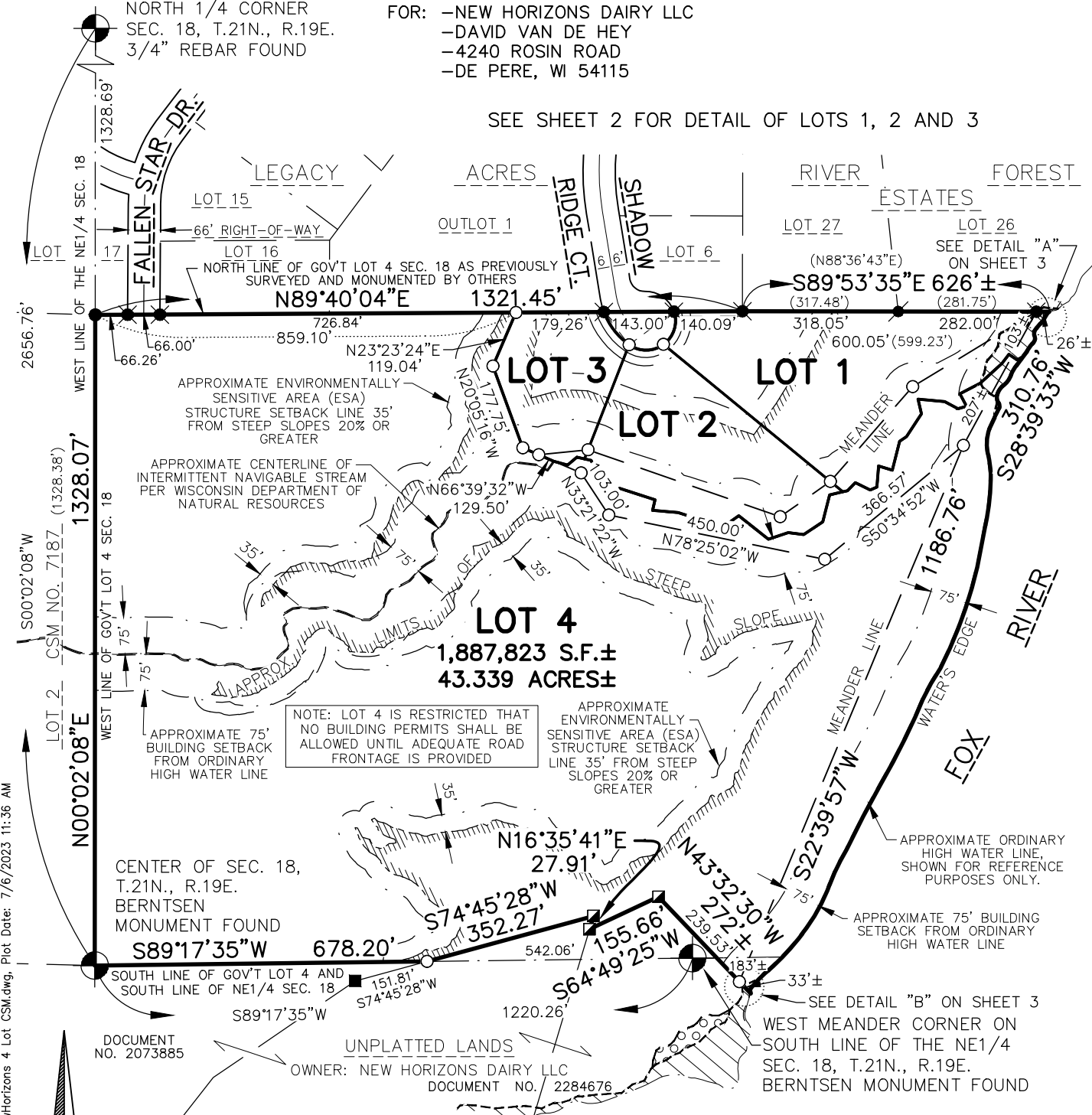


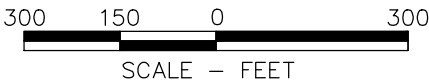
CERTIFIED SURVEY MAP SHEET 1 OF 7  
PART OF GOVERNMENT LOT 4,  
SECTION 18, TOWNSHIP 21 NORTH, RANGE 19 EAST,  
TOWN OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

