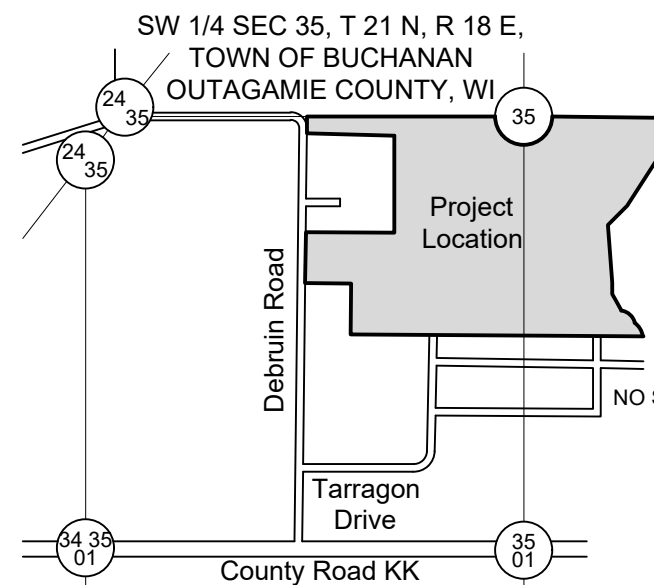


Preliminary Plat of High Pointe Meadows

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.

