

VILLAGE OF LITTLE CHUTE

RESOLUTION NO. 19, SERIES OF 2013

**RESOLUTION APPROVING THE FINAL PLAT FOR
KELLY STREET SUBDIVISION**

WHEREAS, TURNKEY HOMES, LLC as owners have presented a plat for a subdivision to the Village of Little Chute Board of Trustees as prepared by David Schmalz., a registered land surveyor of McMahon Associates, Inc.; and

WHEREAS, the Village of Little Chute Plan Commission has recommended in favor of adoption of said subdivision plat; and

WHEREAS, the Village of Little Chute Board of Trustees finds the plat substantially complies with the adopted Comprehensive Plan; and

WHEREAS, the Village of Little Chute Board of Trustees finds the plat conforms to the adopted Official Map.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of Trustees as follows:

1. That the subdivision plat for the KELLY STREET SUBDIVISION, a copy of which is attached, is hereby approved.

Date introduced, approved and adopted: April 24, 2013

VILLAGE OF LITTLE CHUTE

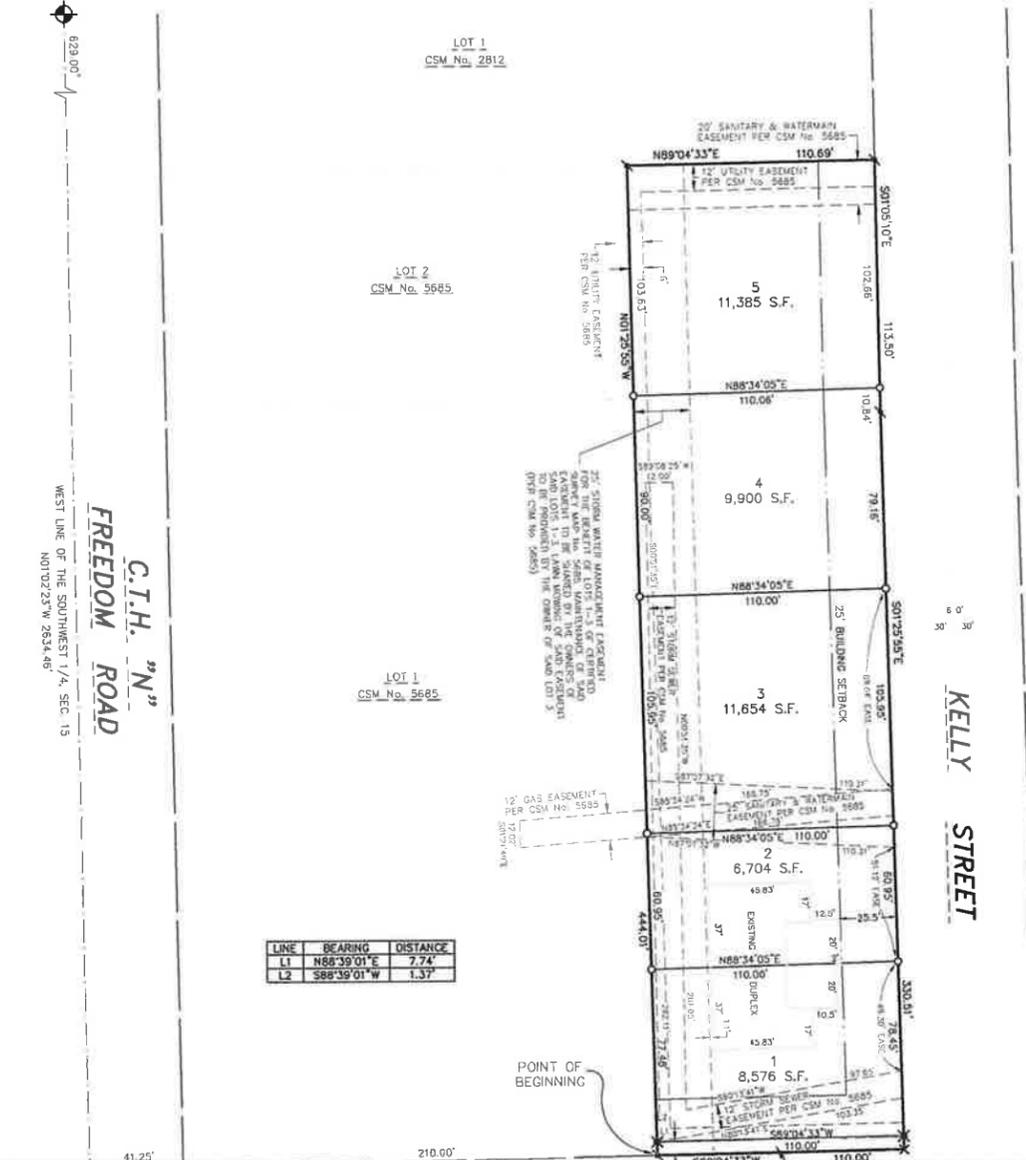
By: _____
Michael R. Vanden Berg, Village President

Attest: _____
Vicki Schneider, Village Clerk

KELLY STREET SUBDIVISION

LOT 3 OF CERTIFIED SURVEY MAP No. 5685 AS RECORDED IN VOLUME 33 OF CERTIFIED SURVEY MAPS ON PAGE 5685,
 LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 18 EAST,
 VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

