

VILLAGE OF LITTLE CHUTE

RESOLUTION NO. 36, SERIES OF 2019

WHEREAS, Della Marcus Corp., Inc as owners of the Preliminary Plat for “Maria Estates” being off of Lot 2 of Certified Survey Map No. 7818 recorded as document No. 2174623 and all of Lot 1 of Certified Survey Map No. 5829 recorded as document No. 1803006 and part of the northwest ¼ of the fractional northwest ¼ all located in section 3, Township 21 North, Range 18 East, Town of Vandebroek, Outagamie County presented a Preliminary Plat to the Village of Little Chute Board of Trustees as prepared by Carow Land Surveying Co., Inc, a registered land surveyor; and

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

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

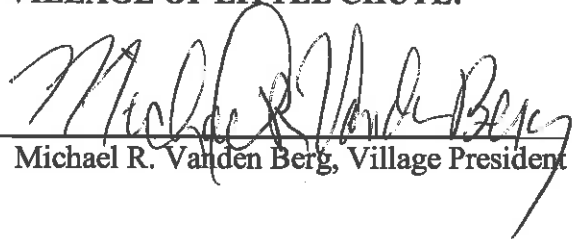
NOW, THEREFORE, BE IT RESOLVED, by the Village Board of Trustees as follows:

1. That the Preliminary 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

PRELIMINARY PLAT "MARIA ESTATES"

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7818 RECORDED AS DOCUMENT NO. 2174623 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5829 RECORDED AS DOCUMENT NO. 1803006 AND PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, ALL LOCATED IN SECTION 3, TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF VANDENBROEK, OUTAGAMIE COUNTY, WISCONSIN,

DESCRIPTION:
A PARCEL OF LAND BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7818 RECORDED AS DOCUMENT NO. 2174623 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5829 RECORDED AS DOCUMENT NO. 1803006 AND PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, ALL LOCATED IN SECTION 3, TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF VANDENBROEK, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 3, THENCE S00°14'16"W 104.83 FEET ALONG THE EAST LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 3 TO A NORTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7818 AND THE POINT OF BEGINNING, THENCE CONTINUING S89°14'16"W 104.20 FEET ALONG SAID EAST LINE TO THE CENTER OF SECTION 3, THENCE S88°27'39"W 748.44 FEET ALONG THE SOUTH LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 3 TO THE EAST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 5829, THENCE N00°09'30"E 152.10 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF SAID LOT 2, THENCE S89°27'39"W 190.00 FEET ALONG SAID NORTH LINE TO THE EAST RIGHT-OF-WAY LINE OF C.T.H. "N", THENCE N00°09'30"E 265.89 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE N89°50'30"W 12.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE N00°09'30"E 14.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE N00°09'30"E 200.25 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE N00°42'27"E 305.43 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE N00°09'30"E 175.00 FEET, THENCE N00°09'30"E 300.00 FEET, THENCE N89°50'30"W 175.75 FEET TO THE EAST RIGHT-OF-WAY LINE OF C.T.H. "N", THENCE N00°09'30"E 198.14 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE S89°50'30"E 8.78 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE N00°09'30"E 32.23 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 3, THENCE S00°13'58"E 127.29 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST 1/2 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 3, THENCE S00°13'58"E 88.22 FEET ALONG SAID EAST LINE TO THE STARTING POINT OF A MEANDER LINE OF THE CENTERLINE OF APPLE CREEK, SAID POINT BEARS S00°11'53"W A DISTANCE OF 54 FEET MORE OR LESS FROM SAID CENTERLINE, THENCE S89°13'16"E 223.37 FEET ALONG SAID MEANDER LINE, THENCE N89°50'30"E 306.78 FEET ALONG SAID MEANDER LINE TO AN EAST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7818 AND THE TERMINATION POINT OF SAID MEANDER LINE, SAID POINT BEARS S89°20'30"E A DISTANCE OF 53 FEET MORE OR LESS FROM THE CENTERLINE OF APPLE CREEK, THENCE S00°04'42"E 16.10 FEET ALONG SAID EAST LINE, THENCE S89°27'39"E 0.55 FEET ALONG SAID EAST LINE, THENCE S00°13'58"E 37.00 FEET ALONG SAID EAST LINE TO A NORTH LINE OF SAID LOT 2, THENCE N89°50'30"E 397.48 FEET ALONG SAID NORTH LINE, THENCE N00°13'58"E 18.56 FEET ALONG SAID NORTH LINE, THENCE S87°43'43"E 415.86 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, INCLUDING ALL THAT LAND LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE, THE CENTERLINE OF APPLE CREEK, BOUNDED BY THE EXTENSION OF THE RESPECTIVE LINES OF THE ABOVE DESCRIBED PARCEL, TO SAID CREEK CENTERLINE, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYORS CERTIFICATE
I, ROBERT F. REIDER, CERTIFY THAT THIS PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES AND THAT I HAVE FULLY COMPLIED WITH THE SUBDIVISION ORDINANCES OF THE VILLAGE OF LITTLE CHUTE.

