

Fox Shores Estates

Part of Government Lot 3, Section 25, West of the Fox River; part of Government Lot 1, Section 35, West of the Fox River; and part of Government Lot 4, Section 36; all in Township 22 North, Range 19 East, Village of Wrightstown, Brown County, Wisconsin.

Line	Bearing	Length
L1	N38°09'39"E	4.52'
L2	N37°06'14"E	36.00'
L3	N37°40'37"E	100.01'
L4	N38°14'59"E	100.02'
L5	N36°03'29"E	54.79'
L6	N68°10'46"W	5.00'
L7	S82°16'06"W	28.76'
L8	S10°30'14"E	29.15'
L9	N67°59'35"W	41.51'
L10	S66°49'14"W	28.19'
L11	S23°10'46"E	28.38'
L12	N67°59'35"W	41.61'
L13	N44°14'09"E	220.13'
L14	S39°47'07"W	112.76'
L15	N79°13'30"E	38.66'
L16	S67°35'03"E	71.74'
L17	S65°43'07"W	25.37'
L18	S53°55'35"W	115.37'
L19	S64°37'02"W	67.03'
L20	N69°58'14"W	55.59'
L21	N14°31'09"W	23.48'
L22	N61°24'39"E	19.46'
L23	N83°21'23"E	74.51'
L24	N53°49'08"E	124.53'
L25	N64°26'19"E	31.36'
L26	S20°54'56"E	42.44'
L27	N20°57'56"W	55.23'
L28	N03°12'45"E	52.86'
L29	N06°41'36"W	29.34'
L30	N35°25'49"W	23.14'
L31	N63°19'00"W	37.94'
L32	S88°47'37"W	25.11'
L33	S62°20'10"W	20.20'
L34	N80°43'32"W	24.34'
L35	S29°56'41"W	110.11'
L36	S09°08'42"W	63.33'
L37	S46°38'54"W	107.82'
L38	S00°22'46"W	107.77'
L39	S13°25'28"W	53.42'
L40	S24°12'49"W	163.54'
L41	S06°40'29"W	187.63'
L42	S11°49'21"W	107.39'
L43	S60°08'44"E	12.22'
L44	S15°18'54"W	189.55'
L45	S13°32'16"W	177.18'
L46	S13°09'13"W	227.41'
L47	S03°54'03"W	82.34'
L48	S25°31'29"W	37.89'
L49	S36°47'17"W	112.69'
L50	S45°41'11"W	66.68'
L51	S01°03'31"E	71.96'
L52	S13°19'25"W	68.24'
L53	S46°32'46"E	39.15'
L54	N64°35'33"E	138.62'
L55	N63°12'12"E	170.00'
L56	N53°45'13"E	171.97'
L57	N34°03'18"E	171.97'
L58	N28°17'00"E	169.09'
L59	N21°05'21"E	168.69'
L60	N09°46'07"E	168.67'
L61	N00°59'23"E	167.56'
L62	N01°32'08"W	26.96'
L63	S74°15'06"W	59.86'
L64	S41°36'42"W	16.12'
L65	S57°28'33"W	132.93'
L66	N88°52'53"E	40.00'
L67	N56°40'03"E	44.36'
L68	N45°33'27"E	48.41'
L69	N28°30'05"E	54.08'
L70	N43°52'45"W	24.74'
L71	N27°23'04"E	95.39'
L72	N01°38'43"W	265.28'
L73	S39°57'35"W	68.40'
L74	S60°44'46"W	47.79'
L75	S37°33'18"W	43.43'
L76	S33°14'51"W	42.71'
L77	S36°08'43"W	26.33'
L78	S50°26'58"W	15.47'
L79	N80°47'07"W	81.38'
L80	N14°28'29"E	75.89'
L81	N36°49'22"E	107.42'
L82	N37°52'53"E	59.82'
L83	N03°34'05"E	34.22'
L84	N34°11'29"E	50.19'
L85	N16°30'57"W	109.87'
L86	N18°55'54"E	81.28'
L87	N00°49'28"W	195.72'
L88	N77°46'17"W	59.43'
L89	N76°14'51"E	41.93'
L90	N62°26'39"W	48.32'
L91	N10°34'39"W	65.70'
L92	N12°13'43"E	123.66'
L93	N08°14'19"W	49.95'
L94	N84°18'31"E	59.04'
L95	S13°11'27"E	52.40'
L96	S06°45'48"W	158.05'
L97	S16°24'17"W	57.45'
L98	N68°57'42"W	13.92'
L99	N01°21'10"E	10.28'
L100	S54°31'25"W	20.82'
L101	N69°00'46"E	25.00'
L102	S88°52'53"W	75.00'
L103	N71°48'25"E	16.00'

