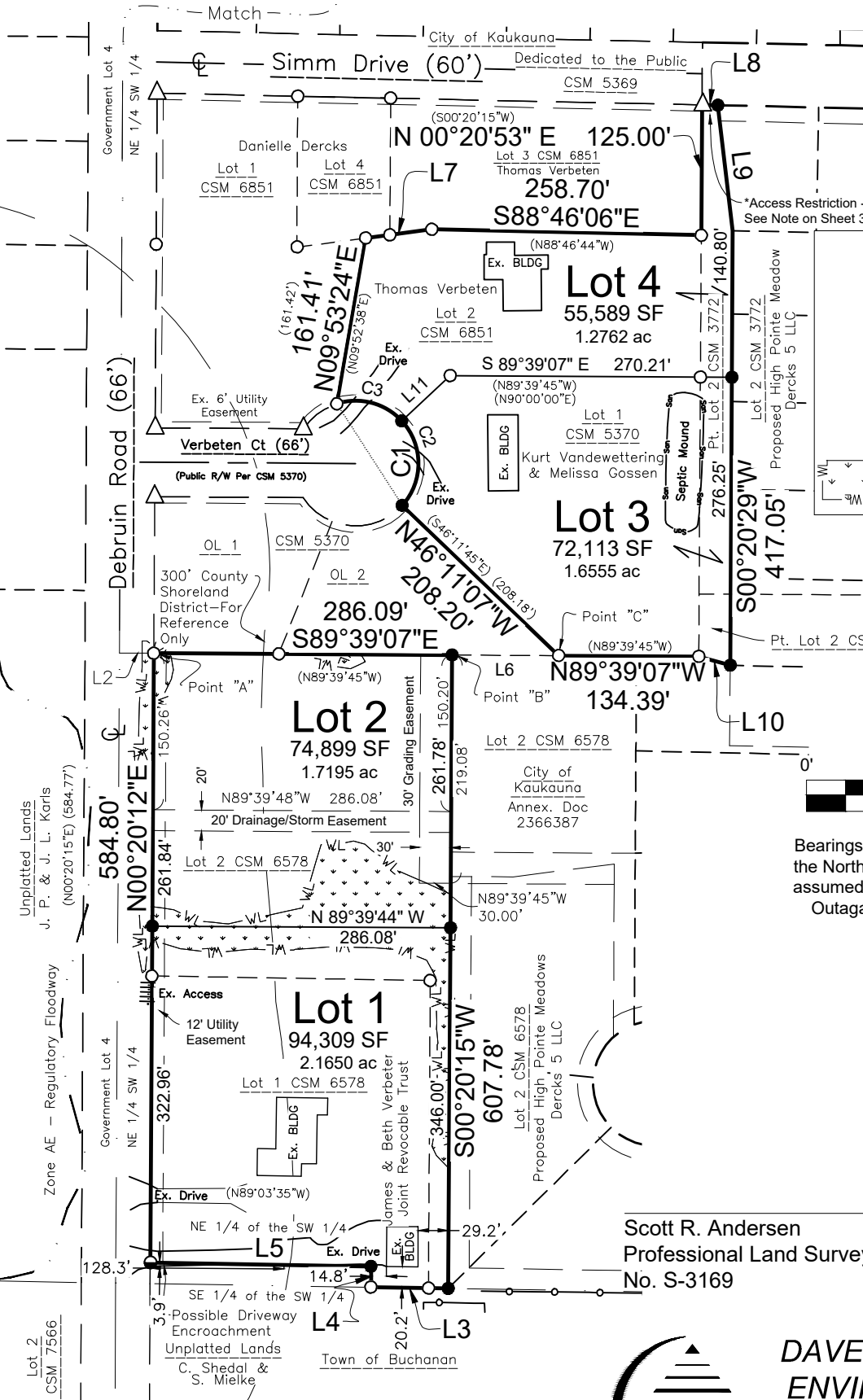
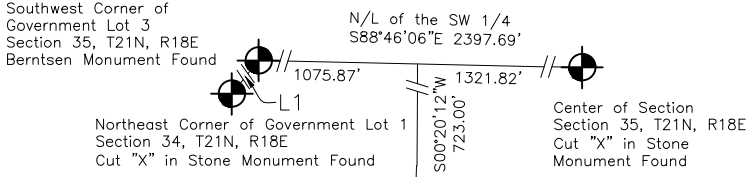


Certified Survey Map No. _____

All of Lot 1 and Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 2, Certified Survey Map No. 6851 (Doc. 2020737); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.



