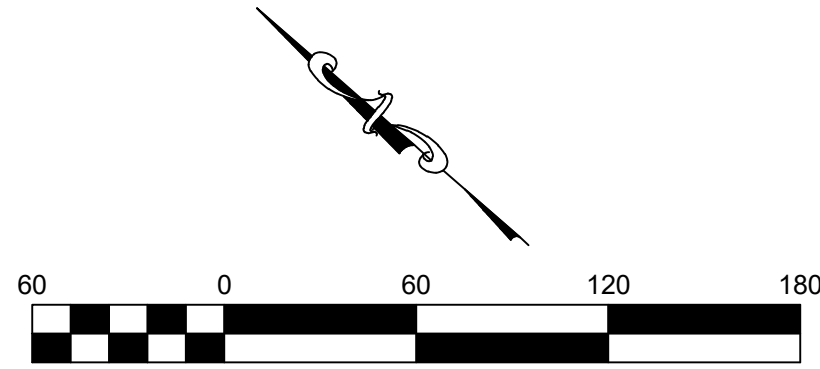


Hurkman Heights 4

All of Lot 71 Hurkman Heights 3 and part of Lots 14, 16 & 18, In the Subdivision of Private Claim 35 in 1858, Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin

LOCATION MAP

PART OF PC35, T 21 N, R 18 E,
CITY OF KAUKAUNA
OUTAGAMIE COUNTY, WI



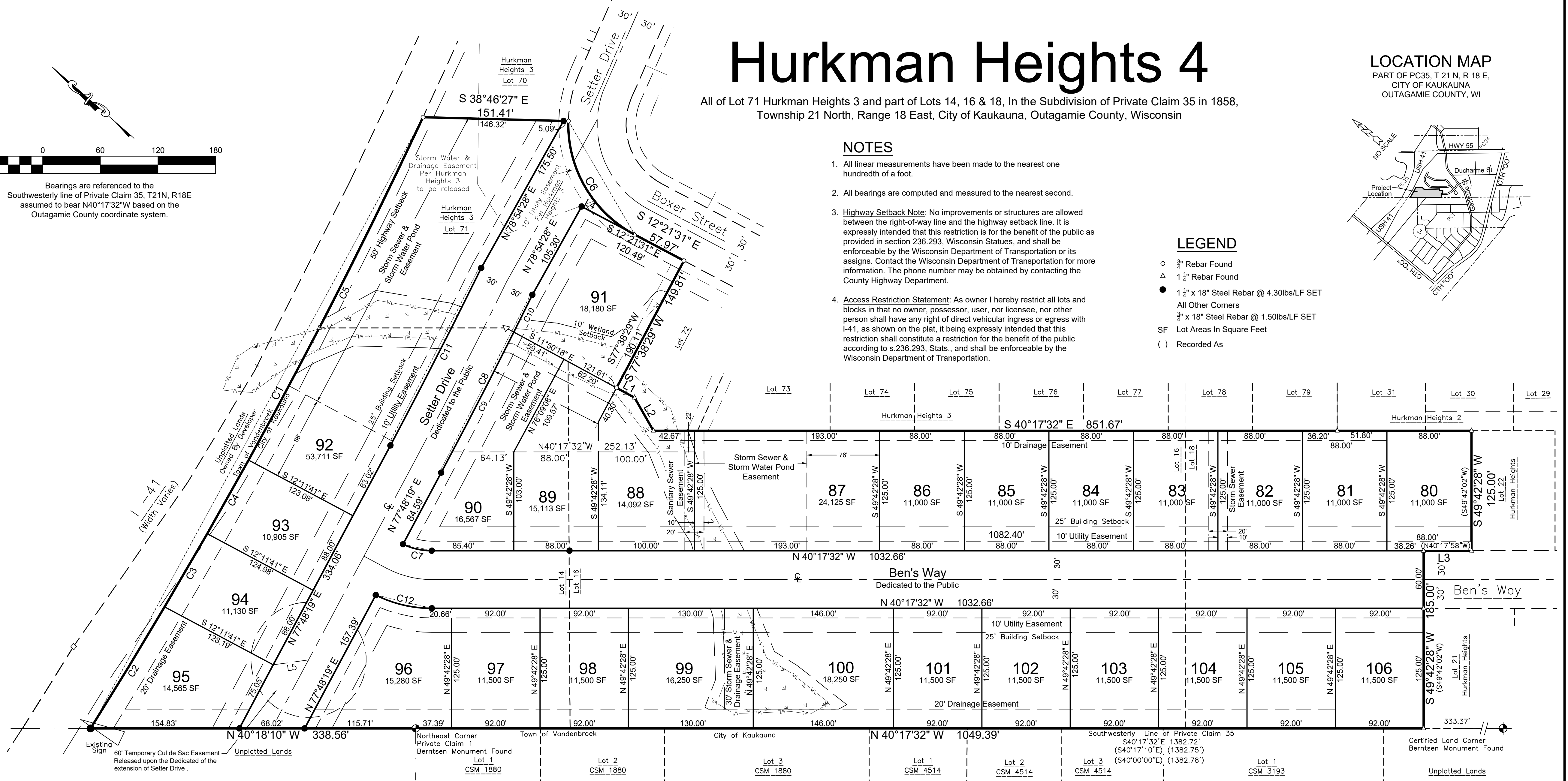
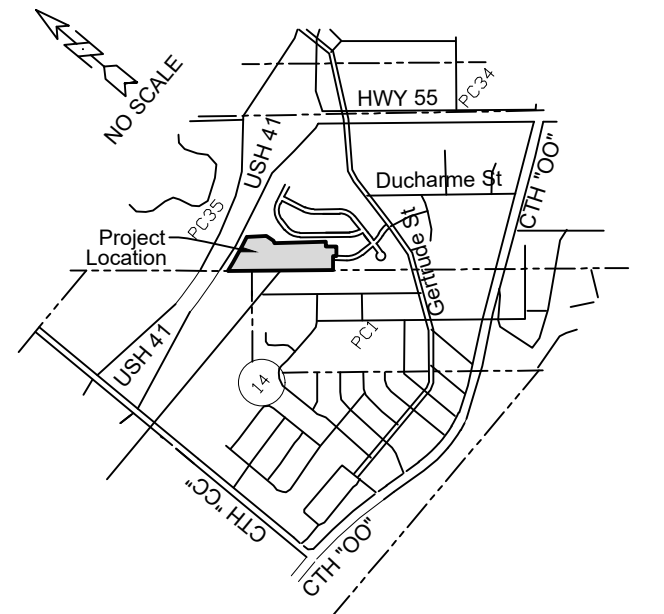
Bearings are referenced to the
Southwesterly line of Private Claim 35, T21N, R18E
assumed to bear N40°17'32"W based on the
Outagamie County coordinate system.

