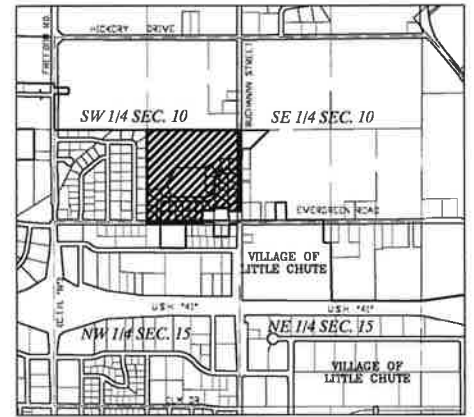
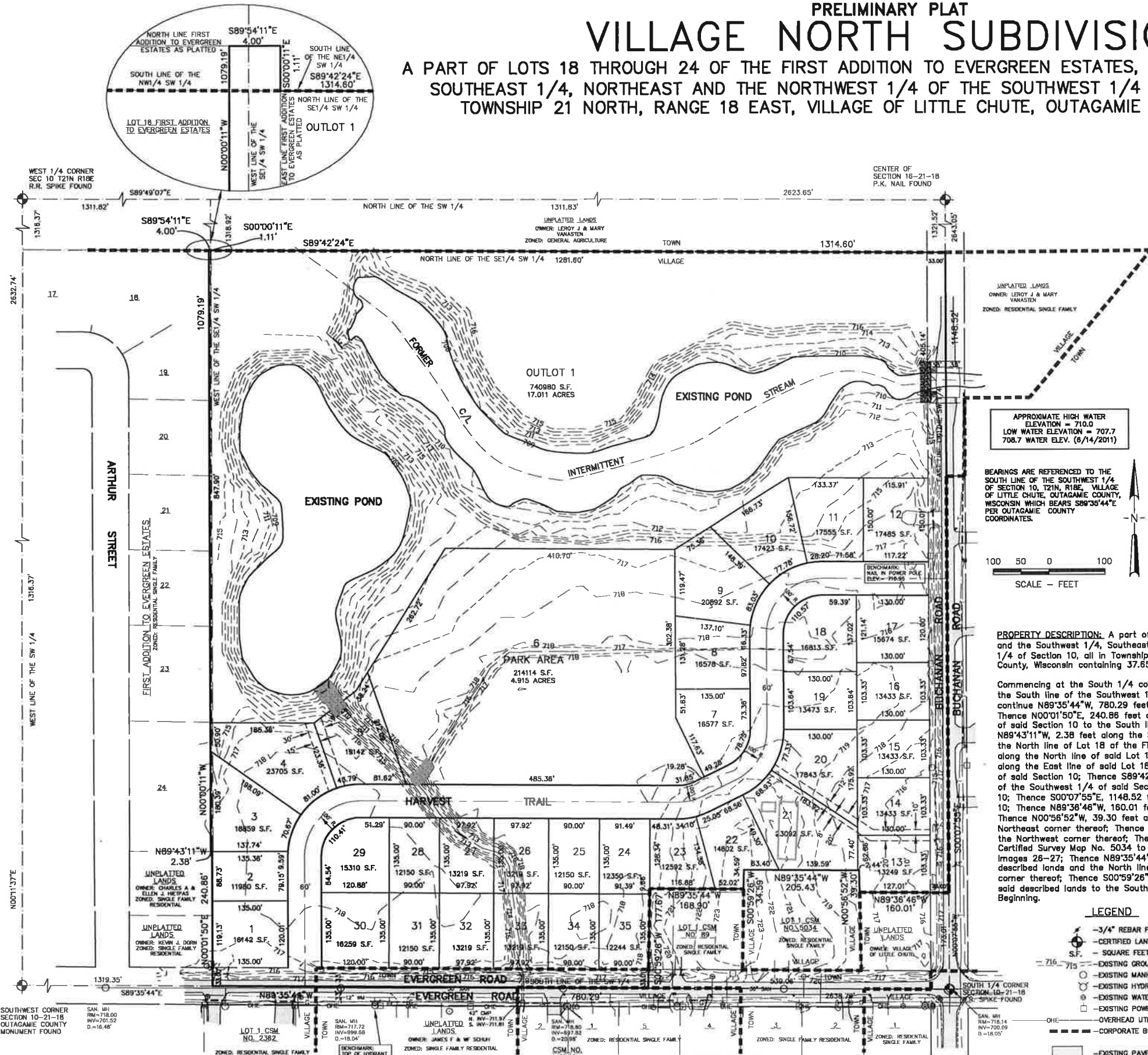


PRELIMINARY PLAT VILLAGE NORTH SUBDIVISION

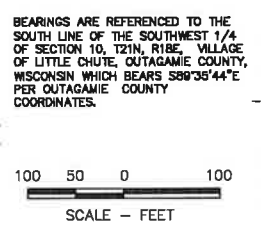
A PART OF LOTS 18 THROUGH 24 OF THE FIRST ADDITION TO EVERGREEN ESTATES, AND THE SOUTHWEST 1/4, SOUTHEAST 1/4, NORTHEAST AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, ALL IN TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN



SHOWING NORTH 1/2 OF SECTION 15 AND THE SOUTH 1/2 OF SECTION 10, 12, 14, 16, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

