

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

THAT PART OF GOVERNMENT LOT 1, BEING A PART OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 18 EAST, IN THE CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

PREPARED FOR:  
CENTRAL LAND COMPANY III, LLC

PREPARED BY:  
CJ ENGINEERING, LLC  
9205 W. CENTER ST.  
SUITE 214  
MILWAUKEE, WI 53222

LEGEND

- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.
- INDICATES 1" IRON PIPE FOUND

UNPLATTED LANDS

NW CORNER  
NW 1/4  
SEC 14-21-18  
NO. 4211810000  
(FOUND P.K.)

THE NORTH LINE OF  
THE NORTHWEST 1/4  
OF SECTION  
14-21-18  
N89°45'22"E  
2312.98'

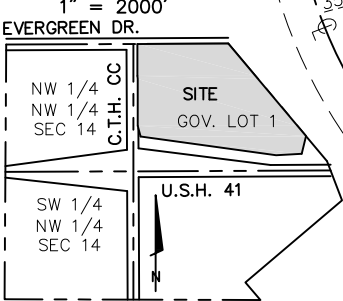
70' EVERGREEN DRIVE RIGHT OF WAY  
PER CERTIFIED SURVEY MAP NO. 8404

LOT 1 CSM 8404

OUTAGAMIE COUNTY  
CORNER  
P.C. 35 CORNER  
SEC 14-21-18  
NO. 42118110023  
(FOUND ALUMINUM  
MON.)

EVERGREEN DRIVE  
(70' R.O.W.)

VICINITY MAP



NW 1/4 SECTION  
14-21-18

NOTES:  
1. ALL BEARINGS ARE REFERENCED TO  
THE NORTH LINE OF THE NW 1/4  
SECTION 14-21-18 N 89°45'22" E

2. SURVEY DATUM:  
COORDINATES ARE BASED ON THE  
WISCONSIN COUNTY COORDINATE  
SYSTEM (WCCS), OUTAGAMIE COUNTY.  
NORTH AMERICAN DATUM OF 1983,  
2011 ADJUSTMENT (NAD83(2011)). ,  
USING THE WISCONSIN CONTINUALLY  
OPERATING REFERENCE STATIONS  
(WISCORS & GEOID 12A).

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**SURVEYOR'S CERTIFICATE**

STATE OF WISCONSIN) SS  
WAUKESHA COUNTY)

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED AND DIVIDED A PART OF GOVERNMENT LOT 1, BEING A PART OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 18 EAST, IN THE CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 14; THENCE N 89°45'22" E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION, 1366.35 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 1 AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, N 89°45'22" E 946.63 FEET TO OUTAGAMIE COUNTY CORNER NO. 42118110023 AND THE CENTER OF EVERGREEN DRIVE, A PUBLIC R.O.W.; THENCE S 40°04'45" E, ALONG THE SOUTHWESTERLY LINE OF LOT 3 CSM 7631 1258.94 FEET TO THE NORTH CORNER OF LOT 1 CSM 779; THENCE S 13°39'18" W, ALONG THE WEST LINE OF LOT 1 CSM 779, 190.39 FEET TO THE NORTH LINE OF U.S. HWY 41; THENCE CONTINUING ALONG THE NORTH LINE OF U.S. HWY 41, WESTERLY 267.99 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTH, WHOSE RADIUS IS 5624.65 FEET AND WHOSE CHORD BEARS S 86°46'16" W, 267.97 FEET; THENCE CONTINUING ALONG SAID NORTH LINE N 82°04'46" W, 1424.17 FEET TO THE EAST R.O.W. LINE OF ROSEHILL ROAD (C.T.H. "CC"); THENCE N 15°08'22" E, ALONG SAID EAST LINE, 115.60 FEET; THENCE N 00°01'00" W, CONTINUING ALONG SAID EAST LINE, 488.38 FEET; THENCE N 07°01'18" W, CONTINUING ALONG SAID EAST LINE, 31.43 FEET; THENCE N 00°00'02" W, CONTINUING ALONG SAID EAST LINE, 332.04 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,496,347 SQUARE FEET OR 33.732 ACRES MORE OR LESS

THAT I HAVE MADE SUCH SURVEY, MAP AND REDIVISION BY THE DIRECTION OF CENTRAL LAND COMPANY III, LLC, OWNER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE REGULATIONS OF THE VILLAGE OF DEFOREST IN SURVEYING AND MAPPING THE SAME.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHRISTOPHER A. JACKSON  
PROFESSIONAL LAND SURVEYOR, S-2851  
STATE OF WISCONSIN

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THAT PART OF GOVERNMENT LOT 1, BEING A PART OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 18 EAST, IN  
THE CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

CENTRAL LAND COMPANY III, LLC, A LIMITED LIABILITY COMPANY ORGANIZED UNDER THE LAWS OF THE STATE OF WISCONSIN AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, MAPPED AND DIVIDED AS REPRESENTED ON THIS MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF KAUKAUNA FOR APPROVAL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ , 2023.

\_\_\_\_\_

MANAGING MEMBER OF CENTRAL LAND COMPANY III, LLC

STATE OF WISCONSIN) SS  
OUTAGAMIE COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 2023, THE ABOVE \_\_\_\_\_,  
MANAGING MEMBER OF CENTRAL LAND COMPANY III, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE  
FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION EXPIRES\_\_\_\_\_

COMMON COUNCIL APPROVAL

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED FOR RECORDING BY THE CITY OF  
KAUKAUNA COMMON COUNCIL.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
ANTHONY J. PENTERMAN, MAYOR

\_\_\_\_\_  
SALLY KENNEY, CLERK/TREASURER

TREASURER'S CERTIFICATE

WE, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURERS OF THE CITY OF KAUKAUNA AND  
OUTAGAMIE COUNTY, DO HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAX  
SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AFFECTING THE LANDS INCLUDED IN THE  
CERTIFIED SURVEY MAP

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SALLY KENNEY, CITY OF KAUKAUNA CLERK/TREASURER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
TRENTON WOELFEL, OUTAGAMIE COUNTY TREASURER