NOTES

- All linear measurements have been made to the nearest one hundredth of a foot.
- All bearings are computed and measured to the nearest second.
- Highway Setback Note: No improvements or structures are allowed between the right-of-way line and the highway setback line. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.
- Access Restriction Statement: As owner I hereby restrict all lots and blocks in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with I-41, as shown on the plat, it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293, Stats., and shall be enforceable by the Wisconsin Department of Transportation.

LEGEND

- 3/4" Rebar Found
- △ 1 1/2" Rebar Found
- 1 1/2" x 18" Steel Rebar @ 4.30lbs/LF SET
- All Other Corners
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot Areas In Square Feet
- () Recorded As



LINE TABLE

Line	Bearing	Length
L1	N 11°50'18" W	21.40'
L2	N 20°04'14" E	39.71'
L3	N 40°17'32" W	49.74'
L4	S 12°21'31" E	62.52'
L5	N 48°23'09" W	37.17'

CURVE TABLE

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	5894.65'	N 78°14'27" E	724.60'	725.06'	7°02'51"	N 81°45'53" E	N 74°43'02" E
C2	5894.65'	N 81°02'39" E	148.23'	148.24'	1°26'27"	N 81°45'53" E	N 80°19'26" E
C3	5894.65'	N 79°53'45" E	88.06'	88.06'	0°51'21"	N 80°19'26" E	N 79°28'04" E
C4	5894.65'	N 79°02'24" E	88.02'	88.02'	0°51'20"	N 79°28'04" E	N 78°36'44" E
C5	5894.65'	N 76°39'53" E	400.66'	400.74'	3°53'43"	N 78°36'44" E	N 74°43'02" E
C6	130.00'	S 19°26'01" W	136.98'	144.27'	63°35'04"	S 51°13'33" W	S 12°21'31" E
C7	70.00'	N 27°34'59" W	30.80'	31.05'	25°25'06"	N 40°17'32" W	N 14°52'26" W
C8	6077.15'	N 76°49'28" E	208.06'	208.07'	1°57'42"	N 77°48'19" E	N 75°50'37" E
C9	6077.15'	N 77°01'46" E	164.62'	164.62'	1°33'07"	N 77°48'19" E	N 76°15'12" E
C10	6077.15'	N 76°02'55" E	43.44'	43.44'	0°24'35"	N 76°15'12" E	N 75°50'37" E
C11	6017.15'	N 76°49'01" E	207.60'	207.61'	1°58'37"	N 77°48'19" E	N 75°49'42" E
C12	130.00'	S 26°57'53" E	59.94'	60.48'	26°39'19"	S 13°38'13" E	S 40°17'32" E