LOCATION MAP

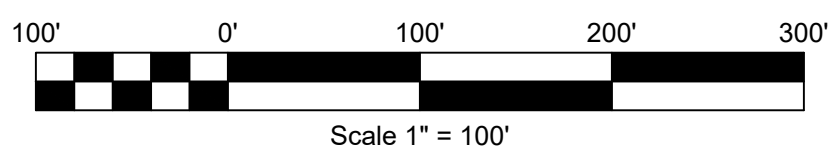


DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1966
www.davelpro

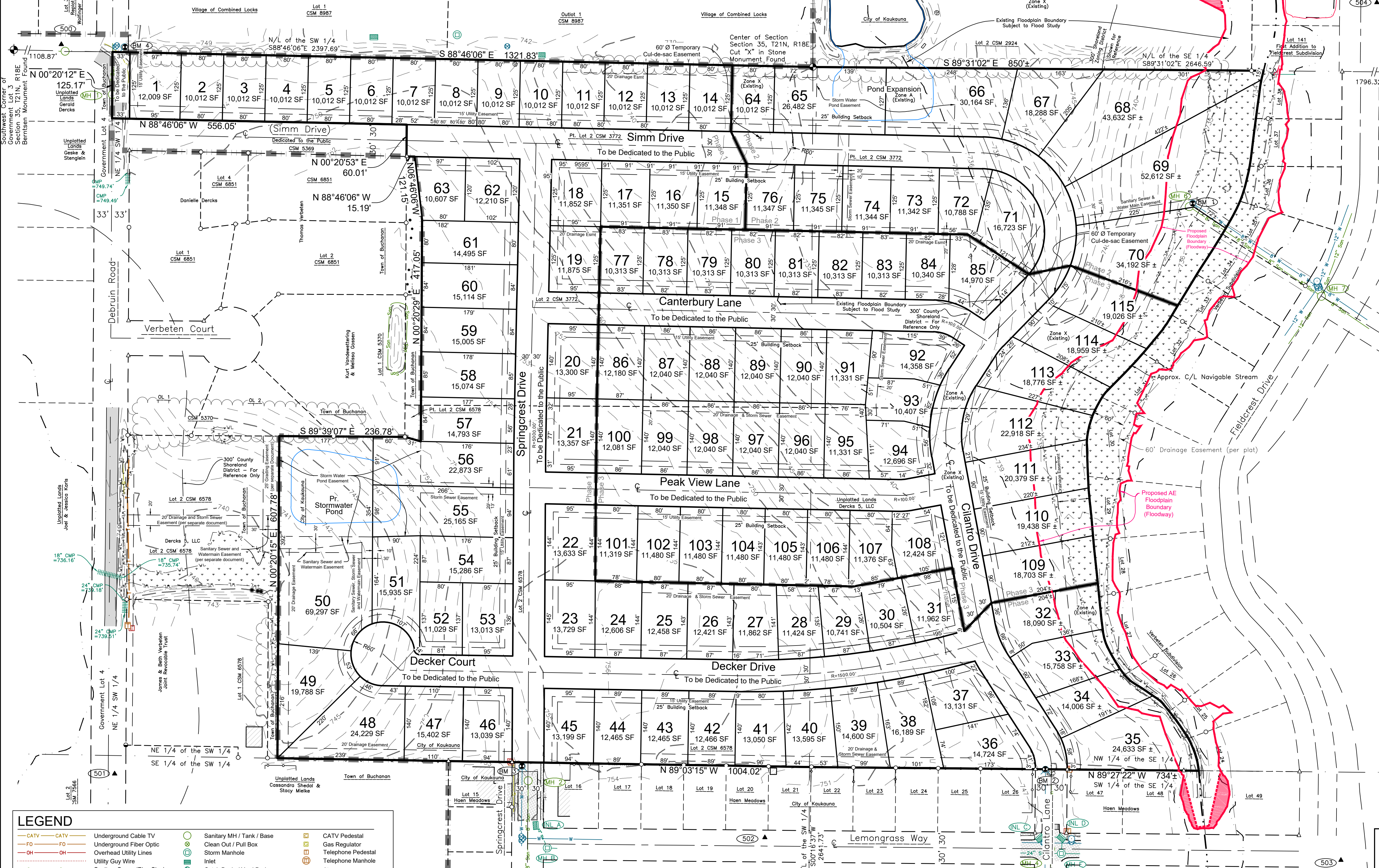
PRELIMINARY PLAT

High Pointe Meadows
City of Kaukauna, Outagamie County, WI
For: Dercks 5, LLC

Date: **06/30/2026**
Filename: **9254Plat.dwg**
Author: **SRA**
Last Saved by: **Kristy**
Page: **1 of 1**



Scale 1" = 100'
Bearings are referenced to the North line of the Southwest 1/4, Section 35, T21N, R18E, assumed to bear N88°46'06"W, base on the Outagamie County Coordinate System.



BENCHMARKS (Datum NAVD88)

BM 0	NGS Benchmark	PID-DE7729, Designation - 4X74	Elev 791.73'
BM 1	Fire Hydrant, Tag Bolt	Northeast Corner of Property	Elev 736.90'
BM 2	Fire Hydrant, Tag Bolt	±150' N of Clantro Ln/Lemongrass Way Int.	Elev 747.84'
BM 3	Fire Hydrant, Tag Bolt	±150' N of Springcrest Dr/Lemongrass Way Int.	Elev 755.22'
BM 4	Fire Hydrant, Tag Bolt	Corner of Debruin Rd/Northeast Corner of Property	Elev 753.95'

Storm Structures

Structure #	Rim	Inv	Size	Material	Direction
INL A	749.34	745.04	12"	PVC	SE
MH B	748.60	743.51	12"	PVC	NW
		743.49	12"	PVC	SW
		743.47	18"	PVC	E
INL C	745.04	741.50	12"	PVC	E
INL D	745.04	741.24	12"	PVC	W
		741.41	12"	PVC	S
MH E	745.44	741.25	12"	PVC	N
		739.64	12"	PVC	E
		739.50	24"	RCP	W
		739.54	30"	RCP	S

