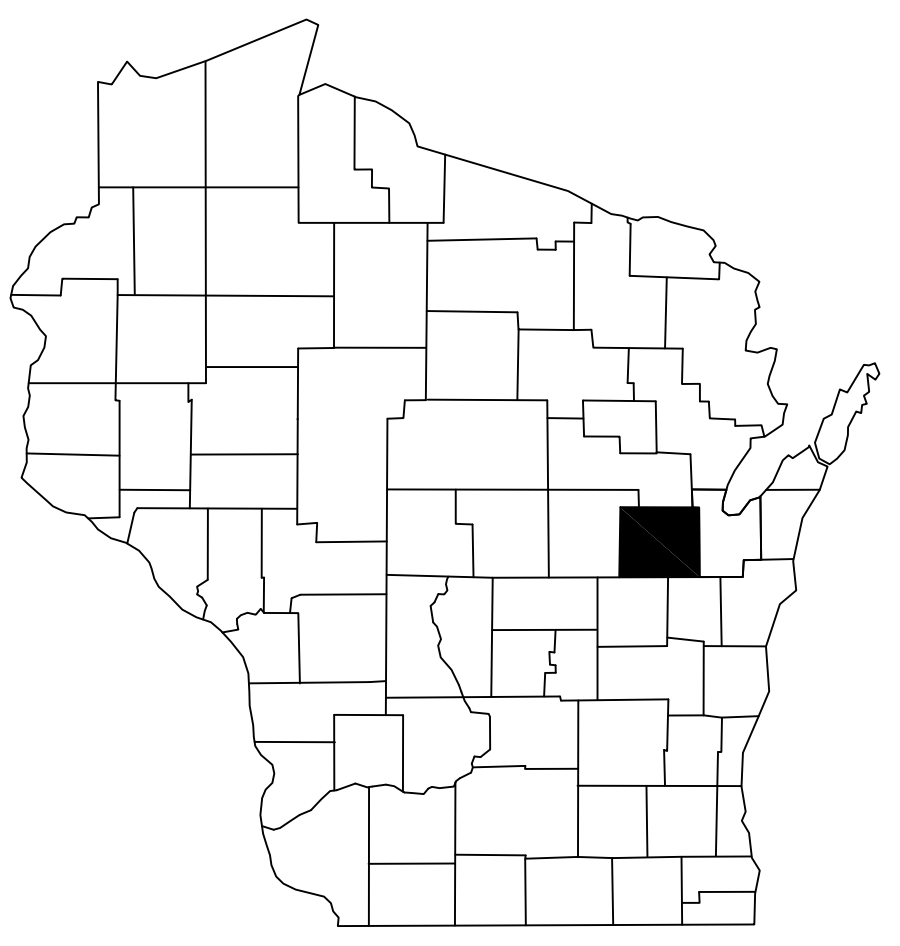


DUQUAINE DEVELOPMENT

THE LEGACY CREEKSIDE APARTMENTS, LLC

CITY OF KAUKAUNA



PROJECT INFORMATION

OWNER(S):	DUQUAINE DEVELOPMENT
PROJECT NAME:	THE LEGACY CREEKSIDE APARTMENTS, LLC
PROJECT DESCRIPTION:	175 UNIT APARTMENT BUILDING SITE WITH ATTACHED GARAGES AND EXTERIOR PARKING.
PROJECT LOCATION:	EVERGREEN DRIVE, WEST OF ARBOR WAY
PARCEL NUMBER(S):	322095500

CONTACT INFORMATION

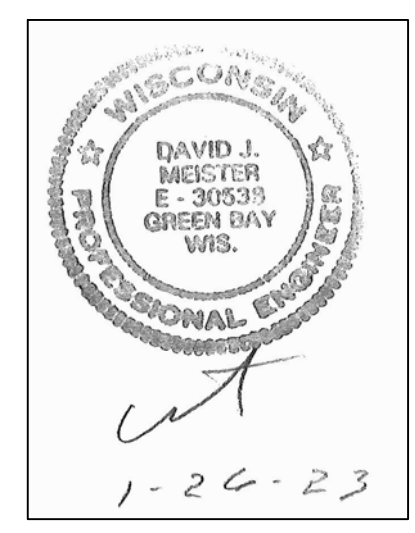
OWNER(S):	DUQUAINE DEVELOPMENT ATTN.: KEITH DUQUAINE, PH.: 920-371-1973 ATTN.: JAKE HOFMANN, PH.: 920-371-8834 4329 NICOLET DRIVE GREEN BAY, WI 54311
ENGINEER:	MAU & ASSOCIATES, LLP CONTACT: DAVID J. MEISTER, P.E. PH.: 920-434-9670 400 SECURITY BLVD. GREEN BAY, WI 54313

SITE STATISTICS:	EXISTING SITE (ACRE)	PROPOSED (ACRE)
SITE		
ROOF AREA:	0	2.17 (18.47%)
PAVED AREA:	0	2.62 (22.30%)
GREEN AREAS:	9.99 (85.02%)	5.20 (44.25%)
WATER BODY:	1.76 (14.98%)	1.76 (14.98%)
IMPERVIOUS AREA:	0	4.79 (40.77%)

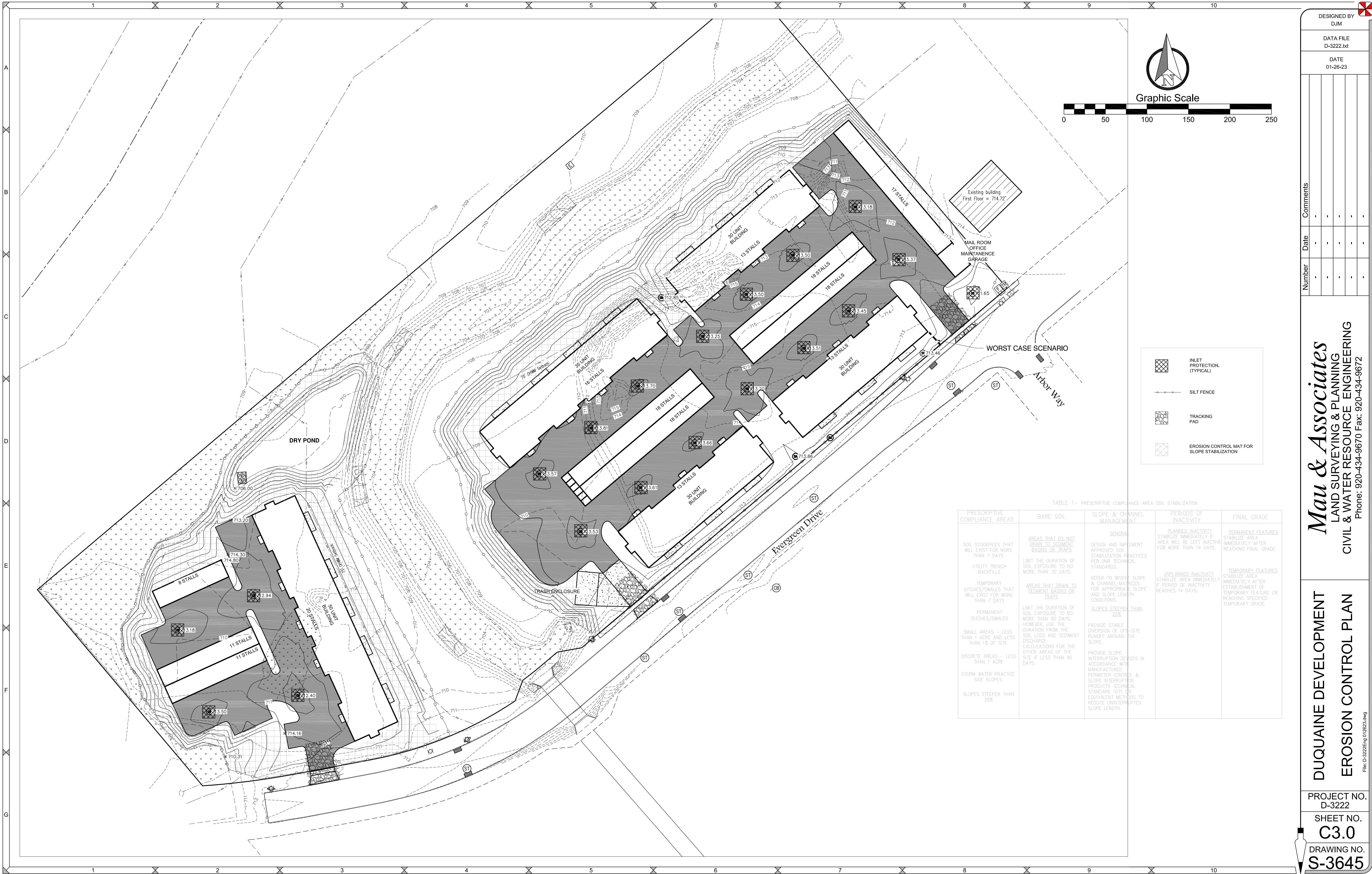


SHEET INDEX:
C1.0 TITLE SHEET
C2.0 SITE LAYOUT PLAN
C3.0 EROSION CONTROL PLAN
C4.0 GRADING PLAN
C5.0 SITE UTILITY PLAN
C6.0 NOTES & DETAILS
C7.0 PLANS FOR DSPS
C8.0 EXISTING WATERSHED
C9.0 PROPOSED WATERSHED
C10.0 LANDSCAPE PLAN
1 of 1 SITE SURVEY

