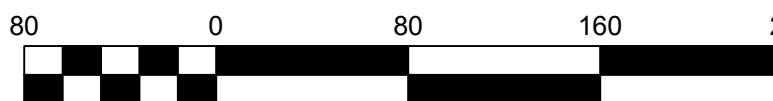
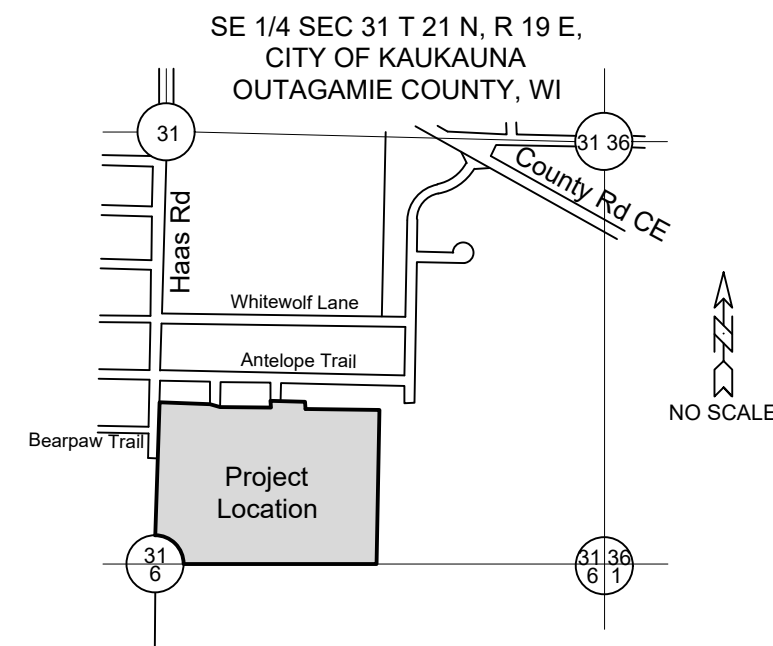


# Blue Stem Meadows 3

Part of Lot 3 and all of Lot 4, Certified Survey Map being located in Southeast 1/4 of the Northeast 1/4,  
Section 31, Township 21 North, Range 19 East, City of Kaukauna, Wisconsin

## LOCATION MAP



Bearings are referenced to the South line of the  
Northeast 1/4, Section 31, T21N, R19E,  
assumed to bear N89°04'10\"/>

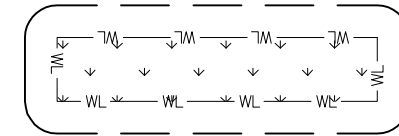
## NOTES

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All bearings are computed and measured to the nearest second.
3. Lots 67-70 are un-buildable until such time as the future Haas Road is dedicated and improvements are accepted by the City of Kaukauna.