See Notes on Sheet 3

LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1/4" Rebar Found
- 3/4" Rebar Found
- Masonry (PK) Nail Found
- ⊙ Government Corner
- () Recorded As
- ▨ Delineated Wetlands
- Davel Eng. 2026

Scale 1" = 150'

Bearings are referenced to the North line of the Northwest 1/4, Section 35, T21N, R18E, assumed to bear N88°46'06"W, base on the Outagamie County Coordinate System.

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

Date

File: 9254CSM.dwg
Date: 07/02/2026
Drafted By: scott
Sheet: 1 of 11



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

Survey for:
Tom Dercks
W857 CTH ZZ
Kaukauna, WI 54130

Certified Survey Map No. _____

All of Lot 1 and Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 2, Certified Survey Map No. 6851 (Doc. 2020737); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, 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 Town of Buchanan and Outagamie County, and under the direction of Verbeten Development Inc. and James & Beth Verbeten Joint Revocable Trust, Kurt Vandenwettering and Melissa Gossen, Thomas Verbeten, the property owners of said land, I have surveyed, divided, combined 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 1 and Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 2, Certified Survey Map No. 6851 (Doc. 2020737); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin, containing 296,910 Square Feet (6.8162 Acres) of land described as follows:

Commencing at the Southwest Corner of Government Lot 3, Section 35, Township 21 North, Range 18 East; thence, S88°46'06"E, 1075.87 feet; thence, S00°20'12"W, 723.00 feet; thence, S89°39'07"E, 33.00 feet to the point of beginning of the first part of the described parcels, said point being described as "Point A"; thence, S89°39'07"E, 286.09 feet to a point described as "Point B"; thence, S00°20'15"W, 607.78 feet; thence, N89°03'15"W, 74.09 feet; thence, N00°20'12"E, 20.00 feet; thence, N89°03'15"W, 212.00 feet to the East Right of Way Line of Debruin Road; thence, N00°20'12"E along said Right of Way Line, 584.80 feet to "Point A"; thence, S89°39'07"E, 286.09 feet to "Point B"; thence, S89°39'07"E, 102.38 feet to the Point of Beginning of the second part of the described parcels, said point being "Point C"; thence, N46°11'07"W, 208.20 feet; thence along the arc of a curve turning to the left with an arc length of 156.90 feet, with a radius of 60.02 feet, with a central angle of 149°46'33", which has a chord that bears N32°49'57"W, 115.89 feet; thence, N09°53'24"E, 161.41 feet; thence, N82°26'00"E, 64.11 feet; thence, S88°46'06"E, 258.70 feet; thence, N00°20'53"E, 125.00 feet; thence, S88°46'06"E, 15.19 feet; thence, S06°46'06"E, 121.15 feet; thence, S00°20'29"W, 417.05 feet; thence, N74°23'12"W, 31.35 feet; thence, N89°39'07"W, 134.39 feet; which is the point of beginning and "Point C". Described Parcels are Subject to all easements and restrictions of record.

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

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

LINE TABLE			
Line	Bearing		Length
L1	S 38°32'53" W		400.08'
L2	S 89°39'07" E		33.00'
L3	N 89°03'15" W	(N89°03'35"W)	74.09'
L4	N 00°20'12" E	(N00°20'15"E)	20.00'
L5	N 89°03'15" W	(N89°03'35"W)	212.00'
L6	S 89°39'07" E		102.38'
L7	N 82°26'00" E	(N82°24'38"E)	64.11'
L8	S 88°46'06" E		15.19'
L9	S 06°46'06" E		121.15'
L10	N 74°23'12" W		31.35'
L11	N 47°07'39" E	(N47°07'01"W)	63.89'

CURVE TABLE											
Curve	Radius		Chord Direction		Chord Length		Arc Length		Central Angle		Tangent Bearing -in/out
C1	60.02'		N 32°49'57" W		115.89'		156.90'		149°46'33"		N 42°03'20" E / S72°16'47"W
C2	60.02'	(60.00')	N 00°23'56" W	(N00°15'55"W)	81.03'	(82.07')	88.95'	(90.37')	84°54'33"	(86°18'03")	N 42°03'20" E / N42°51'13"W
C3	60.02'	(60.00')	N 75°17'13" W	(S75°22'42"E)	64.38'	(64.30')	67.95'	(67.85')	64°52'00"	(64°48'03")	N 42°51'13" W / S72°16'47"W

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Drafted By: scott
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Certified Survey Map No. _____

All of Lot 1 and Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 2, Certified Survey Map No. 6851 (Doc. 2020737); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

Additional action is required.