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672



DATE:	01-26-23
PROJECT NO.	D-3222
SHEET NO.	C1.0
DRAWING NO.	S-3645



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Number	Date	Comments
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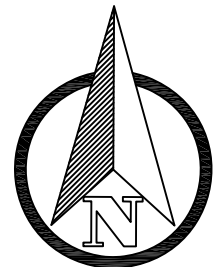
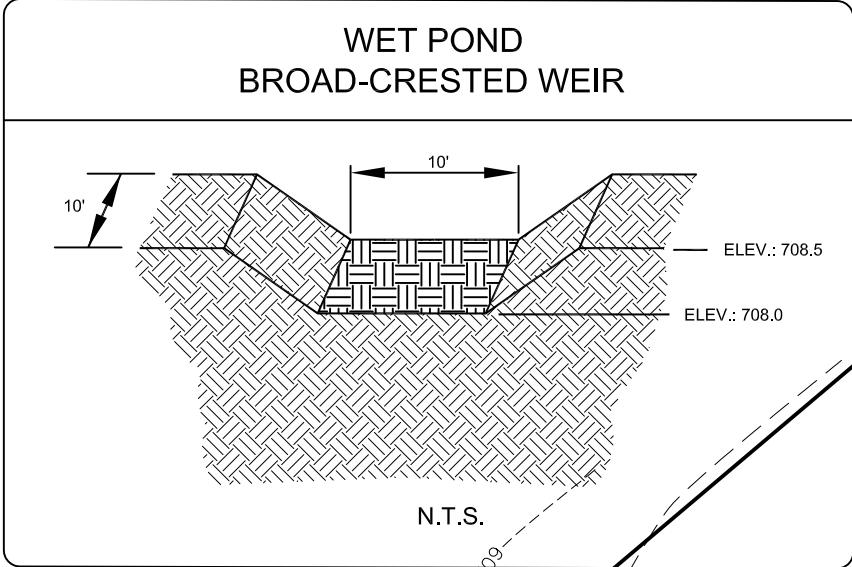
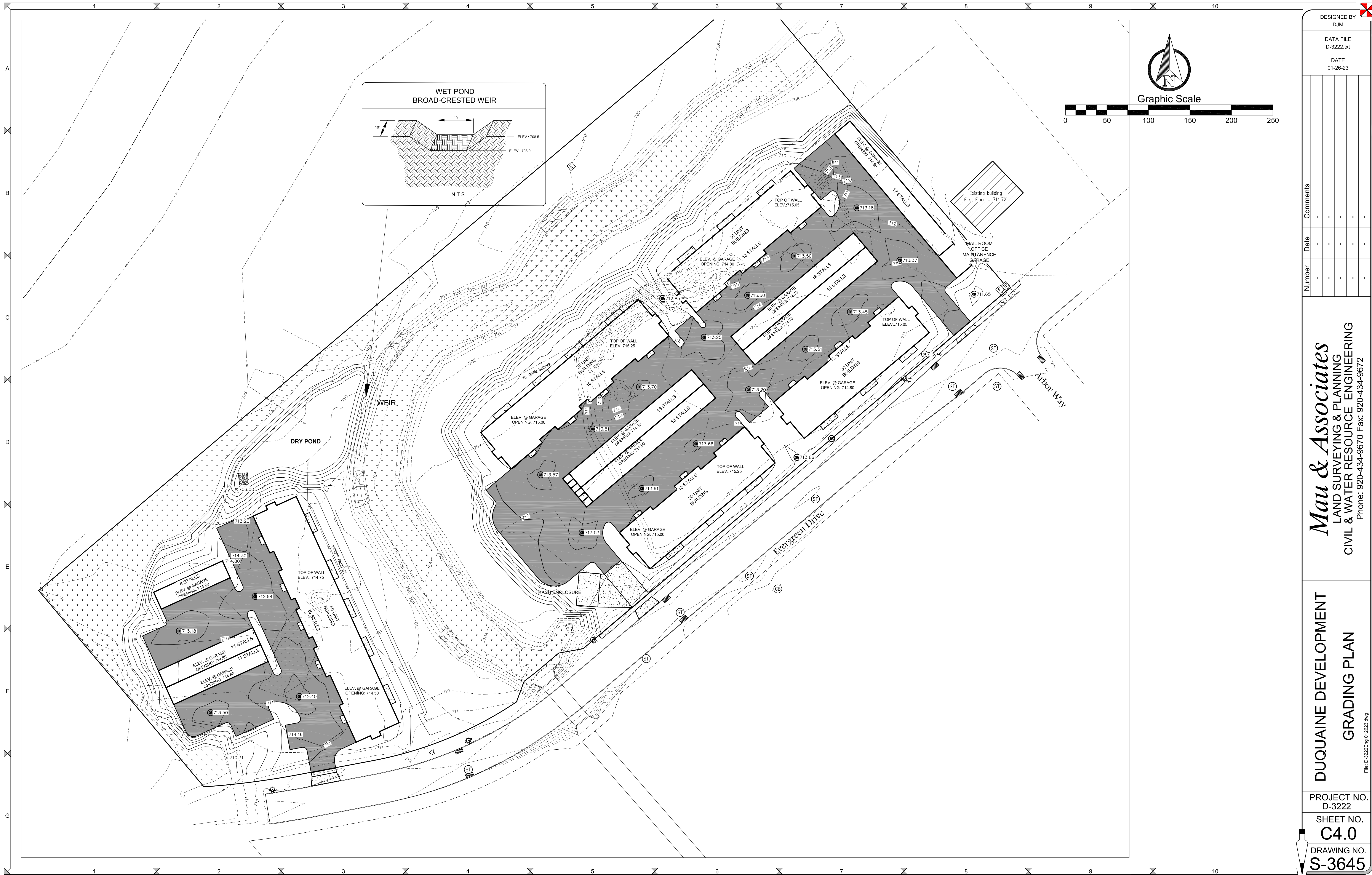
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DUQUAINE DEVELOPMENT
EROSION CONTROL PLAN
File: D-3222Eng 012623.dwg

PROJECT NO.
D-3222

SHEET NO.
C3.0

DRAWING NO.
S-3645



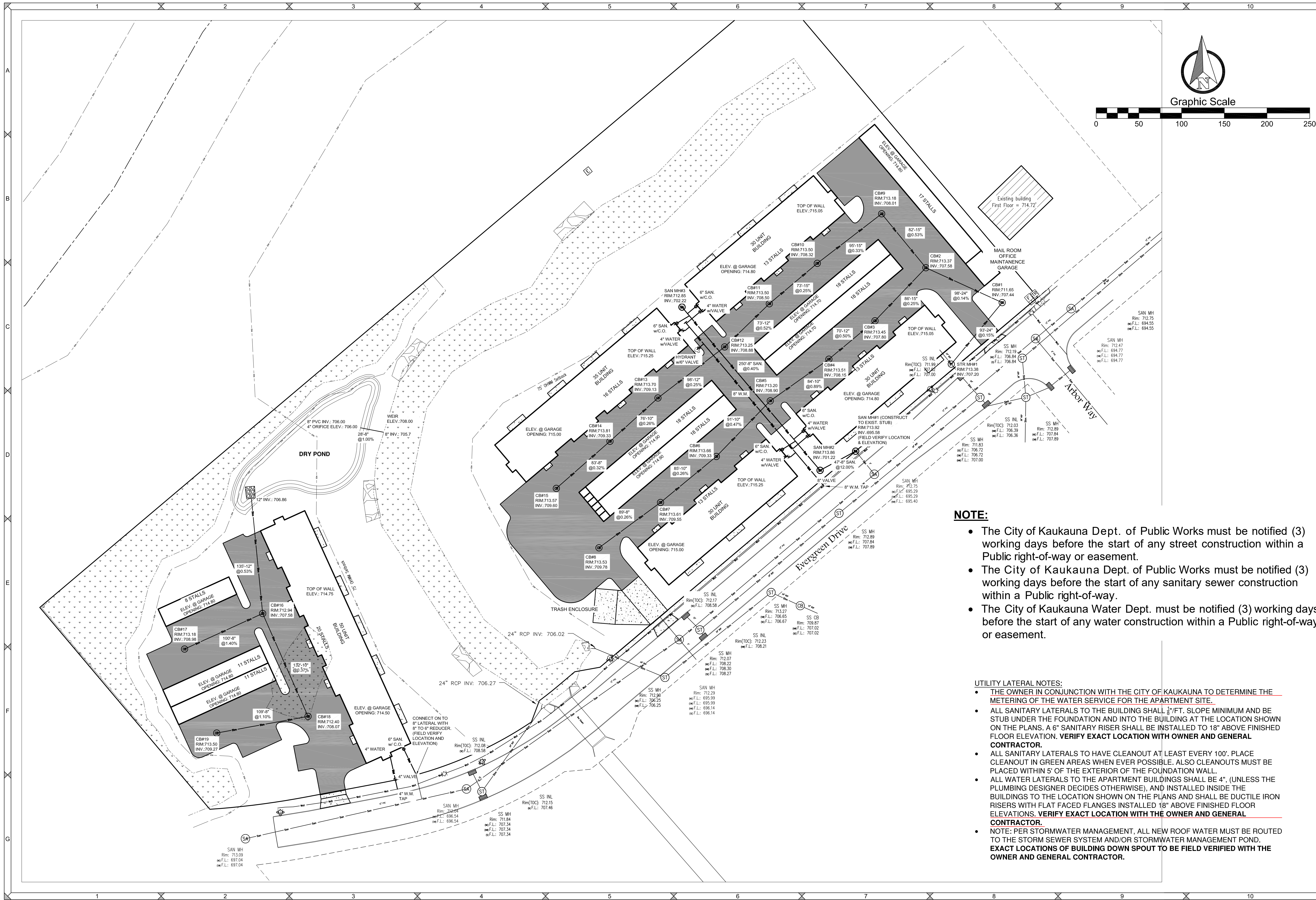
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DATE 01-26-23			
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DUQUAINE DEVELOPMENT
GRADING PLAN

PROJECT NO. D-3222
SHEET NO. C4.0
DRAWING NO. S-3645

File: D-3222Eng 012623.dwg



- NOTE:**
- The City of Kaukauna Dept. of Public Works must be notified (3) working days before the start of any street construction within a Public right-of-way or easement.
 - The City of Kaukauna Dept. of Public Works must be notified (3) working days before the start of any sanitary sewer construction within a Public right-of-way.
 - The City of Kaukauna Water Dept. must be notified (3) working days before the start of any water construction within a Public right-of-way or easement.