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-In	Tangent Bearing-Out
C1	2909.92	S27°15'40"W	551.80'	552.63'	10°52'52"	S21°49'14"W	S 32°42'06"W
C2	2909.92	S31°16'41"W	144.59'	144.81'	2°50'50"	S29°51'16"W	S 32°42'06"W
C3	2909.92	S28°02'49"W	183.57'	183.60'	3°36'54"	S28°14'22"W	S 29°51'16"W
C4	2909.92	S24°17'24"W	197.97'	198.01'	3°53'56"	S22°20'26"W	S 26°14'22"W
C5	2909.92	S22°04'50"W	26.41'	26.41'	0°31'12"	S21°49'14"W	S 22°20'26"W
C6	1186.28'	S10°39'58"W	458.99'	461.90'	22°18'33"	S00°29'19"E	S 21°49'14"W
C7	235.00'	S46°58'51"E	168.53'	172.36'	42°01'28"	S67°59'35"E	S 25°58'07"E
C8	235.00'	S54°32'05"E	109.39'	110.40'	26°55'01"	S67°59'35"E	S 41°04'34"E
C9	235.00'	S33°31'21"E	61.78'	61.96'	15°06'27"	S41°04'34"E	S 25°58'07"E
C10	596.63'	S02°29'39"E	475.32'	488.88'	46°56'55"	S25°58'07"E	S 20°58'48"W
C11	596.63'	S23°07'16"E	59.28'	59.30'	5°41'42"	S25°58'07"E	S 20°16'25"E
C12	596.63'	S10°41'46"E	198.54'	199.46'	19°09'18"	S20°16'25"E	S 01°07'07"E
C13	596.63'	S05°54'29"W	145.97'	146.34'	14°03'12"	S01°07'07"E	S 12°56'05"W
C14	596.63'	S16°57'27"W	83.71'	83.78'	8°02'44"	S12°56'05"W	S 20°58'48"W
C15	139.22'	N02°52'38"E	86.52'	87.98'	36°12'22"	N15°13'33"W	N 20°58'48"E
C16	139.22'	N10°17'06"E	51.67'	51.98'	21°23'25"	N00°24'37"W	N 20°58'48"E
C17	139.22'	N07°49'05"W	35.90'	36.00'	14°48'57"	N15°13'33"W	N 00°24'37"W
C18	250.00'	S24°40'15"W	320.70'	348.16'	79°47'36"	S15°13'33"E	S 64°34'02"E
C19	250.00'	S01°46'42"E	116.28'	117.35'	26°53'43"	S15°13'33"E	S 11°40'09"W
C20	250.00'	S28°31'29"W	144.98'	147.09'	33°42'40"	S11°40'09"W	S 45°22'50"W
C21	250.00'	S54°58'26"W	83.33'	83.72'	19°11'13"	S45°22'50"W	S 64°34'02"E
C22	457.72'	N53°53'24"E	169.61'	170.59'	21°21'16"	N43°12'46"E	N 64°34'02"E
C23	457.72'	N60°29'29"E	65.07'	65.12'	8°09'06"	N56°24'56"E	N 64°34'02"E
C24	457.72'	N49°48'51"E	105.24'	105.47'	13°12'10"	N43°12'46"E	N 56°24'56"E
C25	255.00'	S84°45'00"W	338.18'	369.73'	83°04'28"	S43°12'46"W	N 53°42'46"W
C26	255.00'	S51°56'23"W	77.38'	77.68'	17°27'14"	S43°12'46"W	S 60°40'00"W
C27	255.00'	S78°03'09"W	152.39'	154.76'	34°46'19"	S60°40'00"W	N 84°33'41"W
C28	255.00'	N69°08'14"W	135.64'	137.29'	30°50'55"	N84°33'41"W	N 53°42'46"W
C29	185.00'	S84°45'00"W	245.35'	268.24'	83°04'28"	S43°12'46"W	N 53°42'46"W
C30	209.57'	S23°00'59"E	144.70'	147.74'	40°23'34"	S02°49'12"E	S 43°12'46"W
C31	250.00'	N28°28'45"E	216.51'	223.92'	51°19'06"	N02°49'12"E	N 54°08'18"E
C32	250.00'	N04°22'06"E	13.51'	13.51'	3°05'48"	N02°49'12"E	N 05°55'00"E
C33	250.00'	N27°27'53"E	183.64'	188.04'	43°05'48"	N05°55'00"E	N 49°00'45"E
C34	250.00'	N51°34'31"E	22.36'	22.37'	5°07'33"	N49°00'45"E	N 54°08'18"E
C35	290.54'	S37°33'33"W	165.80'	168.14'	33°09'29"	S20°58'49"W	S 54°08'18"W
C36	526.63'	S02°29'39"E	419.55'	431.53'	46°56'56"	S25°58'07"E	S 20°58'48"W
C37	526.63'	S20°19'13"W	12.13'	12.13'	1°19'12"	S19°39'37"W	S 20°58'48"W
C38	526.63'	S09°08'32"W	191.97'	193.05'	21°00'11"	S01°20'34"E	S 19°39'37"W
C39	526.63'	S13°39'21"E	224.61'	226.35'	24°37'33"	S25°58'07"E	S 01°20'34"E
C40	165.00'	S46°58'51"E	118.33'	121.02'	42°01'28"	S67°59'35"E	S 25°58'07"E
C41	52.00'	S55°10'48"E	96.23'	122.90'	135°24'48"	N57°06'50"W	S 12°31'38"W
C42	200.50'	S41°21'32"W	193.38'	201.79'	57°39'47"	S12°31'38"W	S 70°11'26"W
C43	32.00'	N55°10'48"E	52.19'	61.02'	109°15'38"	N07°11'26"W	N 00°32'58"W
C44	200.50'	N28°16'56"E	193.38'	201.79'	57°39'47"	S00°32'58"W	N 57°06'50"E
C45	526.63'	S24°23'57"E	28.85'	28.85'	3°08'20"	S25°58'07"E	S 22°49'47"E
C46	526.63'	S14°12'02"W	100.22'	100.37'	10°55'11"	S08°44'26"W	S 19°39'37"W
C47	255.00'	S87°09'55"W	73.39'	73.64'	16°32'47"	S78°53'32"W	N 84°33'41"W

