

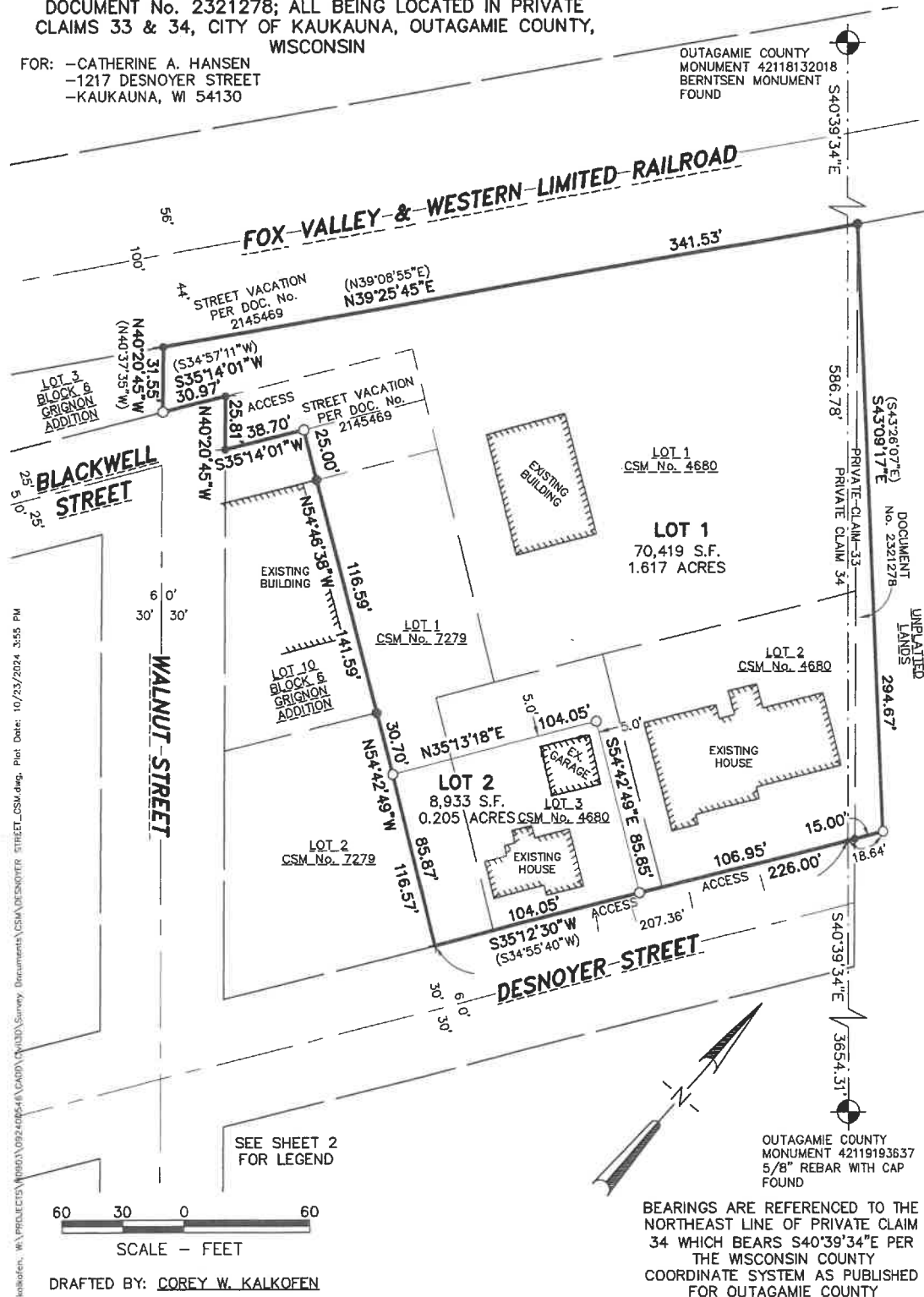
CERTIFIED SURVEY MAP

SHEET 1 OF 4

ALL OF LOTS 1, 2 & 3 OF CERTIFIED SURVEY MAP No. 4860,
RECORDED IN VOLUME 26 OF CERTIFIED SURVEY MAPS ON PAGE
4680, AS DOCUMENT No. 1581968; ALL OF LOT 1 OF CERTIFIED
SURVEY MAP No. 7279, RECORDED IN VOLUME 43 OF CERTIFIED
SURVEY MAPS ON PAGE 7279, AS DOCUMENT No. 2088808;
PART OF VACATED BLACKWELL STREET AS DESCRIBED IN
DOCUMENT No. 2145469 AND PARCELS A & B AS DESCRIBED IN
DOCUMENT No. 2321278; ALL BEING LOCATED IN PRIVATE
CLAIMS 33 & 34, CITY OF KAUKAUNA, OUTAGAMIE COUNTY,
WISCONSIN