WEST 1/4 CORNER
 SEC. 15, T.21N., R.18E.
 (P.X. NAIL FOUND)



| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N88°39'01"E | 7.74' |
| L2 | S89°39'01"W | 1.37' |

LEGEND

- ✕ - 1 1/4" x 24" ROUND IRON REBAR WEIGHING 4.3 lbs./lined ft. SET
- - 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lined ft. SET
- ✦ - 3/4" ROUND STEEL REBAR FOUND
- ✕ - CHISELED "X" IN CONCRETE FOUND
- ⊕ - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
- S.F. - SQUARE FEET

NOTES:
 - FRONTYARD SETBACKS ARE TO BE 25 FEET UNLESS OTHERWISE NOTED.
 - THE SUBDIVIDER AND FUTURE OWNERS COVENANT TO COMPLY WITH THE ESTABLISHED SURFACE WATER DRAINAGE PLAN TO PREVENT PONDING OF SURFACE WATER.

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN WHICH BEARS N01°02'23"W PER THE OUTAGAMIE COUNTY COORDINATE SYSTEM.



FOR: -TURN KEY HOMES LLC
 -JODY FREUND
 -W2138 BONNIE LANE
 -KAUKAUNA, WI 54130

CONSENT OF CORPORATE MORTGAGEE

BLC Community Bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Turnkey Homes, LLC, as Owners.

IN WITNESS WHEREOF, the said BLC Community Bank has caused these presents to be signed by an Authorized Officer, and counter-signed by an Authorized Officer at _____ day of _____, 20____.

In the Presence of:

Countersigned: _____ Authorized Signature
 _____ Printed Name

State of Wisconsin)
 _____ County) SS

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

Notary Public

My commission expires _____ County, _____

OWNER'S CERTIFICATE

Turnkey Homes, LLC, as Owners, We hereby certify that We caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection.

Village of Little Chute Department of Administration

Dated this _____ day of _____, 20____.

Jody D. Freund, Member

State of Wisconsin)
 _____ County) ss

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

My commission expires _____ County, _____

APPROVING AGENCIES

VILLAGE OF LITTLE CHUTE
 AGENCIES HAVING AUTHORITY TO OBJECT
 DEPARTMENT OF ADMINISTRATION



LOCATION MAP

SHOWING THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

CERTIFICATE OF VILLAGE TREASURER

I, Dale Haug being the duly elected qualified and acting Village Treasurer of the Village of Little Chute do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments as of _____ affecting the lands included in the Kelly Street Subdivision.

Date _____ Village Treasurer - Dale Haug

COUNTY TREASURER'S CERTIFICATE

I, Dina Mumford being the duly elected qualified and acting County Treasurer of the County of Outagamie do hereby certify that in accordance with the records in my office there are no unredeemed tax sales, unpaid taxes or unpaid special assessments as of _____ affecting the lands included in the Kelly Street Subdivision.

Date _____ County Treasurer - Dina Mumford

VILLAGE OF LITTLE CHUTE APPROVAL

We hereby certify that the Kelly Street Subdivision in the Village of Little Chute, Outagamie County was approved and accepted by the Village of Little Chute on this _____ day of _____, 20____.

Village President - _____ Date _____

STATE OF WISCONSIN)
 _____ County) ss
 COUNTY OF OUTAGAMIE

I, Vicki Schneider being the duly elected, qualified and acting Clerk of the Village of Little Chute, Outagamie County do hereby certify that the Village Board of the Village of Little Chute passed Resolution Number _____ on _____ authorizing me to issue a certificate of approval of the Kelly Street Subdivision, upon satisfaction of certain conditions, and I do also hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THIS _____ day of _____, 20____.

Date _____ Clerk - Vicki Schneider

SURVEYOR'S CERTIFICATE

All of Lot 3 of Certified Survey Map No. 5685 as recorded in Volume 33 of Maps on Page 5685, located in the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin containing 48,879 square feet (1.122 acres) of land and described as follows:

Commencing at the Southwest corner of said Section 15; Thence N01°02'23"W, 2005.46 feet along the West line of the Southwest 1/4 of said Section 15 to the Westerly extension of the North right-of-way line of Jay Street; Thence N89°04'33"E, 251.25 feet along said Westerly extension and the North right-of-way line of Jay Street to the Southwest corner of said Lot 3 of Certified Survey Map No. 5685 and the Point of Beginning; Thence N01°25'55"W, 444.01 feet along the West line of said Lot 3 to the Northwest corner thereof; Thence N89°04'33"E, 110.69 feet along the North line of said Lot 3 to the Northeast corner thereof; Thence S01°05'10"E, 113.50 feet along the East line of said Lot 3; Thence S01°25'55"E, 330.51 feet along said East line to the Southeast corner thereof; Thence S89°04'33"W, 110.00 feet along the South line of said Lot 3 to the Point of Beginning.

That I have made such survey, land division, and plot under the directions of the Owners of said land, that such plot is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made, that I have fully complied with the provisions of Chapter 238 of the Wisconsin Statutes and the subdivision regulations of the Village of Little Chute, in surveying, dividing and mapping the same.

Dated this 29th day of OCTOBER, 2010

Revised this 13th day of DECEMBER, 2010
 David M. Schmalz
 David M. Schmalz, S-1284
 Registered Wisconsin Land Surveyor



REVISED 12/13/10

McMAHON
 ENGINEERS ARCHITECTS

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DRAFTED BY: Corey W. Kalkofen

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