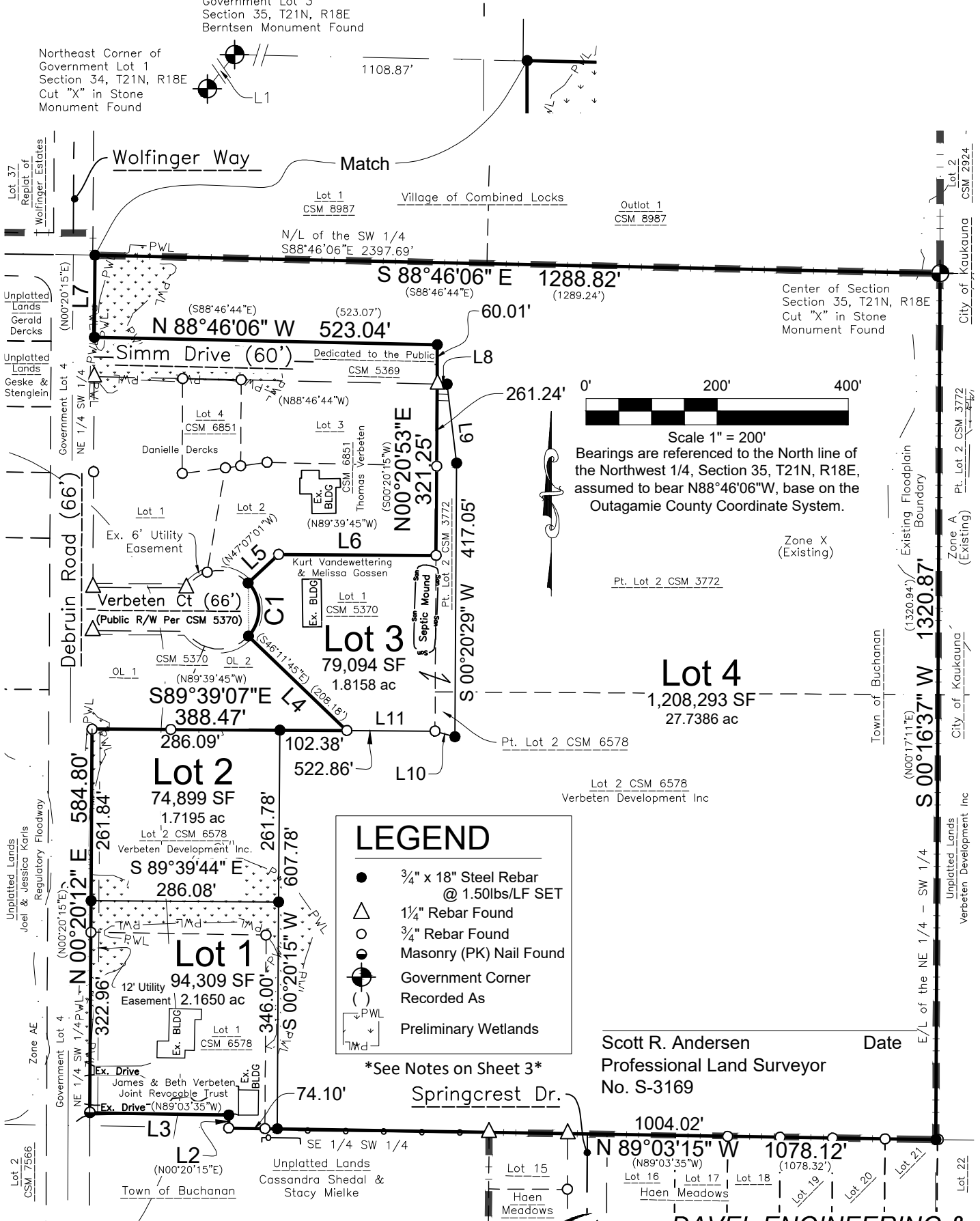


Certified Survey Map No. _____

All of Lot 1 and Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

Southwest Corner of Government Lot 3 Section 35, T21N, R18E Berntsen Monument Found

Northeast Corner of Government Lot 1 Section 34, T21N, R18E Cut "X" in Stone Monument Found



LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1/4" Rebar Found
- 3/4" Rebar Found
- Masonry (PK) Nail Found
- Government Corner Recorded As
- () Preliminary Wetlands

