

Certified Survey Map No. _____

Part of the Northwest 1/4 of the Southwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4, Section 07, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS

1164 Province Terrace Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

LEGEND

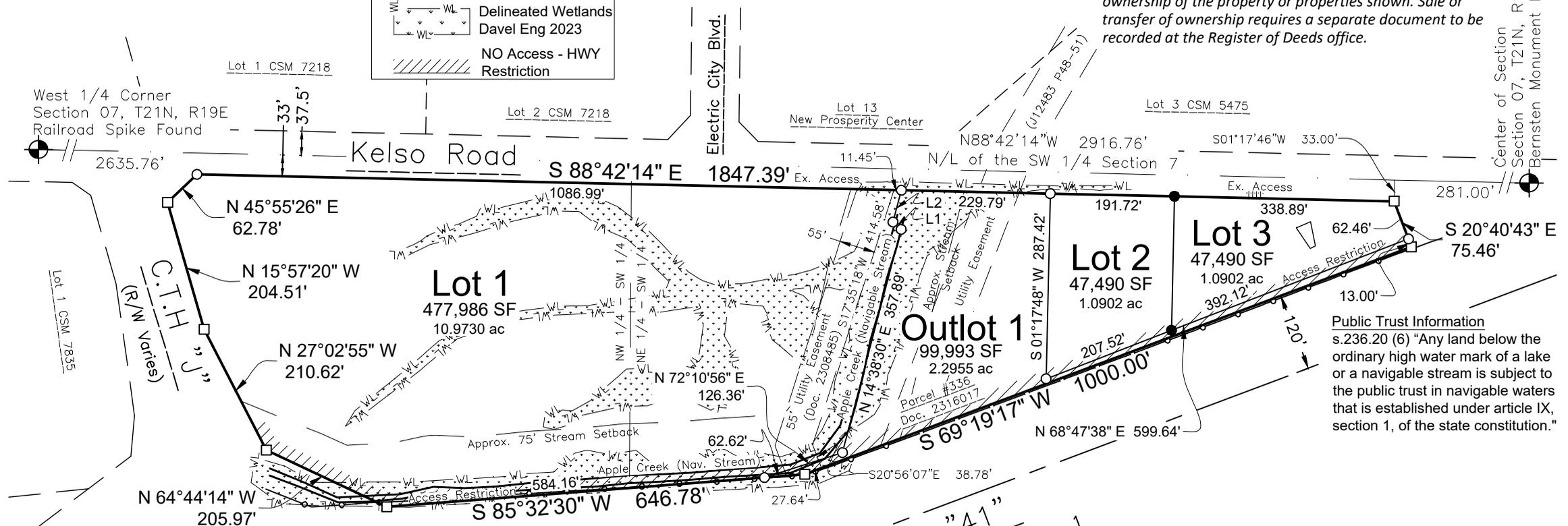
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- 3/4" Rebar Found
- 1" Iron Pipe Found
- ⊙ Government Corner
- W L Delineated Wetlands Davel Eng 2023
- NO Access - HWY Restriction



Bearings are referenced to the North line of the Southwest 1/4, Section 07, T21N, R19E, assumed to bear N88°42'14"W, base on the Outagamie County Coordinate System.

Caveats:

- 1) Building zones depicted are based on building setbacks in effect at the time of the survey and should not be relied upon without first obtaining written verification thereof from the City of Kaukauna and any other local agencies.
- 2) **Additional action is required.** This map does NOT transfer ownership of the property or properties shown. Sale or transfer of ownership requires a separate document to be recorded at the Register of Deeds office.



Public Trust Information
s.236.20 (6) "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."

LINE TABLE		
Line	Bearing	Length
L1	N 47°24'49" W	16.98'
L2	N 14°38'30" E	51.03'

Survey for:
CoVantage Credit Union
PO Box 1986
Wausau, WI 54402-1986

Interstate "41"
TPP 1130-63-21-4.34 Amendment No. 1
(Doc. 2316017)

Scott R. Andersen
Professional Land Surveyor
No. S-3169

Date File: 7949CSM.dwg
Date: 04/22/2025
Drafted By: scott
Sheet: 1 of 4

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Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Kaukauna, and under the direction of Van Epern Family Trust, the property owners of said land, I have surveyed, divided, and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in part Part of the Northwest 1/4 of the Southwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4, Section 07, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin containing 672,959 Square Feet (15.4489 Acres) of land described as follows:

Commencing at the West 1/4 Corner of Section 7, Township 21 North, Range 19 East; thence S88°42'14"E along the North line of the Southwest 1/4 of said Section 7, 2635.76 feet; thence S01°17'46"W, 33.00 feet to the South right-of-way of Kelso Road, also the Point of Beginning of the parcel to be described; thence S20°40'43"E, 75.46 feet to the Northerly right-of-way of Interstate "41"; thence S69°19'17"W along said right-of-way line, 1000.00 feet; thence S85°32'30"W along said right-of-way line, 646.78 feet; thence N64°44'14"W along said right-of-way line, 205.97 feet to the easterly right-of-way line of C.T.H. "J"; thence N27°02'55"W along said right-of-way line, 210.62 feet; thence N15°57'20"W along said right-of-way line, 204.51 feet; thence N45°55'26"E along said right-of-way line, 62.78 feet to the south right-of-way line of Kelso Road; thence S88°42'14"E along said right-of-way line, 1847.39 feet to the Point Of Beginning of the parcel described. Described parcel is subject to restrictions and easement of record.

Given under my hand this _____ day of _____, _____.

Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

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Owners' Certificate

As Trustee of the Van Epern Family Trust, I hereby certify that we caused the land described on this certified survey map to be surveyed, divided, and mapped all as shown and represented on this map.

We do further certify this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Kaukauna

Dated this _____ day of _____, 2025.

Helen M. Van Epern
Trustee

State of Wisconsin)
)SS
_____ County)

Personally came before me on the _____ day of _____, 20_____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ My Commission Expires _____
Notary Public, Wisconsin

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

File: 7949CSM.dwg
Date: 04/22/2025
Drafted By: scott
Sheet: 3 of 4

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Treasurer's Certificate

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands shown hereon.

County Treasurer

Print Name

Date

City Treasurer

Print Name

Date

City of Kaukauna Common Council Approval Certificate

Resolved, that this certified survey map in the City of Kaukauna, Outagamie County, Van Epern Family Trust, the property owners, is hereby approved by the Common Council.

Mayor

Print Name

Date

City Clerk

Print Name

Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

the property owner of record:
Van Epern Family Trust

Recording Information:
Doc. 1779597

Parcel Number(s):
322111500

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

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Sheet: 4 of 4