



# 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 Builders & Masonry, Inc., 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 1,852,035 Sq Ft (42.5169 Ac) of land described as follows:

Commencing

feet to the point of beginning.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

## Corporate 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 Builders & Masonry, Inc., 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 \_\_\_\_\_

print name Tom Dercks

Title 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.

Notary Public, Wisconsin

My commission expires: \_\_\_\_\_.

## 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

## 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 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, 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 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.

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

the property owner of record:  
Dercks 5 LLC

Recording Information:  
Doc No.

Parcel Number(s):  
030062307  
323220600  
323220800  
030063500

LINE TABLE		
Line	Bearing	Length
L1	S 01°13'16" W	171.55'
L2	S 00°19'41" W	31.00'
L3	S 10°32'09" E	36.33'
L4	S 32°42'49" E	169.99'
L5	S 00°35'08" W	3.04'
L6	S 00°35'08" W	3.08'
L7	S 32°42'49" E	169.99'
L8	N 89°03'35" W	245.66'
L9	S 89°03'35" E	175.73'
L10	S 00°20'12" W	125.17'
L11	N 57°17'11" E	50.00'

CURVE TABLE						
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in
C1	4970.00'	S 00°46'28" W	77.46'	77.46'	0°53'35"	S 01°13'16" W
C2	1470.00'	N 82°38'23" E	424.43'	425.92'	16°36'03"	S 89°03'35" E
C3	1470.00'	N 89°33'44" E	70.71'	70.72'	2°45'23"	S 89°03'35" E
C4	1470.00'	N 86°29'37" E	86.72'	86.73'	3°22'49"	N 88°11'02" E
C5	1470.00'	N 83°06'48" E	86.72'	86.73'	3°22'49"	N 84°48'13" E
C6	1470.00'	N 79°43'59" E	86.72'	86.73'	3°22'49"	N 81°25'23" E
C7	1470.00'	N 76°11'28" E	95.00'	95.02'	3°42'12"	N 78°02'34" E
C8	230.00'	N 11°19'51" W	6.38'	6.38'	1°35'24"	N 12°07'33" W
C9	170.00'	S 21°37'29" E	65.39'	65.80'	22°10'39"	S 10°32'09" E
C10	130.00'	S 28°44'26" E	18.01'	18.03'	7°56'46"	S 32°42'49" E
C11	130.00'	S 28°44'26" E	18.01'	18.03'	7°56'46"	S 32°42'49" E
C12	130.00'	S 12°05'28" E	57.06'	57.52'	25°21'11"	S 24°46'03" E
C13	70.00'	S 16°03'50" E	40.11'	40.68'	33°17'57"	S 32°42'49" E
C14	230.00'	S 29°55'55" E	22.32'	22.33'	5°33'48"	S 27°09'01" E
C15	1530.00'	N 82°33'42" E	445.88'	447.47'	16°45'26"	S 89°03'35" E

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
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

EASEMENT CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C30	180.00'	S 22°15'42" E	330.16'	417.87'	133°00'48"	S 88°46'06" E	S 44°14'42" W
C31	120.00'	S 23°48'52" E	217.43'	272.08'	129°54'28"	S 88°46'06" E	S 41°08'22" W

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: 07/01/2026  
Drafted By: scott  
Sheet: 2 of 2



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