UTILITY LATERAL NOTES:

- THE OWNER IN CONJUNCTION WITH THE CITY OF KAUKAUNA TO DETERMINE THE METERING OF THE WATER SERVICE FOR THE APARTMENT SITE.
- ALL SANITARY LATERALS TO THE BUILDING SHALL $\frac{3}{8}$ "/FT. SLOPE MINIMUM AND BE STUB UNDER THE FOUNDATION AND INTO THE BUILDING AT THE LOCATION SHOWN ON THE PLANS. A 6" SANITARY RISER SHALL BE INSTALLED TO 18" ABOVE FINISHED FLOOR ELEVATION. VERIFY EXACT LOCATION WITH OWNER AND GENERAL CONTRACTOR.
- ALL SANITARY LATERALS TO HAVE CLEANOUT AT LEAST EVERY 100'. PLACE CLEANOUT IN GREEN AREAS WHEN EVER POSSIBLE. ALSO CLEANOUTS MUST BE PLACED WITHIN 5' OF THE EXTERIOR OF THE FOUNDATION WALL.
- ALL WATER LATERALS TO THE APARTMENT BUILDINGS SHALL BE 4", (UNLESS THE PLUMBING DESIGNER DECIDES OTHERWISE), AND INSTALLED INSIDE THE BUILDINGS TO THE LOCATION SHOWN ON THE PLANS AND SHALL BE DUCTILE IRON RISERS WITH FLAT FACED FLANGES INSTALLED 18" ABOVE FINISHED FLOOR ELEVATIONS. VERIFY EXACT LOCATION WITH THE OWNER AND GENERAL CONTRACTOR.
- NOTE: PER STORMWATER MANAGEMENT, ALL NEW ROOF WATER MUST BE ROUTED TO THE STORM SEWER SYSTEM AND/OR STORMWATER MANAGEMENT POND. EXACT LOCATIONS OF BUILDING DOWN SPOUT TO BE FIELD VERIFIED WITH THE OWNER AND GENERAL CONTRACTOR.

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Phone: 920-434-9670 Fax: 920-434-9672

DUQUAINE DEVELOPMENT
SITE UTILITY PLAN

PROJECT NO.
D-3222

SHEET NO.
C5.0

DRAWING NO.
S-3645

File: D-3222Eng 012623.dwg

CONSTRUCTION SITE EROSION CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND IF NO STANDARD EXISTS THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (CURRENT EDITION) SHALL BE REFERENCED. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO DISTURBING THE SITE. CONTRACTORS SHALL MINIMIZE THE DURATION AND SIZE OF DISTURBED AREAS TO THE MAXIMUM EXTENT PRACTICABLE. EROSION AND SEDIMENT CONTROL PRACTICES PROPOSED FOR THIS PROJECT ARE DESCRIBED AS FOLLOWS:

SEDIMENT TRACKING FROM CONSTRUCTION SITE:

- STONE TRACKING PAD(S) - TECHNICAL STANDARD 1057
STONE TRACKING PADS WILL BE INSTALLED AT ENTRANCES SHOWN ON THE SITE. TRACKING PADS SHALL BE IN PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
WASH WATER FROM VEHICLE AND WHEEL WASHING SHALL BE TREATED BEFORE ENTERING WATERS OF THE STATE.
- STREET SWEEPING/CLEANING
SEDIMENT TRACKED FROM THE CONSTRUCTION SITE SHALL BE CLEANED UP AT THE END OF EACH WORK DAY UNLESS THE SEDIMENT PRESENTS A HAZARD. SEDIMENT PRESENTING A HAZARD MUST BE CLEANED UP IMMEDIATELY.

SEDIMENT CARRIED OFF-SITE BY OVERLAND FLOW OR RUNOFF:

- SILT FENCE - TECHNICAL STANDARD 1056
SILT FENCE WILL BE INSTALLED DOWN-SLOPE OF ALL DISTURBED AREAS OF THE SITE. THE FENCE SHALL BE INSTALLED ALONG THE CONTOURS AND BE IN-PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
- SEEDING - TECHNICAL STANDARD 1059; MULCHING - TECHNICAL STANDARD 1058
DISTURBED AREAS OF THE SITE SHALL BE SEEDED AND MULCHED AS SOON AS THEY ARE BROUGHT TO FINISHED GRADE. IN ADDITION, ANY STOCK PILES IN PLACE FOR 7 DAYS OR MORE SHALL BE SEEDED AND MULCHED.
- NON-CHANNEL EROSION MAT - TECHNICAL STANDARD 1052
EROSION CONTROL MAT SHALL BE PLACED AS SHOWN ON THE PLANS, AND/OR AS DETERMINED IN THE FIELD, TO PROTECT THE DISTURBED SLOPES FROM EROSION. NON-CHANNEL EROSION MAT SHALL BE INSTALLED AS SOON AS THE SLOPE HAS BEEN BROUGHT TO FINISHED GRADE.
- CONSTRUCTION SITE DIVERSION - TECHNICAL STANDARD 1066
WHERE POSSIBLE, THE SITE WILL BE GRADED SUCH THE RUNOFF FROM UNDISTURBED AREAS IS ROUTED AROUND DISTURBED AREAS OF THE SITE.

SEDIMENT CARRIED OFF-SITE BY DEWATERING OPERATIONS:

- DEWATERING - TECHNICAL STANDARD 1061
DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF IT IS REQUIRED, DEWATERING SHALL BE IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD. ANY NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO DEWATERING OPERATIONS TAKE PLACE.

SEDIMENT ENTERING STORM DRAIN INLETS:

- STORM DRAIN INLET PROTECTION - TECHNICAL STANDARD 1060
ALL INLETS, PROPOSED AND EXISTING, ACCEPTING RUNOFF FROM DISTURBED AREAS OF THE SITE SHALL HAVE INLET PROTECTION INSTALLED PRIOR TO LAND DISTURBING ACTIVITY WITHIN THE AREA DISCHARGING TO THE INLET.

SEDIMENT BEING CARRIED OFF-SITE BY WIND:

- DUST CONTROL - TECHNICAL STANDARD 1068
WHEN REQUIRED, DUST CONTROL MEASURES SHALL BE EMPLOYED TO PREVENT DUST FROM BLOWING OFF-SITE.

CONCRETE WASHOUT

- CONCRETE WASHOUT SHALL BE COLLECTED AND RETAINED, BOTH WATER AND CONCRETE, IN LEAK PROOF CONTAINERS. WASHOUT CAN BE RECYCLED OR REUSED. SEE <http://water.epa.gov/polwaste/npdes/swbomp/upload/concretewashout.pdf> FOR DETAILS.

INSPECTION AND MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS UNTIL THE CONSTRUCTION SITE IS PERMANENTLY STABILIZED WITH A DENSE GRASS COVER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS FOR STRUCTURAL DAMAGE, SEDIMENT ACCUMULATION, OR ANY OTHER UNDESIRABLE CONDITION. THE CONTRACTOR SHALL REPAIR DAMAGED STRUCTURES PRIOR TO THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM THE STRUCTURE WHEN THE DEPTH OF SEDIMENT HAS ACCUMULATED TO ONE HALF THE HEIGHT OF THE DEVICE OR AS REQUIRED BY THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD (CURRENT EDITION).

THE CONTRACTOR SHALL SUMMARIZE WEEKLY INSPECTION AND MAINTENANCE ACTIVITIES ON A WEEKLY INSPECTION REPORT THAT IS AVAILABLE THROUGH THE WDNR.

