



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: April 15, 2021
Re: Certified Survey Map – Lot Line Adjustment – Lots 32-35 Country Side Estates

Jim Sehloff of Davel Engineering, agent for the owner, has submitted a CSM to adjust lot lines between Lots 32-35 of Country Side Estates. These changes are being made to accommodate site plans for houses being built.

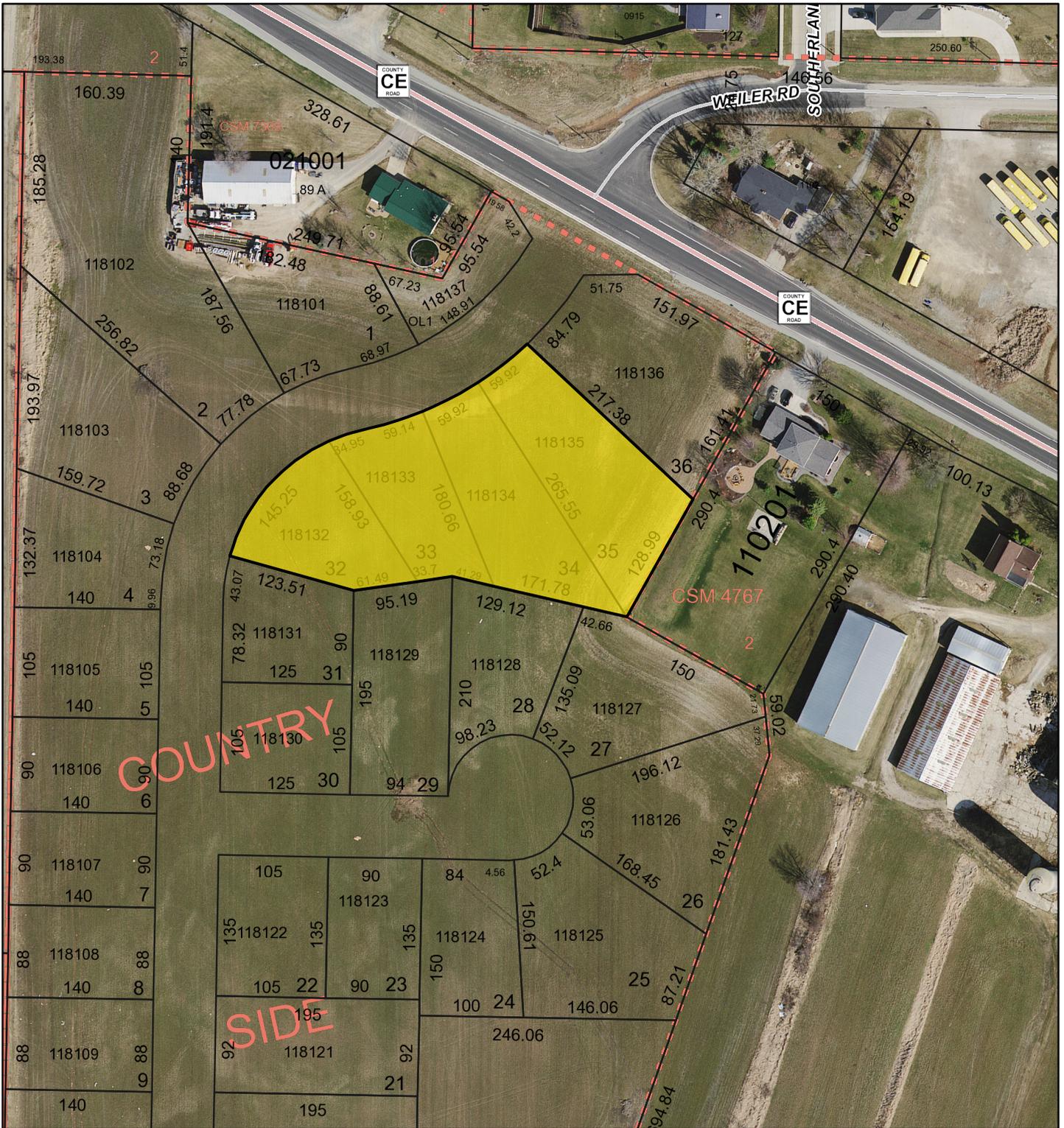
The size, shape, and dimensions of the new lot conforms to the City's zoning district and is consistent with the City's comprehensive plan.

