

It is expected that a Quorum of the Board of Public Works, Park Board, Administration Committee, and/or Common Council may attend this meeting: (although it is not expected that any official action of any of those bodies will be taken)

**CITY OF MENASHA
PLAN COMMISSION
Council Chambers
140 Main Street, Menasha**

**November 4, 2014
3:30 PM**

AMENDED AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
 - 1. [Minutes of the October 7, 2014 Plan Commission Meeting](#)
- D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA
Five (5) minute time limit for each person
- E. COMMUNICATION
 - 1. None
- F. DISCUSSION
 - 1. Comprehensive Plan Review – 2015 Issues to Consider
- G. ACTION ITEMS
 - 1. [Extraterritorial Certified Survey Map \(CSM\) Review – 501-505 Valley Road, Town of Menasha](#)
 - 2. [Certified Survey Map – Fountain Way/Georgetown Place](#)
 - 3. [Disposition of Outlot 3 CSM 3277 \(Georgetown Place\)](#)
 - 4. [Certified Survey Map – Georgetown Place](#)
 - 5. [Certified Survey Map – Eden Court](#)
- H. ADJOURNMENT

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
October 7, 2014
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:35 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Ald. Kevin Benner, DPW Radtke and Commissioners Schmidt and DeCoster

PLAN COMMISSION MEMBERS EXCUSED: Commissioners Cruickshank and Sturm.

OTHERS PRESENT: CDD Keil, PP Homan, Shawn McKibben, Mark Kruser and Brian Moore.

C. MINUTES TO APPROVE

1. **Minutes of the September 30, 2014 Plan Commission Meeting**

Motion by Comm. Schmidt, seconded by Ald. Benner, to approve the September 30, 2014 Plan Commission meeting minutes. The motion carried.

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

1. No one spoke.

E. COMMUNICATION

1. None.

F. DISCUSSION

1. None

G. ACTION ITEMS

1. Site Plan Review - Oak Park Place - Midway Road,

CDD Keil reviewed the conditions that were established as part of the site plan approval and PUD rezoning recommendation that was made at the September 9, 2014 Plan Commission meeting. All conditions have been addressed by the revised site plan submitted for this meeting except the following:

- The temporary and permanent easements related to the construction of a bike/pedestrian trail are yet to be completed.
- The post construction storm water management plan has not been reviewed and approved by the Public Works Department.

Commissioners discussed site access and construction worker parking with consensus being that the use of Cottonwood Drive for these purposes should be kept to the absolute minimum. The emergency access from Cottonwood Drive was also discussed with the consensus being that pavement be minimized and substituted with geogrid, and that the proposed gate should be eliminated and replaced with fold-down bollards. Staff is to confirm design considerations with the Fire Department.

The obligations for the developer to dedicate land or pay fees in lieu thereof for park land purposes was also discussed. Consensus was that the developer is to contribute land for the trail easement and to construct and pave the trail at its expense. The land donation value and

the trail construction cost are to be deducted from the fee in lieu of parkland dedication which was computed to be \$38,500. If the land value and trail construction/paving cost are less than that amount, the balance of the fee owed is to be paid prior to an occupancy permit being granted.

Motion by DPW Radtke, seconded by Ald. Benner to approve the revised site plan for the Oak Park Place development with the following conditions:

1. That a bike/pedestrian easement not less than 15 feet in width connecting the existing path in the Midway Road right of way to Cottonwood Drive and/or Barker Park be granted to the City of Menasha prior to an Occupancy Permit being granted.
2. That a temporary easement be granted to the City of Menasha not less than 30 feet in width for the purpose of constructing the bike/pedestrian path.
3. That a storm water management plan meeting the post construction storm water management requirements of Chapter 7 of the Menasha Code of Ordinances be submitted for review and approval by the Menasha Public Works Department.

The motion carried.

H. ADJOURNMENT

Motion by Ald. Benner, seconded by Comm. DeCoster, to adjourn at 4:01 PM.