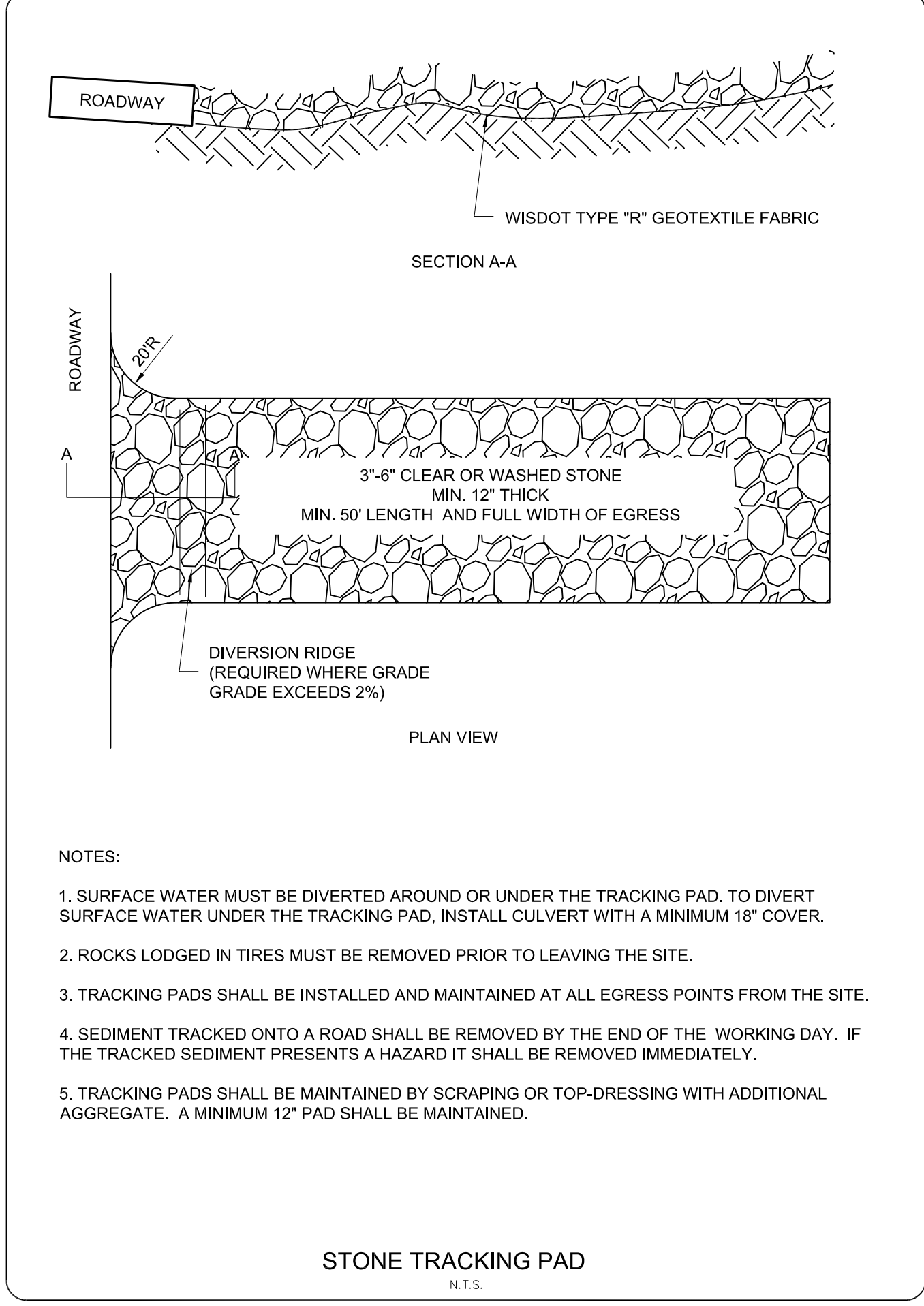
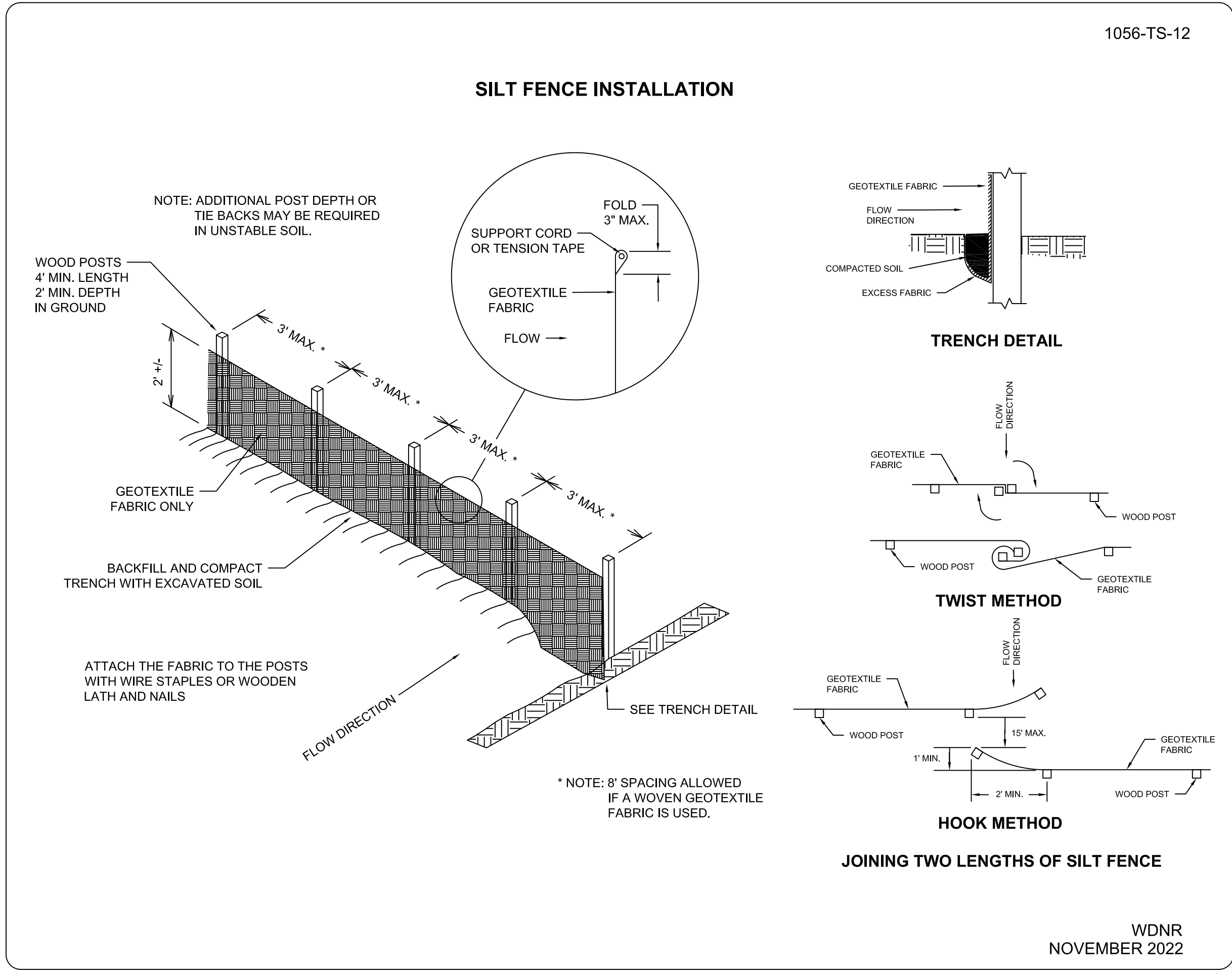
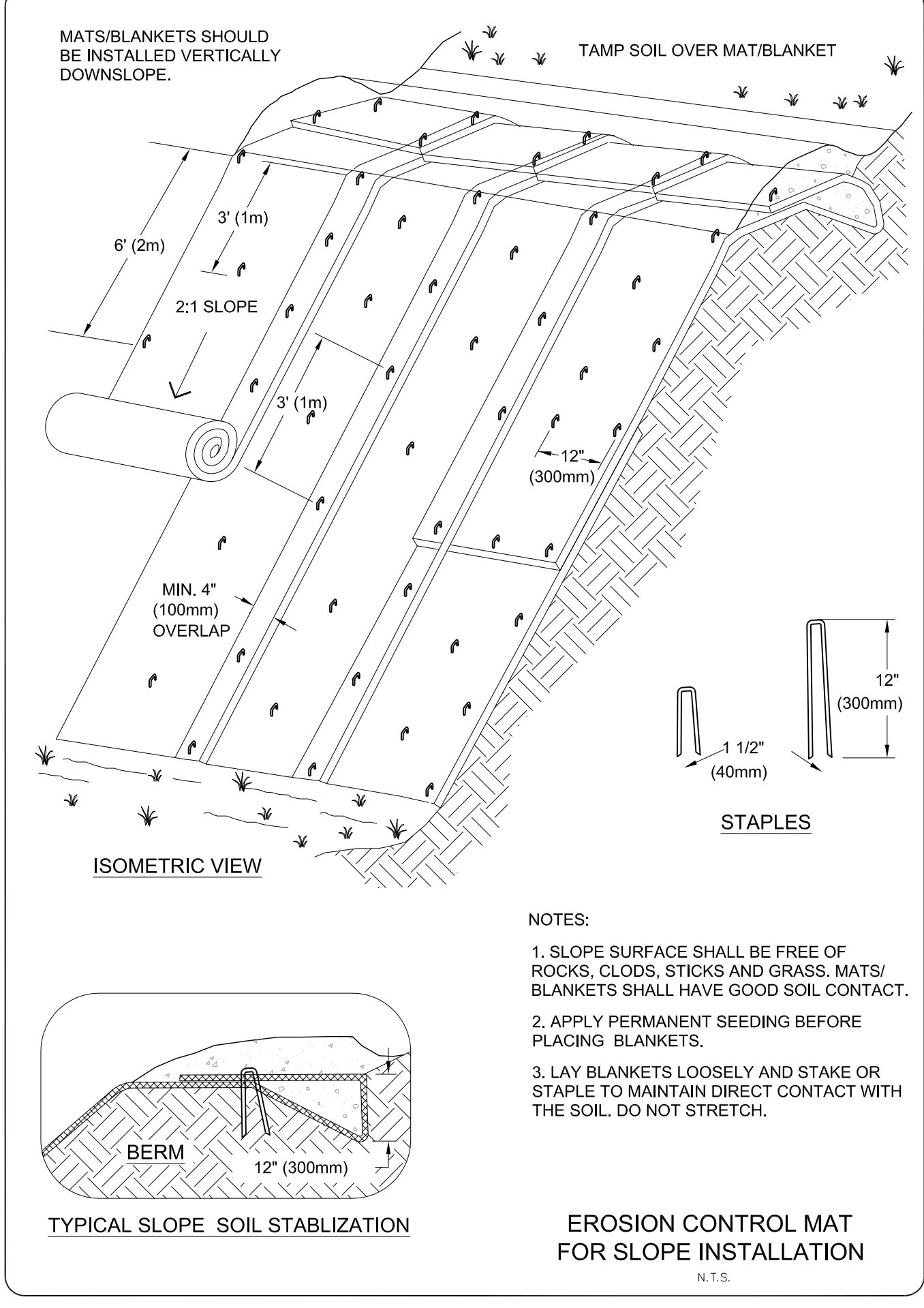
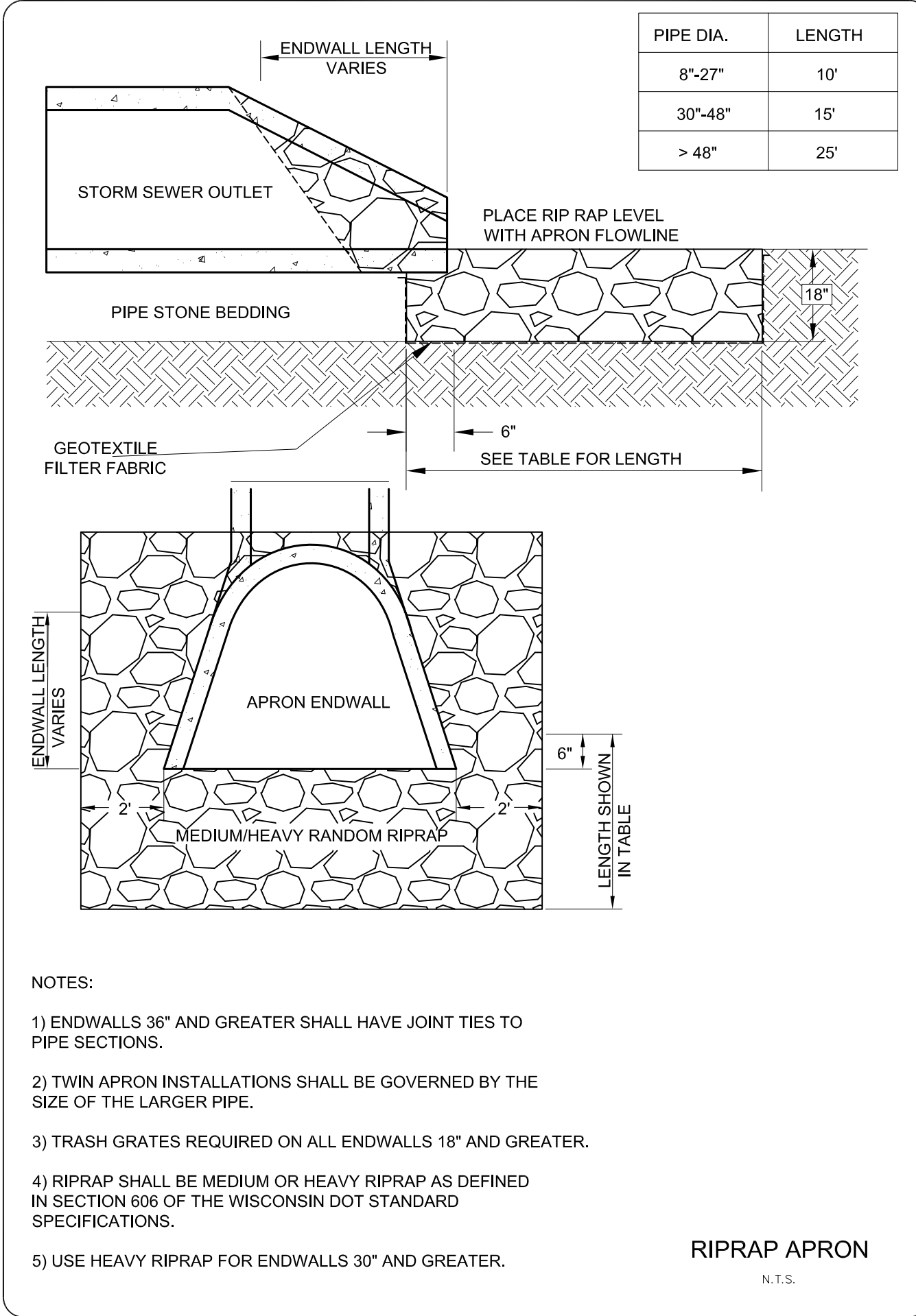
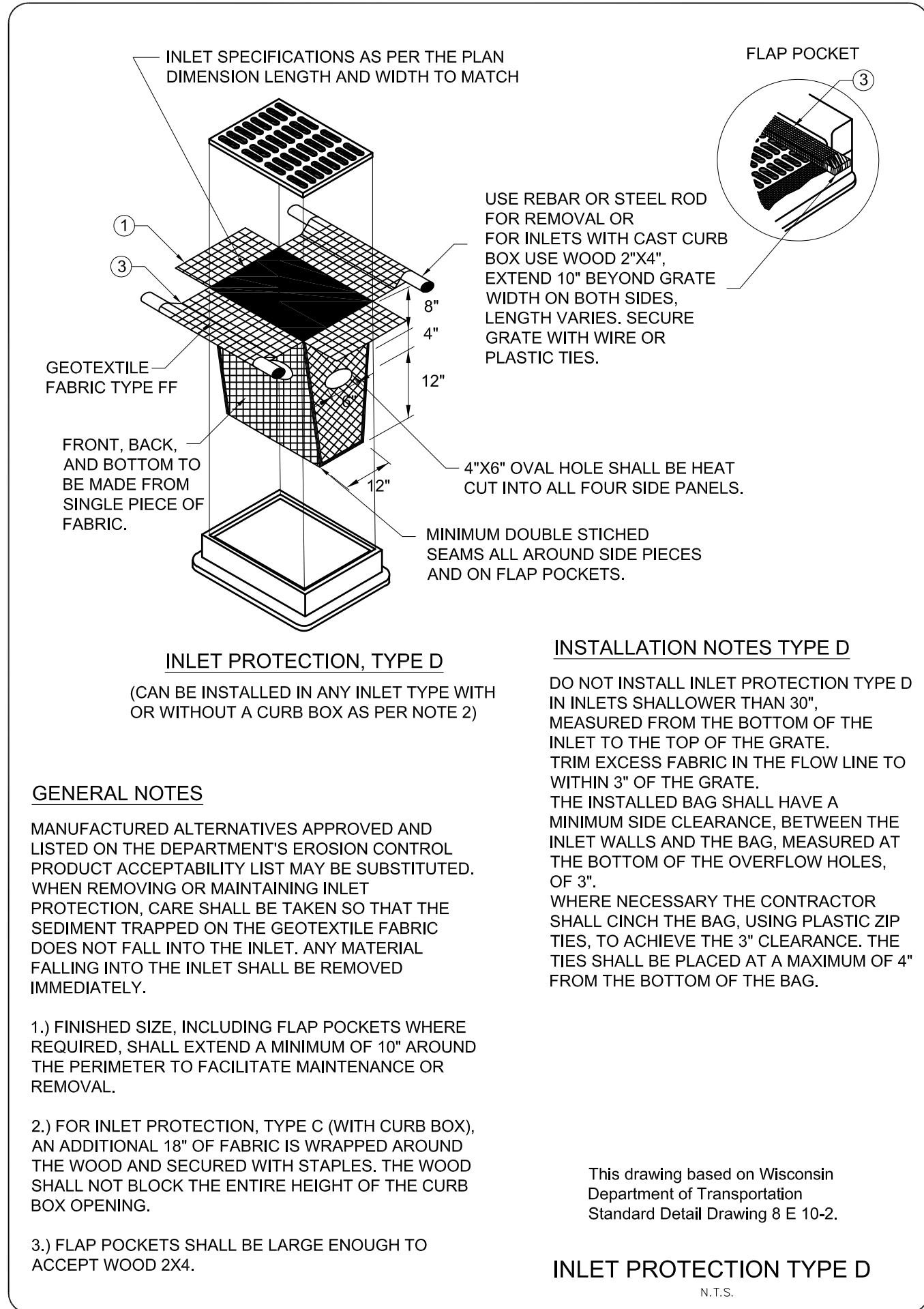
THE WEEKLY INSPECTION REPORT SHALL INCLUDE THE FOLLOWING MINIMUM INFORMATION:

- NAME OF INDIVIDUAL PERFORMING INSPECTION;
- DATE, TIME, AND PLACE OF INSPECTION;
- A DESCRIPTION OF THE CONSTRUCTION PHASE;
- A DESCRIPTION OF EROSION AND SEDIMENT CONTROL INSTALLATIONS;
- A DESCRIPTION OF EROSION AND SEDIMENT CONTROL MAINTENANCE ACTIVITIES;
- AND AN ASSESSMENT OF EROSION AND SEDIMENT CONTROL CONDITIONS.

THE CONTRACTOR SHALL PROMPTLY FURNISH THE ORIGINAL WEEKLY INSPECTION REPORTS TO THE OWNER, OWNER'S REPRESENTATIVE, OR WISCONSIN DEPARTMENT OF NATURAL RESOURCES WHEN REQUESTED. THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED EROSION & SEDIMENT CONTROL PLAN, PERMITS, AND WEEKLY INSPECTION REPORTS ON-SITE AT ALL TIMES.

WEEKLY INSPECTIONS AND RAIN EVENT REPORTS SHOULD BE SENT TO "ErosionControl@greenbay.gov"

ALL WASTE FROM THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT BE ALLOWED TO ENTER THE STORM SEWER SYSTEM, DRAINAGE SYSTEM, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE CONSTRUCTION SITE, INCLUDING GARNERS CREEK.