Recommendation:

Approval of lot adjustment between Lots 32, 33, 34, & 35 of Country Side Estates and find the lots adjustment consistent with the City's Zoning Code and the City's Comprehensive Plan.

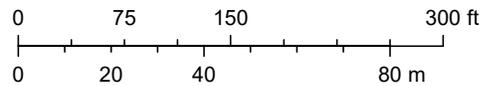


Country Side Estates Lots 32-35



4/15/2022, 2:06:29 PM

1:2,257



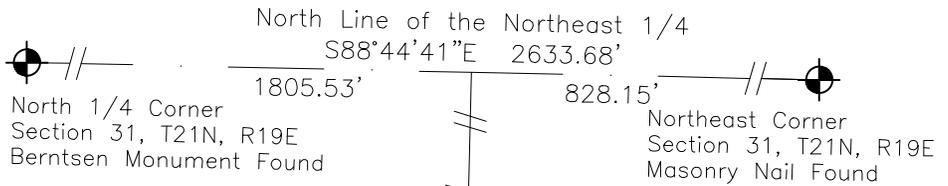
Outagamie County GIS

Certified Survey Map No. _____

All of Lots 32, 33, 34 and 35, Country Sides Estates, located in the Northeast 1/4 of the Northeast 1/4, Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin.

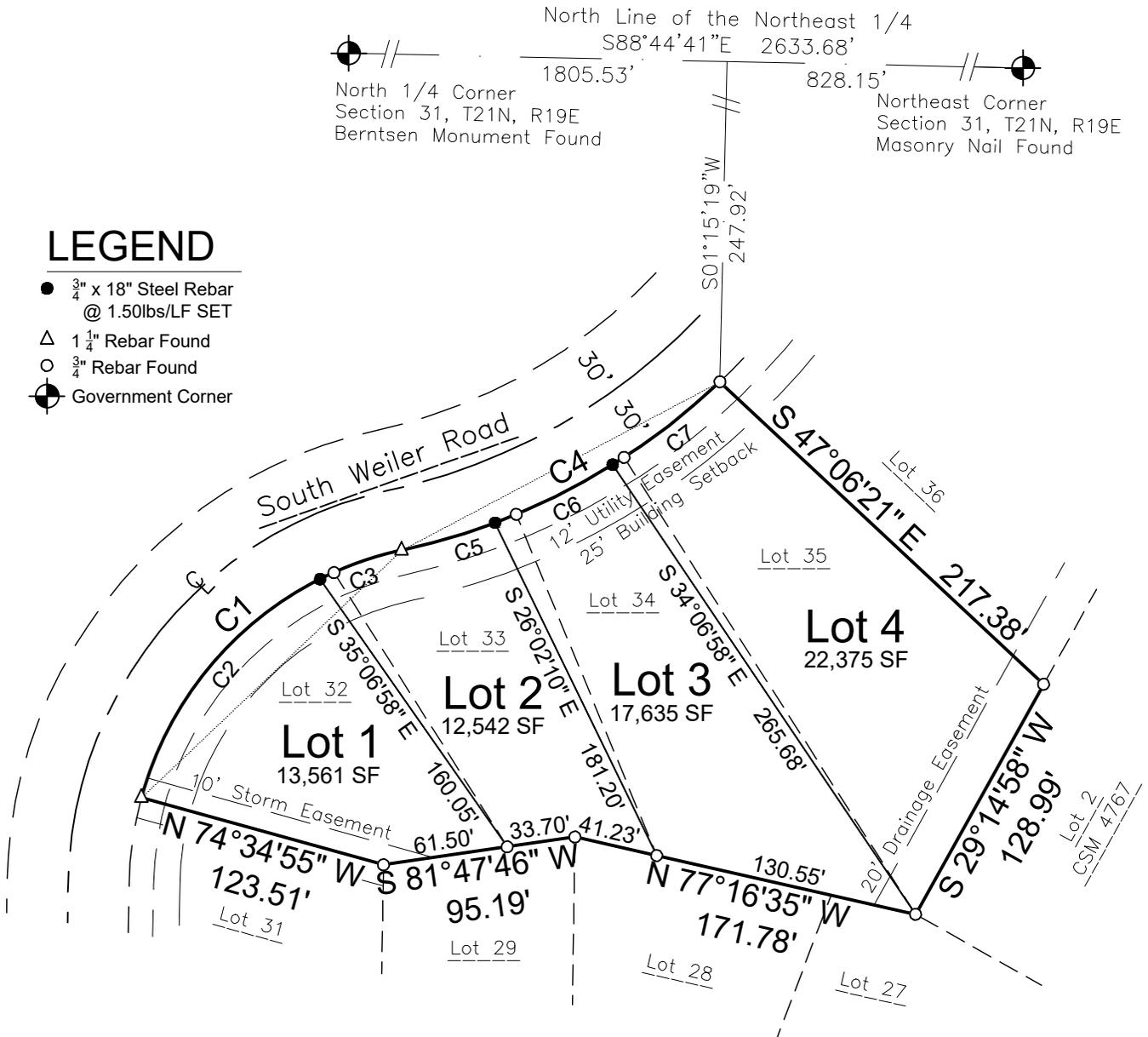


Bearings are referenced to the North line of the Northeast 1/4, Section 31, T21N, R19E, assumed to bear N88°44'41"W, base on the Outagamie County Coordinate System.



LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1 1/4" Rebar Found
- 3/4" Rebar Found
- ⊙ Government Corner



James R. Sehloff Professional Land Surveyor No. S-2692 Date



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors

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

Survey for:
Dercks Builders & Masonry, Inc.
W857 County Road ZZ
Kaukauna, WI 54130

File: 7132CSM.dwg
Date: 04/12/2022
Drafted By: Jim
Sheet: 1 of 4

Certified Survey Map No. _____

All of Lots 32, 33, 34 and 35, Country Side Estates located in the Northeast 1/4
of the Northeast 1/4, Section 31, Township 21 North, Range 19 East,
City of Kaukauna, Outagamie County, Wisconsin.

Surveyor's Certificate

I, James R. Sehloff, 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 Dercks Builders & Masonry, Inc. and Jeffery J. & Joann K Eiting, 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 all of Lots 32, 33, 34 and 35, Country Side Estates located in the Northeast 1/4 of the Northeast 1/4, Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin, containing 66,113 Square Feet (1.5177 Acres) of land, subject to all easements, and restrictions of record.