Sanitary Structures

Structure #	Rim	Inv	Size	Material	Direction
MH 1	751.40	725.54	8"	PVC	N
		725.54	8"	PVC	S
MH 2	751.85	740.46	8"	PVC	S
MH 3	747.20	732.19	8"	PVC	N
		732.19	8"	PVC	S
		732.19	8"	PVC	E
MH 4	745.71	727.09	8"	PVC	N
		727.09	8"	PVC	S
		727.09	8"	PVC	E
		727.09	8"	PVC	W
		733.86	8"	PVC	W
MH 5	746.12	728.30	8"	PVC	N
		728.30	8"	PVC	S
		728.30	8"	PVC	W
MH 6	735.44	717.93	8"	PVC	SE
MH 7	740.70	716.67	8"	PVC	NW
		716.67	12"	PVC	SW
		716.67	12"	PVC	NE

Horizontal Control

PN9254 - (Town of Buchanan)
2026-01-19
Davel Engineering and Environmental
Horizontal Control (per Outagamie County Coordinate System)

Point Number	Northing	Easting	Description
500	558166.00	858253.75	CPT MAG
501	556789.64	858354.40	CPT MAG
502	556669.44	859581.30	CPT MAG
503	556626.74	860668.25	CPT MAG
504	558245.05	860736.07	CPT MAG

LEGEND	
	CATV
	Undergound Cable TV
	Undergound Fiber Optic
	Overhead Utility Lines
	Utility Guy Wire
	Sanitary Sewer (Pipe Size)
	Storm Sewer (Pipe Size)
	Undergound Electric
	Undergound Gas Line
	Undergound Telephone
	Water Main (Pipe Size)
	Fence - Steel
	Fence - Wood
	Fence - Barbed Wire
	Trenchline
	Culvert
	Index Contour - Existing
	Intermediate Contour - Existing
	Sanitary MH / Tank / Base
	Clean Out / Pull Box
	Storm Manhole
	Inlet
	Catch Basin / Yard Drain
	Water MH / Well
	Curb Stop
	Hydrant
	Utility Valve
	Utility Meter
	Fence - Steel
	Fence - Wood
	Fence - Barbed Wire
	Trenchline
	Culvert
	Index Contour - Existing
	Intermediate Contour - Existing
	CATV Pedestal
	Gas Regulator
	Telephone Pedestal
	Telephone Manhole
	Sign
	Post / Guard Post
	Deciduous Tree
	Coniferous Tree
	Bush / Hedge
	Benchmark
	Asphalt Pavement
	Concrete Pavement
	Gravel
	Ex Spot Elevation
	Delineated Wetlands
	May 2026 - Davel Eng.

SUPPLEMENTARY DATA
Total Area = 2,079,645 SF 47.7421 acres
R/W Area = 383,787 SF 8.8105 acres
Net Area = 1,695,858 SF 38.9315 acres
Number of Lots = 115
Average lot size = 14,593 SF
Typical lot dimension = 80'x 125'
Lineal feet of street = 6,436 LF

Existing zoning = General Agriculture
Proposed zoning = RSF
Approving Authorities
City of Kaukauna
Objecting Authorities
Department of Administration
Outagamie County

Phase 1:
Total Area = 1,111,122 SF 25.5079 acres
R/W Area = 212,455 SF 4.8773 acres
Net Area = 898,667 SF 20.6306 acres
Number of Lots = 63
Lineal feet of street = 3,522 LF

Phase 2:
Total Area = 334,252 SF 7.6734 acres
R/W Area = 45,981 SF 1.0548 acres
Net Area = 288,306 SF 6.6186 acres
Number of Lots = 13
Lineal feet of street = 766 LF

Phase 3:
Total Area = 634,271 SF 14.5609 acres
R/W Area = 125,351 SF 2.8777 acres
Net Area = 508,920 SF 11.6832 acres
Number of Lots = 39
Lineal feet of street = 2,149 LF

SURVEYOR'S CERTIFICATE

I, Scott R. Andersen, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the City of Kaukauna.

Scott R. Andersen, P.L.S. No. S-3169 Date

NOTES
• Utility and Drainage Easements will be shown on Final Plat
• ALL of the Platted Lands to be Annexed to the City of Kaukauna - Petition Filed with DOA and City