

FOX MEADOWS

ALL OF LOTS 3 THROUGH 111 AND LOTS 125 THROUGH 137 OF FREEDOM RINGS SUBDIVISION, RECORDED IN CABINET C OF PLATS IN FILE NUMBERS 193-194, AS DOCUMENT NO. 753155; VACATED PORTIONS OF AMERICAN WAY, CONSTITUTION LANE, FREEDOM LANE, INDEPENDENCE AVENUE, PARK AVENUE AND TOWN ROAD NOW KNOWN AS PARKWAY LANE PER RESOLUTION 2024-16 RECORDED AS DOCUMENT NO. 2331804; AND PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3612 RECORDED IN VOLUME 19 OF CERTIFIED SURVEY MAPS ON PAGE 3612, AS DOCUMENT NO. 1346124; ALL BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 18 EAST, TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN

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Pages: 3 of 55.00
County: OUTAGAMIE COUNTY State: WI

Frank A. Wozel
SARAH R. VANCE, REGISTERED PROFESSIONAL ENGINEER
Returns via RETURN TO FILE
CABINET N PAGE 273

NOTE: THE DELINEATED WETLANDS THAT WERE SHOWN ON THE PRELIMINARY PLAT FOR THIS DEVELOPMENT WERE DETERMINED AS NON-JURISDICTIONAL WETLANDS OF THE U.S. ARMY CORPS OF ENGINEERS PER REGULATORY FILE NO. WAP-2024-00874-CBJ DATED OCTOBER 25, 2024.

THE WDR HAS DETERMINED THESE WETLANDS TO BE NONFEDERAL URBAN WETLANDS PER EXEMPTION DETERMINATION EXE-NE-2024-45-03795, DATED DECEMBER 09, 2024. BASED ON THE DOCUMENTATION PROVIDED FOR THIS EXEMPTION REQUEST, THE PROJECT MEETS THE ELIGIBILITY CRITERIA PURSUANT TO S.281.36(4) STATE STAT. AND APPLICABLE MITIGATION REQUIREMENTS HAVE BEEN SATISFIED. THEREFORE, THESE WETLANDS NO LONGER AFFECT THE PROPERTY AND HAVE BEEN REMOVED FROM THE PLAT.

STREETS WITHIN THE BOUNDARIES OF FOX MEADOWS THAT WERE PREVIOUSLY DEDICATED BY FREEDOM RINGS SUBDIVISION ARE VACATED PER RESOLUTION 2024-16 RECORDED AS DOCUMENT NO. 2331804.

CONCRETE SIDEWALKS SHALL BE INSTALLED IN FRONT OF LOTS SO THE BACK OF SIDEWALK IS ONE FOOT OFF THE STREET RIGHT-OF-WAY LINE.

LOTS LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, AS LOTS 3174 IMAGE 37-38, ARE SUBJECT TO A DRAIN TILE AGREEMENT RECORDED IN JACKET 3174 IMAGE 37-38, AS DOCUMENT NO. 807680.

OUTLOTS 2, 3, 4, AND 5 ARE TO BE SOLD TO THE ADJACENT LAND OWNER TO RESOLVE ENCROACHMENTS.

OUTLOT 1 IS DEDICATED TO THE TOWN & MAINTAINED BY THE TOWN OF FREEDOM FOR STORMWATER MANAGEMENT PURPOSES.

ALL ROADS ARE DEDICATED TO THE PUBLIC.

DRAIN TILE NOTE:
ANY AGRICULTURAL DRAIN TILE DISTURBED, CUT, OR BROKEN AS PART OF THE DEVELOPMENT OF THE PLAT OR EXCAVATION FOR HOME CONSTRUCTION MUST BE REPAIRED AND/OR RELOCATED TO ALLOW FOR THE DRAIN TILE TO CONTINUE TO DRAIN AS ORIGINALLY DESIGNED. THE COST OF REPAIR OR RELOCATION MUST BE BORNE BY THE PARTY OR HIS AGENT DAMAGING THE DRAIN.