FOR: -NEW HORIZONS DAIRY LLC  
-DAVID VAN DE HEY  
-4240 ROSIN ROAD  
-DE PERE, WI 54115

SEE SHEET 2 FOR DETAIL OF LOTS 1, 2 AND 3



BEARINGS ARE REFERENCED TO THE WEST LINE OF  
THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 21  
NORTH, RANGE 19 EAST, WHICH BEARS  
S00°02'08"W PER THE WISCONSIN COUNTY  
COORDINATE SYSTEM FOR OUTAGAMIE COUNTY



LEGEND

- - 3/4" x 18" ROUND STEEL REBAR WEIGHING 1.5 lbs./lined ft. SET
  - - 3/4" STEEL REBAR FOUND
  - - 1-5/16" O.D. IRON PIPE FOUND
  - - 1-1/2" O.D. IRON PIPE FOUND
  - ⊗ - 1 1/4" STEEL REBAR FOUND
  - - T-POST FOUND
  - ⊙ - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
  - S.F. - SQUARE FEET
  - ( ) - RECORDED BEARING AND/OR DISTANCE
  - [Hatched] - FLOODWAY
  - [Dotted] - FLOODFRINGE
  - [Wavy] - TOP LIMITS OF 20% SLOPES
- FLOODWAY/FLOODFRINGE IS SHOWN PER FEMA MAP NO. 55087C0361D, WITH AN EFFECTIVE DATE OF JULY 22, 2010

McMAHON  
ENGINEERS ARCHITECTS

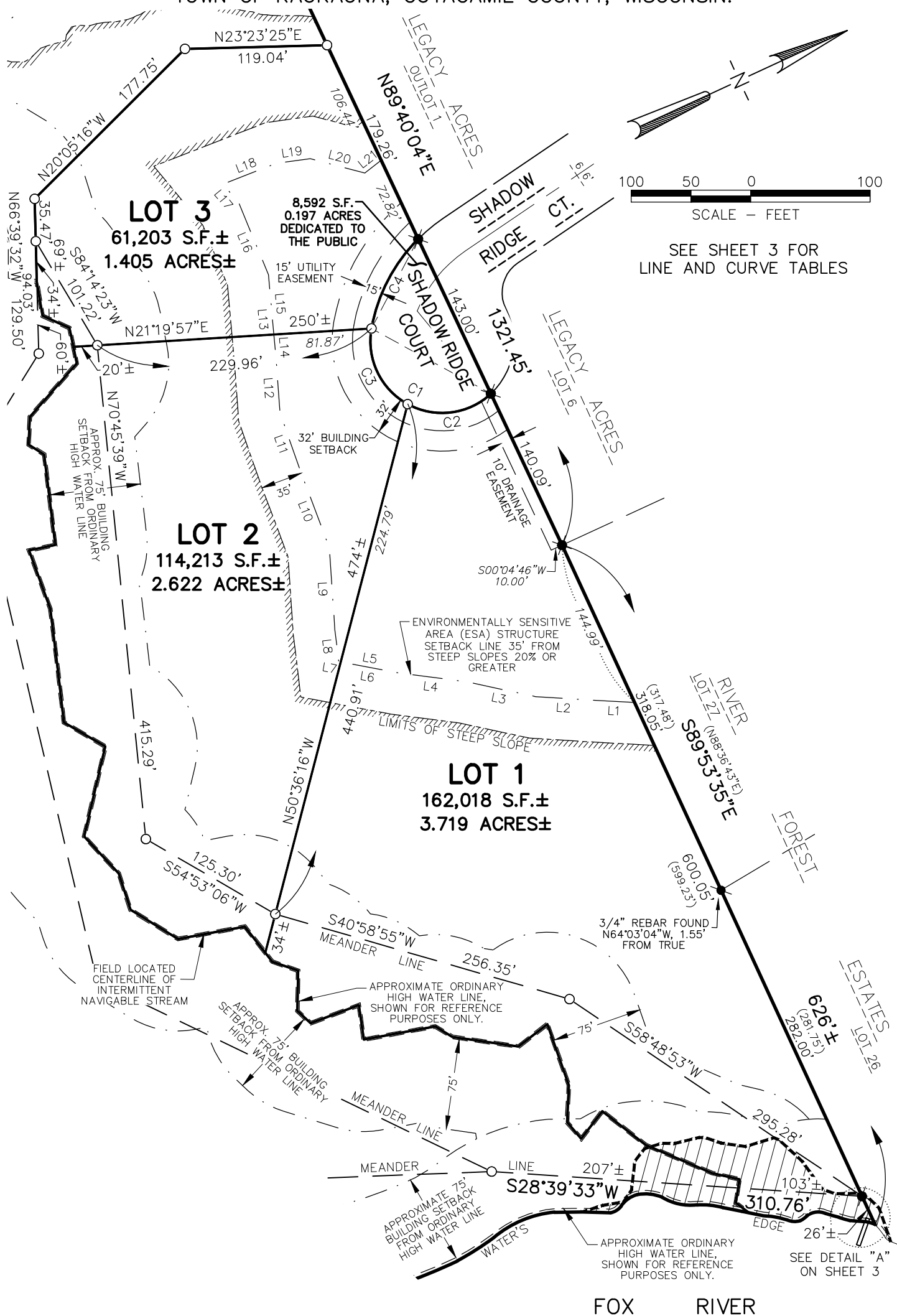
McMAHON ASSOCIATES, INC.  
1445 McMAHON DRIVE NEENAH, WI 54956  
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025  
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