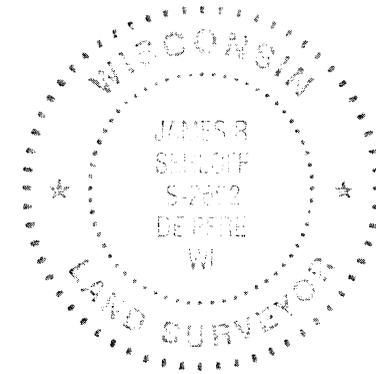
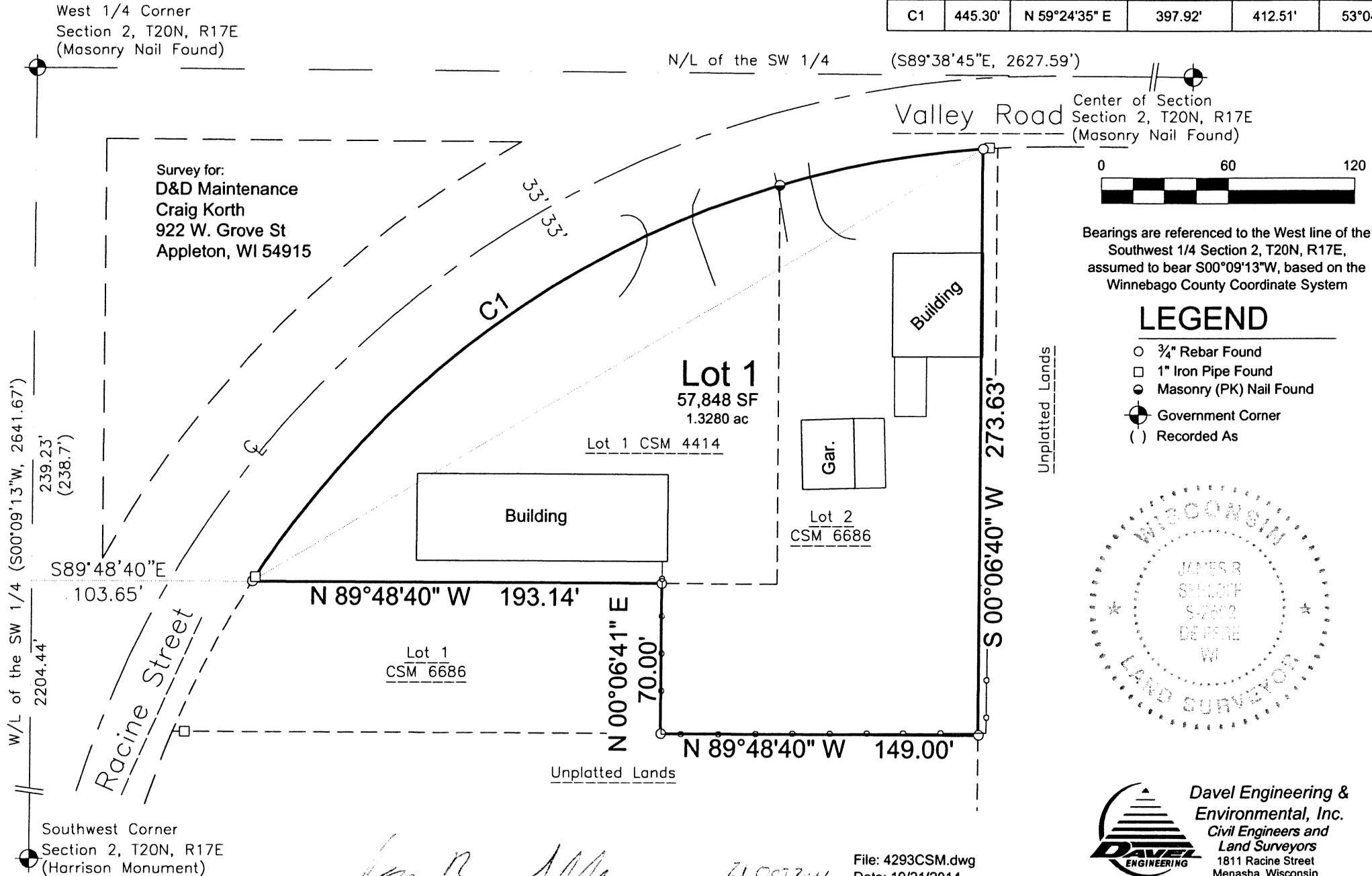
The motion carried.

Minutes respectfully submitted by CDD Keil.

Certified Survey Map No. _____

All of Lot One (1), Certified Survey Map 4414, and Lot Two (2), Certified Survey Map 6686, being part of the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 20 North, Range 17 East, Town of Menasha, Winnebago County, Wisconsin.