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



Hurkman Heights 4

All of Lot 71 Hurkman Heights 3 and part of Lots 14, 16 & 18, In the Subdivision of Private Claim 35 in 1858, Township 21 North, Range 18 East, City of Kaukauna, Outagamie 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 Hurkman Heights Development, LLC, owner of said land, I have surveyed divided and mapped Hurkman Heights 4; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 71 Hurkman Heights 3 and part of Lots 14, 16 & 18, In the Subdivision of Private Claim 35 in 1858, Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin, City of Kaukauna, Outagamie County, Wisconsin, containing 502,522 Square Feet (11.5363 Ac) of land described as follows:

Beginning at the Northeasterly corner of Private Claim 1; thence, along the Southwesterly line of Private Claim 35, N40°18'10"W, 338.56 feet; thence 725.06 feet along the arc of a curve to the left with a radius of 5894.65 feet and a chord of 724.60 feet which bears N78°14'27"E to the Northwest line of Lot 70 Hurkman Heights 3; thence, along the Southwesterly line, S38°46'27"E, 151.41 feet to the Westerly right of way line of Setter Drive; thence, along said Westerly right of way line, 144.27 feet, along the arc of a curve to the left with a radius of 130.00 feet and a chord of 136.98 feet which bears S19°26'01"W to a point on the West right of way line of Boxer Street; thence, along said West right of said Lot 72, S77°38'29"W, 149.81 feet to the Northwest corner of said Lot 72; thence, along a Northwesterly line of said Hurkman Heights 3, S11°50'18"E, 21.40 feet; thence, continuing along said Northwesterly line, S20°04'14"W, 39.71 feet; thence, continuing a Southwesterly line and the extension thereof, S40°17'32"E, 851.67 feet to the Northeast Corner of Lot 22, Hurkman Heights; thence, along the Northerly line of said Lot 22, S49°42'28"W, 125.00 feet to the Easterly right of way line of Ben's Way; thence along said Easterly right of way line, N40°17'32"W, 49.74 feet to the Northeast corner of said right of way, thence along the Northerly line of said Hurkman Heights; S49°42'28"W, 185.00 feet to said West line of Private Claim 35; thence, along said Southwesterly line, N40°17'32"W, 1049.39 feet to the point of beginning, subject to all easements and restrictions of record.

Given under my hand this _____ day of _____, 20_____.

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

Owner's Certificate

Hurkman Heights Development, 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 plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Hurkman Heights Development, LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Kaukauna
Outagamie County Land Serviced Department
Wisconsin Department of Transportation
Department of Administration

Dated this _____ day of _____, 20_____.

In the presence of: Hurkman Heights Development, LLC

Bill J. Bowers, 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

Utility Easement Provisions

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

Hurkman Heights Development, 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.

Bill J. Bowers, Managing Member

Date

City of Kaukauna Drainage Easement Restrictions:

The following uses and structures are prohibited within all Drainage Easements in the subdivision plat of Hurkman Heights 4; 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 Hurkman Heights 4 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.

Sidewalks

All parts of a lot fronting a street, within the Hurkman Heights 4, will have sidewalk.

City of Kaukauna Common Council Approval Certificate

Resolved, that the plat of Hurkman Heights 4 in the City of Kaukauna, Hurkman Heights Development, LLC, 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 plat.

City Treasurer

Date

County Treasurer

Date

This Final Plat is contained wholly within the property described in the following recorded instruments:

The property owner of record:
Hurkman Heights Development, LLC

Recording Information:
Doc No. 2235003

Parcel Number(s):
322108545; 322108100
322108300 & 322108599

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration



File: 4562Final 4.dwg
Date: 03/27/2023
Drafted By: Jim
Sheet: 2 of 2

Revision Date: Mar 27, 2023



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS

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