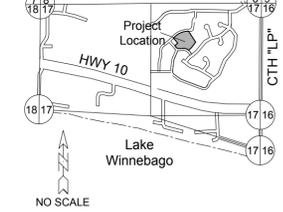


The Replat of Part of The Ponds of Menasha and Outlot 2 CSM 3277

All of Lot 105-108, 110-14, and all of Outlot 2 Certified Survey Map 3277, being part of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin

LOCATION MAP

SEC 17, T 20 N, R 18 E,
CITY OF MENASHA,
CALUMET COUNTY, WI



Bearings are referenced to the North line of Northeast 1/4 Section 17, T20N, R18E assumed to bear N89°45'43"E based on Calumet County coordinate system

NOTES

All linear measurements have been made to the nearest one hundredth of a foot.

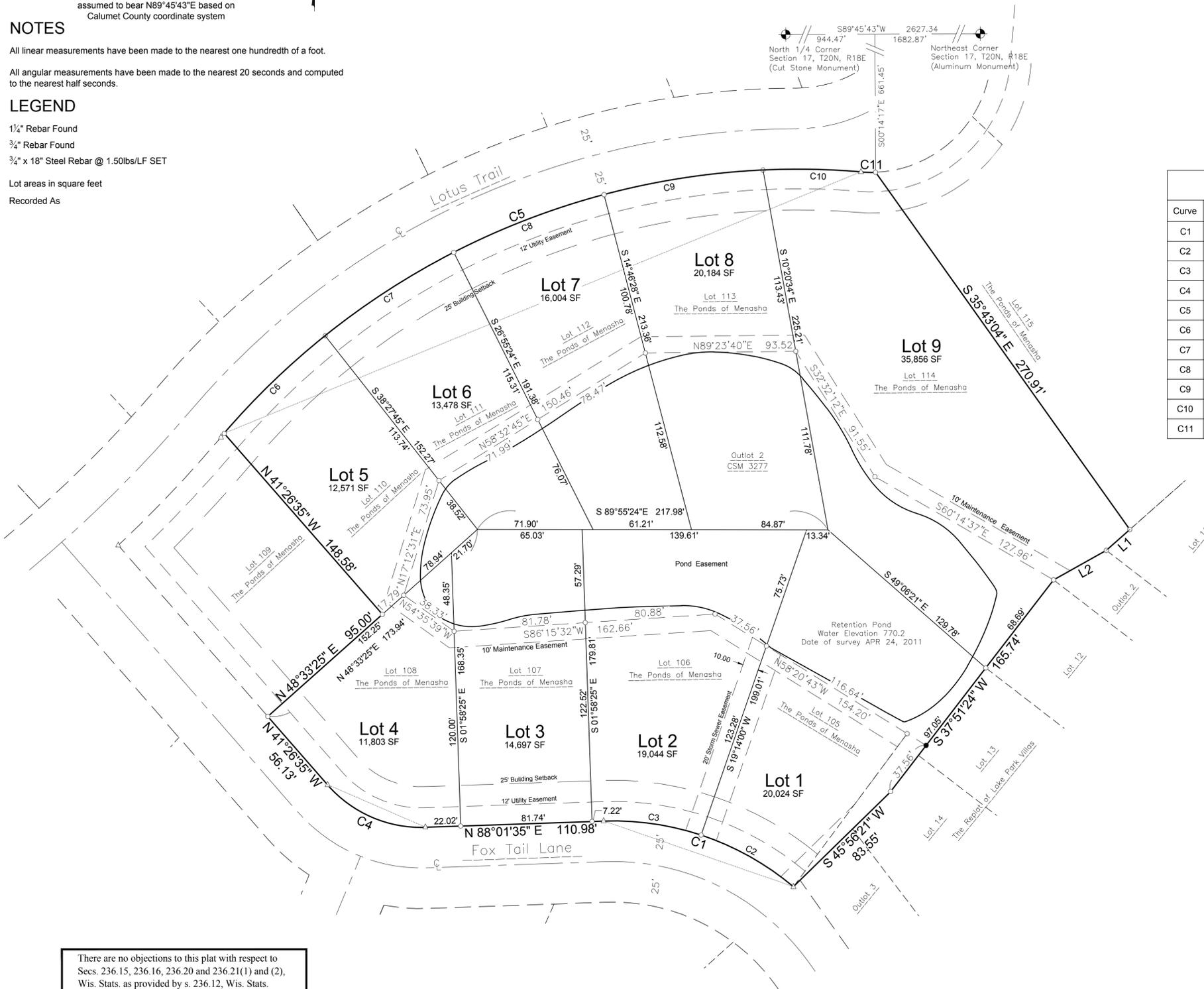
All angular measurements have been made to the nearest 20 seconds and computed to the nearest half seconds.