CURVE TABLE					
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle
C1	445.30'	N 59°24'35" E	397.92'	412.51'	53°04'36"



James R. Sehloff
James R. Sehloff Professional Land Surveyor No. S-2692 Date 21 OCT 2014

File: 4293CSM.dwg
 Date: 10/21/2014
 Drafted By: Jim
 Sheet: 1 of 3

Davel Engineering & Environmental, Inc.
 Civil Engineers and Land Surveyors
 1811 Racine Street
 Menasha, Wisconsin
 Ph. 920-991-1866, Fax 920-830-9595

Certified Survey Map No. _____

All of Lot 53, Lot 54 and part of Outlot 12, of Lake Park Villas, all of Lot 16, Lot 17 and Outlot 4, of 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, and All of Outlot 1, Certified Survey Map 3275, and all of Outlot 3, Certified Survey Map 3277, all being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin.

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 Greg Keil, the property owners of said land, I have surveyed, divided, and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is being Lot 53, Lot 54 and part of Outlot 12, of Lake Park Villas, all of Lot 16, Lot 17 and Outlot 4, of 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, and All of Outlot 1, Certified Survey Map 3275, and all of Outlot 3, Certified Survey Map 3277, all being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, containing 8,501 Square Feet (0.1952 Acres) of land described as follows:

Commencing at the Northeast corner of Section 17, thence S89°45'43"W, 1731.57 feet; thence S00°14'17"E, 1097.20 feet to the point of beginning, also being the Southwest corner of Outlot 3 of Certified Survey Map Number 3275, thence, along the northerly right-of-way line of vacated Foxtail Lane, S35°35'03"E 108.49 feet; thence, 15.09 feet along an arc of a curve to the left having a radius of 25.00 feet with a chord that bears S52°53'04"E, 14.87 feet to the northerly right-of-way line of Fountain Way; thence, along said northerly right-of-way line, S55°15'57"W 48.78 feet; thence, continuing along said northerly right-of-way 105.58 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord that bears S47°12'00"W 105.23 feet; thence, continuing along said northerly right-of-way line, S39°10'02"W 47.47 feet; thence, continuing along said northerly right-of-way line 99.80 feet along an arc of a curve to the left having a radius of 80.00 feet and a chord that bears S03°25'49"W 93.45 feet; thence S42°21'55"W 109.54 feet; thence N50°51'58"W 121.10 feet; thence, along the westerly line of Outlot 3 of Certified Survey Map Number 3277, N22°26'45"E 148.10 feet to the westerly line of Outlot 4 of Certified Survey Map Number 3275; thence, along an extension of said westerly line, N39°52'35"E 127.21 feet; thence N48°22'43"E 119.30 feet to the west corner of Outlot 1 of Certified Survey Map Number 3275, thence N46°37'51"E 25.24 feet to the point of beginning.

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

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

City of Menasha Common Council Approval Certificate

Resolved, that this certified survey map in the City of Menasha, Calumet County, The City of Menasha, the property owner, 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

Certified Survey Map No. _____

All of Lot 53, Lot 54 and part of Outlot 12, of Lake Park Villas, all of Lot 16, Lot 17 and Outlot 4, of 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, and All of Outlot 1, Certified Survey Map 3275, and all of Outlot 3, Certified Survey Map 3277, all being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin.

Corporate Owner's Certificate

The City of Menasha, a corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owners, do hereby certify that we caused the land above described to be surveyed, divided, and mapped all as shown and represented on this map.

IN WITNESS WHEREOF, the said City of Menasha, has caused these presents to be

signed by its authorized representatives, located at, _____, Wisconsin, and its corporate seal to be hereunto affixed

this _____ day of _____, 20____.

In the Presence of: The City of Menasha

By _____	By _____
print name _____	print name _____
Title _____	Title _____

State of Wisconsin)
)ss
_____ County)

Personally came before me this _____ day of _____, 20____,

the above named, officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, Wisconsin My commission expires: _____
Date

Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' 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 certified survey map.

City Treasurer Date

County Treasurer Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

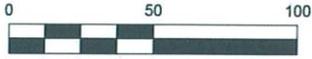
the property owners of record:	Recording Information:	Parcel Number(s):
Lake Park Villas-Phase 2- Homeowner's Association		7-01775-25 7-01775-13 7-01755-12
The Redevelopment Authority of the City of Menasha		7-01702-17

James R. Sehloff Registered Land Surveyor No. S-2692 Date

File: 4103CSM.dwg
Date: 03/07/2014
Drafted By: tyler
Sheet: 3 of 3

Certified Survey Map No. _____

All of Lot 53, Lot 54 and part of Outlot 12, of Lake Park Villas, all of Lot 16, Lot 17 and Outlot 4, of 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, and All of Outlot 1, Certified Survey Map 3275, and all of Outlot 3, Certified Survey Map 3277, all being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin.



