

Certified Survey Map No. _____

All of Lot 1 and Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 2, Certified Survey Map No. 6851 (Doc. 2020737); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

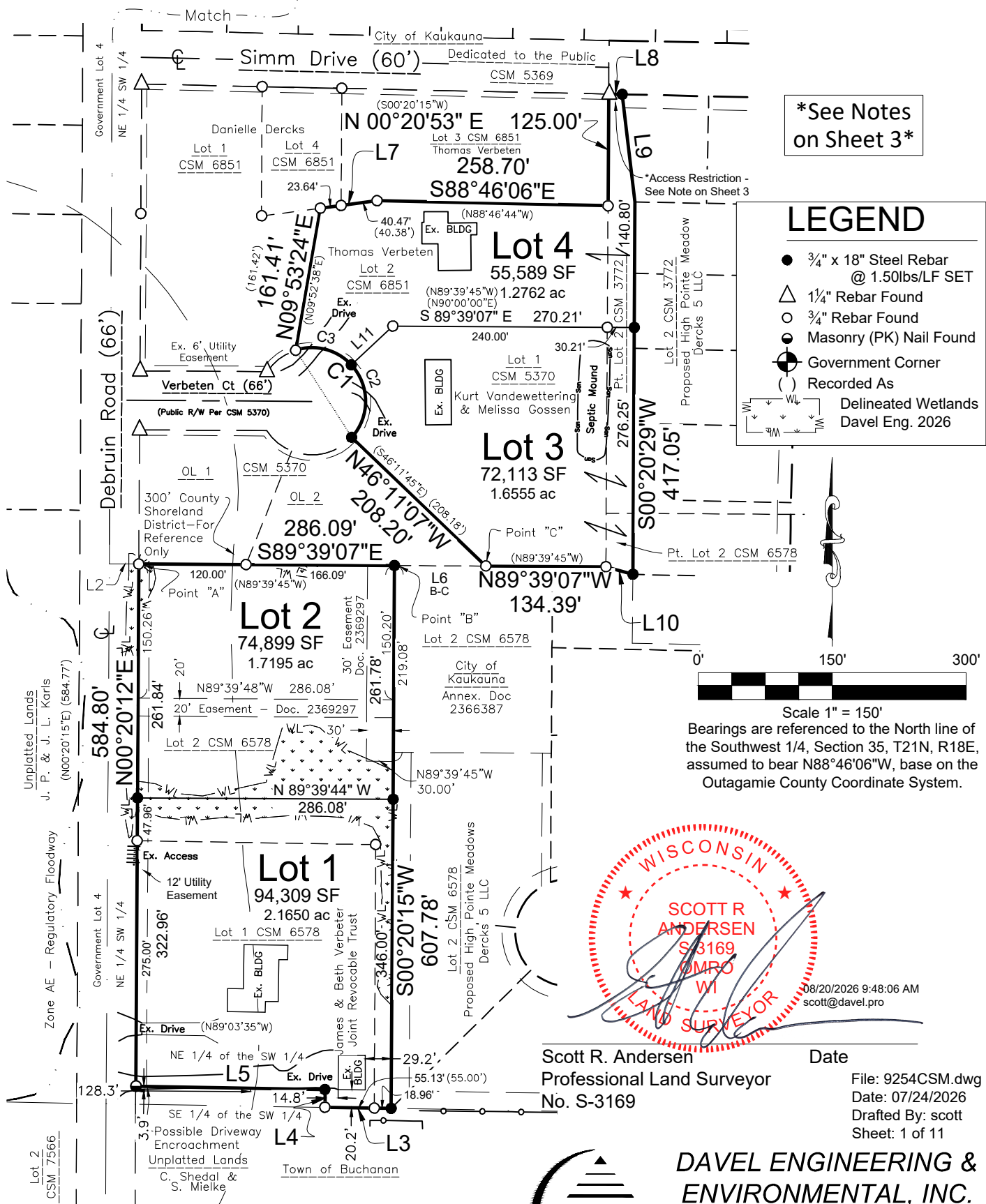
Southwest Corner of Government Lot 3
Section 35, T21N, R18E
Berntsen Monument Found

N/L of the SW 1/4
S88°46'06"E 2397.69'

1075.87' 1321.82' 723.00'