as of 7/6/2023 11:36 AM  
C:\Users\amy.m.sedlar\Documents\Survey Documents\CSM\NewHorizons 4 Lot CSM.dwg, Plot Date: 7/6/2023 11:36 AM

DRAFTED BY: AMY M. SEDLAR

SHEET 2 OF 7

PART OF GOVERNMENT LOT 4, SECTION 18, TOWNSHIP 21 NORTH, RANGE 19 EAST,  
TOWN OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.



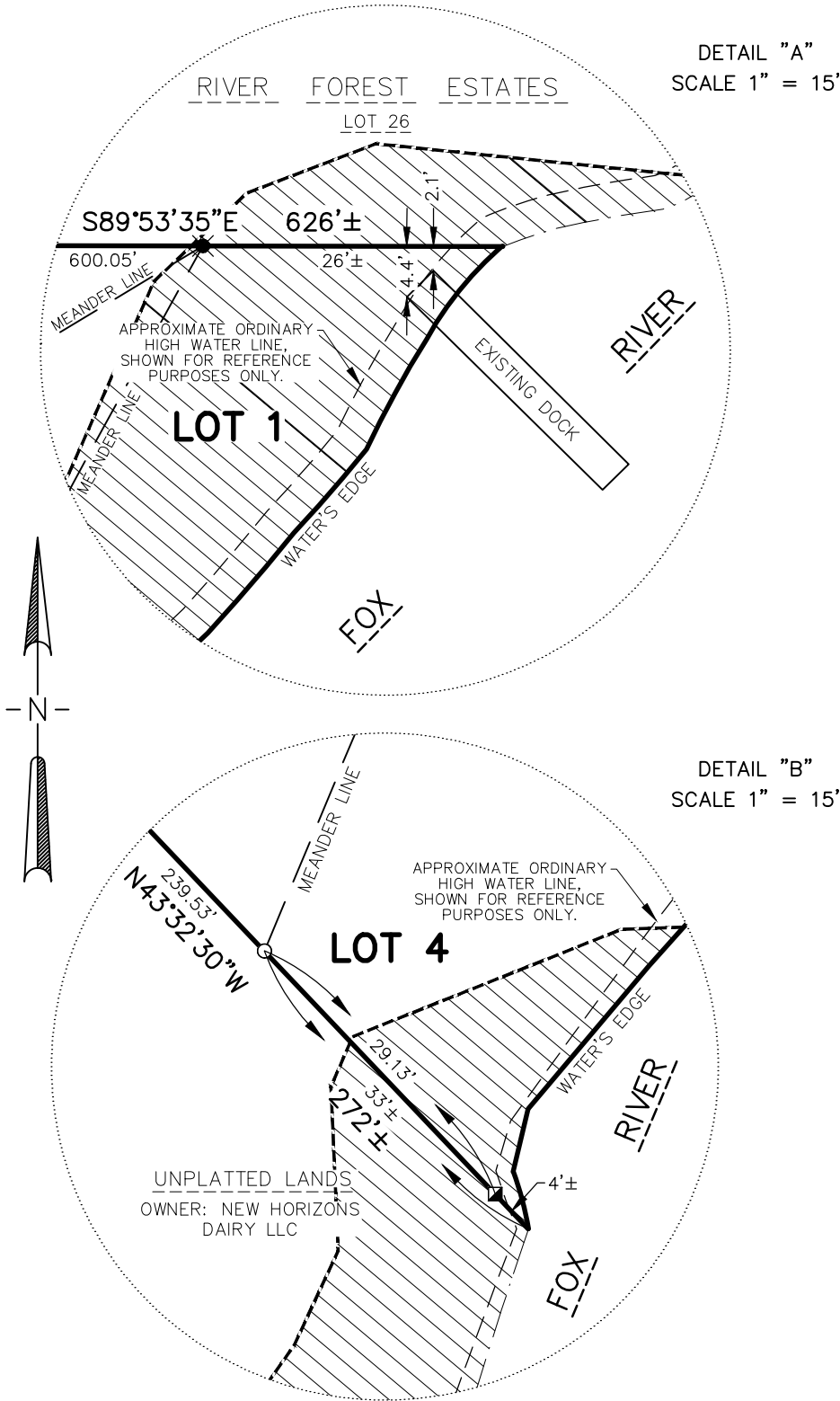
CERTIFIED SURVEY MAP

SHEET 3 OF 7

PART OF GOVERNMENT LOT 4, SECTION 18, TOWNSHIP 21 NORTH, RANGE 19 EAST,  
TOWN OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

CURVE TABLE							
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT-IN	TANGENT-OUT
C1	60.00'	143°14'22"	150.00'	N53°29'36"E	113.88'	S54°53'13"E	N18°07'35"W
C2	60.00'	071°37'11"	75.00'	N17°41'01"E	70.21'	N53°29'36"E	N18°07'35"W
C3	60.00'	071°37'11"	75.00'	N89°18'12"E	70.21'	N53°29'36"E	S54°53'13"E
C4	141.76'	034°38'44"	85.72'	S37°33'51"E	84.42'	S20°14'29"E	S54°53'13"E

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S28°02'14"W	34.91'
L2	S28°24'09"W	48.27'
L3	S37°01'24"W	59.05'
L4	S32°12'46"W	57.81'
L5	S35°31'31"W	50.48'
L6	S35°31'31"W	48.78'
L7	S35°31'31"W	1.70'
L8	N71°59'41"W	27.24'
L9	N69°02'37"W	68.56'
L10	N85°45'10"W	70.38'
L11	N84°27'17"W	49.99'
L12	N69°16'22"W	41.95'
L13	N70°16'30"W	73.76'
L14	N70°16'30"W	23.60'
L15	N70°16'30"W	50.17'
L16	N87°37'10"W	64.76'
L17	S75°10'04"W	20.87'
L18	N03°36'20"E	47.67'
L19	N16°46'56"E	28.93'
L20	N39°43'39"E	47.20'
L21	N13°02'32"W	17.36'



