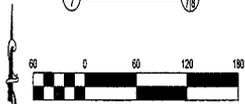


# Winding Creek Estates 2

## LOCATION MAP

SE 1/4 SEC 6, T 20 N, R 17 E,  
VILLAGE OF FOX CROSSING  
WINNEBAGO COUNTY, WI



Bearings are referenced to the East line of the Southeast 1/4 of Section 6, T20N, R17E, Assumed to Bear N00°26'55\"/>

## LEGEND

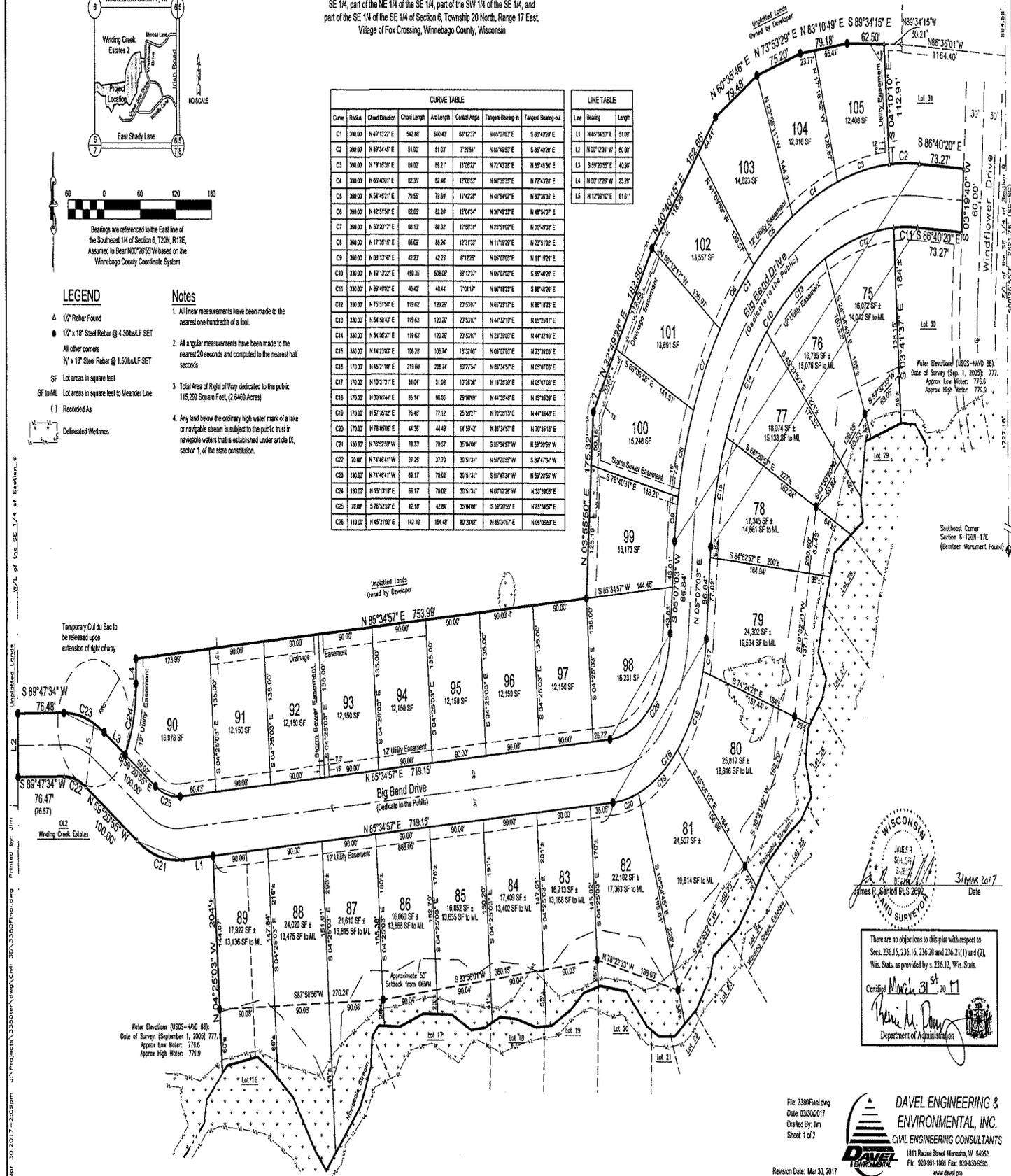
- ▲ 1/2\"/>

## Notes

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All angular measurements have been made to the nearest 20 seconds and computed to the nearest half seconds.
3. Total Area of Right of Way dedicated to the public: 115,299 Square Feet, (2.6469 Acres)
4. Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Target Bearing in	Target Bearing out
C1	300.00	N 48°12'27\"/>					
C2	300.00	N 89°54'45\"/>					
C3	300.00	N 79°18'39\"/>					
C4	360.00	N 65°40'01\"/>					
C5	300.00	N 54°49'51\"/>					
C6	300.00	N 42°51'50\"/>					
C7	300.00	N 30°29'17\"/>					
C8	300.00	N 17°28'15\"/>					
C9	300.00	N 03°12'45\"/>					
C10	330.00	N 49°13'22\"/>					
C11	330.00	N 69°49'02\"/>					
C12	330.00	N 79°53'50\"/>					
C13	330.00	N 54°24'42\"/>					
C14	330.00	N 34°56'33\"/>					
C15	330.00	N 14°23'02\"/>					
C16	170.00	N 45°21'03\"/>					
C17	170.00	N 10°21'21\"/>					
C18	170.00	N 30°46'54\"/>					
C19	170.00	N 67°52'32\"/>					
C20	170.00	N 74°48'41\"/>					
C21	130.00	N 15°13'19\"/>					
C22	70.00	S 70°32'39\"/>					
C23	130.00	N 74°48'41\"/>					
C24	130.00	N 15°13'19\"/>					
C25	70.00	S 70°32'39\"/>					
C26	110.00	N 45°10'27\"/>					

LINE TABLE		
Line	Bearing	Length
L1	N 85°34'57\"/>	
L2	N 02°12'31\"/>	
L3	S 89°29'59\"/>	
L4	N 00°12'28\"/>	
L5	N 12°39'12\"/>	



WISCONSIN  
JAMES R. BEHRENS  
Surveyor  
31 MAR 2017  
Date

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 a 236.12, Wis. Stats.  
Certified March 31<sup>st</sup> 2017  
James R. Behrens  
Department of Administration

File: 3380Final.dwg  
Date: 03/30/2017  
Created By: Jim  
Sheet: 1 of 2  
Revision Date: Mar 30, 2017  
DAVEL ENGINEERING & ENVIRONMENTAL, INC.  
CIVIL ENGINEERING CONSULTANTS  
1811 Racine Street Muskego, WI 54562  
Ph: 920-981-1868 Fax: 920-639-9566  
www.davel.com

# Winding Creek Estates 2

Part of Outlot 2 of Winding Creek Estates, and being part of the Northwest 1/4 of the Southeast 1/4, part of the Northeast 1/4 of the Southeast 1/4, part of the Southwest 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Southeast 1/4 of Section 6, Township 20 North, Range 17 East, Village of Fox Crossing, Winnebago County, Wisconsin

### Surveyor's Certificate

I, James R. Seihoff, 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 Village of Fox Crossing and Winnebago County, and under the direction of Winding Creek Estates, LLC, owner of said land, I have surveyed, divided and mapped Winding Creek Estates 2; that such plat correctly represents all color boundaries and the subdivision of the land surveyed; and that this land is part of Outlot 2 of Winding Creek Estates, and being part of the Northwest 1/4 of the Southeast 1/4, part of the Northeast 1/4 of the Southeast 1/4, part of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 20 North, Range 17 East, Village of Fox Crossing, Winnebago County, Wisconsin, containing 628,424 Sq Ft (14,3807 Acres) of land more or less, including the lands between the meander line and the centerline of the navigable stream, and subject to all easements and restrictions of record:

