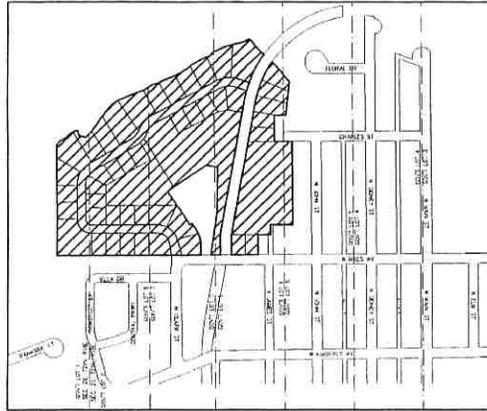


# RIVER'S EDGE PLAT

ALL OF LOTS 1 AND 2 OF BLOCK 58 AND PART OF GOVERNMENT LOTS 5 AND 6, LOT A GOVERNMENT LOT 7, LOT B GOVERNMENT LOT 8, SECTION 27, AND PART OF LOT C GOVERNMENT LOT 1, SECTION 28 OF THE ASSESSOR'S MAP OF THE VILLAGE OF KIMBERLY, TOWN 21 NORTH, RANGE 18 EAST, VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY, WISCONSIN



LOCATION MAP  
PART OF SECTION 27 & 28 T21N R18E  
VILLAGE OF KIMBERLY, WISCONSIN

**ATC EASEMENT NOTES:**  
LINES, UNDER WIND-DISPLACED CONDITIONS STATED IN RULE 23442, SHALL NOT BE RUN OVER DESIGNATED MATERIAL STORAGE AREAS WHERE MATERIAL IS REGULARLY STORED AND HANDLED BY CRANES, DUMP TRUCKS, ELEVATORS, OR OTHER TYPES OF HIGH MACHINERY UNLESS THE CLEARANCE OF SUCH LINE IS ADEQUATE TO PERMIT FULL USE OF THE EQUIPMENT. MATERIAL WHICH REQUIRES THE USE OF SUCH HIGH MACHINERY SHALL NOT BE STORED NEAR OR UNDER EXISTING LINES.

ANY PLANTINGS MUST BE LIMITED TO SPECIES THAT ARE LESS THAN 15' AT MATURE HEIGHT, MUST NOT BE PLANTED UNDER THE WIRES, AND MUST NOT HINDER ACCESS ALONG THE ROW ATC HAS TREE TRIMMING AND CLEARING RIGHTS WITHIN THE EASEMENT AREA, IF ANY OF THESE PLANTINGS PROVE TO BE A PROBLEM IN THE FUTURE, THESE TREES WILL BE TRIMMED AND/OR REMOVED.

ATC SHOULD NOT BE HELD LIABLE FOR THE CARE OF ANY PLANTINGS OR THE REPLACEMENT OF THEM SHOULD DAMAGE OCCUR BECAUSE OF MAINTENANCE OR CONSTRUCTION IN THE EASEMENT AREA. PLANTINGS SHOULD BE REPLACED TO A MINIMUM. A LETTER OF AGREEMENT SHOULD BE ESTABLISHED TO DOCUMENT THAT ATC IS NOT TO BE HELD LIABLE.

DRIVEWAYS ARE GENERALLY ALLOWED WITHIN THE ATC EASEMENT AREA. HOWEVER, ATC DOES NOT ALLOW GRADE CHANGES OF MORE THAN ONE FOOT WITHIN THE EASEMENT. ANY DRIVEWAYS WOULD NEED PRIOR APPROVAL.

THERE ARE TO BE NO FIRE PITS PLACED WITHIN THE EASEMENT AREA. FIRE AND SHARPS CAN BE HARMFUL TO WIRES AND INSULATORS. THE SHARPS AND ARDOROUS PARTICLES CAN CAUSE A COATING TO FORM ON THE WIRES AND CAUSE OUTAGES. A PERSON CAUSING THE OUTAGE CAN BE HELD LIABLE FOR ASSOCIATED DAMAGES.

