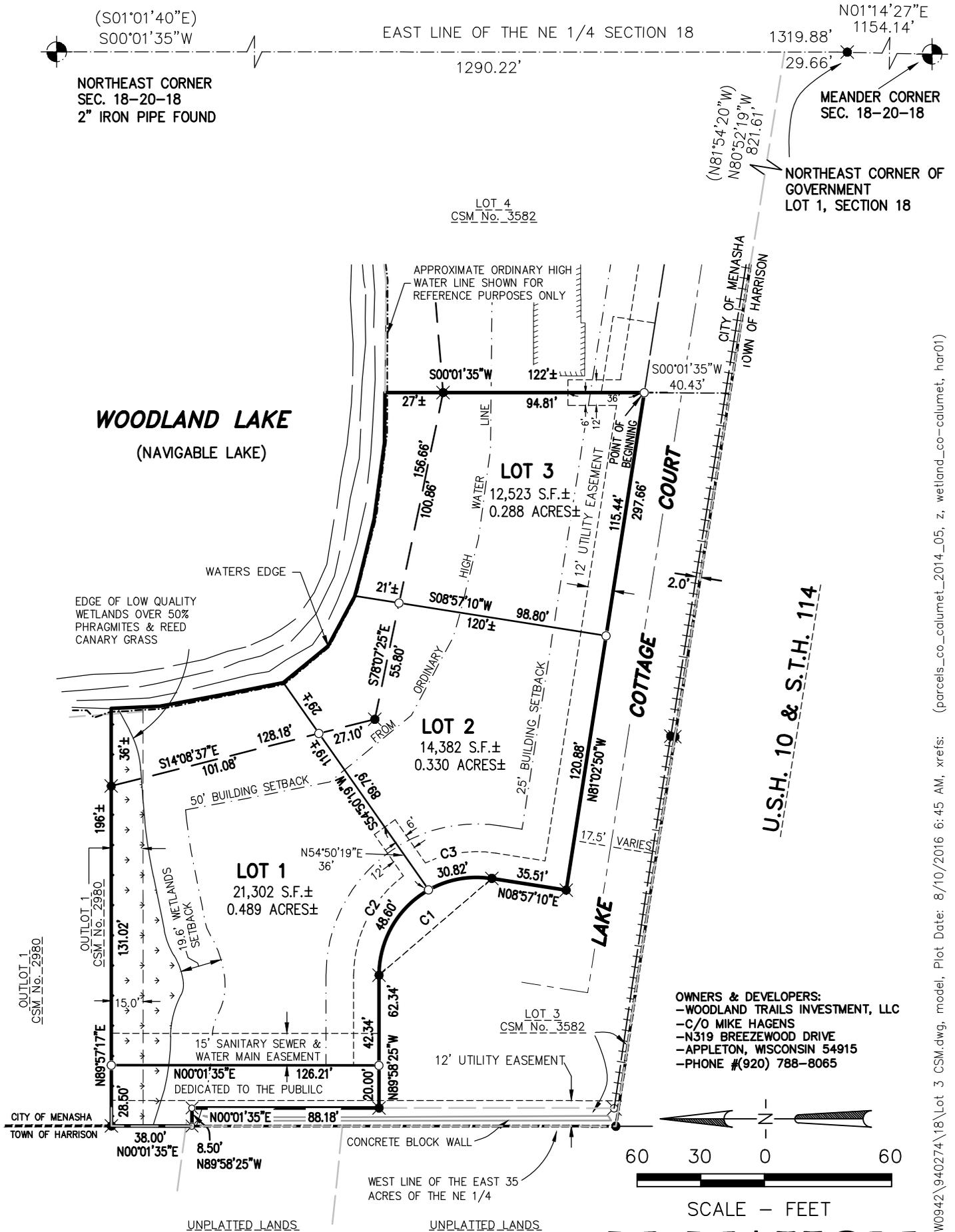


A PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 3582 AS RECORDED IN VOLUME 31 OF MAPS ON PAGE 268 AS DOCUMENT NO. 514769 BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN.