Commencing at the East 1/4 corner of Section 6, thence, along the East line of the Southeast 1/4 of said Section 6, S09°29'55"E, 894.58 feet; thence N86°36'01"W 1164.40 feet to the Southwest corner of Lot 32 Winding Creek Estates; thence, along the North line of Lot 31 of said Winding Creek Estates, N89°34'15"W 30.21 feet to the Northwest corner of said Lot 31, said point also being the point of beginning; thence, along the West line of said Lot 31, S04°10'10"E, 112.81 feet to the Southwest corner of said Lot 31; thence, along the South line of said Lot 31, 51.03 feet along the arc of a curve to the right with a radius of 380.00 feet and a chord of 51.00 feet which bears N89°24'45"E; thence, continuing said South line, S86°40'20"E, 73.27 feet to the Westerly right of way line of Windflower Drive; thence, along said Westerly right of way line, S03°19'40"W, 60.00 feet to the Northeast corner of Lot 30 of said Winding Creek Estates; thence, along the North line of said Lot 30, N86°40'20"W, 73.27 feet; thence, continuing along said North line, 40.44 feet along the arc of a curve to the left with a radius of 330.00 feet and a chord of 40.42 feet which bears S89°43'02"W, to the Northwest corner of said Lot 30; thence, along the West line of said Lot 30, S03°41'37"E, 138.15 feet to a meander point lying N03°41'37"W, 45 feet more or less from the centerline of a navigable stream; thence, along a meander line, S57°32'33"W, 69.05 feet to a meander point lying N24°34'43"W, 25 feet more or less from said centerline; thence, along a meander line, S43°38'20"W, 120.35 feet to a meander point lying N69°20'51"W, 64 feet more or less from said centerline; thence, along a meander line, S10°32'21"W, 200.60 feet to a meander point lying N74°24'21"W, 26 feet more or less from said centerline; thence, along a meander line, S30°21'42"W, 163.79 feet to a meander point lying N45°24'45"W, 34 feet more or less from said centerline; thence, along a meander line, S43°52'21"W, 160.23 feet to a meander point lying N19°24'45"W, 25 feet more or less from said centerline; thence, along a meander line, N78°22'33"W, 138.03 feet to a meander point lying N04°25'03"W, 25 feet more or less from said centerline; thence, along a meander line, S83°56'01"W, 380.15 feet to a meander point lying N04°25'03"W, 25 feet more or less from said centerline; thence, along a meander line, S 87°58'58"W, 270.24 feet to a meander point lying N04°25'03"W, 60 feet more or less from said centerline; thence N04°25'03"W, 144.07 feet to a point on the Northernly line of Outlot 2 of said Winding Creek Estates; thence, along said Northernly line, S82°34'57"W, 51.09 feet; thence, continuing along said Northernly line of said Outlot 2, 78.57 feet along the arc of a curve to the right with a radius of 130.00 feet and a chord of 78.33 feet which bears N78°52'59"W; thence, continuing along said Northernly line of said Outlot 2, N59°20'55"W, 100.00 feet; thence, continuing along said Northernly line of said Outlot 2, 37.70 feet along the arc of a curve to the left with a radius of 70.00 feet and a chord of 37.25 feet which bears N74°48'14"W; thence, continuing along said Northernly line of said Outlot 2, S85°47'34"W, 76.47 feet to the West line of the Southeast 1/4; thence along said West line, N00°12'31"W, 60.00 feet; thence N89°47'34"E, 76.48 feet; thence, 70.02 feet along the arc of a curve to the right with a radius of 130.00 feet and a chord of 69.17 feet which bears S14°48'47"E; thence, S89°20'55"E, 40.88 feet; thence, 70.02 feet along the arc of a curve to the left with a radius of 130.00 feet and a chord of 69.17 feet which bears N151°13'19"E; thence, N00°12'20"W, 23.25 feet; thence, N83°34'57"E, 753.99 feet; thence, N03°55'05"E, 175.32 feet; thence, N32°49'20"E, 182.86 feet; thence, N40°46'15"E, 102.86 feet; thence, N60°35'46"E, 79.48 feet; thence, N73°52'29"E, 75.20 feet; thence, N83°10'49"E, 79.10 feet; thence, S89°34'15"E, 62.50 feet to the point of beginning.