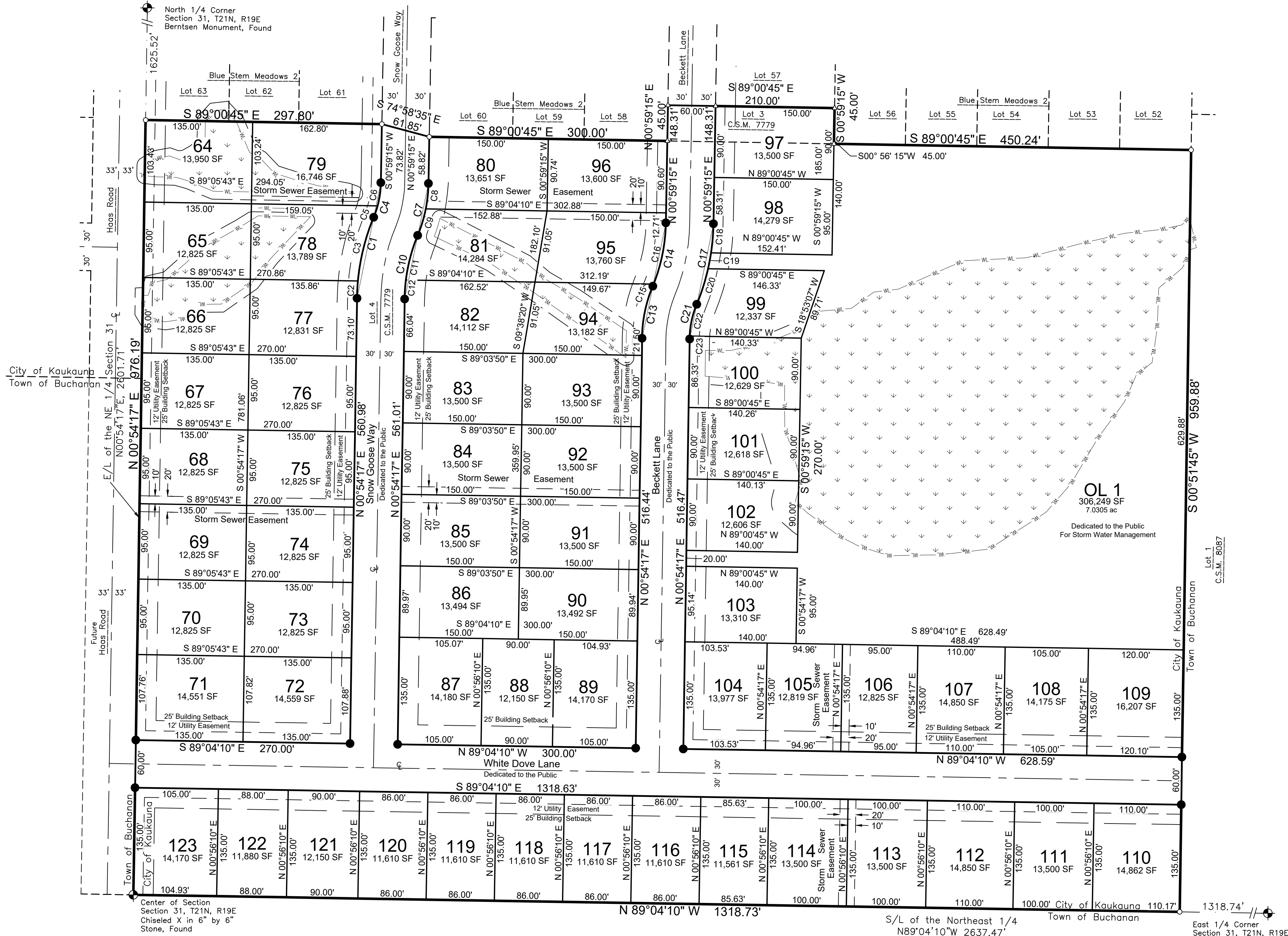
## LEGEND

- △ 1/4" Rebar Found
- 3/4" Rebar Found
- 2.3" O.D. x 18" Steel Iron Pipe @ 3.65 lbs/LF SET
- All other corners  
3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot areas in square feet

Delineated Wetlands  
W/10' Protective Buffer



CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	280.00'	N 11°37'42\"/>	104.20'	104.81'	21°26'50\"/>	N 00°54'17\"/>	N 22°21'07\"/>
C2	280.00'	S 03°08'51\"/>	21.92'	21.92'	4°29'08\"/>	S 00°54'17\"/>	S 05°23'25\"/>
C3	280.00'	S 13°52'16\"/>	82.59'	82.89'	16°57'42\"/>	S 05°23'25\"/>	S 22°21'07\"/>
C4	120.00'	N 11°40'11\"/>	44.49'	44.75'	21°21'52\"/>	N 22°21'07\"/>	N 00°59'15\"/>
C5	120.00'	N 18°42'33\"/>	15.25'	15.26'	7°17'08\"/>	N 22°21'07\"/>	N 15°03'59\"/>
C6	120.00'	N 08°01'37\"/>	29.41'	29.49'	14°04'44\"/>	N 15°03'59\"/>	N 00°59'15\"/>
C7	180.00'	N 11°40'11\"/>	66.73'	67.12'	21°21'52\"/>	N 22°21'07\"/>	N 00°59'15\"/>
C8	180.00'	N 06°06'59\"/>	32.18'	32.23'	10°15'27\"/>	N 11°14'42\"/>	N 00°59'15\"/>
C9	180.00'	N 16°47'55\"/>	34.84'	34.89'	11°06'25\"/>	N 22°21'07\"/>	N 11°14'42\"/>
C10	220.00'	N 11°37'42\"/>	81.87'	82.35'	21°26'50\"/>	N 00°54'17\"/>	N 22°21'07\"/>
C11	220.00'	N 14°45'17\"/>	58.17'	58.34'	15°11'40\"/>	N 07°09'27\"/>	N 22°21'07\"/>
C12	220.00'	N 04°01'52\"/>	24.00'	24.01'	6°15'10\"/>	N 00°54'17\"/>	N 07°09'27\"/>
C13	180.00'	N 11°36'56\"/>	66.91'	67.30'	21°25'19\"/>	N 00°54'17\"/>	N 22°19'36\"/>
C14	220.00'	N 11°39'25\"/>	81.46'	81.94'	21°20'21\"/>	N 22°19'36\"/>	N 00°59'15\"/>
C15	220.00'	S 21°56'36\"/>	2.94'	2.94'	0°46'01\"/>	S 22°19'36\"/>	S 21°33'35\"/>
C16	220.00'	N 11°16'25\"/>	78.57'	78.99'	20°34'20\"/>	N 21°33'35\"/>	N 00°59'15\"/>
C17	280.00'	N 11°39'25\"/>	103.68'	104.28'	21°20'21\"/>	N 22°19'36\"/>	N 00°59'15\"/>
C18	280.00'	N 04°45'09\"/>	36.77'	36.80'	7°31'48\"/>	N 08°31'03\"/>	N 00°59'15\"/>
C20	280.00'	N 17°29'52\"/>	47.14'	47.20'	9°39'27\"/>	N 22°19'36\"/>	N 12°40'09\"/>
C21	120.00'	N 11°36'56\"/>	44.61'	44.87'	21°25'19\"/>	N 00°54'17\"/>	N 22°19'36\"/>
C22	120.00'	N 12°29'30\"/>	40.99'	41.20'	19°40'11\"/>	N 02°39'25\"/>	N 22°19'36\"/>
C23	120.00'	N 01°46'51\"/>	3.67'	3.67'	1°45'08\"/>	N 00°54'17\"/>	N 02°39'25\"/>



