

OUTAGAMIE COUNTY CERTIFIED SURVEY MAP NO. _____

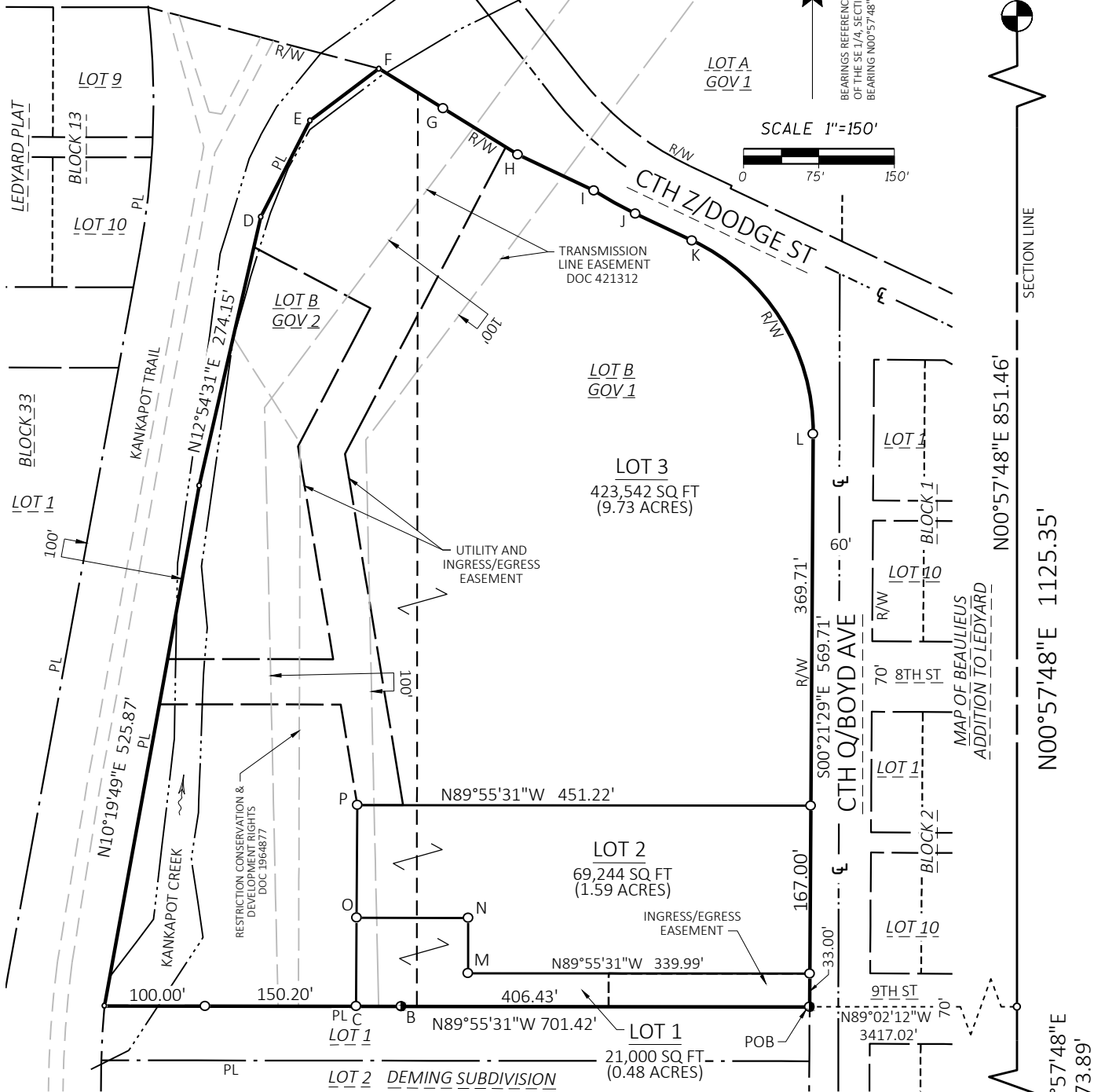
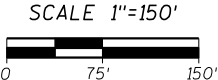
RECORDED IN VOL. _____ OF CERTIFIED SURVEY MAPS PAGE _____

