

Certified Survey Map

All of Lot 2, Certified Survey Map Number 8544, Outagamie County Records, being part of Lot 1, Certified Survey Map Number 8468, Outagamie County Records, all located in Private Claim 35, T21N-R18E, City of Kaukauna, Outagamie County, Wisconsin.

Graphic Scale: 1" = 150'



Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊙ Outagamie County monument – type noted
- () recorded as bearing / distance
- ▨ existing buildings (under construction)

NOTES

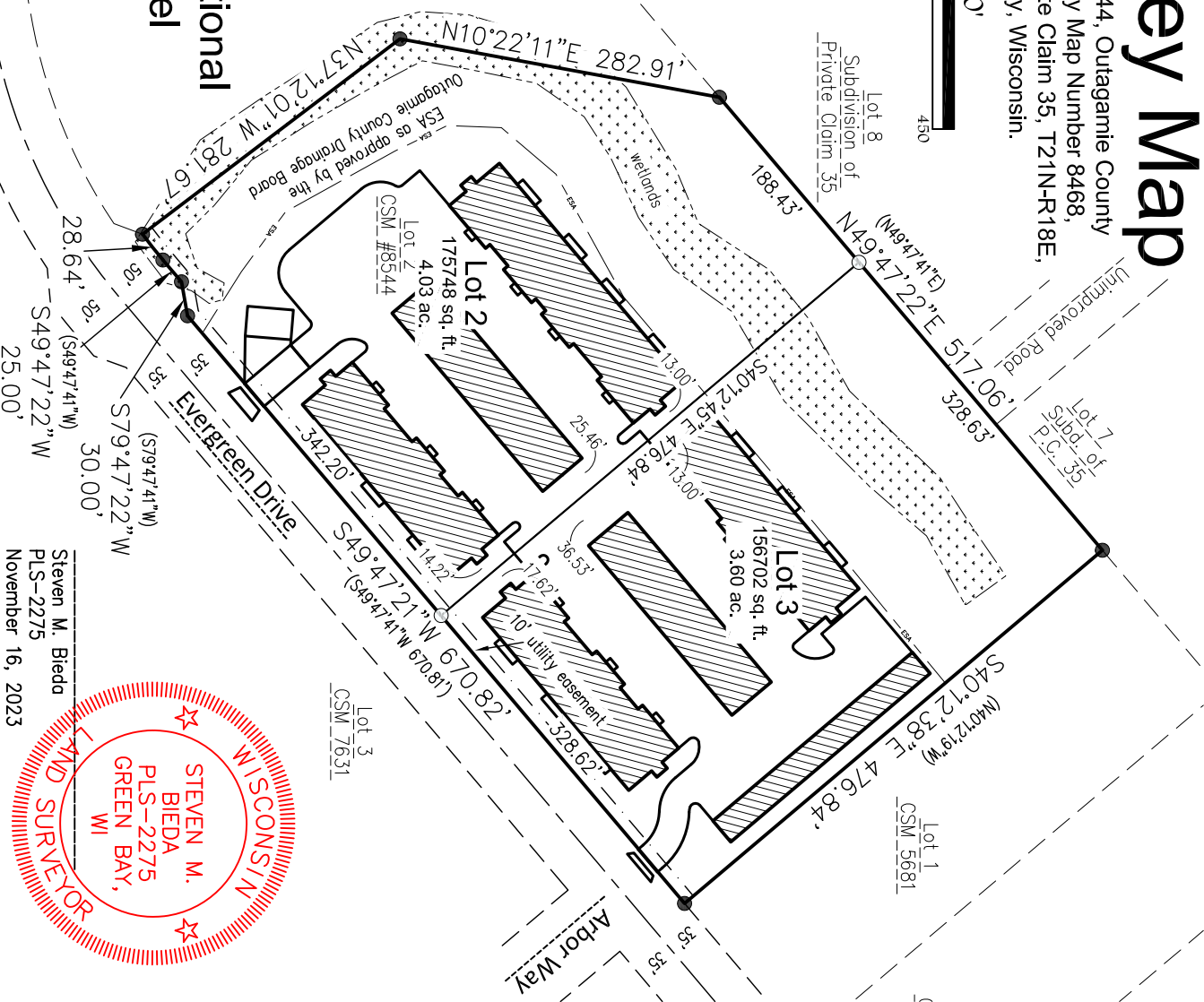
Bearings referenced to the Southwesterly line of Private Claim 35, assumed to be N40°06'21"W.