Bearings are referenced to the North line of the Northeast 1/4 of Section 17, T20N, R18E which is assumed to bear S89°45'43"W based on the Calumet County Coordinate System.

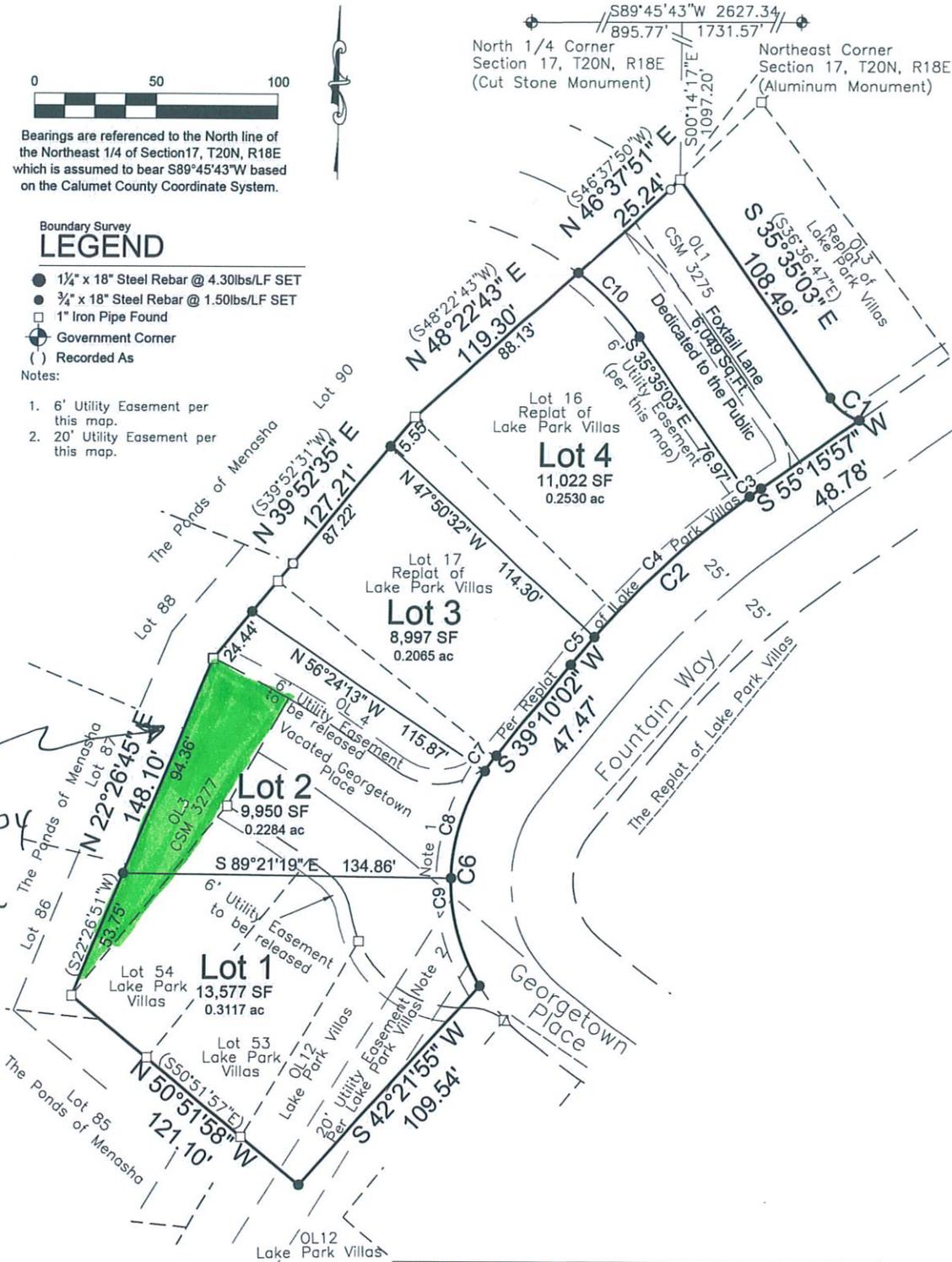
Boundary Survey LEGEND

- 1 1/4" x 18" Steel Rebar @ 4.30lbs/LF SET
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- 1" Iron Pipe Found
- ⊕ Government Corner
- () Recorded As

Notes:

1. 6' Utility Easement per this map.
2. 20' Utility Easement per this map.

