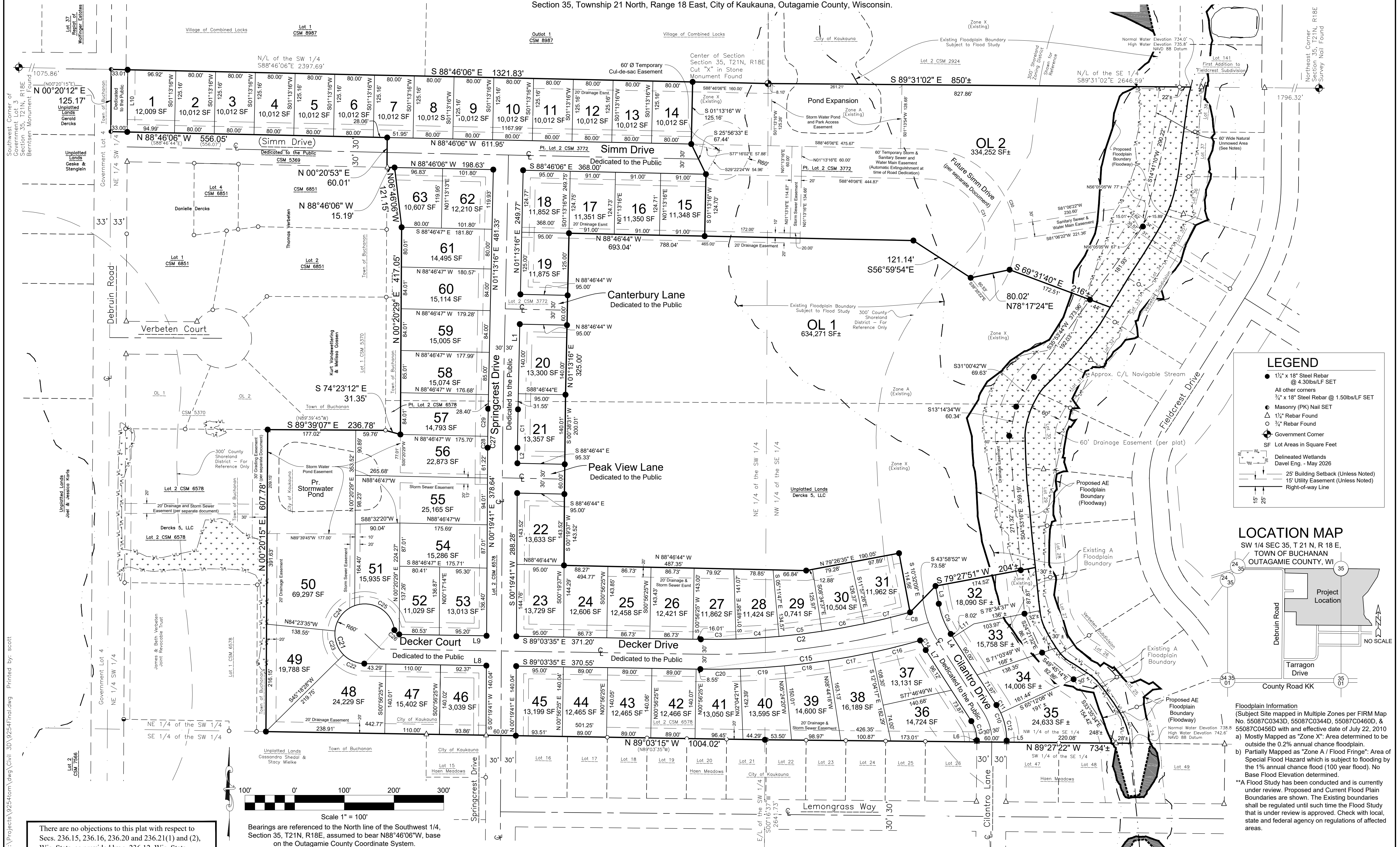


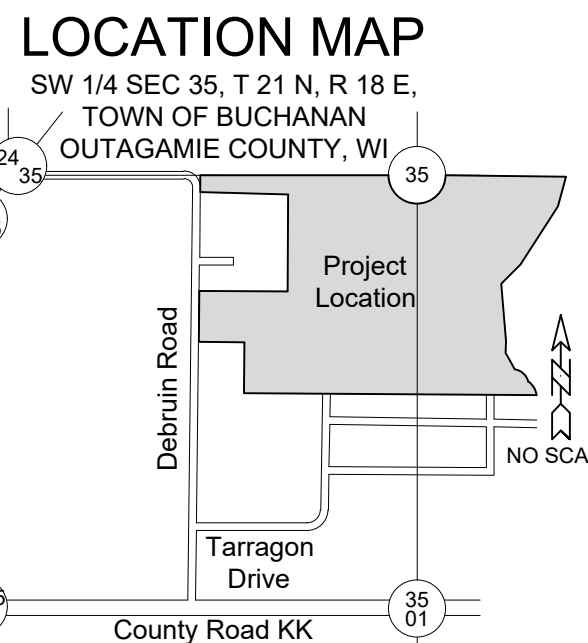
High Pointe Meadows

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, City of Kaukauna, Outagamie County, Wisconsin.



LEGEND

- 1/4" x 18" Steel Rebar @ 4.30lbs/LF SET
- All other corners
- ▲ 1/2" Rebar Found
- 3/4" Rebar Found
- Government Corner
- SF Lot Areas in Square Feet
- Delineated Wetlands
- Davel Eng. - May 2026
- 25' Building Setback (Unless Noted)
- 15' Utility Easement (Unless Noted)
- Right-of-way Line



Floodplain Information
(Subject Site mapped in Multiple Zones per FIRM Map No. 55087C0343D, 55087C0344D, 55087C0460D, & 55087C0456D with and effective date of July 22, 2010)
a) Mostly Mapped as "Zone X": Area determined to be outside the 0.2% annual chance floodplain.
b) Partially Mapped as "Zone A / Flood Fringe": Area of Special Flood Hazard which is subject to flooding by the 1% annual chance flood (100 year flood). No Base Flood Elevation determined.
**A Flood Study has been conducted and is currently under review. Proposed and Current Flood Plain Boundaries are shown. The Existing boundaries shall be regulated until such time the Flood Study that is under review is approved. Check with local, state and federal agency on regulations of affected areas.

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

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.
- Wetland: Wetland Delineation was completed by Davel Engineering in May, 2026. US Army Corps of Engineers Approved Jurisdictional Determination #MVP-2026-00546-RJH and Non-Federal Exemption File # EXE-NE-2026-45-01651 exist within the plat. Additional permits or exemptions will be required prior to building on lots 32-35 and Outlots 1 & 2 if wetlands will be impacted by the development of the lot.
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- Ordinary High Water Mark (OHWM) of Streams are Approximate and for Reference Only. Verify with the City if an OHWM Determination will be required Prior to Construction to establish a true OHWM Setback Line.

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

Date _____

File: 9254Final.dwg
Date: 07/15/2026
Drafted By: scott
Sheet: 1 of 2

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

High Pointe Meadows

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, City of Kaukauna, 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 City of Kaukauna and Outagamie County, and under the direction of Dercks 5, LLC, owners of said land, I have surveyed, divided and mapped High Pointe Meadows; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is 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, City of Kaukauna, Outagamie County, Wisconsin, containing ± 2,079,645 Sq Ft (± 47.7421 Ac) of land described as follows:

