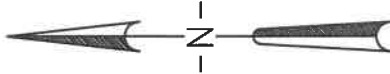


**SHEET 1 OF 4**

NORTH, RANGE 18 EAST, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN



FOR: —LORI RICHARDSON  
—4001 FIELDCREST  
—KAUKAUNA, WI 54901

3-10-2025

**DRAFTED BY: Corey W. Kalkofen**

**ENGINEERS ARCHITECTS**  
1445 McMAHON DRIVE NEENAH, WI 54956  
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025  
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CERTIFIED SURVEY MAP

SHEET 2 OF 4

ALL OF LOTS 27 AND 28 OF VERBETEN SUBDIVISION, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING   | DELTA ANGLE |
|-------|---------|------------|--------------|-----------------|-------------|
| C1    | 235.00' | 113.35'    | 112.26'      | S 18°17'36" E   | 27°38'12"   |
|       |         |            |              | (S 18°17'00" E) |             |
| C2    | 235.00' | 31.63'     | 31.61'       | S 08°19'51" E   | 7°42'43"    |
| C3    | 235.00' | 81.72'     | 81.31'       | S 22°08'57" E   | 19°55'29"   |

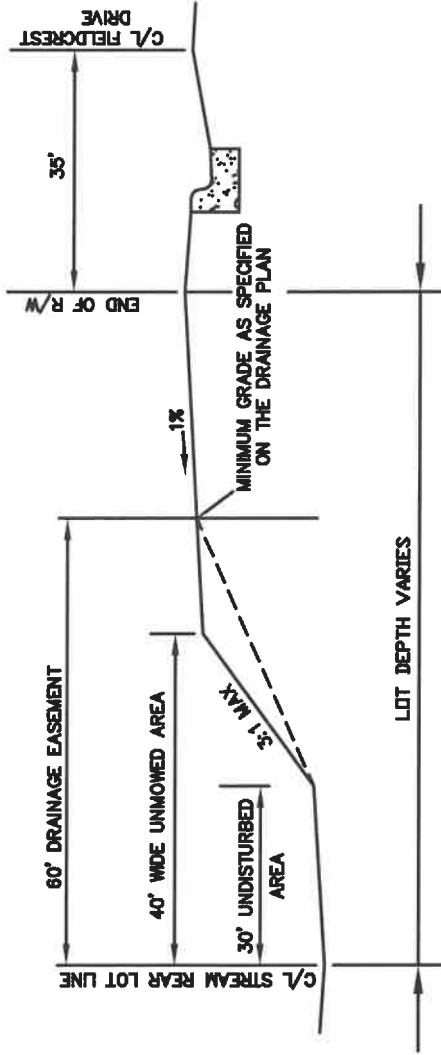
NOTES PER THE RECORDED PLAT OF VERBETEN SUBDIVISION:

FRONTYARD BUILDING SETBACKS TO BE 25 FEET FROM RIGHT-OF-WAY LINE UNLESS NOTED OTHERWISE.

THE 60 FOOT WIDE DRAINAGE EASEMENT SHALL CONTAIN A 40 FOOT GRASSY AREA IN A NATURAL, UNMOWED CONDITION ALONG THE EAST SIDE OF THE NAVIGABLE STREAM, (SEE DETAIL).

A MINIMUM WINDOW WELL AND/OR BASEMENT WALKOUT ELEVATIONS ARE ESTABLISHED. SEE THE APPROVED MASTER GRADING PLAN ON FILE WITH THE CITY OF KAUKAUNA PLANNING DEPT/BUILDING INSPECTION OFFICE TO OBTAIN THESE MINIMUM ELEVATIONS AND GRADING REQUIREMENTS.

NO FILLING OR GRADING SHALL BE ALLOWED WITHIN 30 FEET OF THE NAVIGABLE STREAM. A FILL SLOPE OF A MAXIMUM 3:1 HORIZONTAL TO VERTICAL SHALL BE ALLOWED OUTSIDE OF THE 30 FOOT UNDISTURBED AREA. SEE DETAIL ON APPROVED MASTER GRADING PLAN ON FILE WITH THE CITY OF KAUKAUNA PLANNING DEPT/BUILDING INSPECTION OFFICE.



LOTS 1-2 TYPICAL CROSS SECTION

NOTES:

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.

THIS CSM IS ALL OF TAX PARCEL Nos. 323231000 (Lot 27) and 323231100 (Lot 28).

THE PROPERTY OWNERS OF RECORD ARE BENJAMIN G. & REBECCA R. DEERING (LOT 27) AND LORI T. RICHARDSON (LOT 28).

THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT No. 2142270 (LOT 27) AND DOCUMENT No. 2286072 (LOT 28).



**McMAHON**  
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