FOR: -CATHERINE A. HANSEN
-1217 DESNOYER STREET
-KAUKAUNA, WI 54130

OUTAGAMIE COUNTY
MONUMENT 42118132018
BERNTSEN MONUMENT
FOUND



CERTIFIED SURVEY MAP

SHEET 2 OF 4

ALL OF LOTS 1, 2 & 3 OF CERTIFIED SURVEY MAP No. 4860, RECORDED IN VOLUME 26 OF CERTIFIED SURVEY MAPS ON PAGE 4680, AS DOCUMENT No. 1581968; ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 7279, RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS ON PAGE 7279, AS DOCUMENT No. 2088808; PART OF VACATED BLACKWELL STREET AS DESCRIBED IN DOCUMENT No. 2145469 AND PARCELS A & B AS DESCRIBED IN DOCUMENT No. 2321278; ALL BEING LOCATED IN PRIVATE CLAIMS 33 & 34, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Corey W. Kalkofen, Wisconsin Professional Land Surveyor S-2726, certify that I have surveyed, divided and mapped all of Lots 1, 2 & 3 of Certified Survey Map No. 4860, recorded in Volume 26 of Certified Survey Maps on Page 4680, as Document No. 1581968; all of Lot 1 of Certified Survey Map No. 7279, recorded in Volume 43 of Certified Survey Maps on Page 7279, as Document No. 2088808; part of vacated Blackwell Street as described in Document No. 2145469 and Parcels A & B as described in Document No. 2321278; all being located in Private Claims 33 & 34, City of Kaukauna, Outagamie County, Wisconsin containing 79,352 square feet (1.822 acres) of land and more fully described as follows:

Commencing at Outagamie County Monument No. 42118132018, located on the Northeast line of Private Claim 34; thence S40°39'34"E, 586.78 feet along said Northeast line of Private Claim 34 to the Northwestern right-of-way line of Desnoyer Street and the Point of Beginning; thence S35°12'30"W, 207.36 feet along said Northwestern right-of-way line to the Southeast corner of Lot 2 of said Certified Survey Map No. 7279; thence N54°42'49"E, 116.57 feet along the East line of said Lot 2 to the Northeast corner thereof; thence N54°46'38"W, 141.59 feet along the West line of Lot 1 of said Certified Survey Map No. 7279 to the centerline of vacated Blackwell Street per Document No. 2145469; thence S35°14'01"W, 38.70 feet along said centerline to Northeasterly right-of-way line of Walnut Street; thence N40°20'45"W, 25.81 feet along said Northeasterly right-of-way line to the Northwestern right-of-way line of Blackwell Street; thence S35°14'01"W, 30.97 feet along said Northwestern right-of-way line to the Southwest corner of said Lot 1 of Certified Survey Map No. 4680; thence N40°20'45"W, 31.55 feet along the West line of said Lot 1 to the Northwest corner thereof and the Southeasterly right-of-way line of the Fox Valley & Western Limited Railroad; thence N39°25'45"E, 341.53 feet along said Southeasterly right-of-way line to the Northeast corner of said Lot 1 of Certified Survey Map No. 4680 and the Northerly most corner of Lands described in Document No. 2321278; thence S43°09'17"E, 294.67 feet along the Northeasterly line of said Lands to the Southeasterly corner thereof; thence S35°12'30"W, 18.64 feet along the Southeasterly line of said Lands to the Point of Beginning.

That I have made this survey by the direction of the Owner(s) of said Land.

I further certify that this map is a correct representation of all exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes and the City of Kaukauna Subdivision Ordinances in surveying, dividing and mapping the same.

