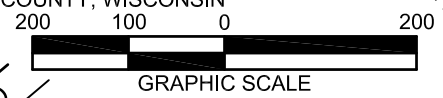


CERTIFIED SURVEY MAP

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

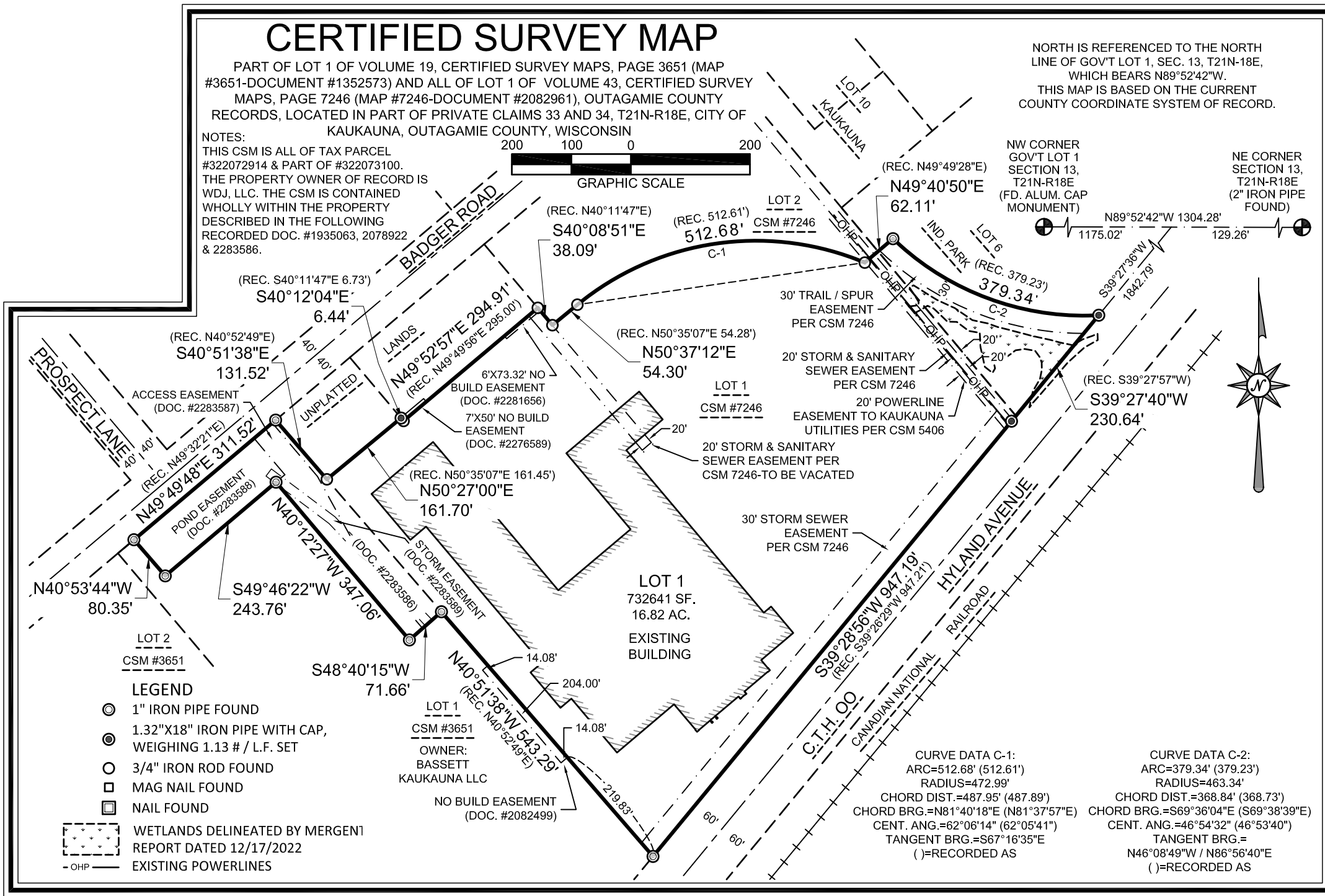
NOTES:
THIS CSM IS ALL OF TAX PARCEL #322072914 & PART OF #322073100. THE PROPERTY OWNER OF RECORD IS WDJ, LLC. THE CSM IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED DOC. #1935063, 2078922 & 2283586.



NORTH IS REFERENCED TO THE NORTH LINE OF GOV'T LOT 1, SEC. 13, T21N-R18E, WHICH BEARS N89°52'42"W. THIS MAP IS BASED ON THE CURRENT COUNTY COORDINATE SYSTEM OF RECORD.

NW CORNER GOV'T LOT 1 SECTION 13, T21N-R18E (FD. ALUM. CAP MONUMENT)

NE CORNER SECTION 13, T21N-R18E (2" IRON PIPE FOUND)



- LEGEND**
- 1" IRON PIPE FOUND
 - 1.32"X18" IRON PIPE WITH CAP, WEIGHING 1.13 # / L.F. SET
 - 3/4" IRON ROD FOUND
 - MAG NAIL FOUND
 - NAIL FOUND
 - WETLANDS DELINEATED BY Mergent Report Dated 12/17/2022
 - OHP EXISTING POWERLINES

CURVE DATA C-1:
ARC=512.68' (512.61')
RADIUS=472.99'
CHORD DIST.=487.95' (487.89')
CHORD BRG.=N81°40'18"E (N81°37'57"E)
CENT. ANG.=62°06'14" (62°05'41")
TANGENT BRG.=S67°16'35"E
()=RECORDED AS

CURVE DATA C-2:
ARC=379.34' (379.23')
RADIUS=463.34'
CHORD DIST.=368.84' (368.73')
CHORD BRG.=S69°36'04"E (S69°38'39"E)
CENT. ANG.=46°54'32" (46°53'40")
TANGENT BRG.=
N46°08'49"W / N86°56'40"E
()=RECORDED AS

SHEET: 1 OF 3
PROJECT NO. 1771-01-20
DRAWING NO. 1732

SCALE:
1"=200'

CLIENT: BERNATELLO'S PIZZA
DRAFTED BY: RJO
TAX PARCEL NO.: 322072914 & 322073100

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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°27'40"W, 230.64 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY OF C.T.H. OO (A.K.A HYLAND AVENUE); THENCE S39°28'56"W, 947.19 FEET ALONG SAID RIGHT OF WAY; THENCE N40°51'38"W, 543.29 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 732,640 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 COMBINATION 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 AND THE CITY OF KAUKAUNA IN SURVEYING AND MAPPING THE SAME.

RANDALL J. OETTINGER

PLS-2349

OCTOBER 18, 2022

REVISED NOVEMBER 18, 2022 (CITY COMMENTS)

REVISED DECEMBER 01, 2022 (ADD DOCUMENT NUMBERS)

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.

DATE

MAYOR

DATE

CLERK

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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 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