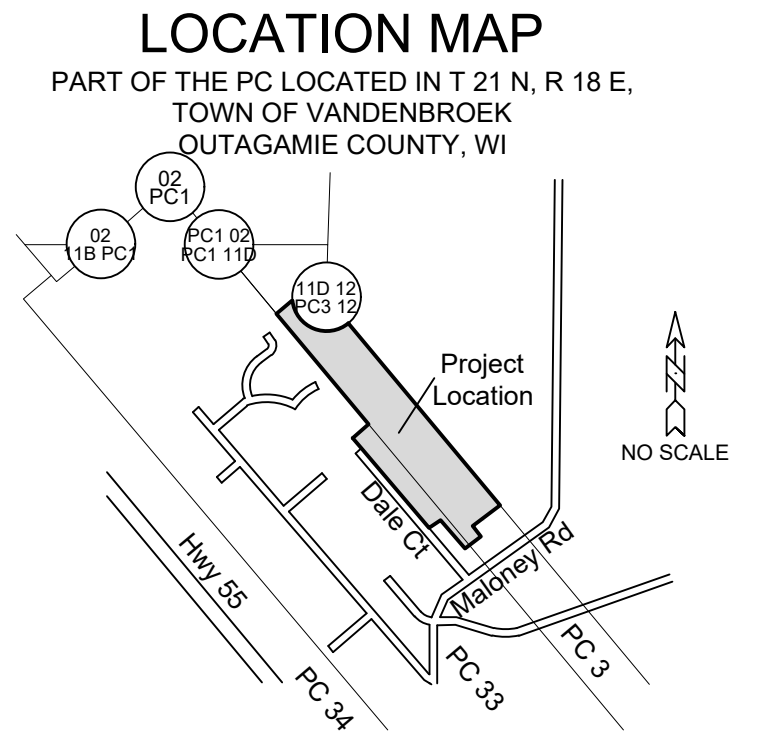


Preliminary Plat of Country Trails

Part of Private Claim 3 and Private Claim 33 of Section Private Claim 1,
Township 21 North, Range 18 East, Town of Vandebroek, Outagamie County, Wisconsin