Commencing at the Southwest Corner of Government Lot 3 of Section 35, T21N, R18E; thence S88°46'06"E along the North line of the Southwest 1/4 of said Section 35, 1075.86 feet to the Northwest Corner of the Northeast 1/4 of the Southwest 1/4 of Said Section 35 and to the Point of Beginning of the parcel being described; thence, continuing S88°46'06"E, 1321.83 feet to the Center of Said Section 35 as Monumented by a Cut "X" in Stone Monument; thence, S89°31'02"E along the North Line of the Southeast 1/4 of Said Section 35, 827.77 feet to a Meander Corner which is N89°31'02"W, 22 feet more or less from the centerline of navigable stream; thence, S14°41'10"W along a meander line, 290.22 feet; thence, S35°53'44"W along a meander line, 373.96 feet; thence, S31°00'42"W along a meander line, 69.63 feet; thence, S13°14'34"W along a meander line, 60.34 feet; thence, S04°53'16"E along a meander line, 359.19 feet; thence, S24°21'32"E along a meander line, 86.11 feet; thence, S49°45'14"E along a meander line, 82.86 feet; thence, S33°35'34"E along a meander line, 154.42 feet to a Meander Corner on the South Line of the Northwest 1/4 of the Southeast 1/4 of Said Section 35, said meander corner being N89°27'22"W, 28 feet more or less from the centerline of navigable stream; thence, N89°27'22"W along said South Line, 706.43 feet to the Southwest Corner of Northwest 1/4 of the Southeast 1/4 of Said Section 35; thence, N89°03'15"W along the South Line of the Northeast 1/4 of the Southwest 1/4 of Said Section 35, 1004.02 feet; thence, N00°20'15"E, 607.78 feet to the South Line of Certified Survey Map No. 5370; thence, S89°39'07"E along said South Line, 236.78 feet; thence, S74°23'12"E, 31.35 feet; thence, N00°20'29"E, 417.05 feet; thence, N06°46'06"W, 121.15 feet; thence, N88°46'06"W, 15.19 feet to the Southeast Corner of Simm Drive as Dedicated to the Public by Certified Survey Map No. 5369; thence, N00°20'53"E along the East Line of Said Simm Drive, 60.01 feet; thence, N88°46'06"W along the North Line of Said Simm Drive and extension, 556.05 feet to the West Line of the Northeast 1/4 of the Southwest 1/4 of Said Section 35; thence, N00°20'12"E along Said West line, 125.17 feet which is the point of beginning of the Parcel being Described. Described parcel includes all lands between the Centerline of the Navigable Stream and the Described Meander Line. Described Parcel is subject to Riparian Rights and is Subject to all easements and restriction of record.

Given under my hand this _____ day of _____, 2026.

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

Owner's Certificate of Dedication

Dercks 5 LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Dercks 5 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
Department of Administration
Outagamie County

IN WITNESS WHEREOF, the said Dercks 5, LLC, has caused these presents to

be signed by its authorized representatives, located at, _____, Wisconsin, this _____ day of _____, 20_____.