Surveyor's Certificate

I, James R. Sehloff, registered 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 Wrightstown and Brown County, and under the direction of KBB Development, LLC and S.J. Boyer Construction, Inc., owners of said land, I have surveyed divided and mapped Fox Shores Estates; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in part of Government Lot 3, Section 25, West of the Fox River; part of Government Lot 1, Section 35, West of the Fox River; and part of Government Lot 4, Section 36; all in Township 22 North, Range 19 East, Village of Wrightstown, Brown County, Wisconsin, containing 1,623,795 square feet (37.28 acres) more or less, including the lands between the meander line and the water's edge of the FOX RIVER, described as follows:

Commencing at the West 1/4 corner of said Section 25; thence S89°30'20"E, 1055.50 feet to the East line of CTH "D" being the point of beginning; thence continuing S89°30'20"E, 361.55 feet to a meander point lying N89°30'20"W, 27 feet more or less from the water's edge of the FOX RIVER; thence along a meander line, S36°11'54"W, 86.39 feet to a meander point lying N56°34'17"W, 31 feet more or less from the water's edge of the FOX RIVER; thence along a meander line, S31°50'12"W, 343.93 feet to a meander point lying N71°09'35"W, 28 feet more or less from the water's edge of the FOX RIVER; thence along a meander line, S24°22'07"W, 200.53 feet to a meander point lying N65°45'17"W, 24 feet more or less from the water's edge of the FOX RIVER; thence along a meander line, S21°45'52"W, 563.67 feet to a meander point lying N72°53'09"W, 41 feet more or less from the water's edge of the FOX RIVER; thence along a meander line, S06°02'13"W, 189.86 feet to a meander point lying S74°03'05"W, 54 feet more or less from the water's edge of the FOX RIVER; thence along a meander line, S87°21'44"E, 29.69 feet to a meander point lying S74°03'05"W, 24 feet more or less from the water's edge of the FOX RIVER; thence along a meander line, S07°35'18"E, 116.01 feet to a meander point lying S89°18'44"W, 30 feet more or less from the water's edge of the FOX RIVER; thence along a meander line, S14°40'34"W, 426.17 feet to a meander point lying S82°12'28"W, 59 feet more or less from the water's edge of the FOX RIVER; thence along a meander line, N89°20'15"E, 24.98 feet to a meander point lying S82°12'28"W, 34 feet more or less from the water's edge of the FOX RIVER; thence along a meander line, S02°22'17"E, 306.62 feet to a meander point lying S89°28'08"W, 35 feet more or less from the water's edge of the FOX RIVER; thence along a meander line, S39°06'33"W, 100.65 feet to a meander point lying S77°56'41"W, 82 feet more or less from the water's edge of the FOX RIVER; thence along a meander line, S76°23'22"E, 66.05 feet to a meander point lying N88°26'39"W, 41 feet more or less from the water's edge of the FOX RIVER; thence along a meander line, S03°01'07"E, 187.77 feet to a meander point lying S86°09'44"W, 42 feet more or less from the water's edge of the FOX RIVER; thence along a meander line, S08°20'12"W, 324.00 feet to a meander point lying N71°11'20"W, 35 feet more or less from the water's edge of the FOX RIVER; thence along a meander line, S27°31'06"W, 494.56 feet to a meander point lying N49°10'47"W, 33 feet more or less from the water's edge of the FOX RIVER; thence along a meander line, S63°59'33"W, 528.37 feet to a meander point lying N33°03'31"W, 51 feet more or less from the water's edge of the FOX RIVER; thence along a