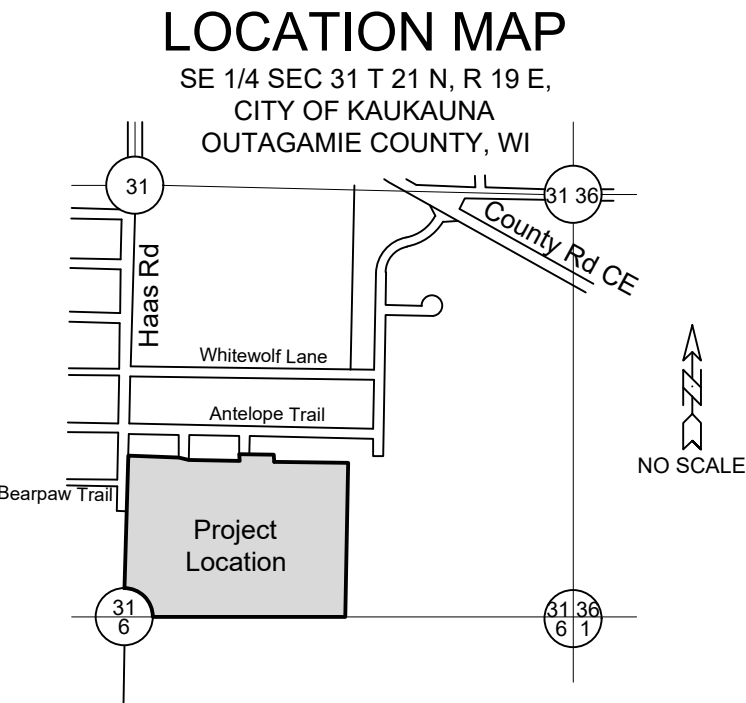


Preliminary Plat of

Blue Stem Meadows 3

Part of Lot 3 and all of Lot 4, Certified Survey Map being located in Southeast 1/4 of the Northeast 1/4,
Section 31, Township 21 North, Range 19 East, City of Kaukauna, Wisconsin County, Wisconsin



BENCHMARKS (NAVD 88)

BM 0	NGS BM PID DF5990 Buchanan C GPS
	200' North and 100' West of NE Plat corner
	Elev 728.40
BM 1	Fire Hydrant, Tag Bolt
	NW Corner Lot 60
	Elev 732.85'
BM 2	Fire Hydrant, Tag Bolt
	NW Corner Lot 57
	Elev 731.46'

Sanitary Structures

Structure	#	Rim	Inv	Size	Material	Direction
MH	11	730.86	712.82	8"	PVC	E
			712.77	8"	PVC	W
			712.88	8"	PVC	S
MH	12	729.15	714.35	8"	PVC	E
			714.31	8"	PVC	W
			714.40	8"	PVC	S

LEGEND

San	San	Sanitary Sewer	Sanitary MH
Sto	Sto	Storm Sewer	Hydrant
E	E	Underground Electric	1" Rebar Found
G	G	Underground Gas Line	2" Rebar Found
T	T	Underground Telephone	Government Corner
W	W	Water Main	Benchmark
800		Index Contour	Asphalt Pavement
799		Intermediate Contour	Concrete Pavement
WL	WL	Delineated Wetlands	Gravel

SUPPLEMENTARY DATA

Total Area = 1,280,719 SF 29.4012 acres
R/W Area = 174,564 SF 4.0074 acres
Net Area = 1,106,155 SF 25.3938 acres
Number of Lots = 59
Average lot size = 13,500 SF
Typical lot dimension = 90'x 150'
Lineal feet of street = 3,002 LF
Existing zoning = Residential Single Family
Approving Authorities
City of Kaukauna
Objecting Authorities
Department of Administration
Outagamie County Development and Land Services Dept

NOTES

- Utility and Drainage Easements will be shown on Final Plat
- Lots 67-70 are un-buildable until such time as the future Haas Road is dedicated and improvements are accepted by the City of Kaukauna.

SURVEYOR'S CERTIFICATE

I, James R. Sehloff, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the City of Kaukauna.

James R. Sehloff, P.L.S. No. S-2692 Date



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www.davel.pro

File: 4198Plat3.dwg
Date: 09/23/2022
Drafted By: Jim
Sheet: 1 of 1