

Preliminary Plat of

Being Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); Being Part of the Northeast 1/4 of the Southwest 1/4 and Part of the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 21 North, Range 18 East of the Kaukauna, Outagamie County, Wisconsin.



BM 0	NGS Benchmark PID-DE7729, Designation - 4X74 Elev 791.73'
BM 1	Fire Hydrant, Tag Bolt Northeast Corner of Property Elev 736.90'
BM 2	Fire Hydrant, Tag Bolt ±150' N of Ciantro Ln/Lemongrass Way Int. Elev 747.84'
BM 3	Fire Hydrant, Tag Bolt ±150' N of Springcrest Dr/Lemongrass Way Int. Elev 755.22'
BM 4	Fire Hydrant, Tag Bolt Corner of Debrun Rd/Northeast Corner of Property Elev 753.95'

INL	C	745.04	741.50	12"	PVC	E
INL	D	745.04	741.24	12"	PVC	W
			741.41	12"	PVC	S
MH	E	745.44	741.25	12"	PVC	N
			739.64	12"	PVC	E
			739.50	24"	RCP	W
			739.54	30"	RCP	S

MH	4	745.71	727.09	8"	PVC	N
			727.09	8"	PVC	S
			727.09	8"	PVC	E
			727.09	8"	PVC	W
			733.86	8"	PVC	W
MH	5	746.12	728.30	8"	PVC	N
			728.30	8"	PVC	S
			728.30	8"	PVC	W

Horizontal Control
PN9254 - (Town of Buchanan)
2026-01-19

Horizontal Control

2026-01-19

Davel Engineering and Environmental
Horizontal Control (per Outagamie County Coordinate System)

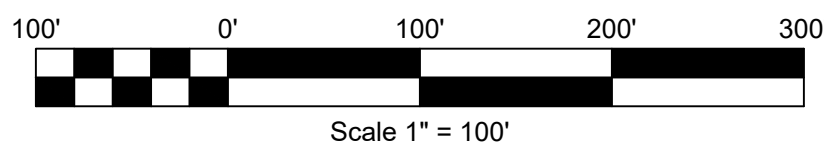
Point Number	Northings	Eastings	Description
500	558166.00	858253.75	CPT MAG
501	556789.64	858354.40	CPT MAG
502	556669.44	859581.30	CPT MAG
503	556626.74	860668.25	CPT MAG