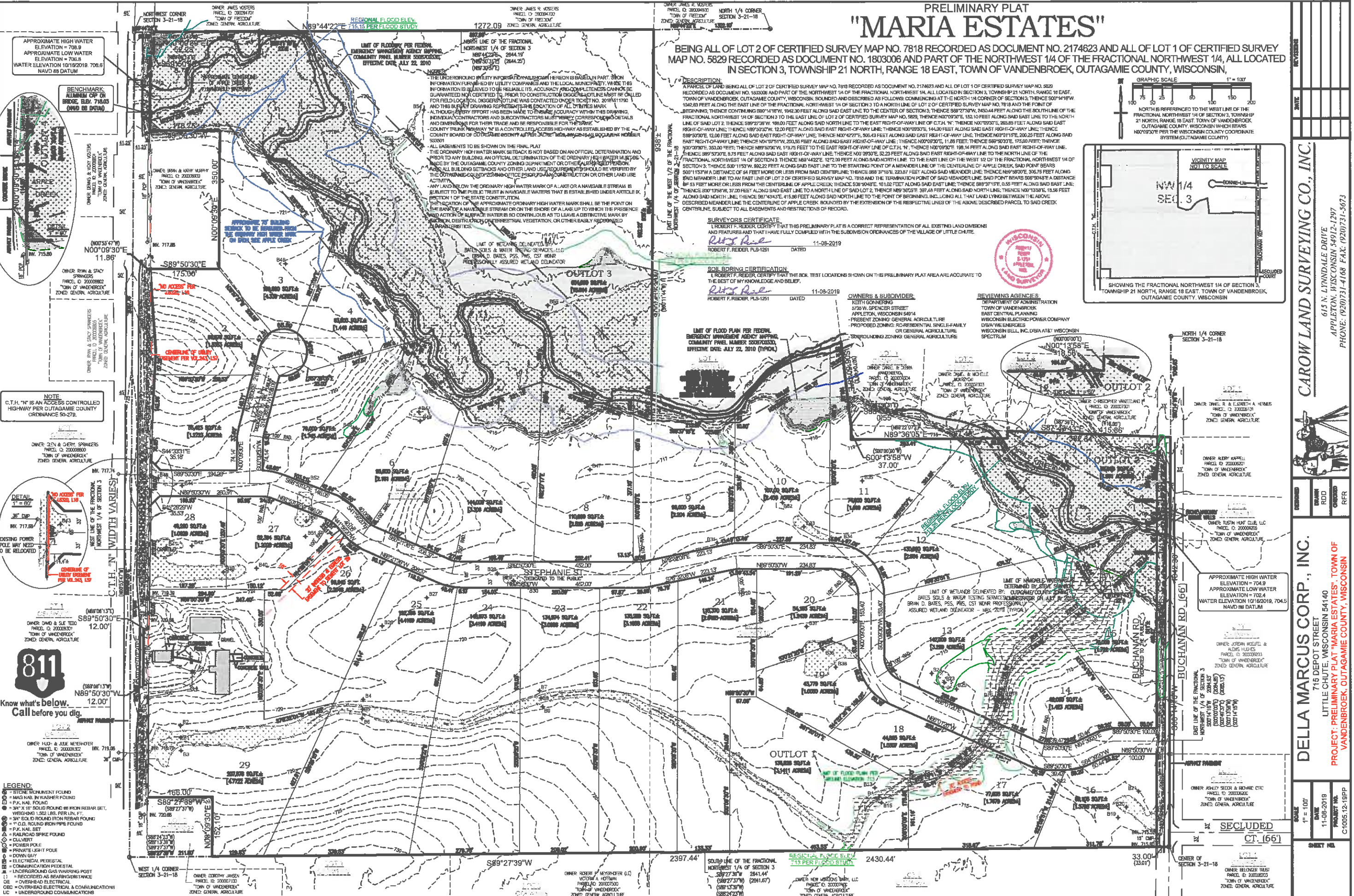
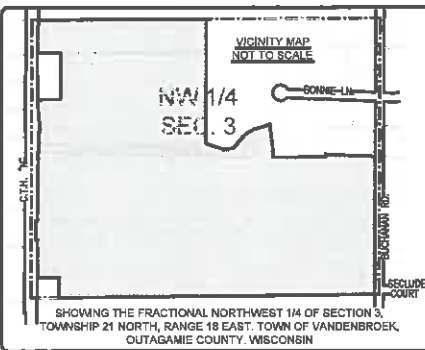
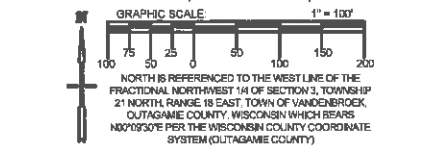
Robert F. Reider
ROBERT F. REIDER, PLS-1251 DATED 11-09-2019