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

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692

Corporate Owner's Certificate

Dercks Builders & Masonry, Inc., a corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owners, do hereby certify that we caused the land above described to be surveyed, divided and mapped all as shown and represented on this map.

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

City of Kaukauna

IN WITNESS WHEREOF, the said Dercks Builders & Masonry, Inc., has caused these presents to be

signed by its authorized representatives, located at, _____, Wisconsin, and its corporate seal to be hereunto affixed

this _____ day of _____, 20____.

Dated this _____ day of _____, 20____.

In the presence of: Dercks Builders & Masonry, Inc.

Tom Dercks, Managing Member

Certified Survey Map No. _____

All of Lots 32, 33, 34 and 35, Country Side Estates located in the Northeast 1/4
of the Northeast 1/4, Section 31, Township 21 North, Range 19 East,
City of Kaukauna, Outagamie County, Wisconsin.

Owners' Certificate

As the property owners, we 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 plat 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 _____, 20_____

Jeffery J. Eiting, Owner

Joann K Eiting, Owner

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

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	170.00'	N 39°25'40" E	138.34'	142.48'	48°01'10"	N 15°25'05" E	N 63°26'15" E
C2	170.00'	N 39°25'40" E	138.34'	142.48'	48°01'10"	N 15°25'05" E	N 63°26'15" E
C3	170.00'	N 70°37'08" E	42.50'	42.62'	14°21'47"	N 63°26'15" E	N 77°48'02" E
C4	330.00'	N 63°51'49" E	64.46'	64.56'	11°12'34"	N 69°28'06" E	N 58°15'32" E
C5	330.00'	N 73°38'04" E	47.95'	47.99'	8°19'56"	N 77°48'02" E	N 69°28'06" E
C6	330.00'	N 63°51'49" E	64.46'	64.56'	11°12'34"	N 69°28'06" E	N 58°15'32" E
C7	330.00'	N 52°28'15" E	66.56'	66.67'	11°34'33"	N 58°15'32" E	N 46°40'59" E

James R. Sehloff Professional Land Surveyor No. S-2692 Date