Outlot 3
CSM
3277
owned by
City of
Menasha



James R. Sehloff Registered Land Surveyor No. S-2692 Date _____

Survey for:
City of Menasha
140 Main St.
Menasha, WI 54952

File: 4103CSM.dwg
Date: 03/07/2014
Drafted By: tyler
Sheet: 1 of 3

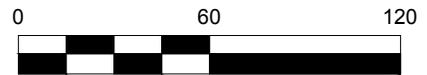
Certified Survey Map No. _____

All of Lots 39, 40, 41, 42 and part of Lot 43 and Outlot 13 of the recorded plat of Lake Park Villas,
being Part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of
Section 17, Township 20 North, Range 18 East,
City of Menasha, Calumet County, Wisconsin.

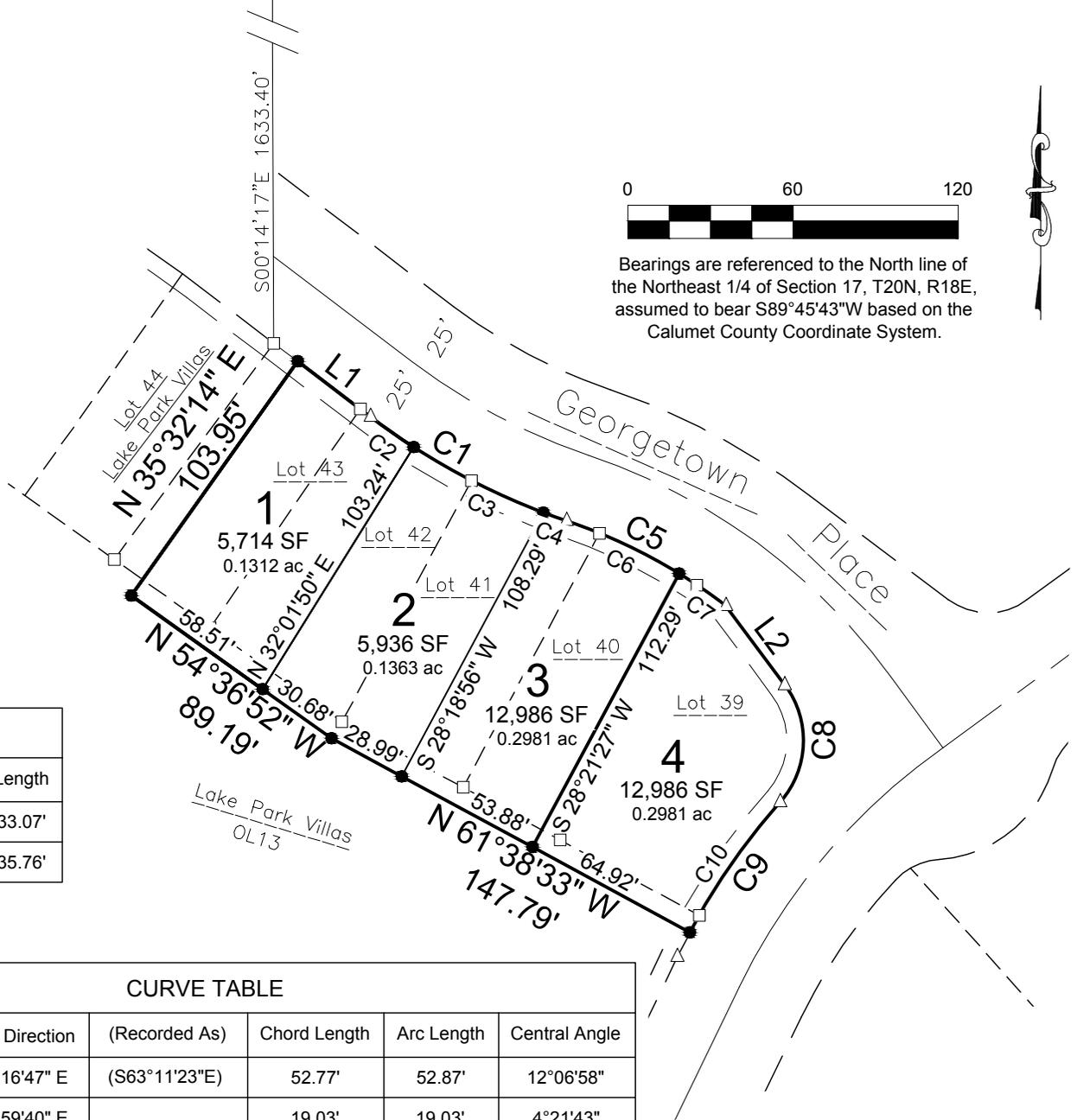
North 1/4 Corner
Section 17, T20N, R18E
(Cut Stone Monument)

N/L of the NE 1/4 of Section 17

Northeast Corner
Section 17, T20N, R18E
(Aluminum Monument)



Bearings are referenced to the North line of the Northeast 1/4 of Section 17, T20N, R18E, assumed to bear S89°45'43"W based on the Calumet County Coordinate System.