SOIL BORING CERTIFICATION
I, ROBERT F. REIDER, CERTIFY THAT THE SOIL TEST LOCATIONS SHOWN ON THIS PRELIMINARY PLAT AREA ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

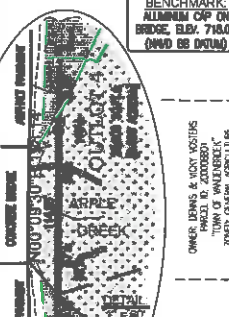
Robert F. Reider
ROBERT F. REIDER, PLS-1251 DATED 11-09-2019

OWNERS & SUBDIVIDER:
KEITH GONNERER
300 W. SPENCER STREET
APPLETON, WISCONSIN 54914
PRESENT ZONING: GENERAL AGRICULTURE
PROPOSED ZONING: RESIDENTIAL SINGLE-FAMILY OR GENERAL AGRICULTURE
SURROUNDING ZONING: GENERAL AGRICULTURE

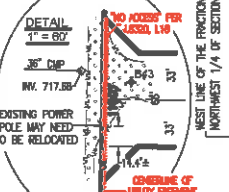
REVIEWING AGENCIES:
DEPARTMENT OF ADMINISTRATION
TOWN OF VANDENBROEK
EAST CENTRAL PLANNING
WISCONSIN ELECTRIC POWER COMPANY
DEBRA W. GENESEY, INC. (S&P)
WISCONSIN BELL, INC. (DATA) WISCONSIN SPECTRUM



APPROXIMATE HIGH WATER ELEVATION = 708.8
APPROXIMATE LOW WATER ELEVATION = 706.8
WATER ELEVATION 10/19/2019, 706.6
NAVD 88 DATUM



NOTE:
C.T.H. "N" IS AN ACCESS CONTROLLED HIGHWAY PER OUTAGAMIE COUNTY ORDINANCE 50-27B.



811
Know what's below.
Call before you dig.

- LEGEND:**
- = STONE MONUMENT FOUND
 - = MAG NAIL IN WASHER FOUND
 - = P.K. NAIL FOUND
 - = 3/4" X 18" SOLID ROUND IRON REBAR SET, WEIGHING 1.502 LBS. PER LN. FT.
 - = 3/4" SQ. ID. ROUND IRON REBAR FOUND
 - = 1" O.D. ROUND IRON PIPE FOUND
 - = P.K. NAIL SET
 - = RAILROAD SPIKE FOUND
 - = CULVERT
 - = POWER POLE
 - = PRIVATE LIGHT POLE
 - = DOWN GUY
 - = ELECTRICAL PEDESTAL
 - = COMMUNICATION PEDESTAL
 - = UNDERGROUND GAS WARRING POST
 - (1) = RECORDED AS BEARING/DISTANCE
 - DE = OVERHEAD ELECTRICAL
 - = OVERHEAD ELECTRICAL COMMUNICATIONS
 - UC = UNDERGROUND COMMUNICATIONS

CAROW LAND SURVEYING CO., INC.
615 N. LYNDDALE DRIVE
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168 FAX: (920)731-5673

DELLA MARCUS CORP., INC.
715 DEPOT STREET
LITTLE CHUTE, WISCONSIN 54140
PROJECT: PRELIMINARY PLAT "MARIA ESTATES", TOWN OF VANDENBROEK, OUTAGAMIE COUNTY, WISCONSIN

SCALE: 1" = 100'
DATE: 11-09-2019
PLAT NO.: 2019-157
SHEET NO.: C-1005-12-19PP