PART OF LOT B, GOV LOT 1 AND PART OF LOT B, GOV LOT 2, LOCATED IN SECTION 22, T21N, R18E, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

CURVE TABLE							
CURVE	RADIUS	LONG CHORD	LONG CHORD BEARING	CENTRAL ANGLE	ARC	TANGENT BACK	TANGENT AHEAD
I-J	370.00'	47.19'	S61°00'22"E	07°18'47"	47.22'	S57°20'59"E	S64°39'46"E
K-L	210.79'	226.94'	S32°04'37"E	65°08'52"	239.68'	S64°39'03"E	S00°29'49"W



EAST 1/4 MEANDER CORNER, SECTION 24, T21N, R18E, FOUND BERNTSEN NAIL, CORNER FIELD VERIFIED WITH TIE SHEET 42119190640



LEGEND

- ...SET 3/4" X 18" IRON REBAR (WEIGHING 1.502 LBS/LF)
 - ...FOUND 3/4" IRON REBAR
 - ⊙ ...GOVERNMENT CORNER
 - ⊙ ...MONUMENT (AS NOTED)
 - ...COMPUTED POINT
 - () ...RECORDED AS
- ACRES ...ACRES
 - BUILDING ...BUILDING
 - REBAR ...REINFORCING BAR
 - R/W ...RIGHT-OF-WAY
 - LF ...LINEAR FOOT
 - POB ...POINT OF BEGINNING
 - DOC ...DOCUMENT
 - T28N ...TOWNSHIP NORTH
 - R13W ...RANGE WEST
 - VOL ...VOLUME
 - PG ...PAGE
 - SQ. FT. ...SQUARE FEET
 - OD ...OUTSIDE DIAMETER
 - LBS ...POUNDS
 - # ...NUMBER
 - MOS ...MAP OF SURVEY
 - ℄ ...CENTERLINE
- 1/4 LINE
 - - - PROPERTY LINE
 - - - LOT LINE
 - - - CENTER LINE
 - - - R/W LINE
 - - - EASEMENT
 - - - WATER EDGE
 - - - TRAIL
 - OH - OVERHEAD LINES

SURVEYOR'S NOTES:

THE INGRESS/EGRESS EASEMENT ON LOT 1 AND THE UTILITY AND INGRESS/EGRESS EASEMENT ON LOT 3 ARE FOR THE BENEFIT OF LOT 2. THE TERMS AND CONDITIONS OF THESE EASEMENTS WILL BE SET OUT IN SEPARATELY RECORDED EASEMENT AGREEMENTS.

A TITLE SEARCH WAS NOT COMPLETED FOR THIS SURVEY.

THE RECORDING OF A CERTIFIED SURVEY MAP DOES NOT TRANSFER OWNERSHIP. DEEDS MUST ALSO BE EXECUTED TO COMPLETE THIS LAND DIVISION.

FIELD SURVEY COMPLETED: 11/8/2024

SOUTHEAST CORNER, SECTION 24, T21N, R18E, FOUND 7" X 7" STONE, CORNER FIELD VERIFIED WITH TIE SHEET 42119190040

PREPARED FOR:
CITY OF KAUKAUNA
144 W 2ND STREET
KAUKAUNA, WI 54130

PREPARED BY:
NEIL C. BOWE, PLS 2827
CBS² INC.
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729