Northeast Corner of Government Lot 1
Section 34, T21N, R18E
Cut "X" in Stone Monument Found

Center of Section
Section 35, T21N, R18E
Cut "X" in Stone Monument Found



Survey for:
Tom Dercks
W857 CTH ZZ
Kaukauna, WI 54130



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866
www.davel.pro

Certified Survey Map No. _____

All of Lot 1 and Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 2, Certified Survey Map No. 6851 (Doc. 2020737); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

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 Town of Buchanan and Outagamie County, and under the direction of Verbeten Development Inc. and James & Beth Verbeten Joint Revocable Trust, Kurt Vandenwettering and Melissa Gossen, Thomas Verbeten, the property owners of said land, I have surveyed, divided, combined 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 Lot 1 and Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 2, Certified Survey Map No. 6851 (Doc. 2020737); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin, containing 296,910 Square Feet (6.8162 Acres) of land described as follows:

Commencing at the Southwest Corner of Government Lot 3, Section 35, Township 21 North, Range 18 East; thence, S88°46'06"E, 1075.87 feet; thence, S00°20'12"W, 723.00 feet; thence, S89°39'07"E, 33.00 feet to the point of beginning of the first part of the described parcels, said point being described as "Point A"; thence, S89°39'07"E, 286.09 feet to a point described as "Point B"; thence, S00°20'15"W, 607.78 feet; thence, N89°03'15"W, 74.09 feet; thence, N00°20'12"E, 20.00 feet; thence, N89°03'15"W, 212.00 feet to the East Right of Way Line of Debruin Road; thence, N00°20'12"E along said Right of Way Line, 584.80 feet to "Point A"; thence, S89°39'07"E, 286.09 feet to "Point B"; thence, S89°39'07"E, 102.38 feet to the Point of Beginning of the second part of the described parcels, said point being "Point C"; thence, N46°11'07"W, 208.20 feet; thence along the arc of a curve turning to the left with an arc length of 156.90 feet, with a radius of 60.02 feet, with a central angle of 149°46'33", which has a chord that bears N32°49'57"W, 115.89 feet; thence, N09°53'24"E, 161.41 feet; thence, N82°26'00"E, 64.11 feet; thence, S88°46'06"E, 258.70 feet; thence, N00°20'53"E, 125.00 feet; thence, S88°46'06"E, 15.19 feet; thence, S06°46'06"E, 121.15 feet; thence, S00°20'29"W, 417.05 feet; thence, N74°23'12"W, 31.35 feet; thence, N89°39'07"W, 134.39 feet; which is the point of beginning and "Point C". Described Parcels are Subject to all easements and restrictions of record.

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

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

LINE TABLE				
Line	Bearing		Length	
L 1	S 38°32'53" W		400.08'	
L2	S 89°39'07" E		33.00'	
L3	N 89°03'15" W	(N89°03'35"W)	74.09'	
L4	N 00°20'12" E	(N00°20'15"E)	20.00'	
L5	N 89°03'15" W	(N89°03'35"W)	212.00'	
L6	S 89°39'07" E	(N89°39'45"W)	102.38'	
L7	N 82°26'00" E	(N82°24'38"E)	64.11'	(64.02')
L8	S 88°46'06" E		15.19'	
L9	S 06°46'06" E		121.15'	
L10	N 74°23'12" W		31.35'	
L11	N 47°07'39" E	(N47°07'01"W)	63.89'	

CURVE TABLE											
Curve	Radius		Chord Direction		Chord Length		Arc Length		Central Angle		Tangent Bearing -in/out
C1	60.02'		N 32°49'57" W		115.89'		156.90'		149°46'33"		N 42°03'20" E / S72°16'47"W
C2	60.02'	(60.00')	N 00°23'56" W	(N00°15'55"W)	81.03'	(82.07')	88.95'	(90.37')	84°54'33"	(86°18'03")	N 42°03'20" E / N42°51'13"W
C3	60.02'	(60.00')	N 75°17'13" W	(S75°16'40"E) (S75°22'42"E)	64.38'	(64.30')	67.95'	(67.88') (67.85')	64°52'00"	(64°48'03")	N 42°51'13" W / S72°16'47"W

File: 9254CSM.dwg
Date: 07/24/2026
Drafted By: scott
Sheet: 2 of 11

Certified Survey Map No. _____

All of Lot 1 and Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 2, Certified Survey Map No. 6851 (Doc. 2020737); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

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. No lot or parcel shall hereafter be created or altered by deed or any other means other than by an approved and recorded certified survey map or subdivision plat.