LEGEND

- △ 1 1/4" Rebar Found
- 3/4" Rebar Found
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot areas in square feet
- () Recorded As

LINE TABLE		
Line	Bearing	Length
L1	N 48°48'51" E	19.43'
L2	S 61°00'19" W	37.52'

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	175.00'	S 71°05'18" E	124.77'	127.58'	41°46'14"	N 88°01'35" E	S 50°12'11" E
C2	175.00'	S 61°00'33" E	65.62'	66.01'	21°36'44"	S 71°48'56" E	S 50°12'11" E
C3	175.00'	S 81°53'40" E	61.25'	61.57'	20°09'30"	N 88°01'35" E	S 71°48'56" E
C4	77.50'	S 66°42'30" E	66.16'	68.35'	50°31'50"	S 41°26'35" E	N 88°01'35" E
C5	472.50'	S 67°52'27" W	427.45'	443.55'	53°47'09"	N 85°13'58" W	S 40°58'53" W
C6	472.50'	S 46°15'34" W	86.93'	87.05'	10°33'22"	S 51°32'15" W	S 40°58'53" W
C7	472.50'	S 57°18'25" W	95.00'	95.16'	11°32'21"	S 63°04'36" W	S 51°32'15" W
C8	472.50'	S 69°09'04" W	100.00'	100.19'	12°08'56"	S 75°13'32" W	S 63°04'36" W
C9	472.50'	S 81°18'00" W	100.00'	100.19'	12°08'56"	S 87°22'28" W	S 75°13'32" W
C10	472.50'	N 88°55'45" W	60.92'	60.96'	7°23'33"	N 85°13'58" W	S 87°22'28" W
C11	75.00'	N 88°41'52" W	9.07'	9.07'	6°55'49"	S 87°50'13" W	N 85°13'58" W



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



File: 4104Final.dwg
Date: 03/07/2014
Drafted By: Tyler
Sheet: 1 of 2



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
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Mar 07:2014-24:41pm J:\Projects\4104men.dwg\Civil_3D\4104Final.dwg Printed by: Tyler

The Replat of Part of The Ponds of Menasha and Outlot 2 CSM 3277

All of Lot 105-108, 110-14, and all of Outlot 2 Certified Survey Map 3277, being part of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin

City of Menasha Owner's Certificate

The City of Menasha, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, and mapped as represented on this plat.

The City of Menasha does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Menasha
Calumet County
Department of Administration
Department of Transportation

WITNESS WHEREOF, the said City of Menasha, has caused these presents to be signed by its authorized representatives, located at, Menasha, Wisconsin

In the Presence of: City of Menasha

Mayor Date _____ City Clerk Date _____

State of Wisconsin)
)ss
_____ County)

Personally came before me this _____ day of _____, 20____, the above named to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin My commission expires: _____.

The Pond's of Menasha, LLC Owner's Certificate of Dedication

The Ponds of Menasha, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The Ponds of Menasha, LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Menasha
Calumet County
Department of Administration
Department of Transportation

Dated this _____ day of _____, 20____.

In the presence of: The Ponds of Menasha, LLC

By _____

print name _____

Title _____

State of Wisconsin)

_____ County) ss

Personally came before me this _____ day of _____, 20____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, Wisconsin My Commission Expires _____.