ACCORDING TO RULE PS6114.2341CIC, DWELLINGS CANNOT BE PLACED UNDER A TRANSMISSION LINE, OR WITHIN THE WIND-DISPLACED PORTION OF THE LINE. ANY REQUEST FOR A DWELLING NEEDS TO BE KEPT OUTSIDE THE EASEMENT AREA. A DWELLING UNIT IS REFERRED TO AS ONE OR MORE ROOMS FOR THE USE OF ONE OR MORE PERSONS AS A HOUSEKEEPING UNIT WITH SPACE FOR EATING, LIVING, AND SLEEPING, AND PERMANENT PROVISIONS FOR COOKING AND SANITATION.

THE OWNERS OF LOTS 14, 15, 27, 28 AND OUTLOT 1 MUST HAVE ALL PLANS FOR BUILDING ANY APPROVAL SHOULD BE SENT TO - AMERICAN TRANSMISSION COMPANY  
ATTN: REAL ESTATE AND RIGHT OF WAY DEPARTMENT  
P.O. BOX 513  
DEPERE, WI 54115-0113

2122640  
Recorded  
December 19, 2017 3:48 PM  
OUTAGAMIE COUNTY  
SARAH B VAN CAMP  
REGISTERED PROFESSIONAL SURVEYOR  
Fee Amount: \$50.00  
Total Pages: 2  
CABINET X PAGE 75 - 76

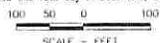
**LEGEND**

- 1" = 1 1/4" x 30" ROUND STEEL REBAR WEIGHING 4.30 lbs./linear ft. SET
- CERTIFIED LAND CORNER OUTAGAMIE COUNTY
- RECORDED BEARING AND/OR DISTANCE
- SQUARE FEET
- ALL OTHER LOT CORNERS STAKED WITH 3/4" x 24" ROUND STEEL REBAR, WEIGHING 1.50 LBS./LIN. FT.
- UTILITY EASEMENT (12' UNLESS NOTED)
- UTILITY EASEMENT (12' UNLESS NOTED)
- ELEVATIONS REFERENCED HAVE 1988 WITH 2007 VERTICAL ADJUSTMENT



Revised this 14th day of November, 2017  
Revised this 12th day of December, 2017

SHEET 1 OF 2



SCALE - FEET



NEAREST PUBLIC ACCESS IS 300 FEET TO ADJACENT PROPERTY TO THE WEST (SUNSET PARK)

