

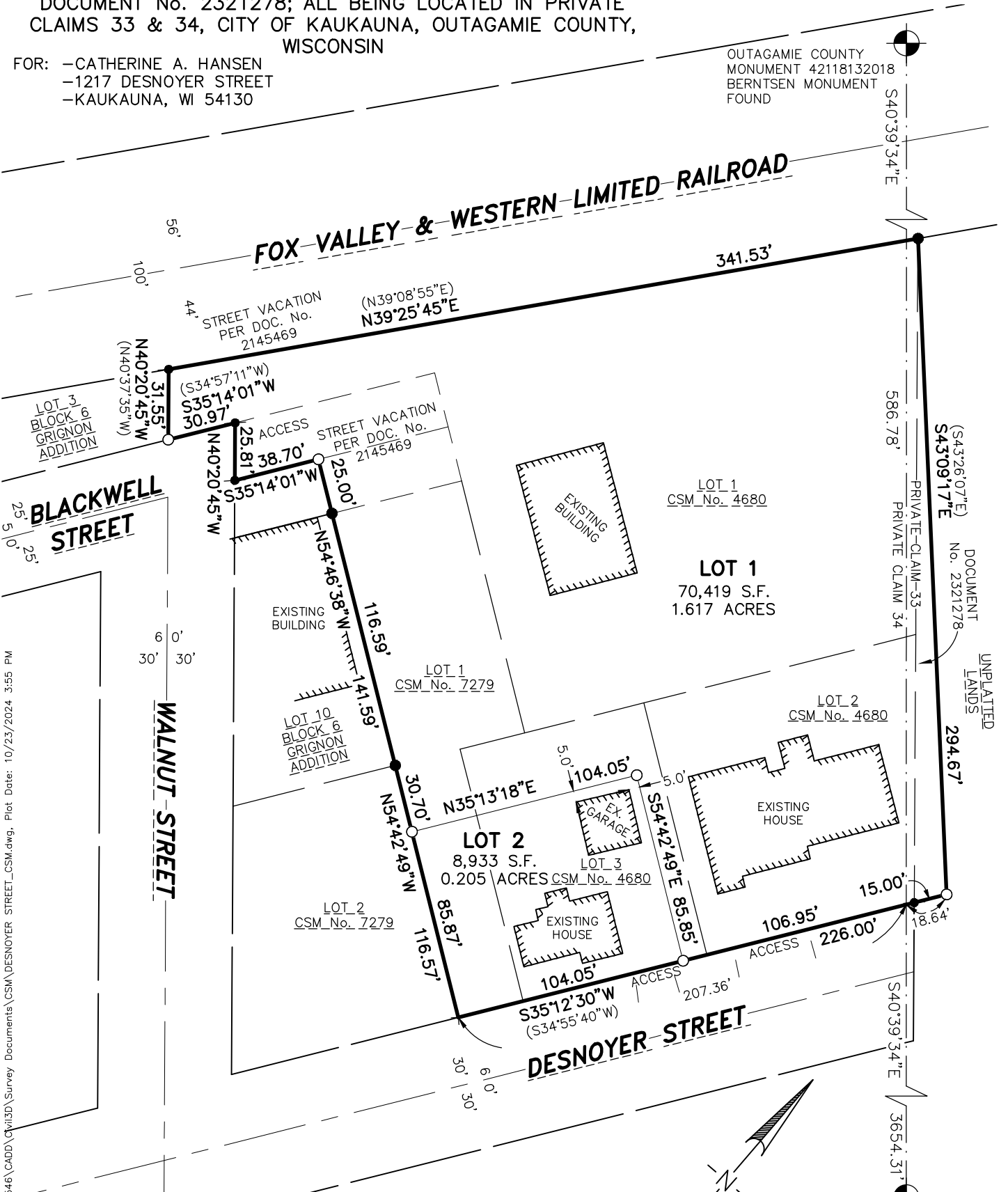
CERTIFIED SURVEY MAP

SHEET 1 OF 4

ALL OF LOTS 1, 2 & 3 OF CERTIFIED SURVEY MAP No. 4860, RECORDED IN VOLUME 26 OF CERTIFIED SURVEY MAPS ON PAGE 4680, AS DOCUMENT No. 1581968; ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 7279, RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS ON PAGE 7279, AS DOCUMENT No. 2088808; PART OF VACATED BLACKWELL STREET AS DESCRIBED IN DOCUMENT No. 2145469 AND PARCELS A & B AS DESCRIBED IN DOCUMENT No. 2321278; ALL BEING LOCATED IN PRIVATE CLAIMS 33 & 34, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

FOR: -CATHERINE A. HANSEN  
-1217 DESNOYER STREET  
-KAUKAUNA, WI 54130

OUTAGAMIE COUNTY  
MONUMENT 42118132018  
BERNTSEN MONUMENT  
FOUND



BEARINGS ARE REFERENCED TO THE NORTHEAST LINE OF PRIVATE CLAIM 34 WHICH BEARS S40°39'34"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR OUTAGAMIE COUNTY