meander line, S51°53'56"W, 92.73 feet to a meander point lying N38°27'02"W, 48 feet more or less from the water's edge of the FOX RIVER; thence along a meander line, S83°29'23"W, 62.14 feet to a meander point lying N41°15'05"W, 80 feet more or less from the water's edge of the FOX RIVER; thence along a meander line, S64°56'26"W, 26.42 feet to a meander point lying N49°54'02"W, 88 feet more or less from the water's edge of the FOX RIVER; thence N49°54'02"W, 354.39 feet to the East line of CTH "D"; thence along said East line, N38°09'39"E, 4.52 feet; thence continuing along said East line, N37°06'14"E, 36.00 feet; thence continuing along said East line, N37°40'37"E, 100.01 feet; thence continuing along said East line, N38°14'59"E, 100.02 feet; thence continuing along said East line, N36°03'29"E, 54.79 feet; thence continuing along said East line, N32°42'19"E, 242.32 feet; thence continuing along said East line, 552.63 feet along the arc of a curve to the left with a radius of 2909.92 feet and a chord of 551.80 feet that bears N27°15'40"E, thence continuing along said East line, N21°49'14"E, 132.80 feet; thence continuing along said East line, N68°10'46"W, 5.00 feet; thence continuing along said East line, N21°49'14"E, 1840.88 feet; thence continuing along said East line, 461.90 feet along the arc of a curve to the left with a radius of 1186.28 feet and a chord of 458.99 feet that bears N10°39'58"E, to the point of beginning.

Given under my hand this _____ day of _____, _____.

James R. Sehloff, Wisconsin Registered Land Surveyor No. S-2692



Owner's Certificate of Dedication

KBB Development, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as 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.

KBB Development, 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 Wrightstown
Brown County
Department of Administration

Dated this _____ day of _____, 20____.

In the presence of: KBB Development, LLC

By _____

print name _____

Title _____

State of Wisconsin

_____ County) ss

Personally came before me this _____ day of _____, 20____, the above owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ My Commission Expires _____

Notary Public, Wisconsin.

Owner's Certificate of Dedication

S.J. Boyer Construction, Inc., 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.

S.J. Boyer Construction, Inc., 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 Wrightstown
Brown County
Department of Administration

Dated this _____ day of _____, 20____.

In the presence of: S.J. Boyer Construction, Inc.

By _____

print name _____

Title _____

State of Wisconsin

_____ County) ss

Personally came before me this _____ day of _____, 20____, the above owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ My Commission Expires _____

Notary Public, Wisconsin.

Utility Easement Provisions

An easement for natural gas, electric and communications service is hereby granted by KBB Development, LLC, and S.J. Boyer Construction, Inc., grantors, to:

Wisconsin Public Service (WPS)
A&T
Time Warner Cable

Grantees, their respective successors and assigns, to construct, install operate, repair, maintain and replace from time to time, facilities used in connection with pipeline or pipelines with valves, teewees, main laterals and service laterals, together with all necessary and appurtenant equipment under and above ground, as deemed necessary by grantee, for the transmission and distribution of natural gas and all by-products thereof, or any liquids, gases, or substances