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DUQUAINE DEVELOPMENT

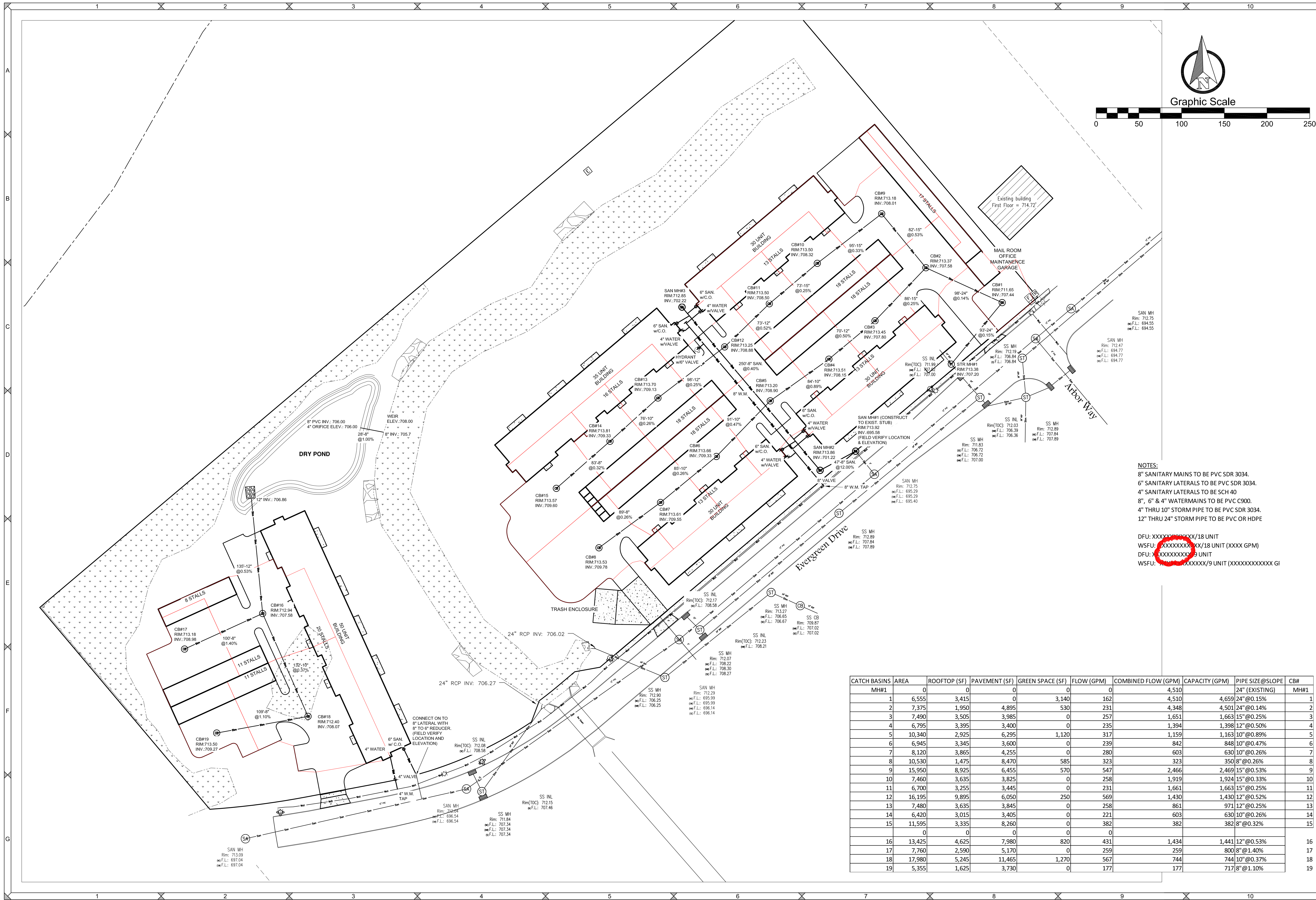
NOTES & DETAILS

PROJECT NO.
D-3222

SHEET NO.
C6.0

DRAWING NO.
S-3645

File: D-3222Eng 012623.dwg



NOTES:
8" SANITARY MAINS TO BE PVC SDR 3034.
6" SANITARY LATERALS TO BE PVC SDR 3034.
4" SANITARY LATERALS TO BE SCH 40
8", 6" & 4" WATERMAINS TO BE PVC C900.
4" THRU 10" STORM PIPE TO BE PVC SDR 3034.
12" THRU 24" STORM PIPE TO BE PVC OR HDPE

DFU: XXXXXXXXXX/18 UNIT
WSFU: XXXXXXXXXX/18 UNIT (XXXX GPM)
DFU: XXXXXXXXXX/9 UNIT
WSFU: XXXXXXXXXX/9 UNIT (XXXXXXX GPM)

CATCH BASINS	AREA	ROOFTOP (SF)	PAVEMENT (SF)	GREEN SPACE (SF)	FLOW (GPM)	COMBINED FLOW (GPM)	CAPACITY (GPM)	PIPE SIZE@SLOPE	CB#
MH#1	0	0	0	0	0	4,510		24" (EXISTING)	MH#1
1	6,555	3,415	0	3,140	162	4,510	4,659	24" @0.15%	1
2	7,375	1,950	4,895	530	231	4,348	4,501	24" @0.14%	2
3	7,490	3,505	3,985	0	257	1,651	1,663	15" @0.25%	3
4	6,795	3,395	3,400	0	235	1,394	1,398	12" @0.50%	4
5	10,340	2,925	6,295	1,120	317	1,159	1,163	10" @0.89%	5
6	6,945	3,345	3,600	0	239	842	848	10" @0.47%	6
7	8,120	3,865	4,255	0	280	603	630	10" @0.26%	7
8	10,530	1,475	8,470	585	323	323	350	8" @0.26%	8
9	15,950	8,925	6,455	570	547	2,466	2,469	15" @0.53%	9
10	7,460	3,635	3,825	0	258	1,919	1,924	15" @0.33%	10
11	6,700	3,255	3,445	0	231	1,661	1,663	15" @0.25%	11
12	16,195	9,895	6,050	250	569	1,430	1,430	12" @0.52%	12
13	7,480	3,635	3,845	0	258	861	971	12" @0.25%	13
14	6,420	3,015	3,405	0	221	603	630	10" @0.26%	14
15	11,595	3,335	8,260	0	382	382	382	8" @0.32%	15
	0	0	0	0	0				
16	13,425	4,625	7,980	820	431	1,434	1,441	12" @0.53%	16
17	7,760	2,590	5,170	0	259	800	800	8" @1.40%	17
18	17,980	5,245	11,465	1,270	567	744	744	10" @0.37%	18
19	5,355	1,625	3,730	0	177	177	717	8" @1.10%	19