CERTIFIED SURVEY MAP

SHEET 4 OF 7

PART OF GOVERNMENT LOT 4, SECTION 18, TOWNSHIP 21 NORTH, RANGE 19 EAST,  
TOWN OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S-2327, certify that I have surveyed, divided and mapped part of Government Lot 4, Section 18, Township 21 North, Range 19 East, Town of Kaukauna, Outagamie County, Wisconsin containing 2,233,849 square feet (51.282 acres) of land more or less and described as follows:

Commencing at the North 1/4 corner of said Section 18; Thence S00°02'08"W, 1328.69 feet along the West line of the Northeast 1/4 of said Section 18 to the Northeast corner of Lot 2 of Certified Survey Map No. 7187 and the Northwest corner of Government Lot 4 of said Section 18, and the Point of Beginning; Thence N89°40'04"E, 1321.45 feet along the North line of said Government Lot 4 of Section 18 as previously surveyed and monumented by others and the South line of Legacy Acres to the Southeast corner of Legacy Acres and the Southwest corner of Lot 27 of River Forest Estates; Thence S89°53'35"E (recorded as N88°36'43"E), 600.05 feet along the North line of said Government Lot 4 of Section 18 and the South line of River Forest Estates to the start of a Meander Line to the Westerly Shore of the Fox River, being N89°53'35"W, 26 feet more or less from the water's edge of the Fox River; Thence S28°39'33"W, 310.76 feet along said Meander Line; Thence S22°39'57"W, 1186.76 feet along said Meander Line to the termination point of said Meander Line, said point bears N43°32'30"W, 33 feet more or less from the water's edge of the Fox River; Thence N43°32'30"W, 239.53 feet along the North line of lands described in Document No. 2284676; Thence S64°49'25"W, 155.66 feet continuing along the North line of lands described in Document No. 2284676; Thence N16°35'41"E, 27.91 feet continuing along the North line of lands described in Document No. 2284676; Thence S74°45'28"W, 352.27 feet continuing along the North line of lands described in Document No. 2284676 to the South line of said Government Lot 4 of Section 18; Thence S89°17'35"W, 678.20 feet along said South line of Government Lot 4 of Section 18 to the Center of said Section 18; Thence N00°02'08"E, 1328.07 feet along the West line of Government Lot 4 and the West line of the Northeast 1/4 of said Section 18, and the East line of Lot 2 of Certified Survey Map No. 7187, to the Point of Beginning. Including all those lands lying between the above described Meander Line and the Westerly water's edge of the Fox River and the respective lot lines extended to said water's edge.

That I have made this survey by the direction of the Owners of said Land.

I further certify that this map is a correct representation of all exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes, the Town of Kaukauna and Outagamie County Subdivision Ordinances in surveying, dividing and mapping the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Douglas E. Woelz, , S-2327  
Wisconsin Professional Land Surveyor

NOTES

- THIS CSM IS ALL OF TAX PARCEL 13-0-0448-00
- THE PROPERTY OWNER OF RECORD IS NEW HORIZONS DAIRY, LLC
- THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DEED DOCUMENT NO. 2073885
- THE ORDINARY HIGH WATER LINE AS SHOWN ON THIS MAP IS APPROXIMATED AND IS SHOWN FOR REFERENCE PURPOSES ONLY. "THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER RECOGNIZED CHARACTERISTICS".
- "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."
- NO FUTURE LOTS MAY BE CREATED FROM THE LANDS DESCRIBED BY USE OF CERTIFIED SURVEY MAP PER OUTAGAMIE COUNTY SUBDIVISION ORDINANCE.
- A GEOTECHNICAL REVIEW MAY BE REQUIRED BY OUTAGAMIE COUNTY UPON DEVELOPMENT OF LOTS 1-4.
- APPROXIMATE LIMITS OF AREAS OF STEEP SLOPES (GREATER THAN 20%) AFFECTING LOT 4 ARE SHOWN PER OUTAGAMIE COUNTY 2018 LIDAR. PRIOR TO THE DEVELOPMENT OF LOT 4, THE AREAS OF STEEP SLOPES WILL NEED TO BE ACCURATELY ESTABLISHED.

