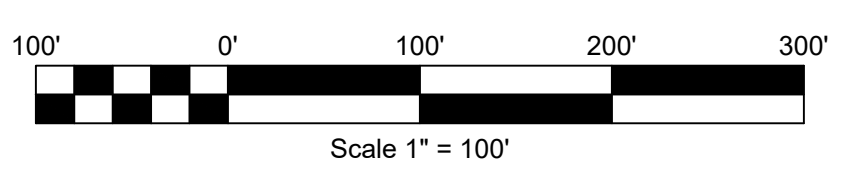
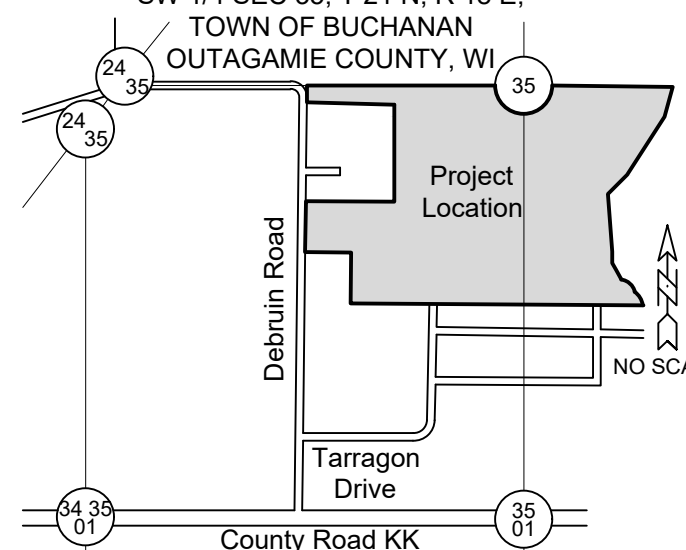


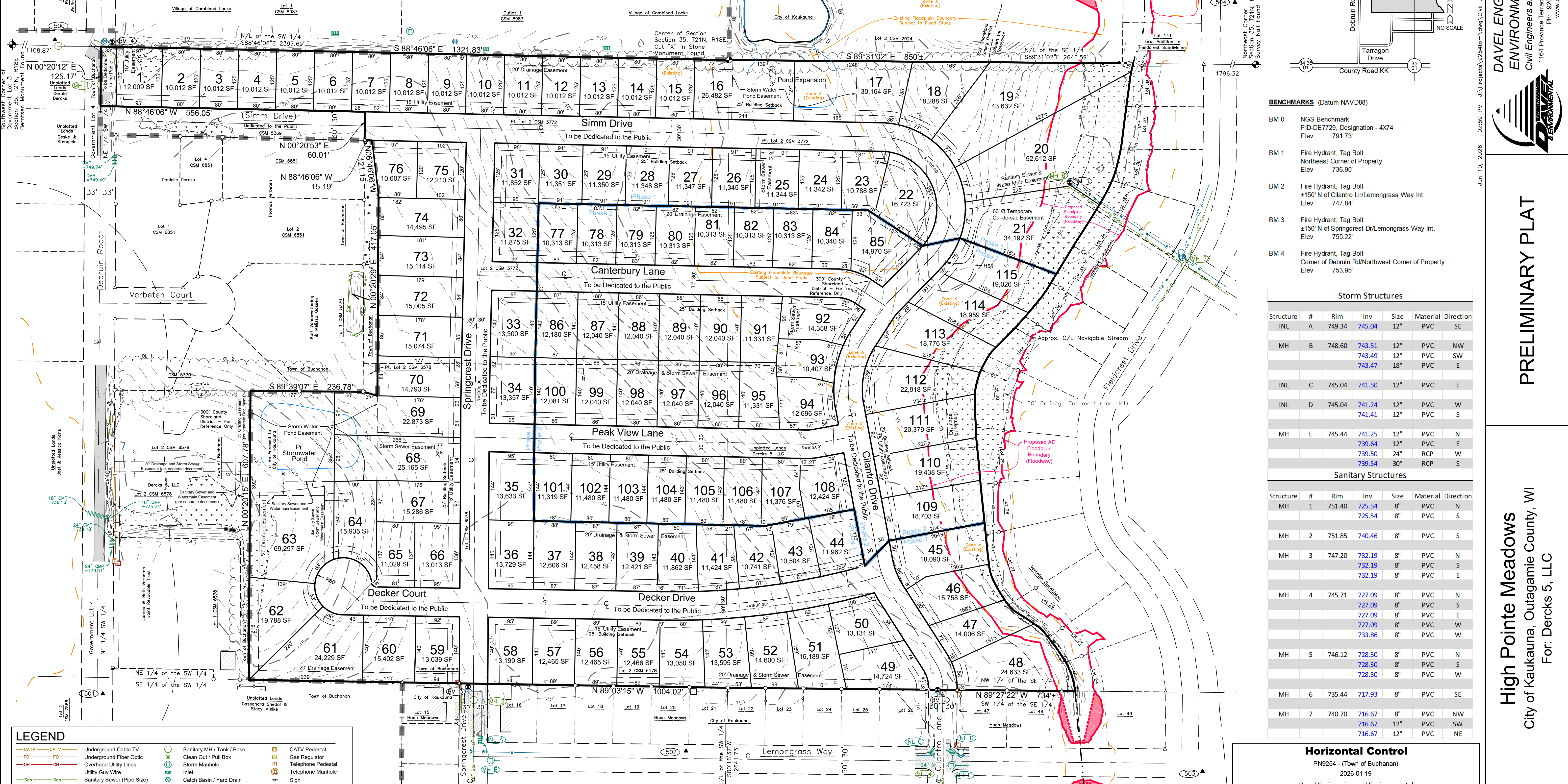
# Preliminary Plat of High Pointe Meadows

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 (Currently Still part of Town of Buchanan - Annexation approved and awaiting filing by the City), Outagamie County, Wisconsin.

## LOCATION MAP



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.



### LEGEND

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

### SUPPLEMENTARY DATA

Total Area = 2,079,645 SF 47.7421 acres  
 R/W Area = 379,857 SF 8.7157 acres  
 Net Area = 1,699,988 SF 39.0264 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 = 1,445,373 SF 33.1812 acres  
 R/W Area = 258,436 SF 5.9329 acres  
 Net Area = 1,186,937 SF 27.2483 acres  
 Number of Lots = 76  
 Lineal feet of street = 4,287 LF

### Phase 2:

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 compiled 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

### 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
		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

Date: 06/10/2026  
 Filename: 9254Plat.dwg  
 Author: SRA  
 Last Saved by: scott  
 Page 1 of 1

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

PRELIMINARY PLAT

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