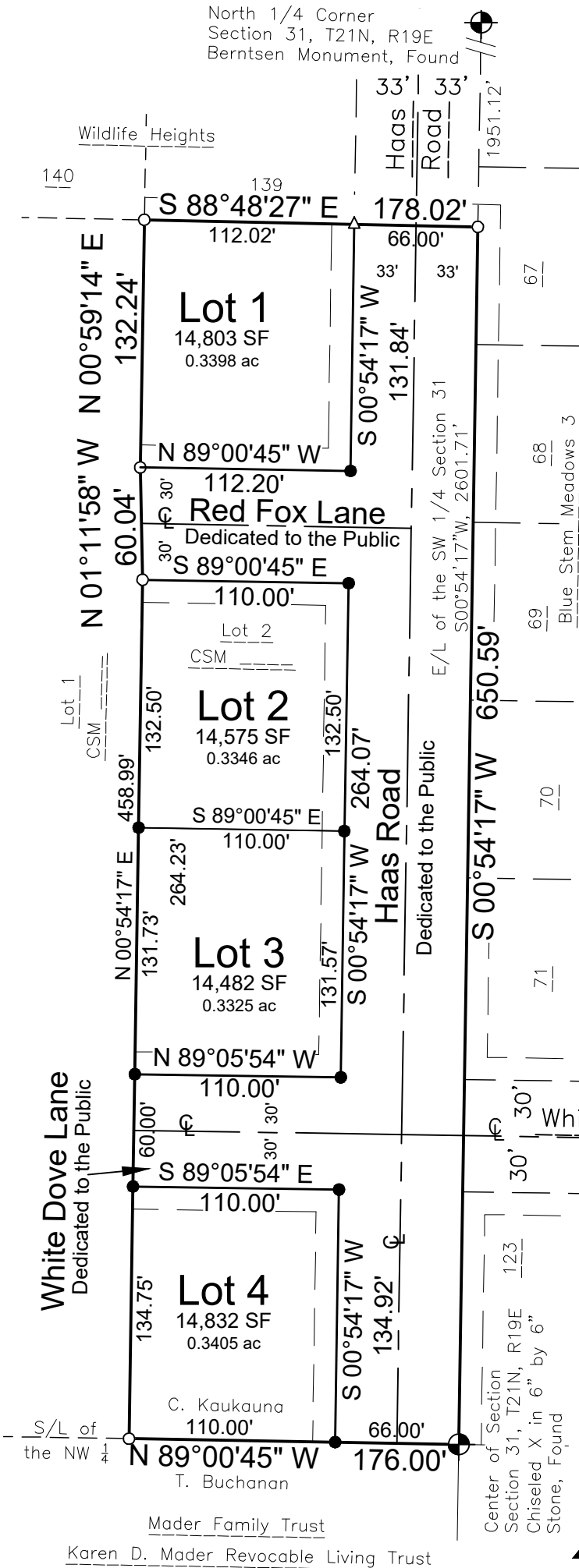


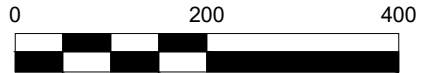
Certified Survey Map No. _____

All of Lot 2, Certified Survey Map _____ being part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin.



LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1/4" Rebar Found
- 3/4" Rebar Found
- ⊙ Government Corner
- () Recorded As
- 12' Utility Easement (per this document)



Bearings are referenced to the East line of the Northwest 1/4, Section 31, T20N, R19E, assumed to bear S00°54'17"W, base on the Outagamie County Coordinate System.

Total Right of Way Dedicated to the Public
56,213 Square Feet.

James R. Sehloff PLS No. S-2692 Date

Survey for:
Dercks Dewitt LLC
W857 CTY TK "ZZ"
Kaukauna, WI 54130

File: 4198CSM5.dwg
Date: 03/13/2024
Drafted By: jim
Sheet: 1 of 4



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

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Certified Survey Map No. _____

All of Lot 2, Certified Survey Map ____ being part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagmaie County, Wisconsin.

Surveyor's Certificate

I, James R. Sehloff, 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 City of Kaukauna, and under the direction of Dercks Dewitt, LLC, the property owner of said land, we have surveyed divided 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 2, Certified Survey Map ____ being part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagmaie County, Wisconsin, containing 114,905 Square Feet (2.6379 Acres) of land, subject to all easements, and restrictions of record.

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

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692

Owner's Certificate of Dedication

Dercks Dewitt, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map.

Dercks Dewitt, LLC, does 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:

City of Kaukauna

Dated this ____ day of _____, 20____.

In the presence of: Dercks Dewitt, LLC

Tom Dercks, Managing Member

State of Wisconsin)

_____ County) ss

Personally came before me this _____ 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

Certified Survey Map No. _____

All of Lot 2, Certified Survey Map ____ being part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin.

Utility Easement Provisions

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

Dercks Dewitt, LLC, 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.

Tom Dercks, Managing Member

Date

James R. Sehloff PLS No. S-2692 Date

Certified Survey Map No. _____

All of Lot 2, Certified Survey Map _____ being part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin.

City of Kaukauna Common Council Approval Certificate

Resolved, that this certified survey map in the City of Kaukauna, Outagamie County, Dercks Dewitt, LLC, the property owner, is hereby approved by the Common Council.

Mayor

Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Kaukauna.

City Clerk

Date

Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' of the City of Kaukauna and Outagamie County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map.

City Treasurer

Date

County Treasurer

Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

The property owners of record:

Recording Information:

Parcel Number(s):

Dercks Dewitt, LLC

Doc _____

James R. Sehloff PLS No. S-2692 Date