

VILLAGE OF LITTLE CHUTE

RESOLUTION NO. 34, SERIES OF 2019

WHEREAS, Van Handel Homestead, LLC as owners of Part of Lot 1 and all of CSM 7316 being part of the Southwest ¼ of Southwest 1/4/ and unplatted land located in the part of Southeast 1/4/ of the Southwest 1/4/ of Section 03, Township 21 North, Range 18 East, Town of Vandebroek, Outagamie County presented a Final Plat to the Village of Little Chute Board of Trustees as prepared by James R. Schloff, a registered land surveyor; and

WHEREAS, the Village of Little Chute Planning Commission has recommended in favor of adoption of said Final Plat; and

WHEREAS, a majority of the full Village Board find that the attached Final Plat is found to be in the public interest.

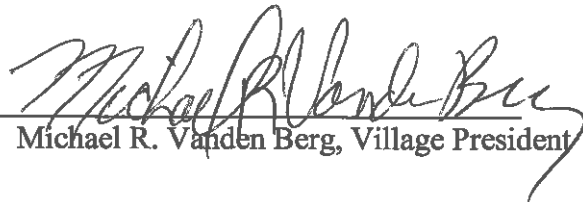
NOW, THEREFORE, BE IT RESOLVED, by the Village Board of Trustees as follows:

1. That the Final Plat attached hereto (photocopy), be and the same is hereby approved; and
2. That the Village President, Village Clerk, and Finance Director, upon full payment of, if applicable, all fees, taxes, and special assessments are directed to execute signatures on behalf of the Village of Little Chute upon the Preliminary Plat documents as required.

Date introduced, approved and adopted: December 18, 2019

VILLAGE OF LITTLE CHUTE:

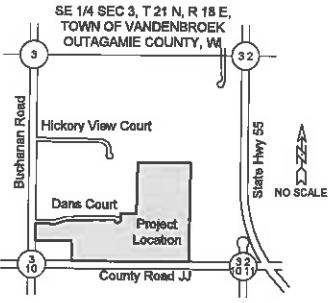
By:


Michael R. Vanden Berg, Village President

Attest:


Laurie Decker, Village Clerk

LOCATION MAP



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

Van Handel Homestead

Part of Lot 1 and all of Lot 2 of CSM 7316 being part of the Southwest 1/4 of Southeast 1/4 and unplatted land located in part of the Southeast 1/4 of the Southeast 1/4 of Section 03, Township 21 North, Range 18 East, Town of Vandembroek, Outagamie County, Wisconsin