This map does NOT transfer ownership of the property or properties shown. Sale or transfer of ownership requires a separate document to be recorded at the Register of Deeds office. No lot or parcel shall hereafter be created or altered by deed or any other means other than by an approved and recorded certified survey map or subdivision plat.

Survey Notes:

-Right-to-farm statement.

The lots created on this map are adjacent to properties that, as of the date of this document, are being used for agricultural purposes. Some individuals believe the activities associated with the agricultural use constitute a nuisance or conflict with the quiet enjoyment of their property. This statement is intended to provide third parties with notice agricultural activities may exist on the adjacent properties.

-Drain tile statement.

Any agricultural drain tile which is disturbed, cut or broken as part of the development of the CSM or excavation for construction must be repaired and/or relocated to allow for the drain tile to continue to drain as originally designed. The cost of repair and/or replacement of the drain tile must be borne by the party damaging the drain tile.

-Floodplain Information

(Subject Site per FIRM Map No. 55087C0456D with and effective date of July 22, 2010.)

a) Mapped as "Zone X": Area determined to be outside the 0.2% annual chance floodplain.

-Wetland Notes - Hydric Soils:

Prior to development, a wetland delineation may be required on lots 1-4 per Town of Buchanan Stormwater Ordinance. A wetland buffer is required and is regulated by the susceptibility of the wetland and shall be shown on the construction documents.

****Wetlands Shown were delineated by Davel Engineering (May 2026) and valid for 5 years given no permitting or impact to them. It is under the regulation of the Town of Buchanan, Outagamie County and Wisconsin Department of Natural Resources to require an updated or new delineation prior to development.**

Access Restriction Clause:

Lot 4 on this Certified Survey Map is hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any roadway lying within the right-of-way of Simm Drive, UNLESS land is annexed to the City of Kaukauna. It is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Stats., and shall be enforceable by the City of Kaukauna or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

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

File: 9254CSM.dwg
Date: 07/02/2026
Drafted By: scott
Sheet: 3 of 11

Certified Survey Map No. _____

All of Lot 1 and Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 2, Certified Survey Map No. 6851 (Doc. 2020737); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

Drainage, Grading and Storm Sewer Easement Provisions

An easement for Drainage, Grading and Storm Sewer Easement Provisions is hereby granted by:

Dercks 5, LLC, their respective lessees, successors, heirs or assigns, (Grantor), to:

THE CITY OF KAUKAUNA, (Grantee),
THE TOWN OF BUCHANAN, (Grantee),

This Grantor, their respective lessees, successors, heirs or assigns, shall have full use and enjoyment of the property referenced above provided that such use does not interfere with Grantee's right to install, replace, operate, maintain and repair said Drainage, Grading, Storm Sewer and associated appurtenances.

Buchanan drainage and grading easement restrictions. The following uses, structures and activities are prohibited in any easement or outlot used for drainage: filling, grading and excavating except for the construction of public streets, utility crossings and drainage improvements and facilities; construction or placement of any building or structure including fences; the cultivation of crops, fruits or vegetables; the planting of trees or shrubs; the dumping or depositing of ashes, waste, compost, temporary fill, or materials of any kind or nature; the storage of vehicles, equipment, materials, or personal property of any kind. These restrictions may be enforced by any lot owner, homeowners' association or the Town of Buchanan or the City of Kaukauna by proceedings in law or equity against any person violating or attempting to violate the restriction.

Drainage maintenance easement. The Town of Buchanan and the City of Kaukauna shall each have the independent and unqualified right to enter upon any easement area or outlot designated for drainage and grading for the purposes of inspection, maintenance, repair, and replacement of drainageways, drainage facilities, and drainage improvements.

Each municipality may, in its discretion, perform such work and assess the cost of such inspection, maintenance, repair, and replacement, including administrative costs, to all lots benefited thereby. Such costs shall be levied as special assessments and placed on the annual tax roll.