Given under my hand this 31 day of MARCH, 2017  
  
 James R. Seihoff, Wisconsin Professional Land Surveyor No. 9-2892

### Utility Easement Provisions

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

Winding Creek Estates, LLC, Grantor; 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 Granteee agrees 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 Granteee 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 lines, trunks or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Granteee's facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Granteee. 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 Granteee.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto

Winding Creek Estates, LLC

  
 print name Pat H. Goss  
 Title MANAGER

### Corporate Owner's Certificate

Winding Creek Estates, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Winding Creek Estates, 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:

Village of Fox Crossing  
 Winnebago County Planning and Zoning Committee  
 Department of Administration

IN WITNESS WHEREOF, the said Winding Creek Estates, LLC, has caused these presents to

be signed by its authorized representatives, located at MILWAUKEE, Wisconsin

this 10 day of APRIL, 2017

In the Presence of: Winding Creek Estates, LLC

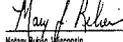
  
 print name Pat H. Goss

Title MANAGER

State of Wisconsin )  
 ) ss  
 Winnebago County )

Personally came before me this 10 day of April, 2017

the above named, officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

  
 Notary Public, Wisconsin My commission expires: 6-26-17

STATE of Wisconsin)

County) ss

Personally came before me this 10 day of April, 2017, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same

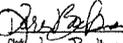
My Commission Expires  
 Notary Public, Wisconsin

### Village Board Approval Certificate

Resolved, that the plat of Winding Creek Estates 2 in the Village of Fox Crossing, Winnebago County, Winding Creek Estates, LLC, and Ronald C. & Virginia F. Meyer, owners, is hereby approved by the Village Board of the Village of Fox Crossing.

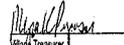
  
 Date

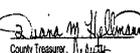
I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Fox Crossing

  
 Date

### Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the Village of Fox Crossing and Winnebago County, do hereby certify that in accordance with the records in our office, there are no unredemmed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

  
 Village Treasurer Date

  
 County Treasurer Date

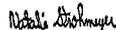
This Final Plat is contained wholly within the property described in the following recorded instruments:

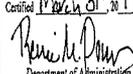
the property owner of record:	Recording Information:	Parcel Number(s):
Winding Creek Estates, LLC	Document No. 1736304	1210164 1210166 1210169 1210201
	Document No. 1738525	Part of 1216900

1738534

Register of Deeds Office  
 Winnebago County, WI  
 Recorded on 5/1/2017  
 At 3:03 P.M.  
 Filed in PLAT  
 On page 252 of 252 Doc. #

Register of Deeds



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 March 31st 2017  
  
 Department of Administration

File: 3386Final.dwg  
 Date: 10/28/2017  
 Created By: Jim  
 Sheet: 2 of 2

  
**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 CIVIL ENGINEERING CONSULTANTS  
 1811 Racine Street, Wausau, WI 54982  
 Ph: 920-961-1866 Fax: 920-830-8566  
 www.davelpro

Revision Date: Mar 28, 2017