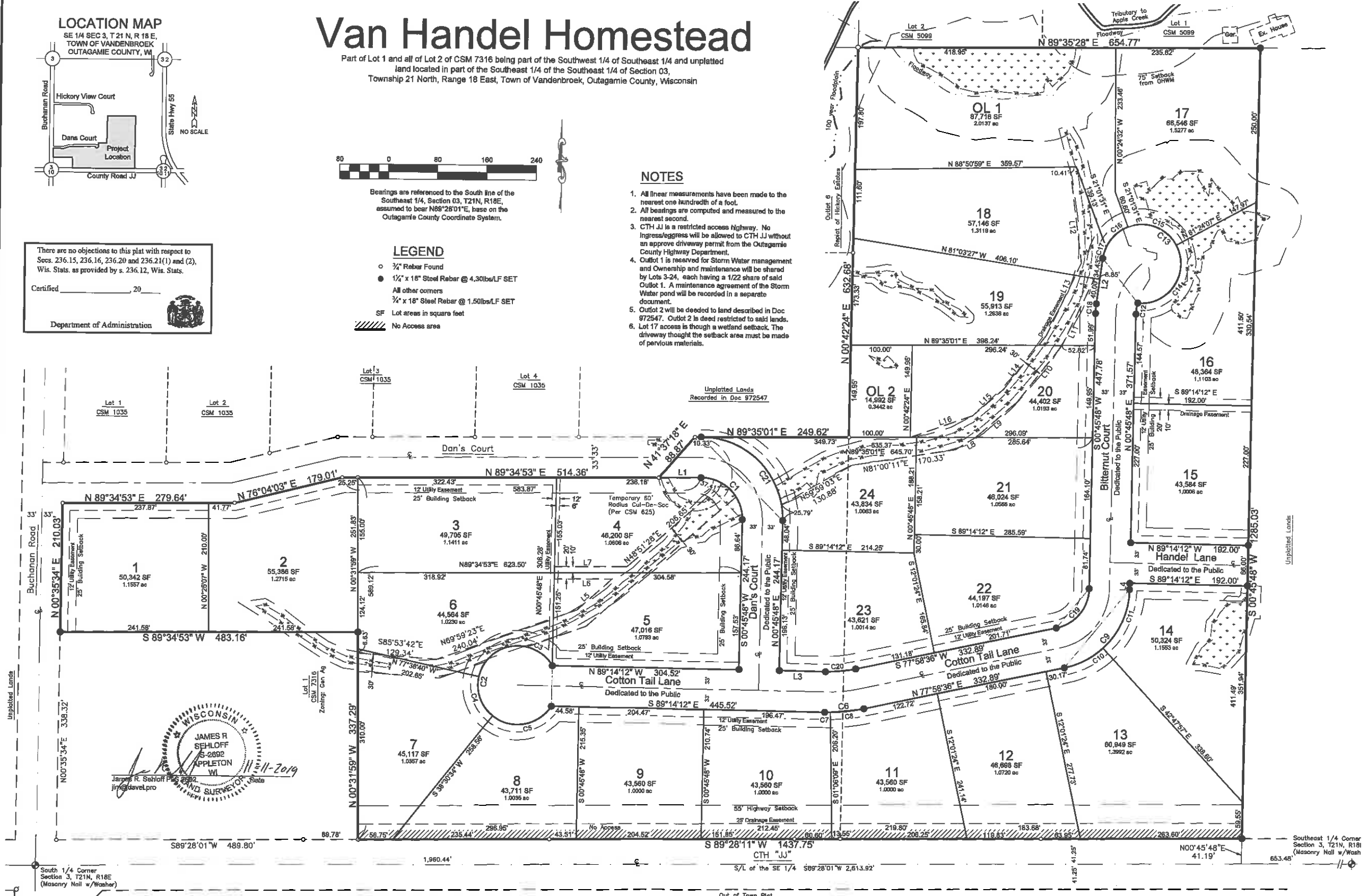
Bearings are referenced to the South line of the Southeast 1/4, Section 03, T21N, R18E, assumed to bear N89°28'01"E, base on the Outagamie County Coordinate System.

LEGEND

- 3/4" Rebar Found
- 1/4" x 18" Steel Rebar @ 4.30lbs/LF SET
- All other corners
- 7/8" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot areas in square feet
- /// No Access area

NOTES

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All bearings are computed and measured to the nearest second.
3. CTH JJ is a restricted access highway. No ingress/egress will be allowed to CTH JJ without an approved driveway permit from the Outagamie County Highway Department.
4. Outlot 1 is reserved for Storm Water management and Ownership and maintenance will be shared by Lots 3-24, each having a 1/22 share of said Outlot 1. A maintenance agreement of the Storm Water pond will be recorded in a separate document.
5. Outlot 2 will be deeded to land described in Doc 972547. Outlot 2 is deed restricted to said lands.
6. Lot 17 access is through a wetland setback. The driveway through the setback area must be made of pervious materials.



WISCONSIN
 JAMES R. SEHLOFF
 S-2692
 APPLETON
 WI
 State
 11-2019
 James R. Sehloff PLS
 jim@davel.pro

File: 5486Final.dwg
 Date: 11/11/2019
 Drafted By: Jim
 Sheet: 1 of 2
 Revision Date: Nov 11, 2019



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 CIVIL ENGINEERING CONSULTANTS
 1811 Racine Street Menasha, WI 54952
 Ph: 920-991-1866 Fax: 920-830-9695
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Van Handel Homestead

Part of Lot 1 and all of Lot 2 of CSM 7316 being part of the Southwest 1/4 of Southeast 1/4 and unplatted land located in part of the Southeast 1/4 of the Southeast 1/4 of Section 03, Township 21 North, Range 18 East, Town of Vandebrook, Outagamie County, Wisconsin