**NOTES:**  
THE WETLAND BOUNDARY AS SHOWN ON THIS MAP IS PER A SETTLEMENT OF CALUMET COUNTY CIRCUIT COURT CASE #08 CX 001 STATE OF WISCONSIN vs. MICHAEL HAGENS, et al AS FIELD VERIFIED BY NICK DOMER US ARMY CORPS OF ENGINEERS & JOHN BRAND WDNR

SEE PAGE 2 FOR MAPPING LEGEND, NOTES AND CURVE DATA

DRAFTED BY: SHANE KELLIHER

skelliher, W:\PROJECTS\W0942\940274\18\Lot 3 CSM.dwg, model, Plot Date: 8/10/2016 6:45 AM, xrefs: (parcels\_co\_calumet\_2014\_05, z, wetland\_co\_calumet, har01)

A PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 3582 AS RECORDED IN VOLUME 31 OF MAPS ON PAGE 268 AS DOCUMENT NO. 514769 BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, DAVID M. SCHMALZ, WISCONSIN PROFESSIONAL LAND SURVEYOR S-1284, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 3582 AS RECORDED IN VOLUME 31 OF MAPS ON PAGE 268 AS DOCUMENT NO. 514769 BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN, CONTAINING APPROXIMATELY 48,207 SQUARE FEET (BEING 1.07 ACRES) OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE S00°01'35"W (RECORDED AS S01°01'40"E), 1290.22 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18 TO THE NORTH RIGHT-OF-WAY LINE OF U.S.H. 10 AND S.T.H. 114; THENCE N80°52'19"W (RECORDED AS N81°54'20"W), 821.61 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE S00°01'35"W, 40.43 FEET ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER OF SAID LOT 3, BEING THE POINT OF BEGINNING; THENCE THE FOLLOWING FOUR CALLS ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE COTTAGE COURT; THENCE N81°02'50"W, 297.66 FEET; THENCE N08°57'10E, 35.51 FEET TO THE START OF A 46.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 79.42 FEET ALONG THE ARC OF SAID CURVE HAVING A 69.92 FOOT CHORD WHICH BEARS N40°30'37"W; THENCE N89°58'25"W, 62.34 FEET TO THE NORTHWEST CORNER OF LAKE COTTAGE COURT; THENCE N00°01'35"E, 88.18 FEET; THENCE N89°58'25"W, 8.50 FEET TO THE WEST LINE OF SAID LOT 3; THENCE N00°01'35"E, 38.00 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE N89°57'17"E, 159.52 FEET TO THE STARTING POINT OF A MEANDER LINE OF THE SOUTHERLY SHORE OF WOODLAND LAKE, SAID POINT BEARS S89°57'17"W, 36 FEET MORE OR LESS FROM SAID SOUTHERLY SHORE; THENCE THE FOLLOWING TWO CALLS ALONG SAID MEANDER LINE; THENCE S14°08'37"E 128.18; THENCE S78°07'25"E, 156.66 FEET TO THE EAST LINE OF SAID LOT 3 AND THE TERMINATION POINT OF SAID MEANDER LINE; SAID POINT BEARS S00°01'35"W, 27 FEET MORE OR LESS FROM THE SOUTHERLY SHORE OF SAID WOODLAND LAKE; THENCE S00°01'35"W, 94.81 FEET TO THE POINT OF BEGINNING. INCLUDING ALL THOSE LANDS LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE SOUTHERLY SHORE OF WOODLAND LAKE AND THE RESPECTIVE LOT LINE EXTENDED TO SAID SOUTHERLY SHORE.

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 THE 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 MENASHA SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
DAVID M. SCHMALZ, WI PROFESSIONAL LAND SURVEYOR S-1284

LEGEND

- ⊗ - 1 1/4" x 30" ROUND STEEL REBAR WEIGHING 4.30 lbs./lineal ft. SET
- ⊗ - 1 1/4" ROUND STEEL REBAR FOUND
- - 3/4" ROUND STEEL REBAR SET
- ⊙ - CERTIFIED LAND CORNER CALUMET COUNTY
- ( ) - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET
- - CORPORATE BOUNDARY
- - EXISTING UTILITY EASEMENT (10' UNLESS NOTED)
- 10'
- TTTTTTT - ACCESS RESTRICTED ROAD

