

Certified Survey Map

All of Lot 1, Certified Survey Map Number 8468, Outagamie County Records, being part of Lot 1, Volume 33, Certified Survey Maps, Page 5680, Map Number 5680, Document Number 1768284, Outagamie County Records, all located in Private Claim 35, T21N-R18E, City of Kaukauna, Outagamie County, Wisconsin.

Graphic Scale: 1" = 150'



North



Legend

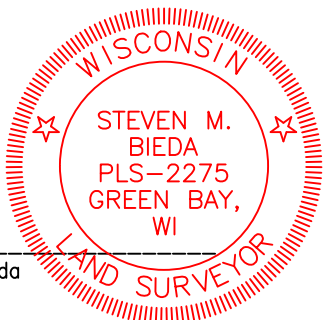
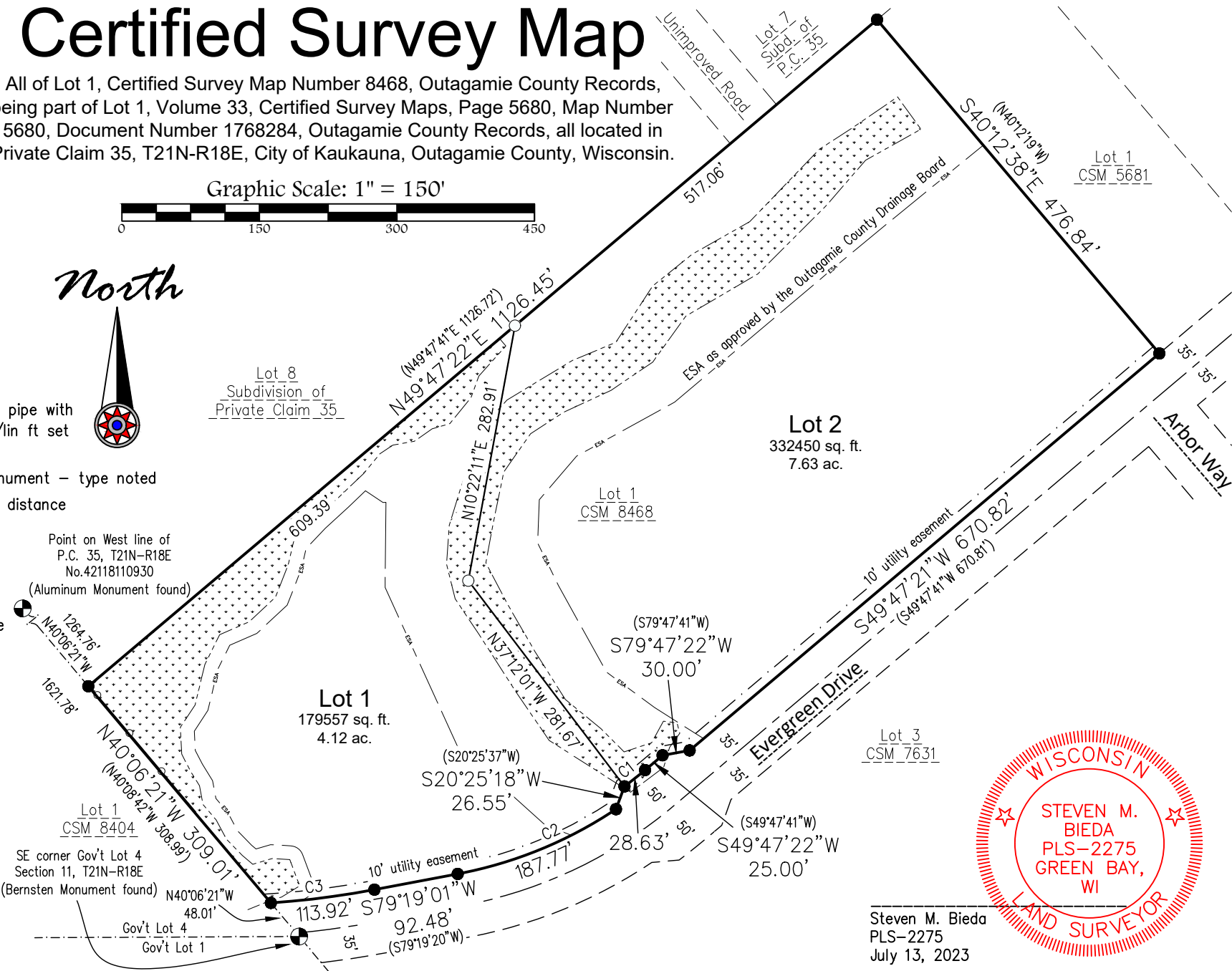
- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊙ Outagamie County monument – type noted
- () recorded as bearing / distance

NOTES

Bearings referenced to the Southwesterly line of Private Claim 35, assumed to be N40°06'21"W.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Outagamie County Planning and Land Services has been notified of any discrepancies.