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

Prior to construction or other land use activity, all building setbacks and other land use requirements should be verified with the City of Kaukauna.

****See Sheets 2-4 for additional easements within parcel**

Curve Table				
Curve #	Length	Radius	Central Angle	Chord
C1	28.64'	450.00'	3°38'46"	28.63'



Client: Legacy Creekside Apts 2 LLC

Tax Parcel: 322095504

Drafted By: BAR

File: D-3222CSM 110823.dwg

Data File: D-3222.TXT

Vierbicher Associates, Inc.

400 Security Blvd Ste 1,

Green Bay, WI 54313-9712

(920)434-9670

vierbicher
planners engineers advisors



Sheet One of Six

Project No.: D-3222

Drawing No.: L-12154

Fieldwork Completed: ----

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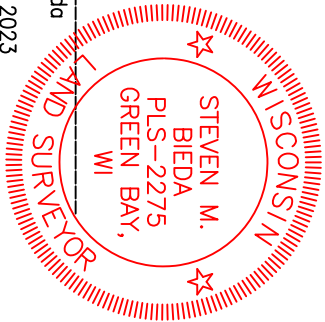
Graphic Scale: 1" = 100'



North



26' Ingress & Egress
Easement
(centerline
dimensioned)



Steven M. Bieda
PLS-2275
November 16, 2023

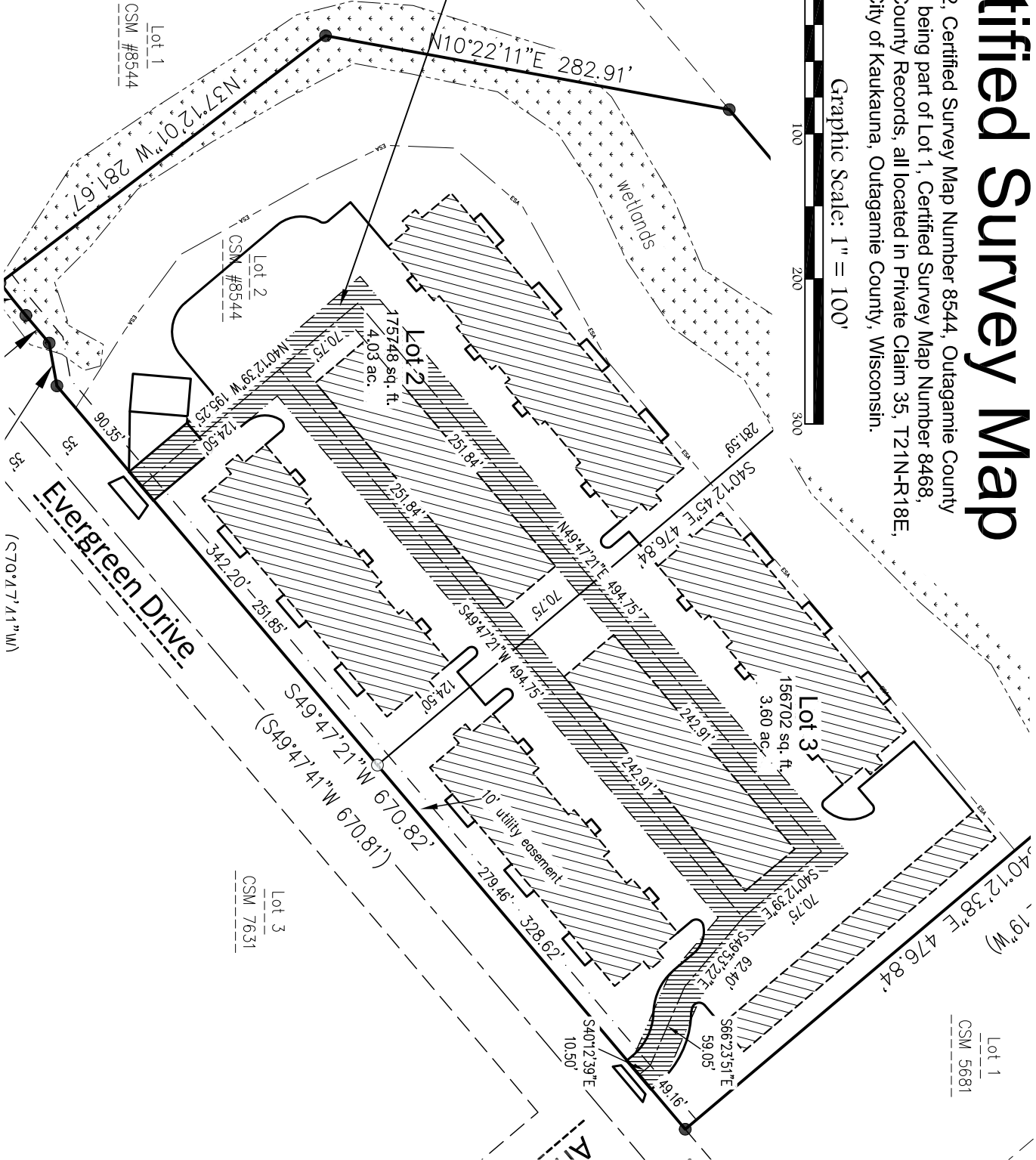
Lot 1
CSM #8544

Lot 2
CSM #8544

Lot 1
CSM 5681

Lot 3
CSM 7631

Evergreen Drive



Client: The Legacy Creekside Apts LLC

Tax Parcel: 322095500

Drafted By: BAR

File: D-3222CSM 110823.dwg

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Sheet Two of Six

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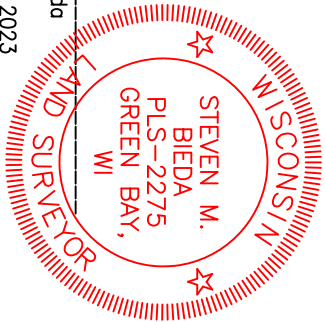
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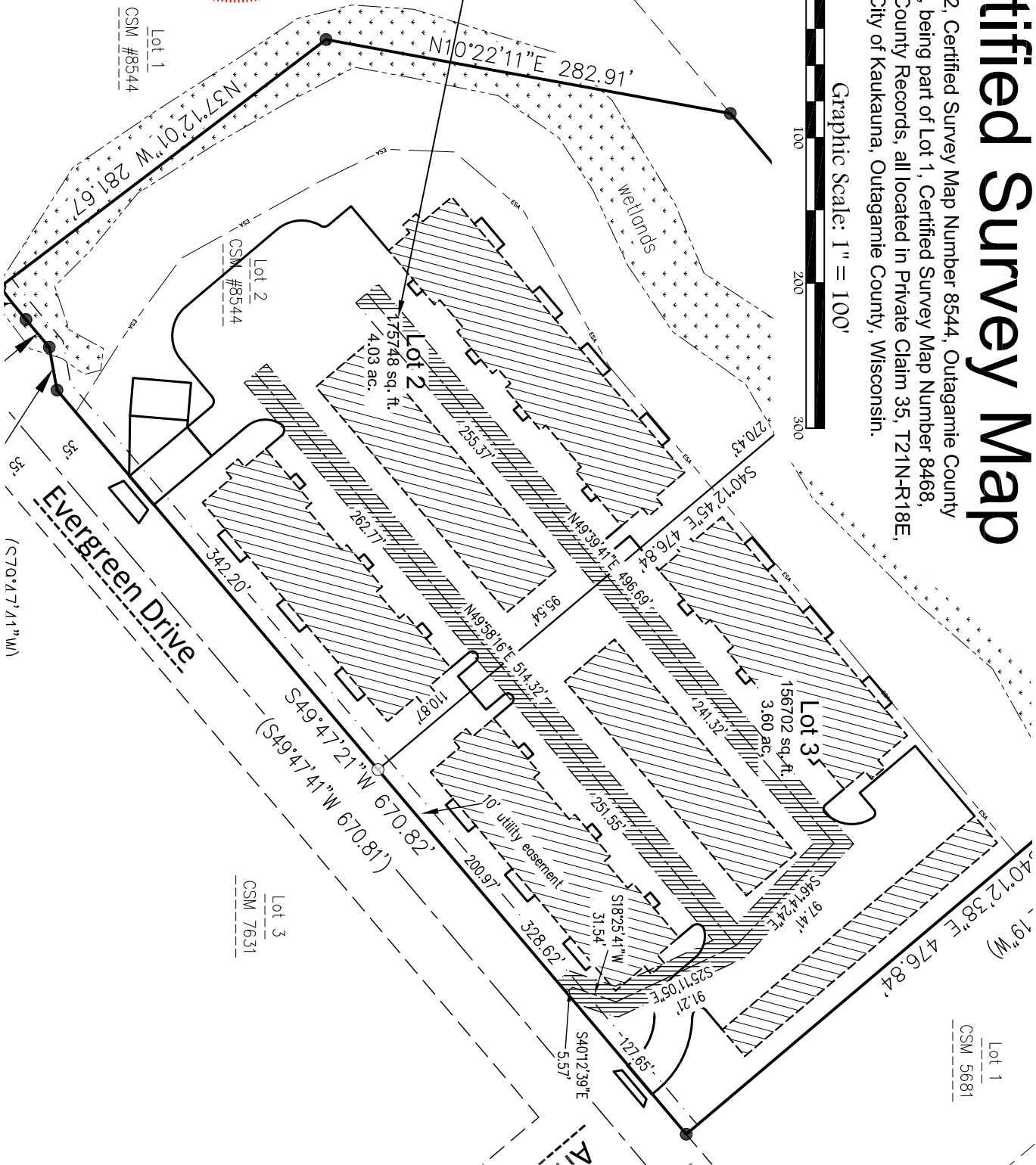
North