See Notes on Sheet 3

Scott R. Andersen Professional Land Surveyor No. S-3169 Date

Survey for:
Tom Dercks
W857 CTH ZZ
Kaukauna, WI 54130

File: 9254CSM.dwg
Date: 04/15/2026
Drafted By: scott
Sheet: 1 of 9



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

Certified Survey Map No. _____

All of Lot 1 and Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Buchanan and Outagamie County, and under the direction of Verbeten Development Inc. and James & Beth Verbeten Joint Revocable Trust, Kurt Vandewettering and Melissa Gossen, the property owners of said land, I have surveyed, divided, combined and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is All of Lot 1 and Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin, containing ~~296,914 Square Feet (6.8163 Acres)~~ of land described as follows:

Commencing at the Southwest Corner of Government Lot 3, Section 35, Township 21 North, Range 18 East; thence, S88°46'06"E along the North Line of the Southwest 1/4 of Said Section 35, 1108.87 feet to the east right of way line of Debruin Road and to the Point Of Beginning of the Parcels being described; thence, S88°46'06"E continuing along said North Line, 1288.82 feet to the Center of Said Section 35 as Monumented by a Found Stone Monument; thence, S00°16'37"W along the East line of the Northeast 1/4 of the Southwest 1/4 of said Section 35, 1320.87 feet to the North line of Haen Meadows Plat and the South Line of the Northeast 1/4 of the Southwest 1/4 of said Section 35; thence, N89°03'15"W along said South Line, 1078.12 feet; thence, N00°20'12"E, 20.00 feet; thence, N89°03'15"W, 212.00 feet to the east right of way line of Debruin Road; thence, N00°20'12"E along said right of way line, 584.80 feet to the South Line of Certified Survey Map No. 5370; thence, S89°39'07"E along said South Line, 388.47 feet to the Southwest Corner of Lot 1 of said Map No. 5370; thence, N46°11'07"W along said Southwest Line of said Lot 1, 208.20 feet to the right of way of Verbeten Ct.; thence along said right of way line and the arc of a curve turning to the left with an arc length of 88.95 feet, with a radius of 60.00 feet, with a central angle of 84°56'42", which has a chord that bears N00°23'56"W, 81.03 feet to the Northwest Corner of Said Lot 1; thence, N47°07'39"E along the Northwesterly Line of Said Lot 1, 63.89 feet; thence, S89°39'07"E along the north line of Said Lot 1, 240.00 feet to the Southeast Corner of Lot 2, Certified Survey Map No. 6851; thence, N00°20'53"E along the east line of said Lot 2 and the east line Lot 2 of Said Map No. 6851 and along the east right of way line of Simm Drive, 321.25 feet; thence, N88°46'06"W along the north right of way line of Simm Drive, 523.04 feet to the east right of way line of Debruin Road; thence, N00°20'12"E along said east right of way line, 125.17 feet to the Point Of Beginning of the Parcels being Described. Said Parcels are subject to existing easements and restrictions of record.

Given under my hand this _____ day of _____, _____.

 Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

LINE TABLE		
Line	Bearing	Length
L1	S 38°32'53" W	400.08'
L2	N 00°20'12" E	20.00'
L3	N 89°03'15" W	212.00'
L4	N 46°11'07" W	208.20'
L5	N 47°07'39" E	63.89'
L6	S 89°39'07" E	240.00'
L7	N 00°20'12" E	125.17'
L8	S 88°46'06" E	15.19'
L9	S 06°46'06" E	121.15'
L10	N 74°23'12" W	31.35'
L11	N 89°39'07" W	134.39'

CURVE TABLE					
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle
C1	60.00'	N 00°23'56" W	81.03'	88.95'	84°56'42"
	(60.00')	(N 00°15'55" W)	(82.07')	(90.37')	(86°18'03")

Certified Survey Map No. _____

All of Lot 1 and Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

Wetland Notes: Shown Wetlands are PRELIMINARY and for reference ONLY. An official wetland delineation is scheduled for the Spring of 2026 and the shown wetlands are subject to change. Any use other than preliminary planning done before the delineation report is completed, Davel Engineering & Environmental, Inc. shall not be held responsible. Users of this map assumes all risks associated with such use and releases Davel Engineering & Environmental, Inc. from any and all liabilities and damages resulting from said use, if any.

Additional action is required. *This map does NOT transfer ownership of the property or properties shown. Sale or transfer of ownership requires a separate document to be recorded at the Register of Deeds office.*

Survey Notes:

-Right-to-farm statement. The lots created on this map are adjacent to properties that, as of the date of this document, are being used for agricultural purposes. Some individuals believe the activities associated with the agricultural use constitute a nuisance or conflict with the quiet enjoyment of their property. This statement is intended to provide third parties with notice agricultural activities may exist on the adjacent properties.

