CERTIFIED SURVEY MAP

A TWO LOT C.S.M., GIVEN TO DEFINE AND OTHERWISE DIVIDE ALL
OF LOT 9, TOGETHER WITH THE NORTH 25° OF LOT 10, BOTH LOTS
OF BLOCK 61, OF THE 1989 AMENDMENT TO THE 1917 ASSESSOR'S PLAT,
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY WISCONSIN
Mapping all of the following Tax Parcels: #260-102801 and 260-102900.
Being those lands owned by Martin J. Janssen & Harriette Janssen 721 Briarwood
Ave., Little Chute, WI (subject site). Per title documents recorded in

doc. # 1948338 & doc. # 1990386

Bearings hereon are relative to those of the subject:
1989 Amendment to the 1917 Assessor's Plat,
Village of Little Chute, whereon the S/l ine of
Briarwood Ave. is recorded to bear S89°09'37"E

= Existing corner marker per 1989 Amendment
= #6 rebar set by this Surveyor October 2013
= 1/2" x 1/8" steel rod @ 1/2 # per ft.
= deciduous tree

NOTE: (UTILITY EASEMENTS)
This Map is given to define two new Lots (1 & 2) as well as a 20' wide easement for utility services to Lot 2

Due to ambiguity in location of the S/l ine of the portion of subject Lot 10
our attempt to define and mark same
conferred upon us by the Assessor, this Surveyors has been licensed to define and mark same

WISCONSIN
SURVEYOR
THOMAS C.
MCCLOSEN
S-1374
HORTONVILLE, WI

BLK
LOT 3
LOT 2
LOT 1

BRIARWOOD AVE

34.91
97.02
53.38
52.38
200.00
72.62
202.00
70.62
130.00
130.00

135.14
135.14
56.56
41.54

200-1028
M. LARDINOS
CERTIFIED SURVEY MAP #

A TWO LOT C.S.M., GIVEN TO DEFINE AND OTHERWISE DIVIDE ALL
OF LOT 9, TOGETHER WITH THE NORTH 256' OF LOT 10, BOTH LOTS
OF BLOCK 61, of the 1989 AMENDMENT TO THE 1917 ASSESSOR'S PLAT,
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY WISCONSIN

Mapping all of the following Tax Parcels: #260-102801 and 260-102900.
Being those lands owned by Martin J. Jansen & Harriette Jansen 721 Briarwood
Ave., Little Chute, WI,(subject site.) Per title documents recorded in

doc. #1945838 & doc. #1990386

SURVEYOR'S CERTIFICATE

I, Thomas C. McClone, Wisconsin Land Surveyor #1374, hereby certify that
throughout part of Sept/Oct., 2013, I surveyed the subject lands hereon mapped and that
said lands are described and defined as such: A parcel of land being part of Lot 10,
together with all of Lot 9, both Lots of Block 61, of the 1989 Amendment to the 1917
Assessor’s Plat, Village of Little Chute, Outagamie County, Wisconsin.

Subject parcel is bounded and defined by the following described line:
BEGINNING at the SW corner Briarwood Ave. (60’R/W) and Cypress Street (60’R/W)
same being the northeast corner of subject Lot 10, Block 61:
- -Then run clockwise, along the boundary of subject parcel, the following 5 courses:
1. - S 0° 37' 29" W, along the W/line of Cypress St., 255.98' to its intersection with
the extended S/line of subject Lot 9, Block 61;
2. - N 89° 44' 56" W, along said ext. S/line, 135.14' to the E/line of Lot 3, said Blk. 61;
3. - N 1° 29' 14" W, along said E/line, 57.38' to the SE corner of Lot 8, said Block 61;
4. - N 1° 22' 14" W, 200.00', along the E/line of said Lot 8, in common with the W/line
of subject Lot 9 to the NW corner of said Lot 9 on the S/line of Briarwood Ave.
5. - S 89° 09' 37" E, along said S/line, 97.02' to the NE corner of subject Lot 9, same
also being the NW corner of subject Lot 10; Then, continue same bearing, along
said S/line Briarwood Ave., 34.65' to the NE corner of subject Lot 10, and the
Point of Beginning. Bounding a two lot CSM of 34227 sq.ft., divided as such:
LOT 1 = 16,783 sq.ft. LOT 2 = 17,444 sq.ft.

NOTE: Lot 1 (hereon proposed is subject to a utility easement across its E’ly 16.)

I further certify that I have surveyed and mapped this subject parcel at the request and
direction of its owner; That the boundary of these lands so divided is correctly described
and defined hereon; That I have complied with the provisions of Chapter 236.34 of the
Wisconsin Statutes together with relative Village and County regulations in surveying
and mapping this tract; and that details called or depicted hereon are true and correct to
the best of my knowledge and belief.

Thomas C. McClone
P.O. Box #358
Hortonville, WI. 54944

R.L.S. #1374

This Map has been reviewed and approved by the Village of Little Chute.

Village Planning Committee Approval

James Moes (Community Development Director)

Date

Village Board Approval

Michael Vanden Berg (Village President)

Date

Vicki Schneider (Village Clerk)

Date
OWNER'S CERTIFICATE

We, Martin Janssen and Harriette Janssen hereby certify and acknowledge that we are the owners of record of the subject parcels hereon mapped and divided, and that we have caused this map to be surveyed and redefined to two Lots as depicted hereon.

Martin Janssen ___________________________ Date ____________

Harriette Janssen ___________________________ Date ____________

Signed and acknowledged before me this _____ day of November 2013, the above named Martin and Harriette Janssen, the owner of record of the specific lands defined, mapped, and divided hereon.

______________________________
Notary Public

TREASURER'S CERTIFICATE (VILLAGE OF LITTLE CHUTE)

I, Teri Mathany, hereby certify and acknowledge that as of the date of my signature affixed below, there are no delinquent taxes or special assessments due on the subject parcels of this map, i.e. #260-102801 and #260-102900.

Teri Mathany (Finance Director Village of Little Chute) ___________________________ Date ____________

TREASURER'S CERTIFICATE (OUTAGAMIE COUNTY)

I, Dina Mumford, hereby certify and acknowledge that as of the date of my signature affixed below, there are no delinquent taxes or special assessments due on the subject parcels of this map, i.e. #260-102801 and #260-102900.

Dina Mumford (Outagamie County Treasurer) ___________________________ Date ____________