20' Storm Sewer
Easement
(centerline
dimensioned)



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Client: **The Legacy Creekside Apts LLC**

Tax Parcel: 322095500

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Sheet Three of Six

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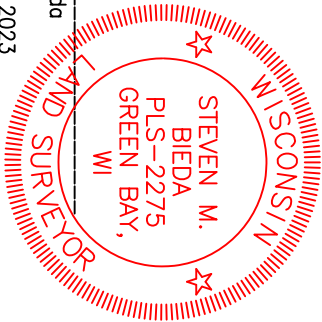
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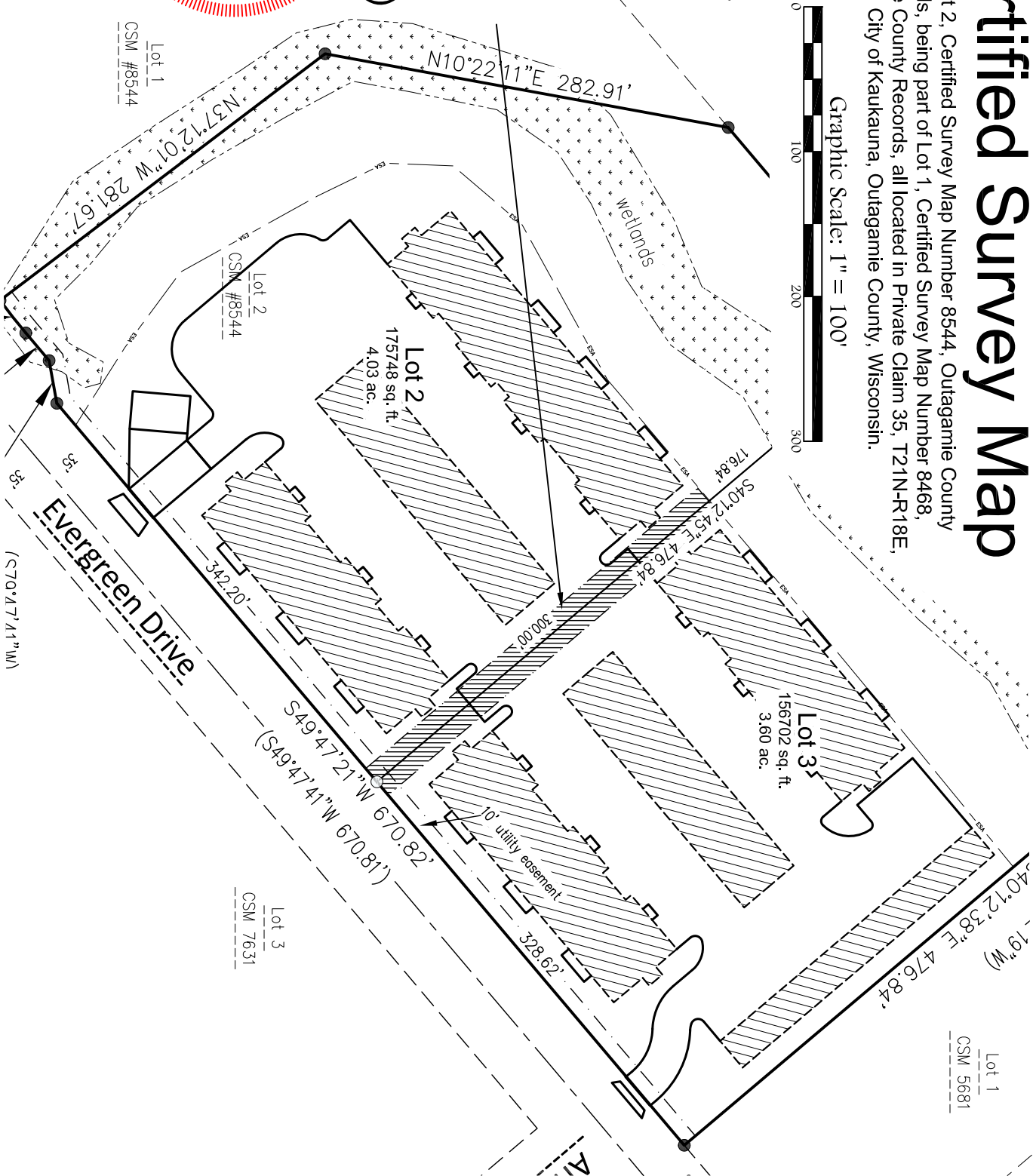
North