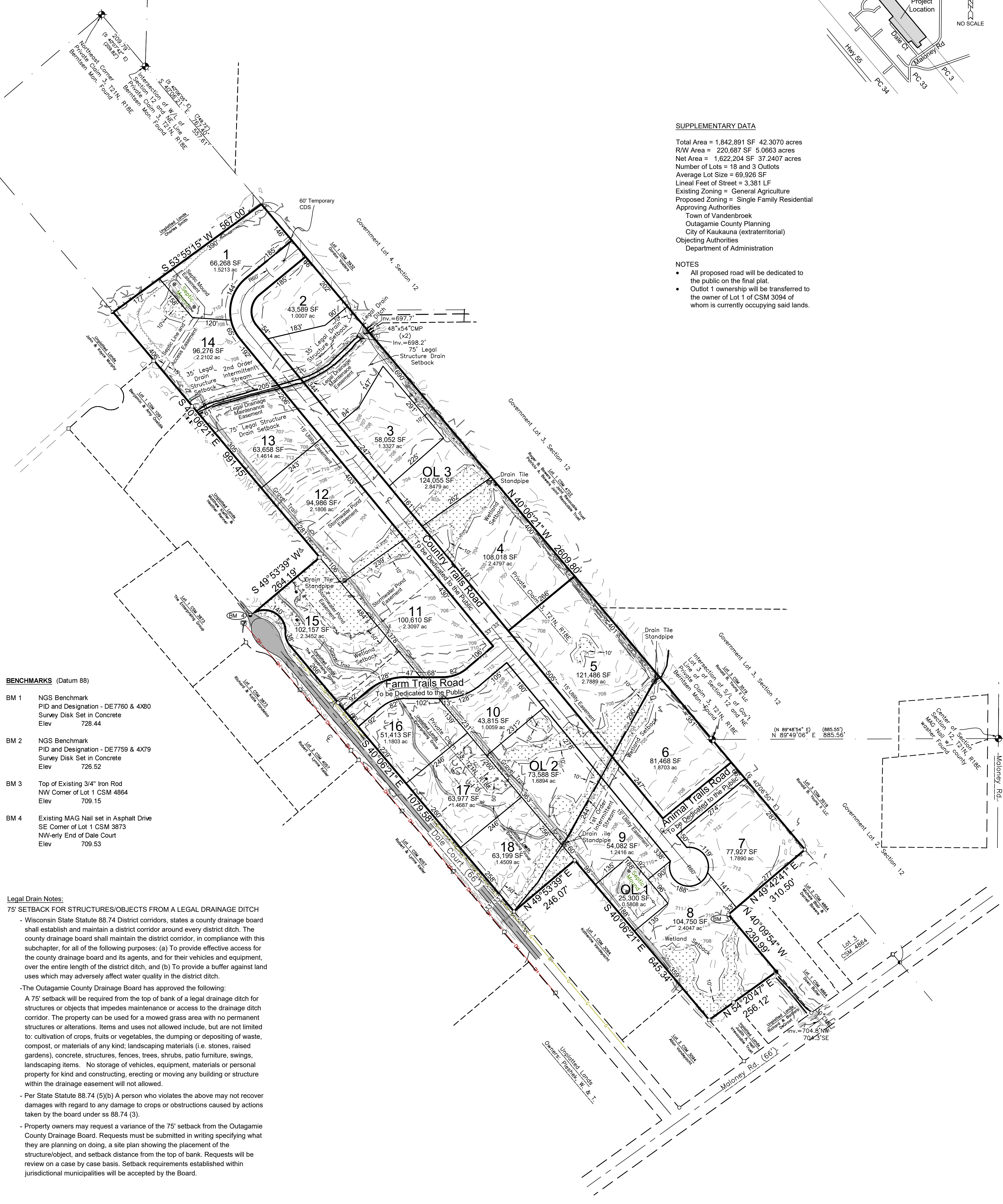


SUPPLEMENTARY DATA

Total Area = 1,842,891 SF 42.3070 acres
 R/W Area = 220,687 SF 5.0663 acres
 Net Area = 1,622,204 SF 37.2407 acres
 Number of Lots = 18 and 3 Outlots
 Average Lot Size = 69,926 SF
 Lineal Feet of Street = 3,381 LF
 Existing Zoning = General Agriculture
 Proposed Zoning = Single Family Residential
 Approving Authorities
 Town of Vandebroek
 Outagamie County Planning
 City of Kaukauna (extraterritorial)
 Objecting Authorities
 Department of Administration

NOTES

- All proposed road will be dedicated to the public on the final plat.
- Outlot 1 ownership will be transferred to the owner of Lot 1 of CSM 3094 of whom is currently occupying said lands.



BENCHMARKS (Datum 88)

- | | |
|------|---|
| BM 1 | NGS Benchmark
PID and Designation - DE7760 & 4X80
Survey Disk Set in Concrete
Elev 728.44 |
| BM 2 | NGS Benchmark
PID and Designation - DE7759 & 4X79
Survey Disk Set in Concrete
Elev 726.52 |
| BM 3 | Top of Existing 3/4" Iron Rod
NW Corner of Lot 1 CSM 4864
Elev 709.15 |
| BM 4 | Existing MAG Nail set in Asphalt Drive
SE Corner of Lot 1 CSM 3873
NW-erly End of Dale Court
Elev 709.53 |

Legal Drain Notes:

75' SETBACK FOR STRUCTURES/OBJECTS FROM A LEGAL DRAINAGE DITCH

- Wisconsin State Statute 88.74 District corridors, states a county drainage board shall establish and maintain a district corridor around every district ditch. The county drainage board shall maintain the district corridor, in compliance with this subchapter, for all of the following purposes: (a) To provide effective access for the county drainage board and its agents, and for their vehicles and equipment, over the entire length of the district ditch, and (b) To provide a buffer against land uses which may adversely affect water quality in the district ditch.

-The Outagamie County Drainage Board has approved the following:
 A 75' setback will be required from the top of bank of a legal drainage ditch for structures or objects that impedes maintenance or access to the drainage ditch corridor. The property can be used for a mowed grass area with no permanent structures or alterations. Items and uses not allowed include, but are not limited to: cultivation of crops, fruits or vegetables, the dumping or depositing of waste, compost, or materials of any kind; landscaping materials (i.e. stones, raised gardens), concrete, structures, fences, trees, shrubs, patio furniture, swings, landscaping items. No storage of vehicles, equipment, materials or personal property for kind and constructing, erecting or moving any building or structure within the drainage easement will not allowed.

- Per State Statute 88.74 (5)(b) A person who violates the above may not recover damages with regard to any damage to crops or obstructions caused by actions taken by the board under ss 88.74 (3).

- Property owners may request a variance of the 75' setback from the Outagamie County Drainage Board. Requests must be submitted in writing specifying what they are planning on doing, a site plan showing the placement of the structure/object, and setback distance from the top of bank. Requests will be review on a case by case basis. Setback requirements established within jurisdictional municipalities will be accepted by the Board.

LEGEND	
	Overhead Electric Lines
	Utility Guy Wire
	Underground Gas Line
	Fence - Steel
	Fence - Barbed Wire
	Treeline
	Culvert
	Index Contour
	Intermediate Contour
	Delineated Wetlands
	Asphalt Pavement
	Gravel
	Sanitary MH / Tank / Base
	Clean Out / Curb Stop / Pull Box
	Catch Basin / Yard Drain
	Water MH / Well
	Utility Valve
	Utility Meter
	Utility Pole
	Guy Wire
	Electric Pedestal
	Electric Transformer
	Air Conditioner
	Telephone Pedestal
	+799.9 Ex Spot Elevation
	CATV Pedestal
	Gas Regulator
	Post / Guard Post
	Soil Boring
	Benchmark
	3/4 x 18 Steel Rebar @ 1.50m/5LF SET
	Masonry (PK) Nail SET
	Rebar Found
	1" O.D. Iron Pipe Found
	2" O.D. Iron Pipe Found
	Masonry (PK) Nail Found
	Government Corner Recorded As

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 Town of Vandebroek and Outagamie County.

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



Bearings are referenced to the N.E. line of Private Claim 3, T21N, R18E, assumed to bear S40°06'21"E, base on the Outagamie County Coordinate System and Found Monuments.

Country Trails
 Town of Vandebroek, Outagamie County, WI
 For: The Enterprising Group

Date	01/18/2024
Filename	6877Plat.dwg
Author	SRA
Last Saved By	Kristy
Page	1 of 1

PRELIMINARY PLAT

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