Survey Notes:

-Right-to-farm statement.

The lots created on this map are adjacent to properties that, as of the date of this document, are being used for agricultural purposes. Some individuals believe the activities associated with the agricultural use constitute a nuisance or conflict with the quiet enjoyment of their property. This statement is intended to provide third parties with notice agricultural activities may exist on the adjacent properties.

-Drain tile statement.

Any agricultural drain tile which is disturbed, cut or broken as part of the development of the CSM or excavation for construction must be repaired and/or relocated to allow for the drain tile to continue to drain as originally designed. The cost of repair and/or replacement of the drain tile must be borne by the party damaging the drain tile.

-Floodplain Information

(Subject Site per FIRM Map No. 55087C0456D with and effective date of July 22, 2010.)

a) Mapped as "Zone X": Area determined to be outside the 0.2% annual chance floodplain.

-Wetland Notes - Hydric Soils:

Prior to development, a wetland delineation may be required on lots 1-4 per Town of Buchanan Stormwater Ordinance. A wetland buffer is required and is regulated by the susceptibility of the wetland and shall be shown on the construction documents.

*****Wetlands Shown were delineated by Davel Engineering (May 2026) and valid for 5 years given no permitting or impact to them. It is under the regulation of the Town of Buchanan, Outagamie County and Wisconsin Department of Natural Resources to require an updated or new delineation prior to development.***

Access Restriction Clause:

Lot 4 on this Certified Survey Map is hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any roadway lying within the right-of-way of Simm Drive, UNLESS land is annexed to the City of Kaukauna. It is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Stats., and shall be enforceable by the City of Kaukauna or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

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

Date

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12' Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by:
James & Beth Verbeten Joint Revocable Trust, Grantor
to:
Kaukauna Utilities, Grantee,
Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee,
AT&T, Grantee,
Spectrum, Grantee,
TDS Metrocom, LLC, Grantee,
and
Any utility company with a current and approved Public Right-of-Way Registration in the City of Kaukauna, Grantees

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 Areas" 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 incident 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. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" 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 four inches without written consent of grantees.

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

In the Presence of: James & Beth Verbeten Joint Revocable Trust

By_____ print name_____ Title_____

By_____ print name_____ Title_____

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.

Notary Public, Wisconsin
My Commission Expires _____

Scott R. Andersen Professional Land Surveyor No. S-3169	Date File: 9254CSM.dwg Date: 07/24/2026 Drafted By: scott Sheet: 4 of 11
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Certified Survey Map No. _____

All of Lot 1 and Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 2, Certified Survey Map No. 6851 (Doc. 2020737); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

12' Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by:
Dercks 5 LLC, Grantor
to:
Kaukauna Utilities, Grantee,
Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee,
AT&T, Grantee,
Spectrum, Grantee,
TDS Metrocom, LLC, Grantee,
and
Any Public Utility company, Grantees

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 Areas" 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 incident 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. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" 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 four inches without written consent of grantees.

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

In the Presence of: Dercks 5, LLC

By _____ Date _____

Print name & Title _____

State of Wisconsin)
)ss
_____ County)

Personally came before me this _____ day of _____, 20____,

the above named, officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, Wisconsin

My commission expires: _____.

Scott R. Andersen	Date
Professional Land Surveyor	
No. S-3169	File: 9254CSM.dwg
	Date: 07/24/2026
	Drafted By: scott
	Sheet: 5 of 11

Certified Survey Map No. _____

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Corporate Owner's Certificate

Dercks 5, LLC, 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, mapped and dedicated 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:

Outagamie County Department of Development & Land Services
Town of Buchanan
City of Kaukauna

IN WITNESS WHEREOF, the said Dercks 5, LLC, 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_____.

In the Presence of: Dercks 5, LLC

By _____

Print name and Title _____

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: 9254CSM.dwg
Date: 07/24/2026
Drafted By: scott
Sheet: 6 of 11

Certified Survey Map No. _____

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Consent of Corporate Mortgagee

The Bank of Kaukauna, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the herein described lands, does hereby consent to the survey, combining, mapping & dedicating as described and represented on this map, and does consent to the certificate of Dercks 5, LLC, owners of said lands.