DRAFTED BY: COREY W. KALKOFEN

W:\PROJECTS\10903\092400546\CADD\Civil3D\Survey Documents\CSM\DESNOYER STREET\_CSM.dwg, Plot Date: 10/23/2024 3:55 PM

SEE SHEET 2 FOR LEGEND

UNPLATTED LANDS  
DOCUMENT No. 2321278  
PRIVATE CLAIM-33  
PRIVATE CLAIM 34  
S43°26'07"E  
S43°09'17"E  
586.78'  
294.67'

LOT 1  
70,419 S.F.  
1.617 ACRES  
CSM No. 4680

LOT 1  
CSM No. 7279

LOT 2  
CSM No. 4680

LOT 2  
8,933 S.F.  
0.205 ACRES  
CSM No. 4680

LOT 2  
CSM No. 7279

LOT 3  
CSM No. 4680

LOT 3  
BLOCK 6  
GRIGNON  
ADDITION

BLACKWELL STREET

WALNUT STREET

DESNOYER STREET

STREET VACATION PER DOC. No. 2145469

STREET VACATION PER DOC. No. 2145469

EXISTING BUILDING



EXISTING BUILDING

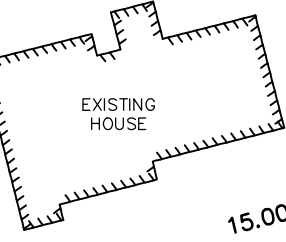
LOT 10  
BLOCK 6  
GRIGNON  
ADDITION



EXISTING GARAGE



EXISTING HOUSE



EXISTING HOUSE

## CERTIFIED SURVEY MAP

SHEET 2 OF 4

ALL OF LOTS 1, 2 & 3 OF CERTIFIED SURVEY MAP No. 4860, RECORDED IN VOLUME 26 OF CERTIFIED SURVEY MAPS ON PAGE 4680, AS DOCUMENT No. 1581968; ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 7279, RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS ON PAGE 7279, AS DOCUMENT No. 2088808; PART OF VACATED BLACKWELL STREET AS DESCRIBED IN DOCUMENT No. 2145469 AND PARCELS A & B AS DESCRIBED IN DOCUMENT No. 2321278; ALL BEING LOCATED IN PRIVATE CLAIMS 33 & 34, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

### SURVEYOR'S CERTIFICATE

I, Corey W. Kalkofen, Wisconsin Professional Land Surveyor S-2726, certify that I have surveyed, divided and mapped all of Lots 1, 2 & 3 of Certified Survey Map No. 4860, recorded in Volume 26 of Certified Survey Maps on Page 4680, as Document No. 1581968; all of Lot 1 of Certified Survey Map No. 7279, recorded in Volume 43 of Certified Survey Maps on Page 7279, as Document No. 2088808; part of vacated Blackwell Street as described in Document No. 2145469 and Parcels A & B as described in Document No. 2321278; all being located in Private Claims 33 & 34, City of Kaukauna, Outagamie County, Wisconsin containing 79,352 square feet (1.822 acres) of land and more fully described as follows:

Commencing at Outagamie County Monument No. 42118132018, located on the Northeast line of Private Claim 34; thence S40°39'34"E, 586.78 feet along said Northeast line of Private Claim 34 to the Northwesterly right-of-way line of Desnoyer Street and the Point of Beginning; thence S35°12'30"W, 207.36 feet along said Northwesterly right-of-way line to the Southeast corner of Lot 2 of said Certified Survey Map No. 7279; thence N54°42'49"E, 116.57 feet along the East line of said Lot 2 to the Northeast corner thereof; thence N54°46'38"W, 141.59 feet along the West line of Lot 1 of said Certified Survey Map No. 7279 to the centerline of vacated Blackwell Street per Document No. 2145469; thence S35°14'01"W, 38.70 feet along said centerline to Northeasterly right-of-way line of Walnut Street; thence N40°20'45"W, 25.81 feet along said Northeasterly right-of-way line to the Northwesterly right-of-way line of Blackwell Street; thence S35°14'01"W, 30.97 feet along said Northwesterly right-of-way line to the Southwest corner of said Lot 1 of Certified Survey Map No. 4860; thence N40°20'45"W, 31.55 feet along the West line of said Lot 1 to the Northwest corner thereof and the Southeasterly right-of-way line of the Fox Valley & Western Limited Railroad; thence N39°25'45"E, 341.53 feet along said Southeasterly right-of-way line to the Northeast corner of said Lot 1 of Certified Survey Map No. 4860 and the Northerly most corner of Lands described in Document No. 2321278; thence S43°09'17"E, 294.67 feet along the Northeasterly line of said Lands to the Southeasterly corner thereof; thence S35°12'30"W, 18.64 feet along the Southeasterly line of said Lands to the Point of Beginning.