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DUQUANE DEVELOPMENT

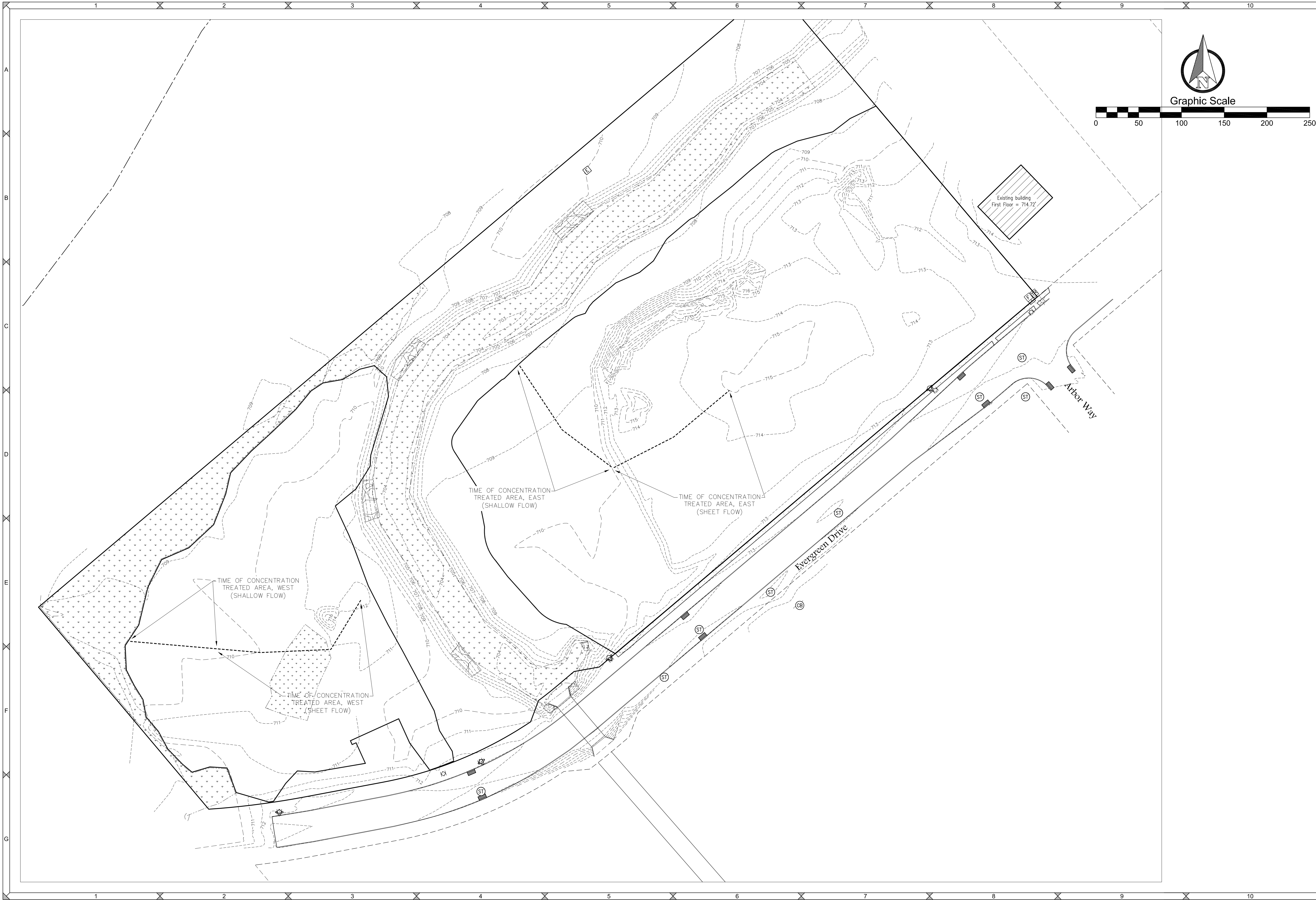
PLANS FOR DSPS

PROJECT NO.
D-3222

SHEET NO.
C7.0

DRAWING NO.
S-3645

File: D-3222Eng 012623.dwg



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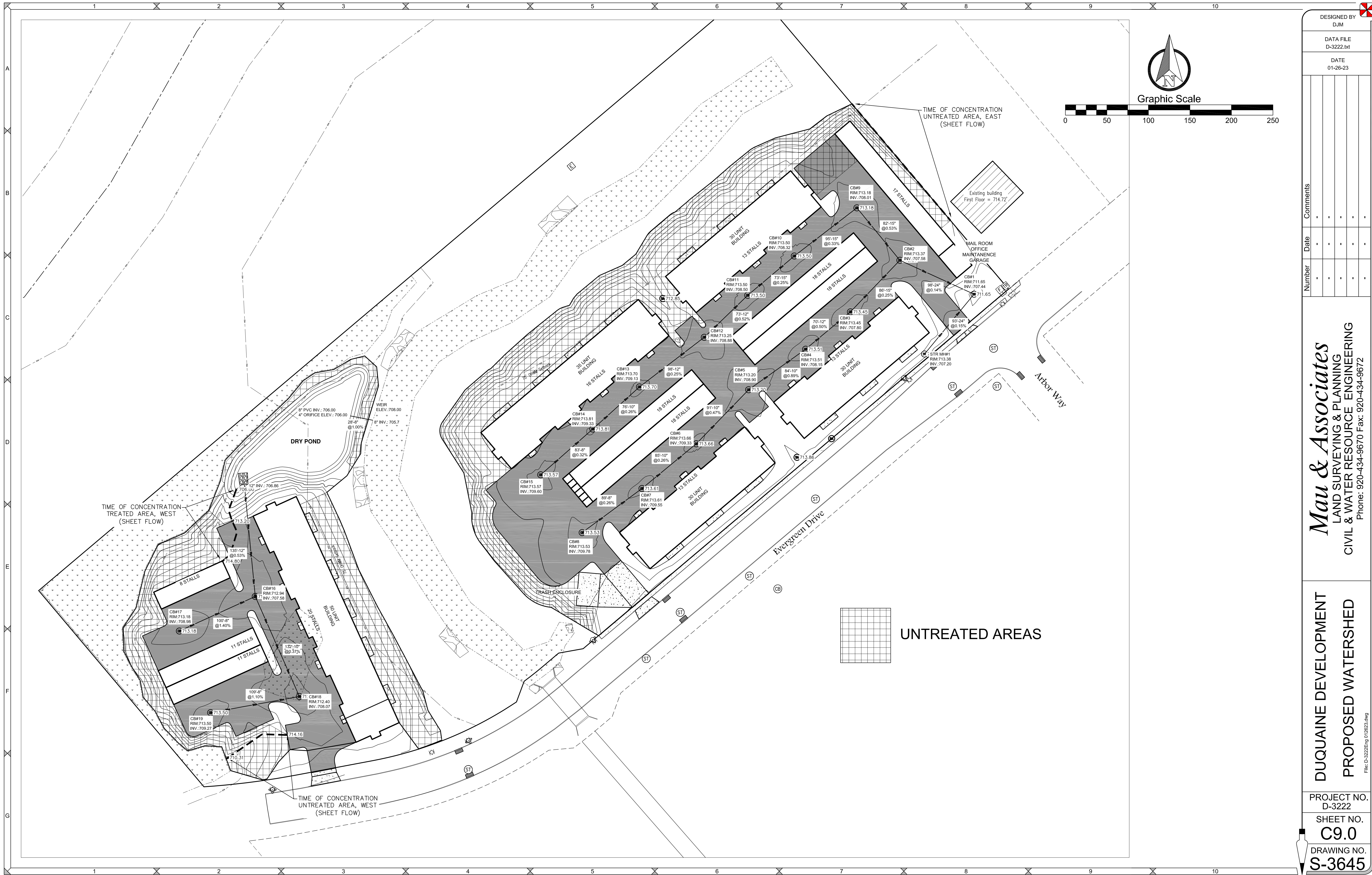
DUQUAINE DEVELOPMENT
EXISTING WATERSHED

File: D-3222Eng 012623.dwg

PROJECT NO.
D-3222

SHEET NO.
C8.0

DRAWING NO.
S-3645



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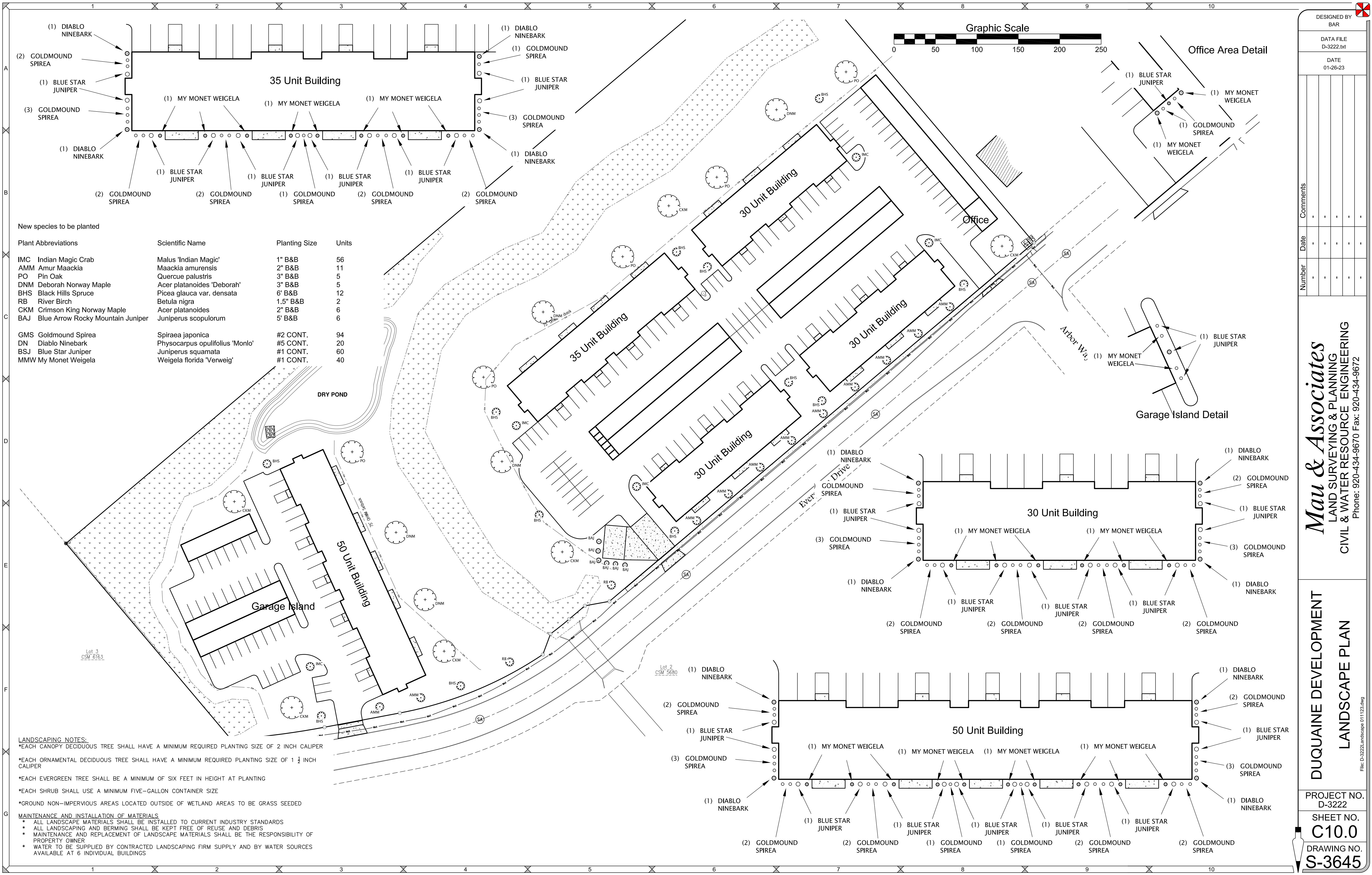
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DUQUAINE DEVELOPMENT
PROPOSED WATERSHED
File: D-3222Eng 012623.dwg

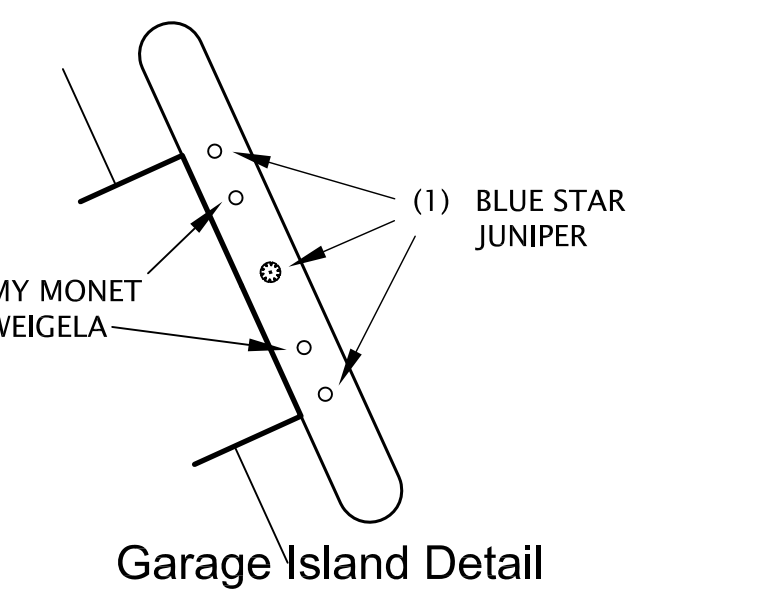
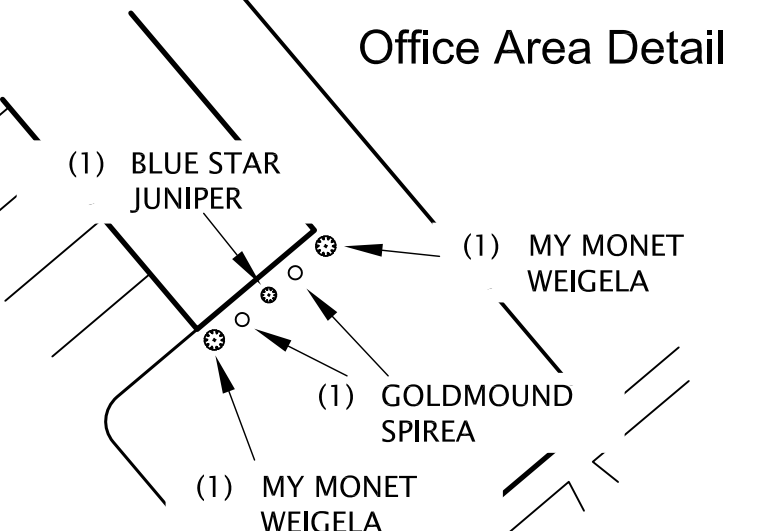
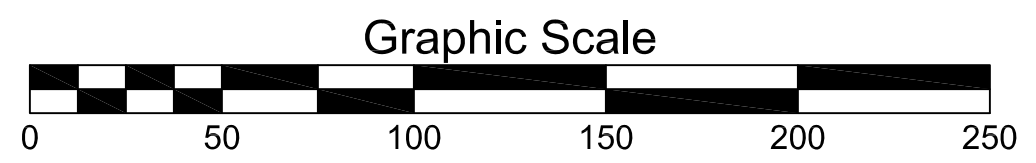
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D-3222