IN WITNESS WHEREOF, the said Bank of Kaukauna, has caused these presents to be signed by it's

Authorized Financial Officers, at _____, Wisconsin and it's Corporate seal to be affixed hereon

this _____ day of _____, 20_____

Authorized Financial Officer

Date

Print Name

Title

Authorized Financial Officer

Date

Print Name

Title

State of Wisconsin)
)SS
_____County)

Personally came before me on the _____ day of _____, 20_____, the above named Authorized Financial Officers of The Bank of Kaukauna, to me known to be the persons who executed the foregoing certificate and acknowledge the same.

_____ My Commission Expires _____

Notary Public, Wisconsin

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

File: 9254CSM.dwg
Date: 07/24/2026
Drafted By: scott
Sheet: 7 of 11

Certified Survey Map No. _____

All of Lot 1 and Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 2, Certified Survey Map No. 6851 (Doc. 2020737); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

Owners' Certificate

As representative of James & Beth Verbeten Joint Revocable Trust, I hereby certify that we caused the land described on this certified survey map to be surveyed, divided, combined, dedicated 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:

Outagamie County Department of Development & Land Services
Town of Buchanan
City of Kaukauna

In the presence of: James J. & Beth C. Verbeten Joint Revocable Trust dated July 9, 2012

James J. Verbeten
Trustee

Beth C. Verbeten
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: 9254CSM.dwg
Date: 08/12/2026
Drafted By: kristy
Sheet: 8 of 11

Certified Survey Map No. _____

All of Lot 1 and Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 2, Certified Survey Map No. 6851 (Doc. 2020737); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, 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, combined 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:

Outagamie County Department of Development & Land Services
Town of Buchanan
City of Kaukauna

Dated this _____ day of _____, 20_____

Thomas Martin Verbeten, 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

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

File: 9254CSM.dwg
Date: 08/11/2026
Drafted By: kristy
Sheet: 9 of 11

Certified Survey Map No. _____

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Owners' Certificate

As the property owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, combined 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:

Outagamie County Department of Development & Land Services
Town of Buchanan
City of Kaukauna

Dated this _____ day of _____, 20_____

Kurt D. Vandewettering, Owner

Melissa A. Gossen, 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

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

File: 9254CSM.dwg
Date: 08/11/2026
Drafted By: kristy
Sheet: 10 of 11

Certified Survey Map No. _____

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Town Board Approval Certificate

Resolved, that this certified survey map in the Town of Buchanan, Outagamie County, Derck 5, LLC, James J. & Beth C. Verbeten Joint Revocable Trust dated July 9, 2012, Kurt D. Vandenwettering and Melissa A. Gossen, Thomas Martin Verbeten, the property owners is hereby approved by the Town Board of the Town of Buchanan.

Chairman	Print Name	Date
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I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Buchanan.

Clerk _____ Print Name _____ Date _____

City Approval Certificate (Extraterritorial)

This Certified Survey Map has been reviewed by the City of Kaukauna Planning Commission.

Mayor _____ Print Name _____ Date _____

Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' of the Town of Buchanan and Outagamie County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map.

Town Treasurer _____ Print Name _____ Date _____

County Treasurer _____ Print Name _____ Date _____

Department of Development and Land Services Approval Certificate

Resolved, that this certified survey map in the Town of Buchanan, Outagamie County, Dercks 5 LLC, James J. & Beth C. Verbeten Joint Revocable Trust dated July 9, 2012, Kurt D. Vandenwettering and Melissa A. Gossen, Thomas Verbeten, the property owner, is hereby approved by Outagamie County.

Department Representative _____ Print Name _____ Date _____

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

the property owners of record: Dercks 5, LLC	Recording Information: Doc. 2363967	Parcel Number(s): 030063500 030062307
James J. & Beth C. Verbeten Joint Revocable Trust dated July 9, 2012	Doc. 1988610	030062304
Kurt D. Vandewettering & Melissa A. Gossen	Doc. 1974723	030062303
Thomas Martin Verbeten	Doc. 1737163	030062300

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

File: 9254CSM.dwg
Date: 08/12/2026
Drafted By: kristy
Sheet: 11 of 11