LOT C GOVERNMENT LOT 1 SECTION 28, T21N, R18E

UNLIMITED LANDS OWNED BY THE VILLAGE OF KIMBERLY

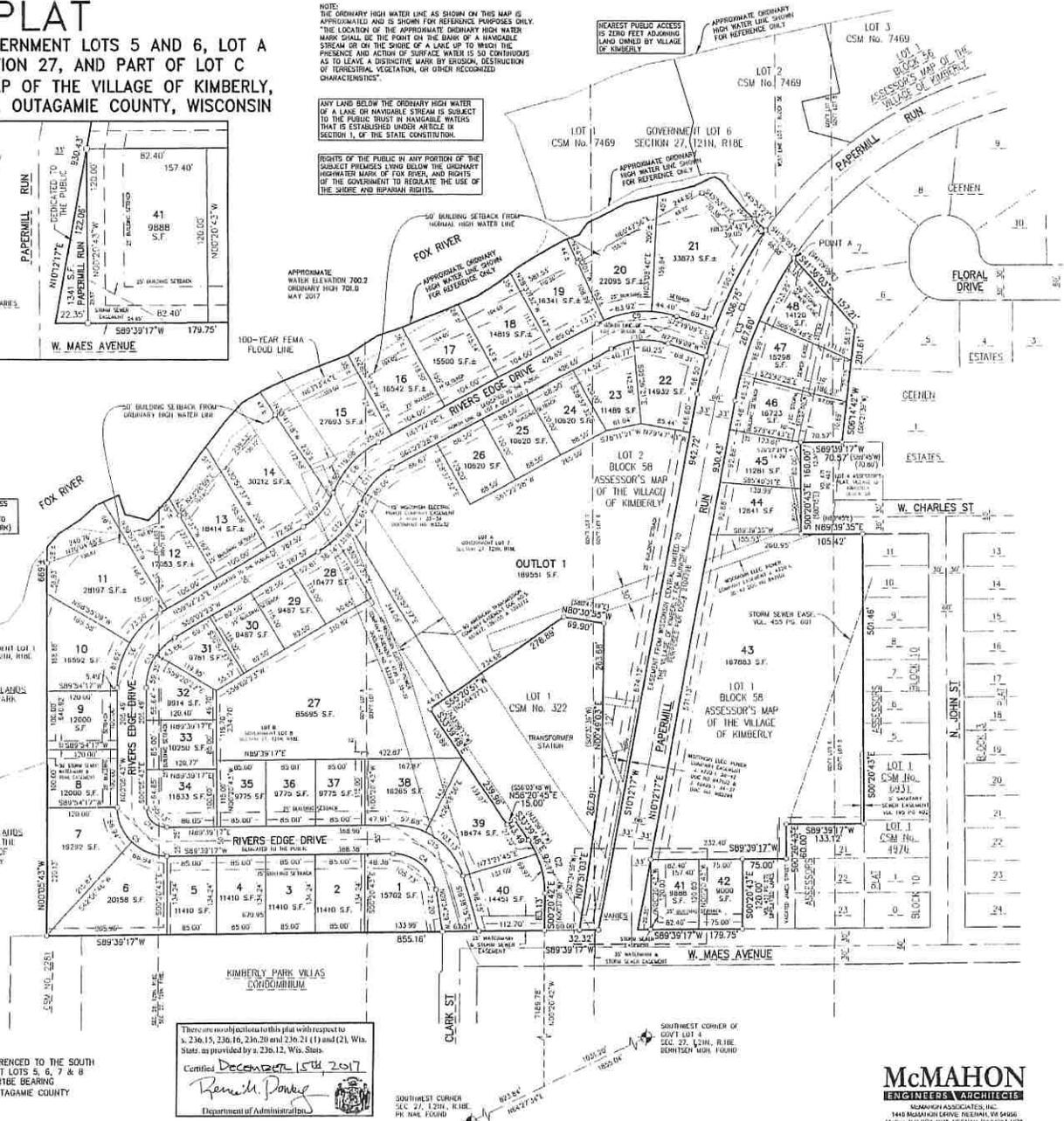
UNLIMITED LANDS OWNED BY THE VILLAGE OF KIMBERLY

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stat. as provided by s. 236.12, Wis. Stat.  
Certified December 15th 2017  
Renée M. Porter  
Department of Administration

NOTE:  
THE ORDINARY HIGH WATER LINE AS SHOWN ON THIS MAP IS APPROXIMATED AND IS SHOWN FOR REFERENCE PURPOSES ONLY. THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A HANDSOME STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER RECOGNIZED CHARACTERISTICS.

ANY LAND BELOW THE ORDINARY HIGH WATER OF A LAKE OR HANDSOME STREAM IS SUBJECT TO THE PUBLIC TRUST OR HANDSOME WATERS THAT IS ESTABLISHED UNDER ARTICLE IX SECTION 1, OF THE STATE CONSTITUTION.

RIGHTS OF THE PUBLIC IN ANY PORTION OF THE SUBJECT PREMISES LYING BELOW THE ORDINARY HIGH WATER MARK OF FOX RIVER, AND RIGHTS OF THE GOVERNMENT TO REGULATE THE USE OF THE SHORE AND BEACH RIGHTS.



