

ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 2646, RECORDED IN VOLUME 14 OF MAPS ON PAGE 2646, AS DOCUMENT No. 1200413 AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP No. 7070, RECORDED IN VOLUME 42 OF MAPS ON PAGE 7070, AS DOCUMENT No. 2054922 AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP No. 7440, RECORDED IN VOLUME 45 OF MAPS ON PAGE 7440, AS DOCUMENT No. 2115916 AND A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 18, TOWNSHIP 21 NORTH, RANGE 19 EAST, TOWN OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

All of Lot 1 of Certified Survey Map No. 2646, recorded in Volume 14 of Maps on Page 2646, as Document No. 1200413 and all of Lot 2 of Certified Survey Map No. 7070, recorded in Volume 42 of Maps on Page 7070, as Document No. 2054922 and all of Lot 2 of Certified Survey Map No. 7440, recorded in Volume 45 of Maps on Page 7440, as Document No. 2115916 and a part of the Northwest 1/4 of the Northeast 1/4, Section 18, Township 21 North, Range 19 East, Town of Kaukauna, Outagamie County, Wisconsin containing 1,843,993 square feet (42.332 acres) of land more or less and described as follows:

Commencing at The North 1/4 corner of said Section 18; Thence S89°55'25"E, 346.96 feet along the North line of the Northeast 1/4 of said Section 18 to the Northwest corner of said Lot 2 of Certified Survey Map No. 7070 and the Point of Beginning; Thence continue S89°55'25"E, 578.40 feet (recorded as S89°55'25"E, 577.07') along the North line of said Lot 2 of Certified Survey Map No. 7070 to the Southeasterly right-of-way line of Fox Meadows Lane and the start of a 233.00 foot radius curve to the left; Thence 178.78 feet (recorded as 179.81') along the arc of said curve being the North line of said Lot 2 of Certified Survey Map No. 7070 and the Southeasterly right-of-way line of Fox Meadows Lane with a chord distance of 174.43 feet (recorded as 175.38') which bears S67°56'00"E (recorded as S67°48'56.5"E); Thence S89°54'55"E, 235.58 feet (recorded as S89°55'25"E & N89°36'43"E, 235.89') along the North line of said Lot 2 of Certified Survey Map No. 7070 and the South right-of-way line of Fox Meadows Lane to the Northeast corner of said Lot 2 of Certified Survey Map No. 7070; Thence S00°05'34"W (recorded as S00°05'16"W & S01°22'48"E), 1269.29 feet along the East line of said Lot 2 of Certified Survey Map No. 7070 and it's Southerly extension to the South line of the Northwest 1/4 of the Northeast 1/4; Thence N89°39'08"W, 1321.38 feet (recorded as N89°52'35", 1321.93') along said South line to the Southeast corner of said Lot 2 of Certified Survey Map No. 7440; Thence N88°09'30"W, 478.48 feet (recorded as N88°07'18"W, 479.51') along the South line of said Lot 2 of Certified Survey Map No. 7440 to the Southwest corner thereof; Thence N39°07'13"E, 496.25 feet (recorded as N38°05'35"E & N39°12'34"E, 496.81' & 496.85') along the Westerly line of said Lot 2 of Certified Survey Map No. 7440; Thence N50°52'47"W (recorded as N50°50'50"W & N51°54'25"W), 407.00 feet along the Westerly line of said Lot 2 of Certified Survey Map No. 7440 and the Southerly line of Lot 1 and the Northerly line of Lot 2 of said Lot 2 of Certified Survey Map No. 2646 and the Northerly line of Lot 2 of Certified Survey Map No. 7606 to the Southeasterly right-of-way line of Green Bay Road (S.T.H. 96); Thence N39°07'13"E (recorded as N38°05'35"E), 66.00 feet along said Southeasterly right-of-way line of Green Bay Road and the Northwesternly line of said Lot 1 of Certified Survey Map No. 2646 to the Northern most corner thereof; Thence S50°52'47"E (recorded as S51°54'25"E), 287.00 feet along the Northeastern line of said Lot 1 of Certified Survey Map No. 2646 to the Eastern most corner thereof and the Westerly line of said Lot 2 of Certified Survey Map No. 7440; Thence N39°07'13"E, 239.44 feet (recorded as N38°05'35"E, 239.37') along the Westerly line of said Lot 2 of Certified Survey Map No. 7440; Thence N32°17'40", 123.42 feet along the Westerly line of said Lot 2 of Certified Survey Map No. 7440 to the start of a 73.87 foot radius curve to the left; Thence 51.87 feet along the arc of said curve and the West line of said Lot 2 of Certified Survey Map No. 7070 with a chord distance of 50.81 feet which bears N80°31'10"E to the start of a 301.94 foot radius curve to the left; Thence 120.61 feet along the arc of said curve and the West line of said Lot 2 of Certified Survey Map No. 7070 with a chord distance of 119.81 feet which bears N48°26'09"E to the start of a 189.12 foot radius curve to the left; Thence 211.56 feet along the arc of said curve and the West line of said Lot 2 of Certified Survey Map No. 7070 with a chord distance of 200.70 feet which bears N04°55'12"E; Thence N40°31'27"E, 293.00 feet to the Point of Beginning.

PROPOSED ZONING: RURAL DEVELOPMENT DISTRICT.
ZONING ORDINANCE REQUIREMENTS:
MINIMUM 1 ACRE LOT SIZE WITH 150' OF ROAD FRONTAGE
EXCEPT ON CUL-DE-SAC MINIMUM 75' ROAD FRONTAGE
WITH MINIMUM REAR LOT WIDTH OF 150 FEET.

FRONTYARD BUILDING SETBACKS TO BE 32 FEET FROM ROAD
RIGHT-OF-WAY OR 65' FROM ROAD CENTERLINE WHICHEVER IS GREATER.

TOTAL NUMBER OF OUTLOTS = 1 OUTLOT.

OWNERSHIP OF OUTLOT 1 TO BE DETERMINED THRU PLATTING REVIEWS.
OWNERSHIP AND/OR OUTLOT RESTRICTIONS TO BE NOTED ON FINAL PLAT.

ALL LOTS TO BE SERVICED WITH INDIVIDUAL ON-SITE PRIVATE SEPTIC SYSTEMS & PRIVATE WELLS

The property as shown and described on this map was surveyed under my direction and control according to the Wisconsin Administrative Code, Chapter A-E7 of Minimum Standards for Property Surveys, and is a correct representation of said survey, to the best of my knowledge and belief.

0-2023
date



CITY OF KAUKAUNA

1000 500 0 1000

SCALE - FFT

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
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PRELIMINARY PLAT – LEGACY ACRES
NW 1/4-NE 1/4 & NE1/4-NW1/4 SECTION 18 T21N R19E
TOWN OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

SURVEYED DEW	DRAWN MJA
PROJECT NO. 30632 09-21-00374	
DATE DECEMBER, 2022	
SHEET NO. 01	