Prior to construction or other land use activity, all building setbacks and other land use requirements should be verified with the City of Kaukauna.



Steven M. Bieda
PLS-2275
July 13, 2023

Sheet One of Three
Project No.: D-3222
Drawing No.: L-12068
Fieldwork Completed: ----



vierbicher
planners engineers architects

Client: The Legacy Creekside Apts LLC
Tax Parcel: 322095500
Drafted By: BAR
File: D-3222CSM 071123.dwg
Data File: D-3222CSM 0711.dwg
Vierbicher Associates, Inc.
400 Security Blvd Ste 1,
Green Bay, WI 54313-9712
(920)434-9670



Certified Survey Map

All of Lot 1, Certified Survey Map Number 8468, Outagamie County Records, being part of Lot 1, Volume 33, Certified Survey Maps, Page 5680, Map Number 5680, Document Number 1768284, Outagamie County Records, all located in Private Claim 35, T21N-R18E, City of Kaukauna, Outagamie County, Wisconsin.

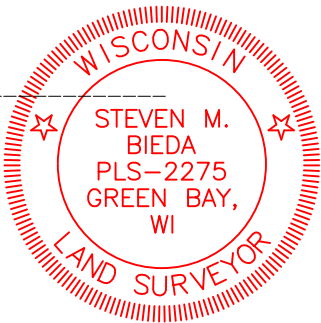
SURVEYOR’S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS–2275, do hereby certify that I have surveyed, divided and mapped all of Lot 1, Certified Survey Map Number 8468, Outagamie County Records, being part of Lot 1, Volume 33, Certified Survey Maps, Page 5680, Map Number 5680, Document Number 1768284, Outagamie County Records, all located in Private Claim 35, T21N–R18E, City of Kaukauna, Outagamie County, Wisconsin.

Parcel contains 512,007 square feet / 11.75 acres, more or less.
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and the City of Kaukauna in surveying, dividing and mapping the same.

Steven M. Bieda
PLS–2275
July 13, 2023



TREASURER’S CERTIFICATE

I hereby certify that the records in my office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below.

Date
City of Kaukauna Treasurer

PLANNING COMMISSION CERTIFICATE

This Certified Survey Map was approved by the Planning Commisssion of the City of Kaukauna on this ____ day of _____, 2023

Date
Mayor

Date
Clerk

COMMON COUNCIL RESOLUTION

Resolved by the Common Council of the City of Kaukauna, that this Certified Survey Map is hereby approved. Passed and approved by resolution number _____, this __ day of _____, 2023.

Date
City Clerk

Curve Table							
Curve #	Length	Radius	Central Angle	Chord	Bearing	Tangent	Tangent
C3	113.96'	965.00'	6°45'50"	113.89'	S82°41'56"W	S86°04'51"W	S79°19'01"W
C2	187.77'	465.00'	23°08'13"	186.50'	S67°44'55"W	S79°19'01"W	S56°10'49"W
C1	28.64'	450.00'	3°38'46"	28.63'	S51°36'45"W	S53°26'08"W	S49°47'22"W



Certified Survey Map

All of Lot 1, Certified Survey Map Number 8468, Outagamie County Records, being part of Lot 1, Volume 33, Certified Survey Maps, Page 5680, Map Number 5680, Document Number 1768284, Outagamie County Records, all located in Private Claim 35, T21N-R18E, City of Kaukauna, Outagamie County, Wisconsin.

LIMITED LIABILITY COMPANY OWNER’S CERTIFICATE

The Legacy Creekside Apartments LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the land on this Certified Survey Map to be surveyed, divided, and mapped as represented hereon. The Legacy Creekside Apartments LLC does further certify that this Certified Survey Map is required to be submitted to the City of Kaukauna for approval or objection in accordance with current Land Subdivision Ordinances.

In Witness Whereof, the said The Legacy Creekside Apartments LLC has caused these presents to be signed by _____, its Member, on this ____ day of _____, 20__.

Member
The Legacy Creekside Apartments LLC

Personally came before me this ____ day of _____, 20__, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

Notary Public My Commission Expires _____
_____County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF _____]

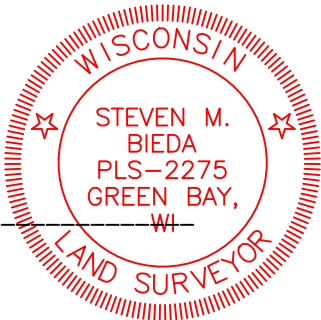
NOTES

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution.

RESTRICTIVE COVENANTS

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.



Steven M. Bieda
PLS-2275
July 13, 2023