That I have made this survey by the direction of the Owner(s) of said Land.

I further certify that this map is a correct representation of all exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes and the City of Kaukauna Subdivision Ordinances in surveying, dividing and mapping the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

-----  
Corey W. Kalkofen, S-2726  
Wisconsin Professional Land Surveyor

### LEGEND

- - 3/4" x 18" ROUND STEEL REBAR WEIGHING 1.5 lbs./lineal ft. SET
- × - CHISELED "X" FOUND
- - 3/4" STEEL REBAR FOUND
- - 1.315" O.D. IRON PIPE FOUND
- ⊕ - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
- S.F. - SQUARE FEET
- ( ) - RECORDED BEARING AND/OR DISTANCE
-  - EXISTING BUILDING

# McMAHON

ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.  
1445 McMAHON DRIVE NEENAH, WI 54956  
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025  
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

CERTIFIED SURVEY MAP

SHEET 3 OF 4

ALL OF LOTS 1, 2 & 3 OF CERTIFIED SURVEY MAP No. 4860, RECORDED IN VOLUME 26 OF CERTIFIED SURVEY MAPS ON PAGE 4680, AS DOCUMENT No. 1581968; ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 7279, RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS ON PAGE 7279, AS DOCUMENT No. 2088808; PART OF VACATED BLACKWELL STREET AS DESCRIBED IN DOCUMENT No. 2145469 AND PARCELS A & B AS DESCRIBED IN DOCUMENT No. 2321278; ALL BEING LOCATED IN PRIVATE CLAIMS 33 & 34, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

CITY OF KAUKAUNA COMMON COUNCIL APPROVAL:

Resolved by the Common Council of the City of Kaukauna, this Certified Survey Map is hereby approved as surveyed and mapped.

Anthony J. Penterman, Mayor Date

STATE OF WISCONSIN )ss
COUNTY OF OUTAGAMIE

I, Sally Kenney, being the duly elected, qualified and acting clerk of the City of Kaukauna, Outagamie County, do hereby certify that the Common Council of the City of Kaukauna passed Resolution Number \_\_\_\_\_ on \_\_\_\_\_, authorizing me to issue a certificate of approval of this Certified Survey Map, upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED ON THE \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Dated \_\_\_\_\_ Sally Kenney, City Clerk

CERTIFICATE OF CITY TREASURER

I, being the duly elected, qualified and acting City Treasurer, do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments affecting any of the lands included in this Certified Survey Map.

City Treasurer, William Van Rossum Date

CERTIFICATE OF COUNTY TREASURER

I, being the duly elected, qualified and acting County Treasurer, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in this Certified Survey Map.

County Treasurer Date

Printed Name

NOTES

- THIS CSM IS ALL OF TAX PARCEL NOS. 322032000, 322032100, 322031801 AND 322031900.
-THE PROPERTY OWNERS OF RECORD ARE CATHERINE A. HANSEN AND T & D ENTERPRISES 1, LLC.
-THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT NOS. 2067179, 2260134, 2321278 AND 2324189.

CERTIFIED SURVEY MAP

SHEET 4 OF 4

ALL OF LOTS 1, 2 & 3 OF CERTIFIED SURVEY MAP No. 4860, RECORDED IN VOLUME 26 OF CERTIFIED SURVEY MAPS ON PAGE 4680, AS DOCUMENT No. 1581968; ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 7279, RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS ON PAGE 7279, AS DOCUMENT No. 2088808; PART OF VACATED BLACKWELL STREET AS DESCRIBED IN DOCUMENT No. 2145469 AND PARCELS A & B AS DESCRIBED IN DOCUMENT No. 2321278; ALL BEING LOCATED IN PRIVATE CLAIMS 33 & 34, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Catherine A. Hansen, As Owner of Tax Parcel Nos. 322032000, 322032100 & 322031801, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map. I also hereby certify that this Certified Survey Map is required by s. 236.10 or s. 236.12 to be submitted to the following for approval:

City of Kaukauna

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Catherine A. Hansen

State of \_\_\_\_\_)  
  )ss  
\_\_\_\_\_ County)

Personally appeared before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, \_\_\_\_\_

My commission expires\_\_\_\_\_

OWNER'S CERTIFICATE

T & D Enterprises 1, LLC, a Wisconsin Limited Liability Company, duly organized and existing under and by virtue of the Laws of the State of Wisconsin, As Owners of Tax Parcel No. 322031900, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map. We also hereby certify that this Certified Survey Map is required by s. 236.10 or s. 236.12 to be submitted to the following for approval:

City of Kaukauna

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Catherine A. Hansen, Managing Member

State of Wisconsin)  
  )ss  
\_\_\_\_\_ County)

Personally appeared before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, \_\_\_\_\_

My commission expires\_\_\_\_\_