LINE TABLE		
Line	Bearing	Length
L1	S 52°51'49" E	33.07'
L2	S 36°43'53" E	35.76'

CURVE TABLE						
Curve	Radius	Chord Direction	(Recorded As)	Chord Length	Arc Length	Central Angle
C1	250.00'	S 63°16'47" E	(S63°11'23"E)	52.77'	52.87'	12°06'58"
C2	250.00'	S 54°59'40" E		19.03'	19.03'	4°21'43"
C3	250.00'	S 63°16'47" E		52.77'	52.87'	12°06'58"
C4	250.00'	S 70°23'03" E		9.13'	9.13'	2°05'35"
C5	200.00'	N 64°58'10" W	(N63°04'37"W)	45.01'	45.11'	12°55'18"
C6	200.00'	N 64°58'10" W		45.01'	45.11'	12°55'18"
C7	200.00'	N 55°33'39" W		20.57'	20.58'	5°53'44"
C8	33.50'	N 02°21'14" E	(N01°17'55"E)	42.24'	45.70'	78°09'59"
C9	250.00'	S 34°50'28" W	(S26°51'14"W)	57.45'	57.58'	13°11'45"
C10	250.00'	S 34°50'28" W		57.45'	57.58'	13°11'45"



Davel Engineering & Environmental, Inc.
Civil Engineers and Land Surveyors
1811 Racine Street
Menasha, Wisconsin
Ph. 920-991-1866, Fax 920-830-9595

James R. Sehloff Registered Land Surveyor No. S-2692 Date

Survey for:
City of Menasha
140 Main St.
Menasha, WI 54952

File: 4102CSM.dwg
Date: 03/07/2014
Drafted By: tyler
Sheet: 1 of 3

Certified Survey Map No. _____

All of Lots 39, 40, 41, 42 and part of Lot 43 and Outlot 13 of the recorded plat of Lake Park Villas, being Part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin.

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 Greg Kiel, The Redevelopment Authority of the City of Menasha, the property owner of said land, I have surveyed, divided, and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Lots 39, 40, 41, 42 and part of Lots 43 and Outlot 13, Lake Park Villas, located in Section 17, Town 20 North, Range 18 East, City of Menasha, Calumet County, containing 24,635 Square Feet (0.5655 Acres) of land described as follows:

Commencing at the Northeast corner of Section 17, thence along the North line of the Northeast 1/4 of said Section 17, S89°45'43"W 1402.13 feet; thence S00°14'17"E 1633.40 feet to the Northwest corner of Lot 43, being a point on the Southerly right of way line of Georgetown Place; thence along said Southerly right of way line, S52°51'49"E 33.07 feet; thence 52.87 feet along the arc of a curve to the left having a radius of 250.00 feet with a chord of 52.77 feet which bears S63°16'47"E; thence continuing along said Southerly right of way line, 45.11 feet along the arc of a curve to the right having a radius of 200.00 feet with a chord of 45.01 feet with bears S64°58'10"E; thence continuing along said Southerly right of way line, S36°43'53"E 35.76 feet; thence continuing along said Southerly right of way line, 45.70 feet along a curve to the right having a radius of 33.50 feet with a chord of 42.24 feet which bears S02°21'14"W to a point on the Westerly right of way of Whisper Falls Lane; thence along said Westerly line, 57.58 feet along the arc of a curve to the left having a radius of 250.00 feet with a chord of 57.45 feet which bears S34°50'28"W; thence N61°38'33"W 147.79 feet; thence N54°36'52"W 89.19 feet; thence N35°32'14"E 103.95 feet to the point of beginning, subject to all easements and restriction of record.

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

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

Corporate Owner's Certificate

The Redevelopment Authority of the City of Menasha, a corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owners, do hereby certify that we caused the land above described to be surveyed, divided, and mapped all as shown and represented on this map.