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH	TANGENT BEARINGS
C1	46.00'	98°55'34"	69.92'	N 40°30'37" W	79.42'	S 89°58'25" E S 08°57'10" W
C2	46.00'	60°32'07"	46.37'	N 59°42'21" W	48.60'	
C3	46.00'	38°23'28"	30.25'	N 10°14'34" W	30.82'	

NOTES:

1. All lots within the boundaries of this survey are restricted to Residential / Non-Commercial use only.
2. No direct Public Road Connection will be allowed within the boundary of this CSM.
3. The Public Road shall be extended if either the Fire Lane 3 (north extension) or Kernan Ave (or new road connection to it) is connected to the boundary of this CSM.
4. It is expressly intended that these restrictions are for the benefit of the public and enforceable by the Wisconsin Department of Transportation or its assigns.

**McMAHON**  
ENGINEERS ARCHITECTS

1445 McMAHON DRIVE NEENAH, WI 54956  
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025  
Tel: (920) 751-4200 Fax: (920) 751-4284  
www.mcmgrp.com

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NOTES:

- THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.

-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.

- ELEVATIONS AS SHOWN ON THIS PLAN ARE REFERENCED FROM PREVIOUS ELEVATION WORK PREPARED BY OTHERS. BASED ON GPS OBSERVATIONS TO NGS DATA POINT 4K05 (PID #DE7787), THE ELEVATIONS SHOWN ARE 0.27 FEET ABOVE NAVD 88(12) DATUM.

-FRONT YARD BUILDING SETBACKS TO BE 25 FEET

-THIS CERTIFIED SURVEY MAP IS A PORTION OF TAX PARCEL NUMBERS: 770181101, 770181102, AND 770181103.

-THE PROPERTY OWNER OF RECORD IS: WOODLAND DEVELOPMENT, LLC

-THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN DOCUMENT NOS. 380967 AND 362613

-CITY OF MENASHA SETBACK REQUIREMENTS FROM WATERWAYS MUST BE FOLLOWED.

OWNER'S CERTIFICATE

Woodland Trails Investment, LLC, as Owner(s) I/We hereby certify that I/we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval.

City of Menasha

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

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

Personally appeared before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, the above named persons to me known to be the persons who executed the foregoing instrument, and acknowledged the same.

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

\_\_\_\_\_ County, \_\_\_\_\_  
My commission expires \_\_\_\_\_

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COMMON COUNCIL RESOLUTION

RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MENASHA, THAT THIS CERTIFIED SURVEY MAP IS HEREBY

APPROVED BY RESOLUTION NUMBER \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
CITY CLERK  
DEBBIE GALEAZZI

DATE

\_\_\_\_\_  
CITY MAYOR  
DON MERKES

DATE

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS SHOWN HEREON.

\_\_\_\_\_  
CITY TREASURER  
PEGGY STEENO

\_\_\_\_\_  
COUNTY TREASURER  
MIKE SCHLAAK

UTILITY EASEMENT PROVISIONS

An easement for electrical and communication service is hereby granted by Woodland Trails Investment, LLC to AT & T, MENASHA UTILITIES and TIME WARNER CABLE MIDWEST LLC, Grantees, to their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy for such purposes as the same is now or may hereafter be used and for sounds and signals, all in, over, under, across, along and upon the property shown within those areas on the CSM designated as "Utility Easement Areas" and the property designated on the CSM for streets and alleys, whether public or private, together with the rights to install service connections upon, across within and beneath the surface of each lot to serve improvements thereon, or on adjacent lots, also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or caused to have restored, the property, as nearly as is reasonably possible, to the conditions existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communications facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the written consent of Grantees. The Grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.