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



James R. Sehloff PLS 2692 Date \_\_\_\_\_

File: 4198Final3.dwg  
Date: 12/09/2022  
Drafted By: Jim  
Sheet: 1 of 2  
Revision Date: Dec 09, 2022



**DAVEL ENGINEERING &  
ENVIRONMENTAL, INC.**  
Civil Engineers and Land Surveyors  
1164 Province Terrace, Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-441-0804  
www.davel.pro

# Blue Stem Meadows 3

Part of Lot 3 and all of Lot 4, Certified Survey Map being located in Southeast 1/4 of the Northeast 1/4, Section 31, Township 21 North, Range 19 East, City of Kaukauna, Wisconsin County, Wisconsin

## Surveyor's Certificate

I, James R. Sehloff, 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 under the direction of Dercks Dewitt, LLC, owner of said land, I have surveyed divided and mapped Blue Stem Meadows 3; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all Part of Lot 3 and all of Lot 4, Certified Survey Map being located in Southeast 1/4 of the Northeast 1/4, Section 31, Township 21 North, Range 19 East, City of Kaukauna, Wisconsin County, Wisconsin, containing 1,280,719 Square Feet (29.4013 Ac) of land described as follows:

Commencing at the North 1/4 corner of Section 31; thence, along the West line of the Northeast 1/4 of said Section 31, S00°54'17"W, 1625.52 feet to the Southwest corner of Blue Stem Meadows 2 said point also being the point of beginning; thence, along the South line of said Blue Stem Meadows 2, S89°00'45"E, 297.80 feet, thence, continuing along said South line, S74°58'35"E, 61.85 feet; thence, continuing, along said South line, S89°00'45"E, 300.00 feet; thence, continuing along said South line, N00°59'15"E, 45.00 feet; thence, continuing along said South line, S89°00'45"E, 210.00 feet; thence, continuing along said South line, S00°59'15"W, 45.00 feet; thence, along said South line, S89°00'45"E, 450.24 feet to the West line of Certified Survey Map 8087; thence, along the West line of said Certified Survey Map 8087, S00°51'45"W, 959.88 feet to the South line of the Northeast 1/4; thence, along the said South line, N89°04'10"W, 1318.73 feet to the Center of Section 31; thence, along the West line of the Northeast 1/4 of Section 31, N00°54'27"E, 976.19 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692

## Owner's Certificate of Dedication

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

Dercks Dewitt, 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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

In the presence of: Dercks Dewitt, LLC

Tom Dercks, Managing Member

State of Wisconsin)  
\_\_\_\_\_ County) ss

Personally came before me this \_\_\_\_\_ 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

## Utility Easement Provisions

An non exclusive easement for electric, Natural Gas and communications service is hereby granted by Dercks Dewitt, LLC, Grantor

Kaukauna Utilities  
Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee, AT&T and Spectrum

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 for such purposes as the same is now and may hereafter be used and for sounds and signals, 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 electrical facilities or communication 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 the Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the 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.

Tom Dercks, Managing Member

Date

## Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' 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

Date

County Treasurer

Date

## City of Kaukauna Common Council Approval Certificate

Resolved, that the plat of Blue Stem Meadows in the City of Kaukauna, Dercks Dewitt, LLC, owner, is hereby approved by the Common Council.

Mayor

Date

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

City Clerk

Date

## City of Kaukauna Drainage Easement Restrictions:

The following uses and structures are prohibited within all Drainage Easements in the subdivision plat of Blue Stem Meadows 3; 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 ay 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 Blue Stem Meadows 3 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 Blue Stem Meadows 3, will have sidewalk.

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

the property owner of record:  
Dercks Dewitt, LLC

Recording Information:  
Doc No. 2162521

Parcel Number(s):  
Part of 325-1198-00  
Part of 325-1200-00

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



**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
*Civil Engineers and Land Surveyors*

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File: 4198Final3.dwg  
Date: 12/07/2022  
Drafted By: Jim  
Sheet: 2 of 2  
Revision Date: Dec 07, 2022