IN WITNESS WHEREOF, the said Redevelopment Authority of the City of Menasha, has caused these presents to be

signed by its authorized representatives, located at _____, Wisconsin, and its corporate seal to be hereunto affixed

this _____ day of _____, 20_____.

In the Presence of: The Redevelopment Authority of the City of Menasha

By _____ By _____

print name _____ print name _____

Title _____ Title _____

State of Wisconsin)
)ss
_____ County)

Personally came before me this _____ day of _____, 20_____.

the above named, officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, Wisconsin My commission expires: _____.

Certified Survey Map No. _____

All of Lots 39, 40, 41, 42 and part of Lot 43 and Outlot 13 of the recorded plat of Lake Park Villas,
being Part of the Southeast 1/4 and Southwest 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 Common Council Approval Certificate

Resolved, that this certified survey map in the City of Menasha, Calumet County, The Redevelopment Authority of the City of Menasha, the property owner, 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

Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' 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 certified survey map.

City Treasurer

Date

County Treasurer

Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

the property owners of record:
The Redevelopment Authority
of the City of Menasha

Recording Information:
Doc. 474716

Parcel Number(s):
7-01700-39
7-01700-40
7-01700-41
7-01700-42
7-01700-43
7-01775-13

James R. Sehloff Registered Land Surveyor No. S-2692 Date

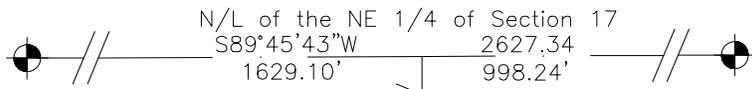
File: 4102CSM.dwg
Date: 03/07/2014
Drafted By: tyler
Sheet: 3 of 3

Certified Survey Map No. _____

Part of Lot 83 and Outlot 25 of Lake Park Villas, located in the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin.

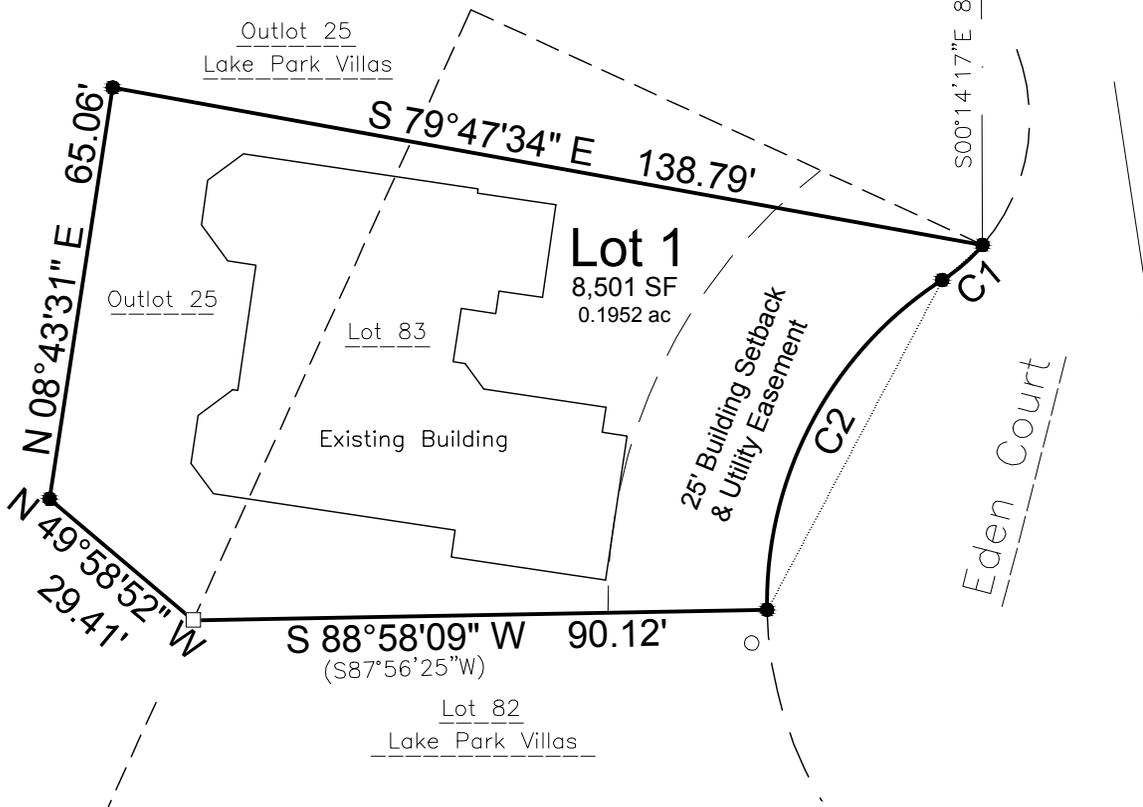
LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- 3/4" Rebar Found
- 1" Iron Pipe Found
- ⊕ Government Corner