In the Presence of: Dercks 5 LLC

By _____
Tom Dercks, Managing Member

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

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	4970.00'	S 00°46'28" W	77.46'	77.46'	0°53'35"	S 01°13'16" W	S 00°19'41" W
C2	1470.00'	N 82°38'23" E	424.43'	425.92'	16°36'03"	S 89°03'35" E	N 74°20'22" E
C3	1470.00'	N 89°33'44" E	70.71'	70.72'	2°45'23"	S 89°03'35" E	N 88°11'02" E
C4	1470.00'	N 86°29'37" E	86.72'	86.73'	3°22'49"	N 88°11'02" E	N 84°48'13" E
C5	1470.00'	N 83°06'48" E	86.72'	86.73'	3°22'49"	N 84°48'13" E	N 81°25'23" E
C6	1470.00'	N 79°43'59" E	86.72'	86.73'	3°22'49"	N 81°25'23" E	N 78°02'34" E
C7	1470.00'	N 76°11'28" E	95.00'	95.02'	3°42'12"	N 78°02'34" E	N 74°20'22" E
C8	230.00'	N 11°19'51" W	6.38'	6.38'	1°35'24"	N 12°07'33" W	N 10°32'09" W
C9	170.00'	S 21°37'29" E	65.39'	65.80'	22°10'39"	S 10°32'09" E	S 32°42'49" E
C10	130.00'	S 12°05'28" E	57.06'	57.52'	25°21'11"	S 24°46'03" E	S 00°35'08" W
C11	130.00'	S 28°44'26" E	18.01'	18.03'	7°56'46"	S 32°42'49" E	S 24°46'03" E
C12	130.00'	S 12°05'28" E	57.06'	57.52'	25°21'11"	S 24°46'03" E	S 00°35'08" W
C13	70.00'	S 16°03'50" E	40.11'	40.68'	33°17'57"	S 32°42'49" E	S 00°35'08" W
C14	230.00'	S 29°55'55" E	22.32'	22.33'	5°33'48"	S 27°09'01" E	S 32°42'49" E
C15	1530.00'	N 82°33'42" E	445.88'	447.47'	16°45'26"	S 89°03'35" E	N 74°10'59" E
C16	1530.00'	N 76°03'21" E	100.00'	100.02'	3°44'44"	N 77°55'43" E	N 74°10'59" E
C17	1530.00'	N 79°35'42" E	88.99'	89.00'	3°19'59"	N 81°15'42" E	N 77°55'43" E
C18	1530.00'	N 82°55'41" E	88.99'	89.00'	3°19'59"	N 84°35'40" E	N 81°15'42" E
C19	1530.00'	N 86°15'40" E	88.99'	89.00'	3°19'59"	N 87°55'39" E	N 84°35'40" E
C20	1530.00'	N 89°26'02" E	80.44'	80.45'	3°00'46"	S 89°03'35" E	N 87°55'39" E
C21	60.00'	N 41°50'01" E	90.71'	274.14'	261°47'12"	N 89°03'35" W	S 07°16'23" E
C22	60.00'	N 66°52'38" W	45.31'	46.46'	44°21'55"	N 89°03'35" W	N 44°41'40" W
C23	60.00'	N 19°32'38" W	51.00'	52.68'	50°18'05"	N 44°41'40" W	N 05°36'25" E
C24	60.00'	N 37°52'20" E	64.06'	67.58'	64°31'51"	N 05°36'25" E	N 70°08'15" E
C25	60.00'	S 58°34'04" E	93.64'	107.43'	102°35'22"	N 70°08'15" E	S 07°16'23" E
C26	10.00'	S 48°09'59" E	13.09'	14.27'	81°47'12"	S 07°16'23" E	S 89°03'35" E
C27	5030.00'	N 00°46'28" E	78.39'	78.39'	0°53'35"	N 00°19'41" E	N 01°13'16" E
C28	5030.00'	N 00°27'28" E	22.79'	22.79'	0°15'34"	N 00°19'41" E	N 00°35'15" E
C29	5030.00'	N 00°54'16" E	55.60'	55.60'	0°38'00"	N 00°35'15" E	N 01°13'16" E

Utility Easement Provisions

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

Dercks 5, 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. Structures 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.

Dercks 5, LLC

Tom Dercks, Managing Member

Date

Temporary Storm & Sanitary Sewer and Watermain Easement Provisions

An easement for Storm & Sanitary Sewer and Watermain Provisions is hereby granted by:

Dercks 5, LLC, Grantor, to:

Kaukauna Utilities, Grantee,

GRANTOR, owner of the land, hereby grants unto the **GRANTEE**, its successors and assigns, an easement and right-of-way in, under and over the land mapped and labeled on this plat as " 60' Temporary Storm & Sanitary Sewer and Water Main Easement" including the right to enter upon said land for purposes of constructing, installing, repairing, altering, maintaining, and operating thereon a storm & sanitary sewer and watermain and associated appurtenances, said right-of-way and permanent easement being through and upon that certain tract of land as Shown and Mapped on this Plat.