24' Sanitary Sewer,
Watermain &
Electrical Easement
(centered on lot line)



Steven M. Bieda
PLS-2275
November 16, 2023



Client: **Legacy Creekside Apts 2 LLC**

Tax Parcel: 322095504

Drafted By: BAR

File: D-3222CSM 110823.dwg

Data File: D-3222.TXT

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Sheet Four of Six

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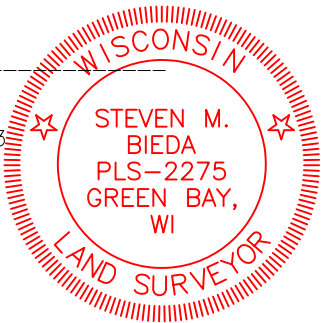
SURVEYOR’S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS–2275, do hereby certify that I have surveyed, divided and mapped all of Lot 2, Certified Survey Map Number 8544, Outagamie County Records, being part of Lot 1, Certified Survey Map Number 8468, Outagamie County Records, all located in Private Claim 35, T21N–R18E, City of Kaukauna, Outagamie County, Wisconsin.

Parcel contains 332,450 square feet / 7.63 acres, more or less.
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and the City of Kaukauna in surveying, dividing and mapping the same.

Steven M. Bieda
PLS–2275
November 16, 2023



TREASURER’S CERTIFICATE

I hereby certify that the records in my office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below.

Date
City of Kaukauna Treasurer

Date
Outagamie County Treasurer

PLANNING COMMISSION CERTIFICATE

This Certified Survey Map was approved by the Planning Commisssion of the City of Kaukauna on this ____ day of _____, 2023

Date
Mayor

COMMON COUNCIL RESOLUTION

Resolved by the Common Council of the City of Kaukauna, that this Certified Survey Map is hereby approved. Passed and approved by resolution number _____, this __ day of _____, 2023.

Date
City Clerk





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LIMITED LIABILITY COMPANY OWNER’S CERTIFICATE

The Legacy Creekside Apartments LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the land on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. The Legacy Creekside Apartments LLC does further certify that this Certified Survey Map is required to be submitted to the City of Kaukauna for approval or objection in accordance with current Land Subdivision Ordinances.

In Witness Whereof, the said The Legacy Creekside Apartments LLC has caused these presents to be signed by _____, its Member, on this ____ day of _____, 20__.

Member
The Legacy Creekside Apartments LLC

Personally came before me this ____ day of _____, 20__, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

Notary Public My Commission Expires _____
_____County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF _____]

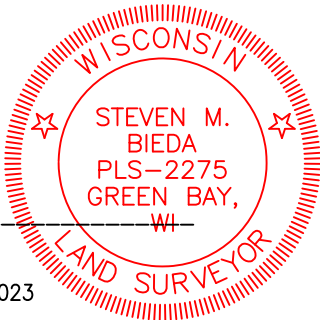
NOTES

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution.

RESTRICTIVE COVENANTS

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.



Steven M. Bieda
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