

Document Number

This instrument drafted by: Davel Engineering & Environmental, Inc. Prepared by: James R. Sehloff
May 03, 2024 - 01:17 PM J:\Projects\4198der\dwg\Civil 3D\4198Ease5.dwg Printed by: jim

City of Kaukauna Drainage Easement Restrictions:

The following uses and structures are prohibited within all "Drainage Easements" granted in this document; filling, grading, and excavating except for construction of drainage ways and drainage facilities; the cultivation of crops, fruits, or vegetables; the dumping or depositing of ashes, waste, compost or material of any kind; the storage of vehicles , equipment, materials or personal property of any kind and constructing, erecting or moving any building or structure, including fences, within the drainage easement.

City of Kaukauna Drainage Easement Maintenance:

Maintenance of all drainage ways and associated drainage structures within the subdivision of Blue Stem Meadows 3 are the sole responsibility of the property owners in the subdivision, unless otherwise noted on the drainage plan which has been prepared for this subdivision and which has been approved by and is on file with the City of Kaukauna.

Upon failure of any property owner to perform maintenance, abide by restrictions, or follow grading requirements of the drainage ways and associated drainage structures, the City of Kaukauna retains the right to have maintenance or corrective measures performed. The cost of said maintenance or corrective measures on any given lot shall be a special charge to the non-complying lot.

Maintenance by the City to include, but not limited to, the removal of silt and decomposed vegetation that gradually accumulates in the bottom of a pond, a detention area, and/or accompanying ditch. Payment for city maintenance may be placed on the annual real estate tax bill from all contributing sources as a special assessment if not paid.

Grading and Grades

All grading and final grades for the construction of any public or private improvements, including landscaping, shall conform to the surface water drainage plan as approved and on file with the City of Kaukauna.

Parcel No	Lot No.
325118156	CSM 8540 Lot 3
325118157	CSM 8540 Lot 2
325118164	CSM 8540 Lot 1
325118158	CSM 8541 Lot 4
325118159	CSM 8541 Lot 3
325118160	CSM 8541 Lot 2
325118161	CSM 8541 Lot 1
325118162	BSM 3 Lot 123



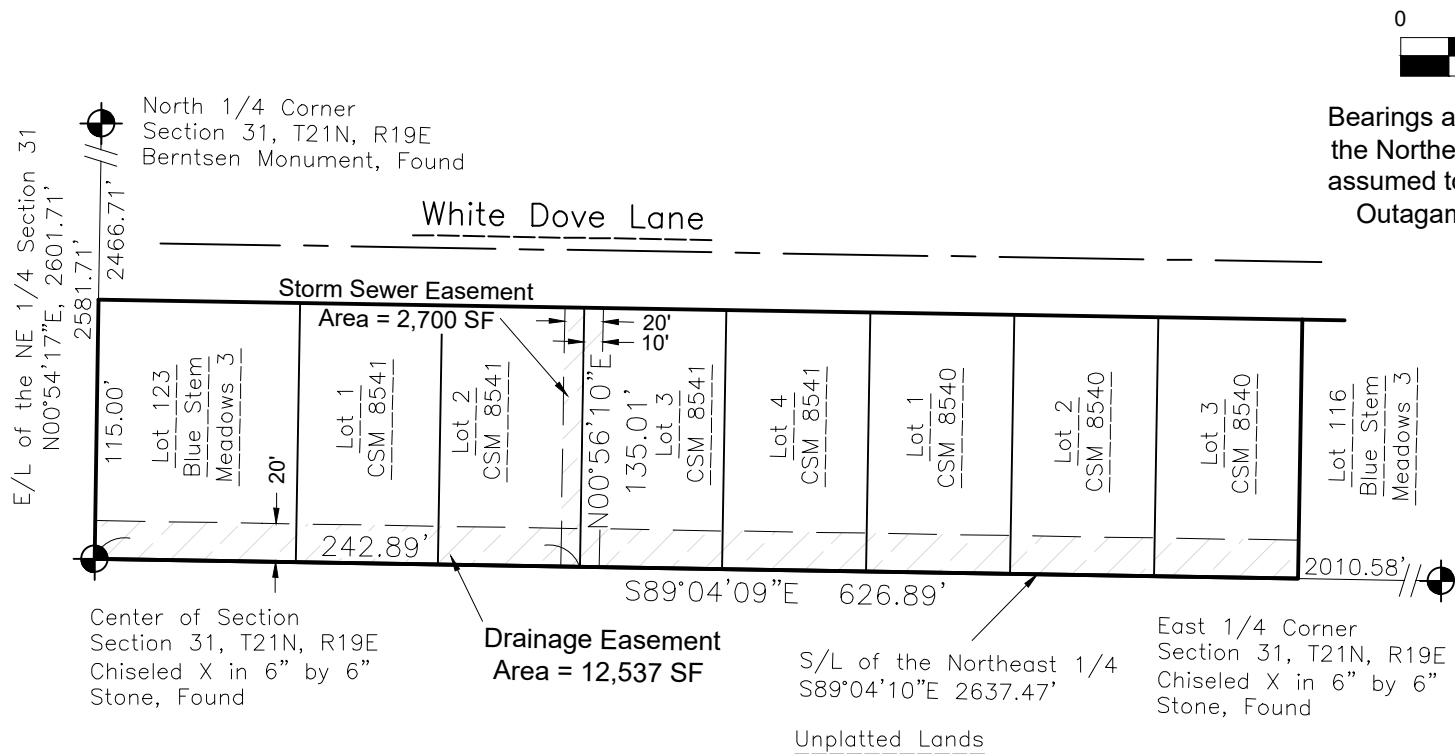
**DAVEL ENGINEERING &
ENVIRONMENTAL, INC.**
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
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www.davel.pro

File: 4198Ease5.dwg
Date: 05/03/2024
Drafted By: Jim
Sheet: 2 of 3

Easement Exhibit

Part of Lot 123, Blue Stem Meadows 3; Part of Lot 1, 2, and 3, Certified Survey Map 8540; and part of Lot 1, 2, 3 and 4, Certified Survey Map 8541; all being located in Southwest 1/4 of the Northeast 1/4, Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin.



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