Surveyor's Certificate

I, James R. Sehloff, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Menasha and Calumet County, and under the direction of The Redevelopment Authority of the City of Menasha, owners of said land, I have surveyed, divided, and mapped The Replat of Part of The Ponds of Menasha and Outlot 2 CSM 3277 ; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 105-108, 110-14, and all of Outlot 2 Certified Survey Map 3277, being part of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin, containing 163,661 Square Feet (3.7571 Acres) of land described as follows:

Commencing at the North corner of Section 17; thence along the North line of said Section 17, S89°45'43"E, 944.47 feet; thence S00°14'17"E, 661.45 to the Northwest corner of Lot 115 of Said Ponds of Menasha also being the point of beginning; thence along the Southwesterly line of said Lot 115, S35°43'04"E, 270.91 feet to the Northwesterly line of Lot 11 of The Replat of Lots 1, 2, 55-61, 65-69, 73, 75, 76, 78-80, 119, 120, Outlots 4-5, Outlots 8-9 and Outlot 24 of Lake Park Villas (hereafter referred to as Replat of Lake Park Villas); thence along said Northwesterly line of said Lot 11, S48°48'51"W, 19.43 feet to the North corner of Outlot 2 of said Replat of Lake Park Villas; thence along the Northwesterly line of said Outlot 2, S61°00'19"W, 37.52 feet to the North corner of Lot 12 of said Replat of Lake Park Villas; thence along the Northwesterly line of said Lot 12 and Lot 13 & Lot 14 of said Replat of Lake Park Villas, S37°51'24"W, 165.74 to the point on said Northwest line of Lot 14; thence continuing along said Northwest line of Lot 14, S45°56'21"W, 83.55 feet to a point on the Northerly right of way line of Fox Tail Lane; thence along said Northerly right of way line, 127.58 feet along the arc of a curve to the left with a radius of 175.00 feet and a chord of 124.77 feet which bears N71°05'18"W to a point on said Northerly right of way line; thence continuing along said Northerly right of way, S88°01'35"W 110.98 feet; thence continuing along said Northerly right of way line, 68.35 feet along the arc of a curve to the right with a radius of 77.50 feet and a chord of 66.16 feet which bears N66°42'30"W to a point on said Northerly right of way; thence continuing along said Northerly right of way, N41°26'35"W 56.13 feet; thence along the Northwesterly line of Lot 108 of said Ponds of Menasha, N48°33'25"E 95.00 feet to the Southeasterly corner of Lot 109 of Said Ponds of Menasha; thence along the Northeasterly line of said Lot 109 of Said Ponds of Menasha, N41°26'35"W 148.58 feet to the Southerly right of way of Lotus Trail; thence along said Southerly right of way line, 443.50 feet along the arc of a curve to the right with a radius of 472.50 feet and a chord of 427.45 feet which bears N67°52'27"E to a point on said Southerly right of way line; thence continuing along said Southerly right of way line, 9.07 feet along the arc of a curve to the left with a radius of 75.00 feet and a chord of 9.07 feet which bears S88°41'52"E to the point of beginning.

Given under my hand this _____ day of _____, 20____.

James R. Sehloff, Wisconsin Registered Land Surveyor No. S-2692

Utility Easement Provisions

An easement for electric and communications service is hereby granted by City of Menasha, Grantor
Waverly Sanitary District, Grantor
and
The Ponds of Menasha, LLC, Grantor, to:

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as **We Energies**, Grantee
SBC, Grantee
and
Time Warner Cable, Grantee

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, gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right 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 cause to have restored, the property, as nearly as is reasonably possible, to the condition 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 communication 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 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.

City of Menasha

Mayor Date _____ City Clerk Date _____

Waverly Sanitary District

Managing Member Date _____

Ponds of Menasha, LLC

Managing Member Date _____

Waverly Sanitary District Owner's Certificate

The Waverly Sanitary District, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The Waverly Sanitary District does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Menasha
Calumet County
Department of Administration
Department of Transportation

WITNESS WHEREOF, the said Waverly Sanitary District., has caused these presents to be signed by its authorized representatives, located at, Menasha, Wisconsin

In the Presence of: Waverly Sanitary District,

President Date _____

State of Wisconsin)
)ss
_____ County)

Personally came before me this _____ day of _____, 20____, the above named to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin My commission expires: _____.

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the City of Menasha and Calumet County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

City Treasurer Date _____

County Treasurer Date _____

City of Menasha Common Council Approval Certificate

Resolved, that the plat of The Ponds of Menasha in the City of Menasha, is hereby approved by the Common Council of the City of Menasha.

Mayor Date _____

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Menasha.

City Clerk Date _____

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration



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Sheet: 2 of 2



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