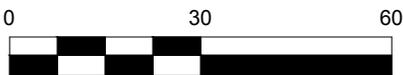


North 1/4 Corner
Section 17, T20N, R18E
(Cut Stone Monument)

Northeast Corner
Section 17, T20N, R18E
(Aluminum Monument)



CURVE TABLE						
Curve	Radius	Chord Direction	(Recorded As)	Chord Length	Arc Length	Central Angle
C1	30.00'	S 49°06'38" W	(N48°04'50.5"E)	8.42'	8.45'	16°07'56"
C2	60.00'	S 28°04'36" W	(S27°02'35"W)	58.36'	60.95'	58°12'01"



Bearings are referenced to the N/L of the Northeast 1/4 of Section 17, T20N, R18E, assumed to bear S89°45'43"W based on the Calumet County Coordinate System.



Davel Engineering & Environmental, Inc.
Civil Engineers and Land Surveyors
1811 Racine Street
Menasha, Wisconsin
Ph. 920-991-1866, Fax 920-830-9595

James R. Sehloff Registered Land Surveyor No. S-2692 Date

Survey for:
City of Menasha
140 Main St.
Menasha, WI 54952

File: 4101csm.dwg
Date: 03/07/2014
Drafted By: tyler
Sheet: 1 of 3

Certified Survey Map No. _____

Part of Lot 83 and Outlot 25 of Lake Park Villas, located in the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin.

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 City of Menasha, Lake Park Villas-Phase 2-Homeowner's Association and the Peder H. Culver Revocable Trust, property owners, I have surveyed, divided, and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is being part of Lot 83 and Outlot 25, Lake Park Villas, located in Section 17, Town 20 North, Range 18 East, City of Menasha, Calumet County, containing 8,501 Square Feet (0.1952 Acres) of land described as follows:

Commencing at the Northeast corner of Section 17, thence S89°45'43"W, 998.24 feet; thence S00°14'17"E, 883.71 feet to the point of beginning, also being the Northeast corner of said Lot 83, thence 8.45 feet along an arc of a curve to the right having a radius of 30.00 feet with a chord which bears S49°06'38"W, 8.42 feet; thence 60.95 feet along an arc of a curve to the left having a radius of 60.00 feet with a chord which bears S28°04'36"W, 58.36 feet, thence along the South line of said Lot 83, S88°58'09"W 90.12 feet; thence N49°58'52"W, 29.41 feet; thence N08°43'31"E, 65.06 feet; thence S79°47'34"E, 138.79 feet to the point of beginning. Subject to all easements and restriction of record.

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

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

Owners' Certificate

As the representative of the Peder H. Culver Revocable Trust, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided, and mapped all as shown and represented on this map.

Dated this _____ day of _____, 20_____

Representative

Print

State of Wisconsin)
)SS
_____ County)

Personally came before me on the _____ 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.

_____ My Commission Expires _____
Notary Public, Wisconsin

Certified Survey Map No. _____

Part of Lot 83 and Outlot 25 of Lake Park Villas, located in the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin.

Corporate Owner's Certificate

As the representative of the Lake Park Villas-Phase 2-Homeowner's Association, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided, and mapped all as shown and represented on this map.

Dated this _____ day of _____, 20_____

Representative

Print

State of Wisconsin)
)SS
_____ County)

Personally came before me on the _____ 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.

_____ My Commission Expires _____
Notary Public, Wisconsin

City of Menasha Common Council Approval Certificate

Resolved, that this certified survey map in the City of Menasha, Calumet County, Peder H. Culver Revocable Trust, the property owner, 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

Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' 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 certified survey map.

City Treasurer Date

County Treasurer Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

the property owners of record:	Recording Information:	Parcel Number(s):
Peder H. Culver Revocable Trust	Doc. 474716	30594
Lake Park Villas-Phase 2	Doc. 347976	7-01775-25
Homeowner's Association		

James R. Sehloff Registered Land Surveyor No. S-2692 Date

File: 4101csm.dwg
Date: 03/07/2014
Drafted By: tyler
Sheet: 3 of 3