**DAVEL ENGINEERING &
ENVIRONMENTAL, INC.**
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866
www.davel.pro

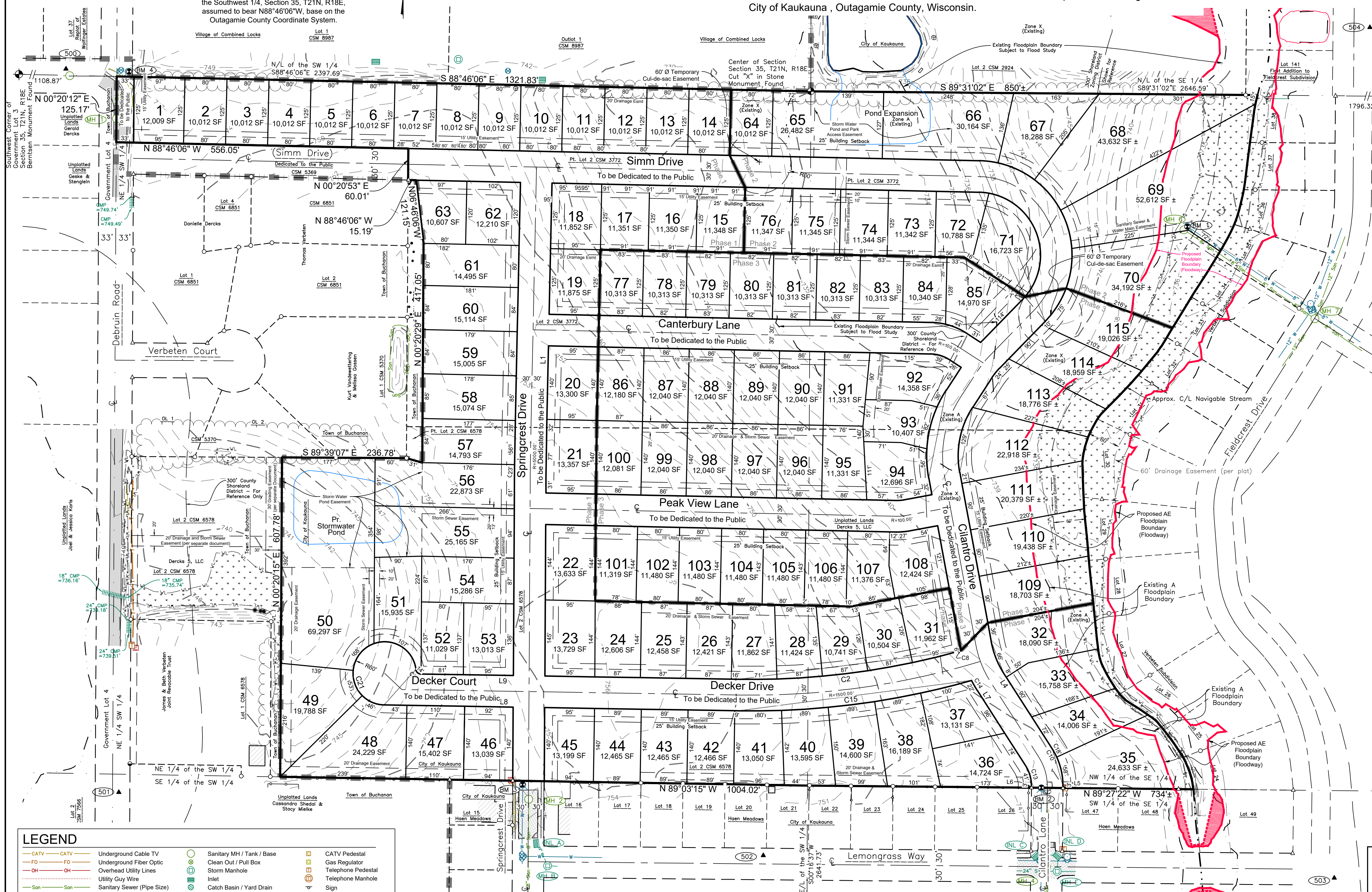
PRELIMINARY PLAT

High Pointe Meadows
City of Kaukauna, Outagamie County, WI
For: Dercks 5, LLC

Date:	07/1/2026
Filename:	9254Plat.c
Author:	SRA
Last Saved by:	kristy
Page	1 of 1



Bearings are referenced to the North line of the Southwest 1/4, Section 35, T21N, R18E assumed to bear N88°46'06"W, base on the Outagamie County Coordinate System.



SUPPLEMENTARY DATA
Total Area = 2,079,645 SF 47.7421 acres
R/W Area = 383,787 SF 8.8105 acres
Net Area = 1,695,858 SF 38.9315 acres
Number of Lots = 115
Average lot size = 14,593 SF
Typical lot dimension = 80'x 125'
Lineal feet of street = 6,436 LF

Existing zoning = General Agriculture
Proposed zoning = RSF
Approving Authorities
City of Kaukauna
Objecting Authorities
Department of Administration
Outagamie County

Phase 1:
Total Area = 1,111,122 SF 25.5079 acres
R/W Area = 212,455 SF 4.8773 acres
Net Area = 898,667 SF 20.6306 acres
Number of Lots = 63
Lineal feet of street = 3,522 LF

Phase 2:
Total Area = 334,252 SF 7.6734 acres
R/W Area = 45,981 SF 1.0548 acres
Net Area = 288,306 SF 6.6186 acres
Number of Lots = 13
Lineal feet of street = 766 LF

Phase 3:
Total Area = 634,271 SF 14.5609 acres
R/W Area = 125,351 SF 2.8777 acres
Net Area = 508,920 SF 11.6832 acres
Number of Lots = 39
Lineal feet of street = 2,149LF

SURVEYOR'S CERTIFICATE

I, Scott R. Andersen, 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**.

Scott R. Andersen, P.L.S. No. S-3169 Date _____

NOTES

- Utility and Drainage Easements will be shown on Final Plat
- ALL of the Platted Lands to be Annexed to the City of Kaukauna - Petition Filed with DOA and City

LEGEND

	CATV	Underground Cable TV		Sanitary MH / Tank / Base		CATV Pedestal
	FO	Underground Fiber Optic		Clean Out / Pull Box		Gas Regulator
	OH	Overhead Utility Lines		Storm Manhole		Telephone Pedestal
	U	Utility Guy Wire		Inlet		Telephone Manhole
	S	Sanitary Sewer (Pipe Size)		Catch Basin / Yard Drain		Sign
	Sto	Storm Sewer (Pipe Size)		Water MH / Well		Post / Guard Post
	E	Underground Electric		Curb Stop		Deciduous Tree
	G	Underground Gas Line		Hydrant		Coniferous Tree
	T	Water Main (Pipe Size)		Utility Valve		Bush / Hedge
	W	Water Main (Telephone)		Utility Meter		Benchmark
	S	Fence - Steel		Utility Pole		Asphalt Pavement
	W	Fence - Wood		Light Pole / Signal		Concrete Pavement
	X	Fence - Barbed Wire		Guy Wire		Gravel
	T	Treeline		Electric Pedestal		Ex Spot Elevation
	C	Culvert		Electric Transformer		Delimited Wetlands
	I	Index Contour - Existing		Electric Manhole		May 2026 - Davel Eng
	800					
	799					