OUTAGAMIE COUNTY CERTIFIED SURVEY MAP NO. _____

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PART OF LOT B, GOV LOT 1 AND PART OF LOT B, GOV LOT 2, LOCATED IN SECTION 22, T21N, R18E, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, NEIL C. BOWE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF LOT B GOV LOT 1 AND PART OF LOT B, GOV LOT 2, LOCATED IN SECTION 22, T21N, R18E, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, T21N, R18E; THENCE N00°57'48"E, ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 24, A DISTANCE OF 273.89 FEET; THENCE N89°02'12"W, 3417.02 FEET TO THE WESTERLY RIGHT OF WAY OF BOYD AVE, BEING THE POINT OF BEGINNING; THENCE N89°55'31"W, ALONG THE NORTH LINE OF LOT 1, DEMING SUBDIVISION PLAT, A DISTANCE OF 701.42 FEET TO THE EASTERLY RIGHT-OF- WAY LINE OF THE KANKAPOT TRAIL (FORMERLY RAILROAD PROPERTY); THENCE N10°19'49"E, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE KANKAPOT TRAIL (FORMERLY RAILROAD PROPERTY), A DISTANCE OF 525.87 FEET; THENCE N12°54'31"E, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE KANKAPOT TRAIL (FORMERLY RAILROAD PROPERTY), A DISTANCE OF 274.15 FEET; THENCE N27°05'12"E, CONTINUING ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF THE KANKAPOT TRAIL (FORMERLY RAILROAD PROPERTY), A DISTANCE OF 107.45 FEET; THENCE N52°59'01"E, CONTINUING ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF THE KANKAPOT TRAIL (FORMERLY RAILROAD PROPERTY), A DISTANCE OF 85.80 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DODGE ST; THENCE S58°17'29"E, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DODGE ST, A DISTANCE OF 162.44 FEET; THENCE S64°39'03"E, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DODGE ST, A DISTANCE OF 83.60 FEET; THENCE 47.22 FEET, ALONG THE ARC OF A CURVE TO THE LEFT AND CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DODGE ST, CONCAVE TO THE NORTH, HAVING A RADIUS OF 370.00 FEET, THE LONG CHORD OF WHICH BEARS S61°00'22"E, 47.19 FEET; THENCE S64°39'03"E, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DODGE ST, A DISTANCE OF 62.46 FEET; THENCE 239.68 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DODGE ST AND WESTERLY RIGHT OF WAY LINE OF CTHQ/BOYD AVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 210.79 FEET, THE LONG CHORD OF WHICH BEARS S32°04'37"E, 226.94 FEET; THENCE S00°21'29"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF DODGE ST, A DISTANCE OF 569.71 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 513,786 SQUARE FEET (11.80 ACRES), MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND WATER LAWS THAT EXIST THROUGH UNRECORDED MEANS OR BY RECORD.

THAT I HAVE MADE SUCH A SURVEY AT THE DIRECTION OF CITY OF KAUKAUNA.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF s.236.34 OF THE WISCONSIN STATUTES, A-E 7 WI ADMINISTRATIVE CODE AND THE SUBDIVISION CONTROL ORDINANCE FOR THE CITY OF KAUKAUNA, OUTAGAMIE COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME..

I, NEIL C. BOWE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NEIL C. BOWE, PLS
S-2827

DATE

CITY COUNCIL APPROVAL CERTIFICATE

RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF KAUKAUNA, OUTAGAMIE COUNTY IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY OF KAUKAUNA, DATED THIS ____ DAY OF _____, 2025.

DAVID KITTEL
DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT

DATE

TREASURER'S CERTIFICATE

WE, DULY ELECTED TREASURERS OF OUTAGMIE COUNTY AND THE CITY OF KAUKAUNA, DO HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDING IN THIS CERTIFIED SURVEY MAP AS OF THE DATE LISTED BELOW.

OUTAGAMIE COUNTY - TREASURER

DATE

CITY OF KAUKAUNA - TREASURER

DATE

COURSE TABLE		
POINTS	DIRECTION	DISTANCE
B-C	N89°55'31"W	44.79'
D-E	N27°05'12"E	107.45'
E-F	N52°59'01"E	85.80'
F-H	S58°17'29"E	162.44'
F-G	S58°17'29"E	75.00'
G-H	S58°17'29"E	87.44'
H-I	S64°39'03"E	83.60'
J-K	S64°39'03"E	62.46'
M-N	N00°04'29"E	55.00'
N-O	N89°55'31"W	110.96'
P-C	S00°21'29"W	200.00'
P-O	S00°21'29"W	112.00'
O-C	S00°21'29"W	88.00'