SHEET NO.
C9.0

DRAWING NO.
S-3645



LANDSCAPING NOTES:
*EACH CANOPY DECIDUOUS TREE SHALL HAVE A MINIMUM REQUIRED PLANTING SIZE OF 2 INCH CALIPER
*EACH ORNAMENTAL DECIDUOUS TREE SHALL HAVE A MINIMUM REQUIRED PLANTING SIZE OF 1 1/2 INCH CALIPER
*EACH EVERGREEN TREE SHALL BE A MINIMUM OF SIX FEET IN HEIGHT AT PLANTING
*EACH SHRUB SHALL USE A MINIMUM FIVE-GALLON CONTAINER SIZE
*GROUND NON-IMPERVIOUS AREAS LOCATED OUTSIDE OF WETLAND AREAS TO BE GRASS SEED
MAINTENANCE AND INSTALLATION OF MATERIALS
* ALL LANDSCAPE MATERIALS SHALL BE INSTALLED TO CURRENT INDUSTRY STANDARDS
* ALL LANDSCAPING AND BERMING SHALL BE KEPT FREE OF REUSE AND DEBRIS
* MAINTENANCE AND REPLACEMENT OF LANDSCAPE MATERIALS SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER
* WATER TO BE SUPPLIED BY CONTRACTED LANDSCAPING FIRM SUPPLY AND BY WATER SOURCES AVAILABLE AT 6 INDIVIDUAL BUILDINGS



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01-26-23

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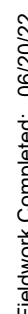
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

DUQUANE DEVELOPMENT
LANDSCAPE PLAN

PROJECT NO.
D-3222

SHEET NO.
C10.0

DRAWING NO.
S-3645



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Site Survey

Data File: D-3222

Mau & Associates, LLP

LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com

Phone: 920-434-9670 Website: www.mau-associates.com

400 Security Blvd Ste 1 Green Bay WI 54313-9712
 Phone: 920-434-9070 Website: www.illau-associates.com

File: D-3222Site Survey 060622.dwg

Duquaine Development

PROJECT NO.
D-3222

SHEET NO

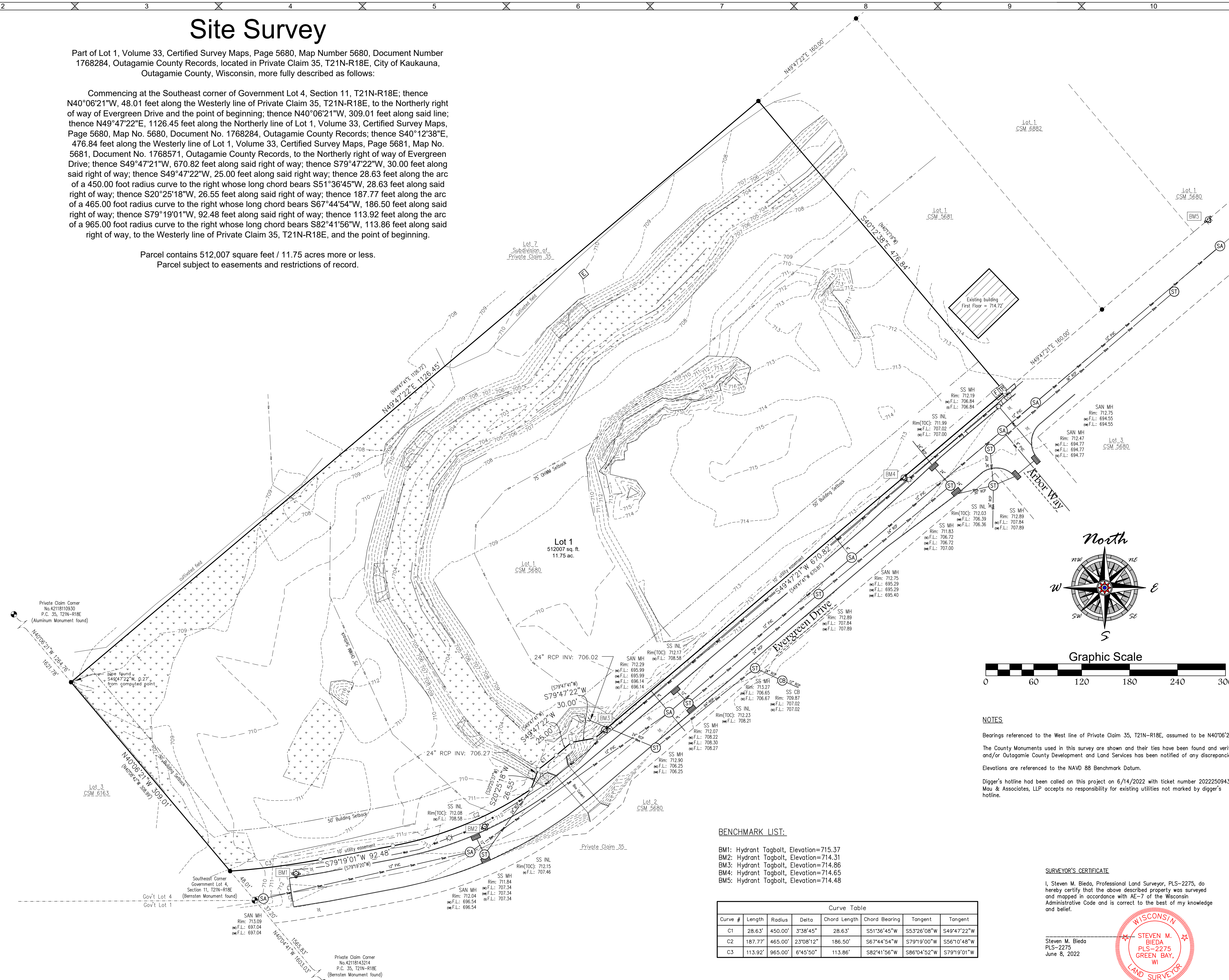
1 of 1

DRAWING NO.
S-3593

Part of Lot 1, Volume 33, Certified Survey Maps, Page 5680, Map Number 5680, Document Number 1768284, Outagamie County Records, located in Private Claim 35, T21N-R18E, City of Kaukauna, Outagamie County, Wisconsin, more fully described as follows:

Commencing at the Southeast corner of Government Lot 4, Section 11, T21N-18E; thence N40°06'21"W, 48.01 feet along the Westerly line of Private Claim 35, T21N-18E, to the Northernly right of way of Evergreen Drive and the point of beginning; thence N40°06'21"W, 309.01 feet along said right of way; thence N49°47'22"E, 112.45 feet along the Northernly line of Lot 1, Volume 33, Certified Survey Maps, Page 5680, Map No. 5680, Document No. 1768284, Outagamie County Records; thence S40°12'38"E, 476.84 feet along the Westerly line of Lot 1, Volume 33, Certified Survey Maps, Page 5681, Map No. 5681, Document No. 1768571, Outagamie County Records, to the Northernly right of way of Evergreen Drive; thence S49°47'21"W, 670.82 feet along said right of way; thence S79°47'22"W, 30.00 feet along said right of way; thence S49°47'22"W, 25.00 feet along said right way; thence 28.63 feet along the arc of a 450.0 foot radius curve to the right whose long chord bears S51°36'45"W, 28.63 feet along said right of way; thence S20°25'18"W, 26.55 feet along said right of way; thence 187.77 feet along the arc of a 465.0 foot radius curve to the right whose long chord bears S67°44'54"W, 186.50 feet along said right of way; thence S79°19'01"W, 92.48 feet along said right of way; thence 113.92 feet along the arc of a 965.0 foot radius curve to the right whose long chord bears S82°41'56"W, 113.86 feet along said right of way, to the Westerly line of Private Claim 35, T21N-18E, and the point of beginning.

Parcel contains 512,007 square feet / 11.75 acres more or less.
Parcel subject to easements and restrictions of record.



NOTES

Bearings referenced to the West line of Private Claim 35, T21N-R18E, assumed to be N40°06'21"W

The County Monuments used in this survey are shown and their ties have been found and verified and/or Outagamie County Development and Land Services has been notified of any discrepancies.

Elevations are referenced to the NAVD 88 Benchmark Datum.

Digger's hotline had been called on this project on 6/14/2022 with ticket number 20222509436. Mau & Associates, LLP accepts no responsibility for existing utilities not marked by digger's hotline.

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that the above described property was surveyed and mapped in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Steven M. Bieda
PLS-2275
June 8, 2022

Curve Table						
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing	Tangent
C1	28.63'	450.00'	3°38'45"	28.63'	S51°36'45"W	S53°26'08"W
C2	187.77'	465.00'	23°08'12"	186.50'	S67°44'54"W	S79°19'00"W
C3	113.92'	965.00'	6°45'50"	113.86'	S82°41'56"W	S86°04'52"W