Grantor, shall have the right to use the strip for purposes not inconsistent with the GRANTEES full enjoyment of the rights hereby granted, provided the GRANTORS shall not erect or construct any building or other structure, or drill or operate any well, nor place any tree within the described easement that would restrict the GRANTEES full enjoyment of the rights.

Grantee agrees that is Easement shall Automatically terminate upon the Formal dedication of the extension of Simm Drive. Upon termination, all rights granted herein shall be transferred to the rights of the public within the public road dedication.

The grant of this easement shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, successors, or assigns until such time of Simm Drive formal dedication.

Dercks 5, LLC

Tom Dercks, Managing Member

Date

Easement for Stormwater Pond & Park Access Provisions:

An Easement for Stormwater Pond and Public Access to Park is hereby granted by:

Dercks 5, LLC, Grantor, to:

City of Kaukauna, Grantee,

GRANTOR, owner of the land, hereby grants unto the **GRANTEE** a, non-exclusive easement on, over, and through the area designated as Stormwater Pond Easement and/or Park Access Easement. The Easement is granted for the purpose of constructing, operating, maintaining, and using a Stormwater Pond, including necessary excavation, inflow/outflow structures, and related grading and dredging.

Grantee shall have the right of ingress and egress over the Property for personnel and equipment. Grantee shall comply with all local, state, and federal laws regarding stormwater management and construction activities. Grantee shall not alter the grades of the Grantor's surrounding property beyond the easement area.

Grantor retains the right to use the Property for any purpose that does not unreasonably interfere with the use of the Easement by the Grantee. No permanent structures or trees shall be placed within the Easement Area by Grantor during the term of this Easement.

Grantor hereby grants to **Grantee** a, non-exclusive easement on, over, and through the area designated as Park Access Easement . The Easement is granted for the purpose of constructing, operating, maintaining, a safe path of travel for the public to access the City owned park to the north.

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

Dercks 5, LLC

Tom Dercks, Managing Member

Date

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's 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

Print Name

Date

County Treasurer

Print Name

Date

City of Kaukauna Common Council Approval Certificate

Resolved, that the plat of High Pointe Meadows in the City of Kaukauna, Outagamie County, Dercks 5, LLC, owners, is hereby approved by the Common Council of the City of Kaukauna.

Mayor

Print Name

Date

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

Clerk

Print Name

Date

City of Kaukauna Storm Water Pond and Drainage Easement Restrictions:

The following uses and structures are prohibited within all Drainage Easements in the subdivision plat of High Pointe Meadows; filling, grading, and excavating except for construction of drainage ways and drainage facilities; the cultivation of crops, fruits, trees, landscaping 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 ay kind and constructing, erecting or moving any building or structure, including fences, within the drainage easement.

City of Kaukauna Storm Water Pond and Drainage Easement Maintenance:

Maintenance of all drainage ways and associated drainage structures within the subdivision of High Pointe Meadows 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 High Pointe Meadows, will have sidewalk.

Additional Notes:

The 60 foot wide Drainage Easement shall contain a 40 foot grassy area in a natural unmowed condition along the west side of the navigable stream for Lots 32 thru 35 and Outlots 1 thru 2 as portrayed on this plat.

No floodplain filling without City, State, or FEMA authorization.

"60' Radius Easement for Temporary Cul de Sac Easements". There is one "60' Radius Easement for Temporary Cul de Sac Easements" for the install and maintenance of public Cul de Sac. At the time Simm Drive extends to the east, the respective road way improvements shall be terminated to within the respective dedicated public right of way. At the same time the new road improvements are in place, the public and municipality's rights of that 60' Radius Easement shall be released in its entirety.

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

the property owner of record:	Recording Information:	Parcel Number(s):
Dercks 5, LLC	Doc No. 2363967	323220601
		323220600
		323220800

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: 9254Final.dwg
Date: 07/15/2026
Drafted By: scott
Sheet: 2 of 2



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