The purchase or ownership of any lot shall constitute a waiver of objection to such assessments and an agreement to pay said assessments.

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

In the presence of: Dercks 5, LLC

_____	_____	_____
Managing Member	Print Name	Date
State of Wisconsin))SS _____ County)		

Personally came before me on the day of _____, 2026, 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

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

File: 9254CSM.dwg
Date: 07/02/2026
Drafted By: scott
Sheet: 4 of 11

Certified Survey Map No. _____

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12' Utility Easement Provisions

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

James & Beth Verbeten Joint Revocable Trust, 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.

In the Presence of: James & Beth Verbeten Joint Revocable Trust

By _____ print name _____ Title _____

By _____ print name _____ Title _____

State of Wisconsin)
)SS
 _____ County)

Personally came before me on the ____ 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.

Notary Public, Wisconsin
My Commission Expires _____

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169 File: 9254CSM.dwg
Date: 07/02/2026
Drafted By: scott
Sheet: 5 of 11

Certified Survey Map No. _____

All of Lot 1 and Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 2, Certified Survey Map No. 6851 (Doc. 2020737); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

12' 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 Public Utility company, 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.

In the Presence of: Dercks 5, LLC

By _____ Date _____

Print name & Title _____

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.

Notary Public, Wisconsin

My commission expires: _____.

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169 File: 9254CSM.dwg
Date: 07/02/2026
Drafted By: scott
Sheet: 6 of 11

Certified Survey Map No. _____

All of Lot 1 and Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 2, Certified Survey Map No. 6851 (Doc. 2020737); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

Corporate Owner's Certificate

Dercks 5, LLC, a corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owners, do hereby certify that we caused the land above described to be surveyed, divided, mapped and dedicated all as shown and represented on this map.

We do 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:

Outagamie County Department of Development & Land Services
Town of Buchanan
City of Kaukauna

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

signed by its authorized representatives, located at _____, Wisconsin, and its corporate seal to be hereunto affixed

this _____ day of _____, 20_____.

In the Presence of: Dercks 5, LLC

By _____

Print name and Title _____

State of Wisconsin)
)SS
_____ County)

Personally came before me on the _____ 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

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

File: 9254CSM.dwg
Date: 07/02/2026
Drafted By: scott
Sheet: 7 of 11

Certified Survey Map No. _____

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Owners' Certificate

As representative of James & Beth Verbeten Joint Revocable Trust, I hereby certify that we caused the land described on this certified survey map to be surveyed, divided, combined, dedicated and mapped all as shown and represented on this map.

We do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Outagamie County Department of Development & Land Services
Town of Buchanan
City of Kaukauna

In the presence of: James & Beth Verbeten Joint Revocable Trust

James Verbeten
Trustee

Beth Verbeten
Trustee

State of Wisconsin)
)SS
_____County)

Personally came before me on the _____ 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

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

File: 9254CSM.dwg
Date: 07/02/2026
Drafted By: scott
Sheet: 8 of 11

Certified Survey Map No. _____

All of Lot 1 and Part of Lot 2, Certified Survey Map No. 6578 (Doc. 1972612); Part of Lot 2, Certified Survey Map No. 3772 (Doc. 1369982); All of Lot 2, Certified Survey Map No. 6851 (Doc. 2020737); All of Lot 1, Certified Survey Map No. 5370 (Doc. 1713456); Being Part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin.

Owners' Certificate

As the property owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, combined and mapped all as shown and represented on this map.

We do 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:

Outagamie County Department of Development & Land Services
Town of Buchanan
City of Kaukauna

Dated this _____ day of _____, 20_____

Thomas M. Verbeten, Owner

State of Wisconsin)
)SS
_____County)

Personally came before me on the _____ 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

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

File: 9254CSM.dwg
Date: 07/02/2026
Drafted By: scott
Sheet: 9 of 11

Certified Survey Map No. _____

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Owners' Certificate

As the property owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, combined and mapped all as shown and represented on this map.

We do 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:

Outagamie County Department of Development & Land Services
Town of Buchanan
City of Kaukauna

Dated this _____ day of _____, 20_____

Kurt Vandewettering, Owner

Melissa Gossen, Owner

State of Wisconsin)
)SS
_____ County)

Personally came before me on the _____ 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

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

File: 9254CSM.dwg
Date: 07/02/2026
Drafted By: scott
Sheet: 10 of 11