Surveyor's Certificate

I, James R. Sehlhoff, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Vandebrook and Outagamie County, and under the direction of Van Handel Homestead, LLC, and Vanessa A. Mills, owner, of said land, I have surveyed divided and mapped Van Handel Homestead; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in Part of Lot 1 and all of Lot 2 of CSM 7316 being part of the Southwest 1/4 of Southeast 1/4 and unplatted land located in part of the Southeast 1/4 of the Southeast 1/4 of Section 03, Township 21 North, Range 18 East, Town of Vandebrook, Outagamie County, Wisconsin, containing 1,430,129 Square Feet (32.8312 Acres) of land described as follows:

Commencing at the South 1/4 corner of Section 03; thence, along the South line of the Southeast 1/4 of said Section 03, N89°28'01"E, 1960.44 feet; thence, N00°45'48"E, 41.18 feet to the Northern right of way of CTH JJ, said point also being the point of beginning; thence, along said Right of Way, S89°28'11"W, 1437.75 feet to the Southeast corner of Lot 1 CSM 7316; thence, along the East line of said Southeast 1/4, N00°31'59"W, 337.29 feet; thence S89°34'53"W, 483.16 feet to East right of way line of Buchanan Road; thence, along said East right of way line, N00°36'34"E, 210.03 feet to the South right of way of Dan's Court; thence, along said South right of way line, N89°34'53"E, 279.84 feet; thence, continuing along said South Right of Way Line, N76°04'03"E, 179.01 feet; thence, continuing along said South Right of Way Line, N89°34'53"E, 514.36 feet; thence, continuing along said South Right of Way Line, N41°37'18"E, 88.87 feet; thence, N89°35'01"E, 249.82 feet to the West line of Southeast 1/4 of the Southeast 1/4 of said Section 3; thence, along said West line, N00°42'24"E, 632.88 feet to the North line of said Southeast 1/4 of the Southeast 1/4; thence, along said North line, N89°36'28"E, 654.77 feet; thence S00°45'48"W, 1285.03 feet to the point of beginning, subject to the easements and restrictions of record.

Given under my hand this 11th day of JANUARY, 2019, at Kaukauna, Wisconsin.

James R. Sehlhoff
 James R. Sehlhoff, Wisconsin Professional Land Surveyor No. S-2692

Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by

Van Handel Homestead, LLC, and Vanessa A. Mills, Grantors, to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations 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, natural 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, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures 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.

Van Handel Homestead, LLC, and Vanessa A. Mills,

Managing Member Date Vanessa A. Mills Date

Print Name

Owner's Certificate of Dedication

As the property owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. I also certify that this plat is required by s.236.10 of s.236.12 to be submitted to the following for approval or objection:

Outagamie County Planning and Zoning Committee
 Town of Vandebrook
 Village of Little Chute
 Department of Administration

IN WITNESS WHEREOF the hand and seal of said owner this _____ day of _____, 20____

In the Presence of:

Vanessa A. Mills, the property owner

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.

Notary Public, Wisconsin My Commission Expires _____

Owner's Certificate

Van Handel Homestead, 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.

Van Handel Homestead, 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:

Outagamie County Planning and Zoning Committee
 Town of Vandebrook
 Village of Little Chute
 Department of Administration

Dated this _____ day of _____, 20____.

In the presence of: Van Handel Homestead, LLC,

Managing Member

Print Name

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 _____

Town Board Approval Certificate

Resolved, that the plat of Van Handel Homestead in the Town of Vandebrook, Outagamie County, Van Handel Homestead, LLC, and Vanessa A. Mills, owner, is hereby approved by the Town Board of the Town of Vandebrook.

Chairman Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Vandebrook.

Clerk Date

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the Town of Vandebrook and Outagamie 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.

Town Treasurer Date

County Treasurer Date

Village of Little Chute Approval (Extraterritorial)

Resolved, that the plat of Van Handel Homestead in the Town of Vandebrook, Outagamie County, Van Handel Homestead, LLC, and Vanessa A. Mills owner, is hereby approved by the Village Board of the Village of Little Chute.

Village President Date

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

Clerk Date

Development & Land Services Approval Certificate

Resolved, that the plat of Van Handel Homestead in the Town of Vandebrook, Outagamie County, Van Handel Homestead, LLC, and Vanessa A. Mills owners, is hereby approved by Outagamie County.