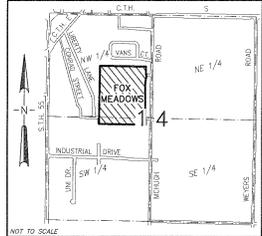
DRAINAGE COVENANT:
1. MAINTENANCE OF ALL DRAINAGEWAYS AND ASSOCIATED STRUCTURES WITHIN THE LAND DIVISION OR SERVING THE LAND DIVISION IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE LAND DIVISION, UNLESS NOTED ON THE PLAN.
2. UPON FAILURE OF THE PROPERTY OWNER(S) TO PERFORM MAINTENANCE OF THE DRAINAGEWAYS AND ASSOCIATED STRUCTURES, THE COUNTY AND/OR TOWN RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS. THE PAYMENT OF THE MAINTENANCE AND REPAIRS SHALL BE ASSESSED AMONG THE PROPERTY OWNERS OF THE LAND DIVISION IN AN EQUAL AMOUNT WITH A DRAINAGE COVENANT OR WHERE THE CAUSE CAN BE SPECIFICALLY IDENTIFIED THEN THE PAYMENT SHALL BE ASSESSED TO A SPECIFIC PROPERTY OWNER.
3. NO ARTIFICIAL OBSTRUCTION MAY BE CONSTRUCTED, PLANTED OR MAINTAINED WITHIN ANY MANMADE OR NATURAL DRAINAGE EASEMENT SO THAT SUCH OBSTRUCTION IMPEDES THE NATURAL FLOW OF WATER AND/OR DIMINISHES THE NATURAL AESTHETIC QUALITY OF THE DRAINAGEWAY.

LINE	DIRECTION	LENGTH
L1	S01°18'41"W	33.00'
L2	S00°38'41"W	33.15'
L3	S86°08'18"E	78.80'
L4	S86°08'18"E	38.69'
L5	S86°08'18"E	40.11'
L6	S86°08'18"E	42.79'
L7	S23°53'42"W	29.86'
L8	S23°53'42"W	27.02'
L9	N55°58'18"E	54.03'
L10	N55°58'18"E	27.57'
L11	N55°58'18"E	28.48'
L12	N53°27'35"W	55.96'

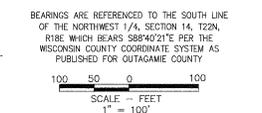


Frank A. Wozel
Revised this 15th day of January, 2025
Revised this 3rd day of February, 2025
Revised this 5th day of February, 2025
Revised this 22nd day of February, 2025

NOTE: SEE SHEET 3 OF 3 FOR CURVE TABLE



LOCATION MAP
SECTION 14, TOWNSHIP 22 NORTH, RANGE 18 EAST, TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN



- LEGEND
- 1 1/4" x 18" ROUND STEEL REBAR WEIGHING 4.3 lbs./lineal ft. SET
 - 1.315" O.D. IRON PIPE FOUND
 - 1 1/4" STEEL REBAR FOUND
 - 3/4" STEEL REBAR FOUND
 - ALL OTHER LOT CORNERS STAKED WITH 3/4" X 18" ROUND STEEL REBAR, WEIGHING 1.50 LBS./LIN. FT.
 - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
 - S.F. - SQUARE FEET
 - ACRES
 - D.T.P. - DEDICATED TO THE PUBLIC
 - () - RECORDED BEARING AND/OR DISTANCE
 - RIGHT-OF-WAY (R.O.W.) LINE
 - PROPERTY LINE
 - SECTION LINE
 - BUILDING SETBACK LINE
 - DRAINAGE OR STORM SEWER & DRAINAGE EASEMENT
 - 15' UTILITY EASEMENT (UNLESS NOTED)
 - FIELD LOCATED STEEP SLOPES OF 12% OR GREATER, NON-NATURAL FEATURE

There are no objections to this plat with respect to S. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis Stats. as provided by s. 236.12, Wis Stats.

Submitted March 05, 2025
Dr. Bime
Department of Administration



McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Maining: P.O. BOX 1025 NEENAH, WI 54951-1025
PH 920.751.4200 FX 920.761.4284 MCMGRP.COM
THIS INSTRUMENT DRAFTED BY: AMY SEDLAR

OBJECTING AUTHORITIES:
- DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES:
- TOWN OF FREEDOM
- OUTAGAMIE COUNTY

LAND SURVEYOR:
DOUGLAS E. WOZEL
52327
14425 McMAHON DRIVE
NEENAH, WISCONSIN 54956
PHONE #920-751-4200

OWNER & SUBDIVIDER:
R3 FUTURES GROUP, LLC
ATTN: KEITH CONNERING
W2425 STEPHANIE STREET
KAUKAUNA, WI 54130
920-378-2271