Dated this _____ day of _____, 20____

Corey W. Kalkofen, S-2726
Wisconsin Professional Land Surveyor

McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

LEGEND

- - 3/4" x 18" ROUND STEEL REBAR WEIGHING 1.5 lbs./lineal ft. SET
- x - CHISELED "X" FOUND
- ✂ - 3/4" STEEL REBAR FOUND
- - 1.315" O.D. IRON PIPE FOUND
- ⊕ - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
- S.F. - SQUARE FEET
- () - RECORDED BEARING AND/OR DISTANCE
-  - EXISTING BUILDING

CERTIFIED SURVEY MAP

SHEET 3 OF 4

ALL OF LOTS 1, 2 & 3 OF CERTIFIED SURVEY MAP No. 4860, RECORDED IN VOLUME 26 OF CERTIFIED SURVEY MAPS ON PAGE 4680, AS DOCUMENT No. 1581968; ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 7279, RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS ON PAGE 7279, AS DOCUMENT No. 2088808; PART OF VACATED BLACKWELL STREET AS DESCRIBED IN DOCUMENT No. 2145469 AND PARCELS A & B AS DESCRIBED IN DOCUMENT No. 2321278; ALL BEING LOCATED IN PRIVATE CLAIMS 33 & 34, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

CITY OF KAUKAUNA COMMON COUNCIL APPROVAL:

Resolved by the Common Council of the City of Kaukauna, this Certified Survey Map is hereby approved as surveyed and mapped.

Anthony J. Penterman, Mayor_____
Date

STATE OF WISCONSIN

_____)ss
COUNTY OF OUTAGAMIE

I, Sally Kenney, being the duly elected, qualified and acting clerk of the City of Kaukauna, Outagamie County, do hereby certify that the Common Council of the City of Kaukauna passed Resolution Number _____ on _____, authorizing me to issue a certificate of approval of this Certified Survey Map, upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED ON THE _____ day of _____, 2024.

Dated _____

Sally Kenney, City ClerkCERTIFICATE OF CITY TREASURER

I, being the duly elected, qualified and acting City Treasurer, do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments affecting any of the lands included in this Certified Survey Map.

City Treasurer, William Van Rossum_____
DateCERTIFICATE OF COUNTY TREASURER

I, being the duly elected, qualified and acting County Treasurer, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in this Certified Survey Map.

County Treasurer_____
Date_____
Printed NameNOTES

- THIS CSM IS ALL OF TAX PARCEL NOS. 322032000, 322032100, 322031801 AND 322031900.
- THE PROPERTY OWNERS OF RECORD ARE CATHERINE A. HANSEN AND T & D ENTERPRISES 1, LLC.
- THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT NOS. 2067179, 2260134, 2321278 AND 2324189.

CERTIFIED SURVEY MAP

SHEET 4 OF 4

ALL OF LOTS 1, 2 & 3 OF CERTIFIED SURVEY MAP No. 4860, RECORDED IN VOLUME 26 OF CERTIFIED SURVEY MAPS ON PAGE 4680, AS DOCUMENT No. 1581968; ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 7279, RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS ON PAGE 7279, AS DOCUMENT No. 2088808; PART OF VACATED BLACKWELL STREET AS DESCRIBED IN DOCUMENT No. 2145469 AND PARCELS A & B AS DESCRIBED IN DOCUMENT No. 2321278; ALL BEING LOCATED IN PRIVATE CLAIMS 33 & 34, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Catherine A. Hansen, As Owner of Tax Parcel Nos. 322032000, 322032100 & 322031801, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map. I also hereby certify that this Certified Survey Map is required by s. 236.10 or s. 236.12 to be submitted to the following for approval:

City of Kaukauna

Dated this _____ day of _____, 20____.

Catherine A. Hansen

State of _____)
_____)ss
_____ County)

Personally appeared before me on the _____ day of _____, 20____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

Notary Public

_____ County, _____

My commission expires _____

OWNER'S CERTIFICATE

T & D Enterprises 1, LLC, a Wisconsin Limited Liability Company, duly organized and existing under and by virtue of the Laws of the State of Wisconsin, As Owners of Tax Parcel No. 322031900, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map. We also hereby certify that this Certified Survey Map is required by s. 236.10 or s. 236.12 to be submitted to the following for approval:

City of Kaukauna

Dated this _____ day of _____, 20____.

Catherine A. Hansen, Managing Member

State of Wisconsin)
_____)ss
_____ County)

Personally appeared before me on the _____ day of _____, 20____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

Notary Public

_____ County, _____

My commission expires _____