-Drain tile statement. Any agricultural drain tile which is disturbed, cut or broken as part of the development of the CSM or excavation for construction must be repaired and/or relocated to allow for the drain tile to continue to drain as originally designed. The cost of repair and/or replacement of the drain tile must be borne by the party damaging the drain tile.

-Floodplain, navigable streams and wetlands. Prior to development, floodplain, navigable stream and a wetland delineations may be required. All required buffers/setbacks shall be shown at that time.

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

File: 9254CSM.dwg
Date: 04/15/2026
Drafted By: scott
Sheet: 3 of 9

Certified Survey Map No. _____

All of Lot 1 and Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

Corporate Owner's Certificate

Verbeten Development Inc., a corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owners, do hereby certify that we caused the land above described to be surveyed, divided, mapped and dedicated all as shown and represented on this map.

We do further certify this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Outagamie County Department of Development & Land Services
Town of Buchanan
City of Kaukauna

IN WITNESS WHEREOF, the said Verbeten Development Inc., has caused these presents to be

signed by its authorized representatives, located at _____, Wisconsin, and its corporate seal to be hereunto affixed

this _____ day of _____, 20_____.

In the Presence of: Verbeten Development Inc.

By _____ By _____

print name _____ print name _____

Title _____ Title _____

State of Wisconsin)
)ss
_____ County)

Personally came before me this _____ day of _____, 20____,

the above named, officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

_____ My commission expires: _____.

Notary Public, Wisconsin

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

File: 9254CSM.dwg
Date: 04/15/2026
Drafted By: scott
Sheet: 4 of 9

Certified Survey Map No. _____

All of Lot 1 and Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

12' Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by:

Verbeten Development Inc., Grantor

to:

Kaukauna Utilities, Grantee,

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee,

AT&T, Grantee,

Spectrum, Grantee,

TDS Metrocom, LLC, Grantee,

and

Any utility company with a current and approved Public Right-of-Way Registration in the City of Kaukauna, Grantees

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

In the Presence of: Verbeten Development Inc.

By _____

By _____

print name _____

print name _____

Title _____

Title _____

State of Wisconsin)

)ss

_____ County)

Personally came before me this _____ day of _____, 20____,

the above named, officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

My commission expires: _____.

Notary Public, Wisconsin

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

File: 9254CSM.dwg
Date: 04/15/2026
Drafted By: scott
Sheet: 5 of 9

Certified Survey Map No. _____

All of Lot 1 and Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

12' Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by:

James & Beth Verbeten Joint Revocable Trust, Grantor

to:

Kaukauna Utilities, Grantee,

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee,

AT&T, Grantee,

Spectrum, Grantee,

TDS Metrocom, LLC, Grantee,

and

Any utility company with a current and approved Public Right-of-Way Registration in the City of Kaukauna, Grantees

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

In the Presence of: James & Beth Verbeten Joint Revocable Trust

By _____

By _____

print name _____

print name _____

Title _____

Title _____

State of Wisconsin)
)ss
_____ County)

Personally came before me this _____ day of _____, 20 _____,

the above named, officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, Wisconsin

My commission expires: _____.

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

File: 9254CSM.dwg
Date: 04/15/2026
Drafted By: scott
Sheet: 6 of 9

Certified Survey Map No. _____

All of Lot 1 and Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

Owners' Certificate

As representative of James & Beth Verbeten Joint Revocable Trust, I hereby certify that we caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped all as shown and represented on this map.

We do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Outagamie County Department of Development & Land Services
Town of Buchanan
City of Kaukauna

In the presence of: James & Beth Verbeten Joint Revocable Trust

James Verbeten
Trustee

Beth Verbeten
Trustee

State of Wisconsin)
)SS
_____ County)

Personally came before me on the _____ day of _____, 20____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ My Commission Expires _____
Notary Public, Wisconsin

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

File: 9254CSM.dwg
Date: 04/15/2026
Drafted By: scott
Sheet: 7 of 9

Certified Survey Map No. _____

All of Lot 1 and Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

Owners' Certificate

As the property owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, combined and mapped all as shown and represented on this map.

We do further certify this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Outagamie County Department of Development & Land Services
Town of Buchanan
City of Kaukauna

Dated this _____ day of _____, 20_____

Kurt Vandewettering, Owner

Melissa Gossen, Owner

State of Wisconsin)
)SS
_____ County)

Personally came before me on the _____ day of _____, 20_____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ My Commission Expires _____
Notary Public, Wisconsin

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

File: 9254CSM.dwg
Date: 04/15/2026
Drafted By: scott
Sheet: 8 of 9