NOTES:
 THE PROPERTY IS CURRENTLY ZONED: R-C SINGLE FAMILY
 THE PROPOSED ZONING FOR THIS DEVELOPMENT IS TO BE:
 - LOTS 1 THRU 11 AND LOTS 18 THRU 35 TO BE ZONED R-C SINGLE FAMILY.
 - LOTS 12 THRU 17 TO BE ZONED R-T RESIDENTIAL TWO FAMILY.
 FRONTYARD SETBACKS FOR SINGLE FAMILY RESIDENTIAL LOTS ARE TO BE 25 FEET UNLESS OTHERWISE NOTED.
 ALL EASEMENTS TO BE SHOWN ON THE FINAL PLAT.
 THE TOTAL AREA OF THIS DEVELOPMENT = 37.658 ACRES
 OUTLOT 1 AREA = 17.011 ACRES
 NET SUBDIVIDED AREA (TOTAL AREA LESS DEDICATED STREET AREA) = 33.898 ACRES
 DEDICATED STREET AREA = 3.760 ACRES
 TOTAL NUMBER OF LOTS = 35
 AVERAGE LOT SIZE EXCLUDING LOT 8 FOR PARK = 15,338 S.F.
 LINEAL FEET OF STREETS = 1,735 FEET
 SEE STREET & UTILITY PLANS FOR EXISTING AND PROPOSED UTILITIES.
 75' SETBACK FROM ORDINARY HIGHWATER LINE OF NAVIGABLE STREAM.
 VERTICAL DATUM = LITTLE CHUTE DATUM 0.20' ABOVE NGVD 1929 VERTICAL DATUM.

APPROXIMATE HIGH WATER ELEVATION = 710.0
 LOW WATER ELEVATION = 707.7
 708.7 WATER ELEV. (6/14/2011)



PROPERTY DESCRIPTION: A part of Lots 18 through 24 of the First Addition to Evergreen Estates, and the Southwest 1/4, Southeast 1/4, Northeast 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 10, all in Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin containing 37.658 acres of land and described as follows:

Commencing at the South 1/4 corner of said Section 10; Thence N89°35'44"W, 539.08 feet along the South line of the Southwest 1/4 of said Section 10 to the Point of Beginning; Thence continue N89°35'44"W, 780.29 feet along the South line of the Southwest 1/4 of said Section 10; Thence N00°01'50"E, 240.86 feet along the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 10 to the South line of Lot 24 of the First Addition to Evergreen Estates; Thence N89°43'11"W, 2.38 feet along the South line of said Lot 24; Thence N00°00'11"W, 1079.19 feet along the North line of said Lot 18 to the Northeast corner thereof; Thence S00°00'11"E, 1.11 feet along the North line of said Lot 18 to the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 10; Thence S89°42'24"E, 1314.60 feet along the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 10 to the East line of the Southwest 1/4 of said Section 10; Thence S00°07'55"E, 1148.52 feet along the East line of the Southwest 1/4 of said Section 10; Thence N89°36'46"W, 180.01 feet to the East line of Lot 1 of Certified Survey Map No. 5034; Thence N00°56'52"W, 39.30 feet along the East line of said Certified Survey Map No. 5034 to the Northeast corner thereof; Thence N89°35'44"W, 205.43 feet along the North line of said Lot 1 to the Northwest corner thereof; Thence S00°59'26"W, 34.59 feet along the West line of said Certified Survey Map No. 5034 to the North line of lands described in Jacket 1567 of Deeds Images 28-27; Thence N89°35'44"W (recorded as West), 188.90 feet along the North line of said described lands and the North line of lands described in Jacket 5349 Image 36 to the Northwest corner thereof; Thence S00°59'26"W (recorded as S00°35'10"W), 177.67 feet along the West line of said described lands to the South line of the Southwest 1/4 of said Section 10 to the Point of Beginning.

LEGEND

- 3/4" REBAR FOUND
- CERTIFIED LAND CORNER OUTAGAMIE COUNTY
- S.F. - SQUARE FEET
- 716-715- EXISTING GROUND CONTOURS
- EXISTING MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING POWER POLE
- OVERHEAD UTILITY
- CORPORATE BOUNDARY
- EXISTING PAVEMENT

SURVEYOR'S CERTIFICATE

The property as shown and described on this map was surveyed under my direction and control according to the Wisconsin Administrative Code, Chapter A-17 of Minimum Standards for Property Surveys, and is a correct representation of said survey, to the best of my knowledge and belief.

8-1-2011
 David M. Schmalz
 Registered Land Surveyor



SHEET 1 OF 1

McMAHON
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 TEL: (920) 751-4000 FAX: (920) 751-4284
 www.mcmahon.com

APPROVING AGENCIES:
 VILLAGE OF LITTLE CHUTE

AGENCIES HAVING AUTHORITY TO OBJECT:
 DEPARTMENT OF ADMINISTRATION

FOR: -VILLAGE OF LITTLE CHUTE
 -1940 BUCHANAN STREET
 -LITTLE CHUTE, WI 54140
 -PHONE: (920) 788-7595
 (-topo points)

THIS INSTRUMENT DRAFTED BY: MARTY J. ABING