

CERTIFIED SURVEY MAP

PART OF LOT 1 OF VOLUME 19, CERTIFIED SURVEY MAPS, PAGE 3651 (MAP #3651-DOCUMENT #1352573) AND ALL OF LOT 1 OF VOLUME 43, CERTIFIED SURVEY MAPS, PAGE 7246 (MAP #7246-DOCUMENT #2082961), OUTAGAMIE COUNTY RECORDS, LOCATED IN PART OF PRIVATE CLAIMS 33 AND 34, T21N-R18E, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, RANDALL J. OETTINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED PART OF LOT 1 OF VOLUME 19, CERTIFIED SURVEY MAPS, PAGE 3651 (MAP #3651-DOCUMENT #1352573) AND ALL OF LOT 1 OF VOLUME 43, CERTIFIED SURVEY MAPS, PAGE 7246 (MAP #7246-DOCUMENT #2082961), OUTAGAMIE COUNTY RECORDS, LOCATED IN PART OF PRIVATE CLAIMS 33 AND 34, T21N-R18E, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF VOLUME 43, CERTIFIED SURVEY MAPS, PAGE 7246; THENCE S39°27'36"W, 219.07 FEET ALONG THE WESTERLY RIGHT OF WAY OF C.T.H. OO (A.K.A HYLAND AVENUE); THENCE S39°28'56"W, 958.76 FEET ALONG SAID RIGHT OF WAY; THENCE N40°51'38"W, 543.30 FEET ALONG THE SOUTH LINE OF SAID LOT 1; THENCE S48°40'15"W, 71.66 FEET ALONG DOCUMENT #2283586; THENCE N40°12'27"W, 347.06 FEET ALONG SAID DOCUMENT; THENCE S49°46'22"W, 243.76 FEET ALONG SAID DOCUMENT; THENCE N40°53'44"W, 80.35 FEET ALONG SAID DOCUMENT TO THE SOUTHEASTERLY RIGHT OF WAY OF BADGER ROAD; THENCE N49°49'48"E, 311.52 FEET ALONG SAID RIGHT OF WAY; THENCE S40°51'38"E, 131.52 FEET ALONG SAID LOT 1; THENCE N50°27'00"E, 161.70 FEET ALONG SAID LOT 1; THENCE S40°12'04"E, 6.44 FEET ALONG SAID LOT 1; THENCE N49°52'57"E, 294.91 FEET ALONG SAID LOT 1; THENCE S40°08'51"E, 38.09 FEET ALONG SAID LOT 1; THENCE N50°37'12"E, 54.30 FEET ALONG SAID LOT 1; THENCE 512.68 FEET ALONG SAID LOT BEING THE ARC OF A 472.99 FOOT RADIUS CURVE TO THE RIGHT WHOSE LONG CHORD BEARS N81°40'19"E, 487.95 FEET; THENCE N49°40'50"E, 62.11 FEET ALONG SAID LOT 1; THENCE 379.34 FEET ALONG SAID LOT 1 BEING THE ARC OF A 463.34 FOOT RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS S69°36'04"E, 368.84 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 732,641 SQ. FT. \ 16.82 ACRES OF LAND, MORE OR LESS.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEY AND THE DIVISION THEREOF. THAT I HAVE MADE SUCH A SURVEY AND PLAT BY THE DIRECTION OF THE OWNERS LISTED HEREON. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236, SECTION 236.34 OF THE WISCONSIN STATUTES, THE CITY OF KAUKAUNA AND OUTAGAMIE COUNTY DEVELOPMENT AND LAND SERVICES IN SURVEYING AND MAPPING THE SAME.

ANDREW S. CLEVELAND PLS-2787
JULY 30, 2025

TREASURER'S CERTIFICATE

WE, DULY ELECTED TREASURERS OF OUTAGAMIE 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 INCLUDED IN THIS SUBDIVISION PLAT AS OF THE DATE LISTED BELOW.

OUTAGAMIE COUNTY - TREASURER DATE

CITY OF KAUKAUNA - TREASURER DATE

CITY COUNCIL APPROVAL CERTIFICATE

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF KAUKAUNA, OUTAGAMIE COUNTY IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY OF KAUKAUNA, DATED THIS ____ DAY OF _____, 2022.

CITY OF KAUKANA,
AUTHORIZED REPRESENTATIVE



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CLIENT: BERNATELLO'S PIZZA

DRAFTED BY: RJO
TAX PARCEL NO.: 322072914

SCALE:

SHEET: 2 OF 3
PROJECT NO. 1771-01-20
DRAWING NO. 1732

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LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

WDJ LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY CAUSED THE LAND ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED AND MAPPED AS REPRESENTED HEREON. WDJ LLC DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF KAUKAUNA PLANNING AND DEVELOPMENT DEPARTMENT FOR APPROVAL OR OBJECTION IN ACCORDANCE WITH CURRENT LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF, THE SAID WDJ LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS MEMBER, ON THIS ____ DAY OF _____, 20__.

MEMBER

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20__, THE ABOVE NAMED MEMBER OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBER AS THE DEED OF SAID LIMITED LIABILITY COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

STATE OF MINNESOTA]
COUNTY OF _____] SS

EASEMENT DETAIL
(NOT TO SCALE)