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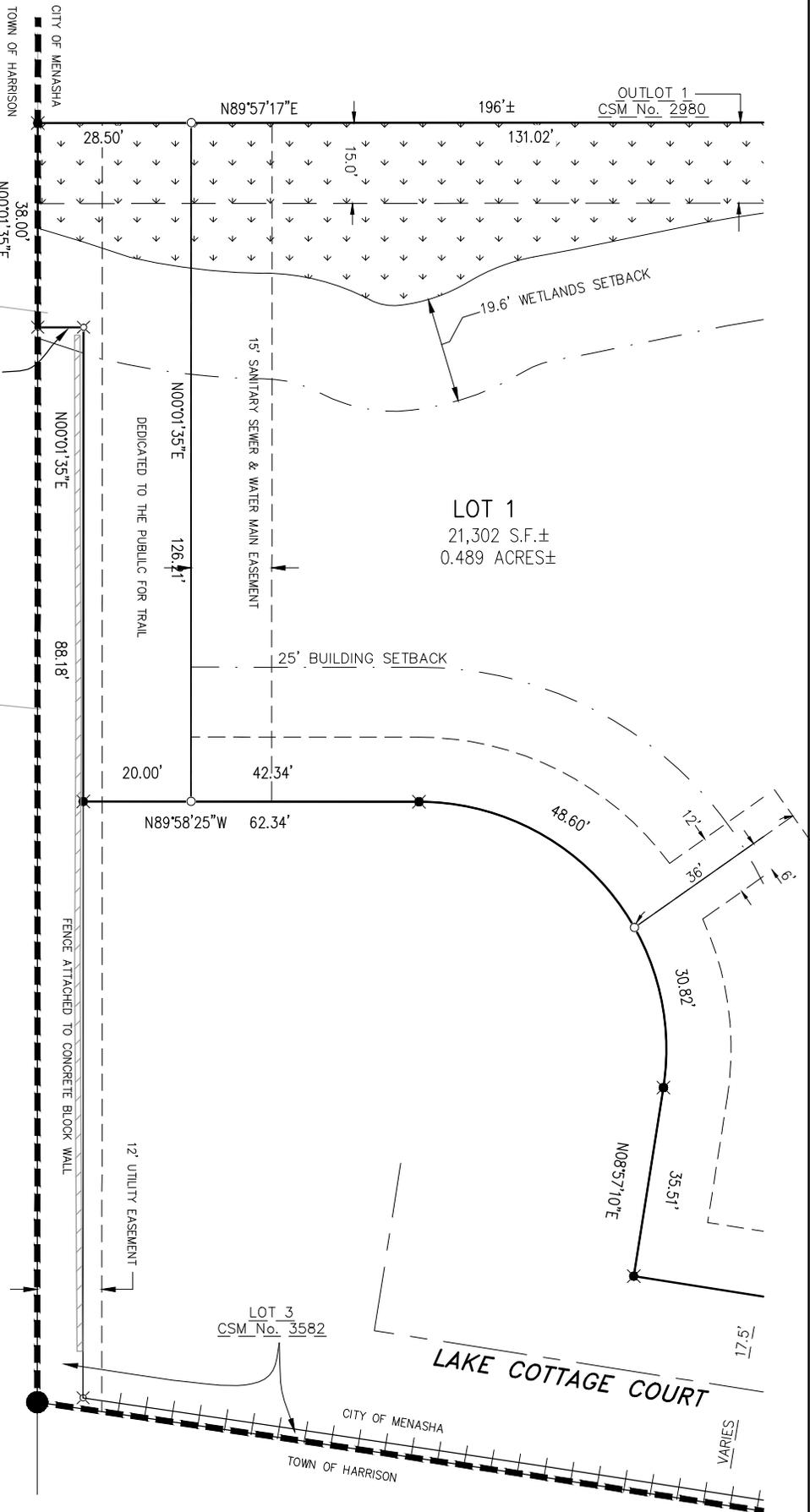
skel\her\_w:\PROJECTS\W0942\940274\18\Lot\_1\_of\_Lot\_3\_Wall\_detail.dwg\_model\_Plot Date: 8/11/2016 7:47 AM\_xrefs: (parcels\_co\_columet\_2014\_05\_z\_wetland\_co\_columet\_har01)

UNPLATTED LANDS

UNPLATTED LANDS



SCALE - FEET



**McMAHON**  
ENGINEERS ARCHITECTS

Project No. W0942-940274 Date AUG., 2016 Scale 1" = 30'  
Drawn By SKK Field Book          Page           
1445 McMAHON DRIVE NEENAH, WI 54956  
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025  
Tel: (920) 751-4200 Fax: (920) 751-4284

File No.