Authorized Representative Date

This Final Plat is contained wholly within the property described in the following recorded instruments:

Property owners of record:	Recording Information:	Parcel Number(s):
Van Handel Homestead, LLC	Doc No. 2152069	200-0087-00 200-0083-08
Vanessa A. Mills	Doc No. 2100251 Doc No. 2100252	200-0083-07

File: 5486Final.dwg
 Date: 11/08/2019
 Drafted By: Jim
 Sheet: 2 of 2
 Revision Date: Nov 08, 2019

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



Nov 08, 2019 - 1:30pm J:\Projects\5486Final.dwg\Civil 3D\5486Final.dwg Printed by: Jim

CURVE TABLE							LINE TABLE			
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-In	Tangent Bearing-Out	Line	Bearing	Length
C1	87.00	S 44°49'40" E	95.72	106.63	91°10'59"	N 89°34'53" E	S 00°45'48" W	L1	N 89°34'53" E	69.51'
C2	84.00	N 00°45'48" E	89.00	332.78	287°59'17"	S 31°49'09" W	S 30°16'33" E	L2	N 07°32'02" E	40.00'
C3	84.00	N 81°02'23" E	119.24	153.44	137°22'07"	N 12°21'20" E	S 30°16'33" E	L3	N 89°14'12" W	75.00'
C4	84.00	N 19°34'03" W	87.88	71.32	63°50'45"	N 51°29'28" W	N 12°21'20" E	L4	N 00°45'48" E	10.22'
C5	84.00	S 80°09'22" W	95.85	106.02	96°42'25"	S 31°48'09" W	N 51°29'28" W	L5	N 48°51'28" E	77.35'
C6	283.00	N 84°22'12" E	63.03	63.16	12°47'13"	S 89°14'12" E	N 77°58'36" E	L6	N 89°34'53" E	85.24'
C7	283.00	N 89°49'50" E	9.22	9.22	1°51'57"	S 89°14'12" E	N 89°53'51" E	L7	N 89°34'53" E	118.09'
C8	283.00	N 89°28'13" E	53.89	53.84	10°56'16"	N 88°53'51" E	N 77°58'36" E	L8	N 58°22'47" E	36.80'
C9	133.00	N 39°22'12" E	165.88	179.23	77°12'47"	N 77°58'36" E	N 00°45'48" E	L9	N 48°52'31" E	88.59'
C10	133.00	N 62°36'19" E	70.38	71.44	30°46'39"	N 77°58'36" E	N 47°12'03" E	L10	N 37°47'24" E	117.33'
C11	133.00	N 23°58'55" E	104.87	107.79	48°26'15"	N 47°12'03" E	N 00°45'48" E	L11	N 29°08'28" E	120.42'
C12	67.00	N 08°39'08" E	18.39	18.45	16°48'40"	N 00°45'48" E	N 16°32'28" E	L12	N 07°29'12" W	156.83'
C13	84.00	S 38°43'53" E	82.49	296.77	287°28'08"	N 07°32'02" E	N 84°59'49" W	L13	N 25°08'26" E	130.38'
C14	84.00	S 33°12'09" W	112.81	136.09	123°36'04"	S 28°35'53" E	N 84°59'49" W	L14	N 37°47'24" E	111.09'
C15	84.00	S 68°48'42" E	84.34	82.07	82°25'36"	N 69°58'28" E	S 28°35'53" E	L15	N 48°52'31" E	68.37'
C16	84.00	N 48°38'08" E	48.85	49.81	44°40'42"	N 24°17'47" E	N 69°58'28" E	L16	N 70°25'29" E	107.87'
C17	84.00	N 16°54'55" E	18.86	18.72	16°48'48"	N 07°32'02" E	N 24°17'47" E			
C18	133.00	N 04°08'59" E	16.71	15.72	8°46'14"	N 00°45'48" E	N 07°32'02" E			
C19	87.00	S 39°22'12" W	83.61	80.29	77°12'47"	S 00°45'48" W	S 77°58'36" W			
C20	217.00	S 84°22'12" W	48.33	48.43	12°47'13"	S 77°58'36" W	N 89°14'12" W			
C21	133.00	S 44°49'24" E	189.79	211.33	91°02'26"	N 89°43'23" E	S 00°45'48" W			