CERTIFIED SURVEY MAP

SHEET 5 OF 7

PART OF GOVERNMENT LOT 4, SECTION 18, TOWNSHIP 21 NORTH, RANGE 19 EAST,  
TOWN OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION

New Horizons Dairy, LLC, as owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by s. 236.10 or s. 236.12 of the Wisconsin Statutes to be submitted to the following for approval or objection.

Town of Kaukauna

Outagamie County

City of Kaukauna

WITNESS the hand and seal of said owners this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. In the Presence of:

\_\_\_\_\_  
David P. Van De Hey, Member

\_\_\_\_\_  
Matthew D. Van De Hey, Member

\_\_\_\_\_  
Derek P. Van De Hey, Member

State of Wisconsin)

)SS

\_\_\_\_\_ County)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named person to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, WI

My Commission Expires: \_\_\_\_\_

CONSENT OF CORPORATE MORTGAGEE

GreenStone Farm Credit Services, FLCA , a federally chartered corporation, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of New Horizons Dairy, LLC, as owner.

IN WITNESS WHEREOF, said GreenStone Farm Credit Services, FLCA, has caused these presents to be signed by

\_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

State of Wisconsin)

)SS

\_\_\_\_\_ County)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named person to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, WI

My Commission Expires: \_\_\_\_\_

CERTIFIED SURVEY MAP

SHEET 6 OF 7

PART OF GOVERNMENT LOT 4, SECTION 18, TOWNSHIP 21 NORTH, RANGE 19 EAST,  
TOWN OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

TOWN OF KAUKAUNA APPROVAL:

This Certified Survey Map in the Town of Kaukauna, is hereby approved as surveyed and mapped by the Town of Kaukauna, Outagamie County, Wisconsin.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Town Chairperson, Mike VanAsten

\_\_\_\_\_  
Town Clerk, Debbie VanderHeiden

CITY OF KAUKAUNA APPROVAL (EXTRATERRITORIAL)

Approved by the City of Kaukauna Common Council on  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Sally Kenney, City Clerk

\_\_\_\_\_  
Date

CERTIFICATE OF TOWN TREASURER

I, being the duly elected qualified and acting Town Treasurer, do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments as of \_\_\_\_\_ affecting any of the lands included in this Certified Survey Map.

\_\_\_\_\_  
Town Treasurer, Debbie VanderHeiden

\_\_\_\_\_  
Date

CERTIFICATE OF COUNTY TREASURER

I, being the duly elected qualified and acting County Treasurer, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of \_\_\_\_\_ affecting any of the lands included in this Certified Survey Map.

\_\_\_\_\_  
County Treasurer, Trenten J. Woelfel

\_\_\_\_\_  
Date

CERTIFICATE OF DEVELOPMENT & LAND SERVICES DEPARTMENT

This Certified Survey Map has been reviewed by the Outagamie County Development & Land Services Department on  
the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Outagamie County Development & Land Services Department

## CERTIFIED SURVEY MAP

SHEET 7 OF 7

PART OF GOVERNMENT LOT 4, SECTION 18, TOWNSHIP 21 NORTH, RANGE 19 EAST,  
TOWN OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

### UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by New Horizons Dairy, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as WE ENERGIES, Grantee,  
AT&T Wisconsin, a Wisconsin corporation, Grantee,  
SPECTRUM MID-AMERICA, LLC by: Charter Communications, Inc., Grantee,  
TIME WARNER CABLE, Grantee, and  
TDS METROCOM, LLC, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO  
BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT  
OF A LOT CORNER MONUMENT.