APPROXIMATE WATER ELEVATION 700.2 ORDINARY HIGH TIDE 8 MAY 2017

100-YEAR FEMA FLOOD LINE

50' BUILDING SETBACK FROM ORDINARY HIGH WATER LINE

**McMAHON**  
ENGINEERS ARCHITECTS  
McMAHON ASSOCIATES, INC.  
1440 RAMAPOH DRIVE, FREDONIA, WI 54606  
Phone: 715.624.1000 FAX: 715.624.1001  
715.624.1020 715.624.751 715.624.7524

# RIVER'S EDGE PLAT

ALL OF LOTS 1 AND 2 OF BLOCK 58 AND PART OF GOVERNMENT LOTS 5 AND 6, LOT A GOVERNMENT LOT 7, LOT B GOVERNMENT LOT 8, SECTION 27, AND PART OF LOT C GOVERNMENT LOT 1, SECTION 28 OF THE ASSESSOR'S MAP OF THE VILLAGE OF KIMBERLY, TOWN 21 NORTH, RANGE 18 EAST, VILLAGE OF KIMBERLY, OUTAGAMIE COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE:** I, David M. Schmolz, Wisconsin Professional Land Surveyor # 1284 certify that I have surveyed, divided and mapped the RIVER'S EDGE PLAT, being all of Lots 1 and 2 of Block 58 and part of Government Lots 5 and 6, Lot A Government Lot 7, Lot B Government Lot 8, Section 27, and part of Lot C Government Lot 1, Section 28 of the Assessor's Map of the Village of Kimberly, Town 21 North, Range 18 East, Village of Kimberly, Outagamie County, Wisconsin containing 28.239 acres and described as:

Commencing at the Southwest corner of said Section 27; Thence N64°37'34"E, 823.84 feet along the South line of said Section 27; Thence N00°20'42"W, 7169.78 to the North line of W. Moes Street and the Point of Beginning; Thence S89°39'17"W, 655.16 feet along said North Right-of-Way Line and its Westery extension, the North Line of Kimberly Park Villis Condominium, the North Line of Outagamie County Certified Survey Map No. 2281; Thence N00°05'43"W, 640.92 feet along a line being 191.41 feet West of and parallel with the East Line of said Section 28 to the beginning of a meander line of the Ordinary Highwater Mark of the Fox River, said point being S00°05'43"E, 28 feet more or less from the water's edge of the Fox River; Thence the following six calls along said Meander line; Thence N70°04'48"E, 240.76 feet; Thence N43°28'09"E, 239.53 feet; Thence N63°13'44"E, 561.53 feet; Thence N60°47'56"E, 244.82 feet; Thence S45°53'22"E, 70.38 feet; Thence N83°54'42"E, 39.05 feet to the termination point of said Meander line being S45°53'22"E, 25 feet more or less from the water's edge of the Fox River; Thence S45°53'22"E, 27.49 feet to the Westery Right-of-Way Line of the former Fox River Valley Railroad; Thence S41°36'03"E, 66.88 feet to the Eastery Right-of-Way Line of the former Fox River Valley Railroad and the Western most corner of Lot 7 of Genes Estates; Thence S41°36'03"E (recorded as S41°29'06"E), 157.21 feet along the South line of Lots 7 and 6 of Genes Estates; Thence S08°14'42"W (recorded as S08°21'39"W), 201.81 feet along the Westery line of Lots 6 and 1 of Genes Estates; Thence S89°39'17"W, 70.57 feet (recorded as S89°45"W, 70.8 feet) along the North line of those lands described in Volume 671, Page 463, Outagamie County Registry to the Northwest corner thereof; Thence S00°20'43"E (recorded as S00°19"E), 180.00 feet along the West line of said lands to the Southwest corner thereof; Thence N89°39'35"E (recorded as N89°45"E), 105.42 feet along the South line of said lands and the South Right-of-Way line of Charles Street to the Northwest corner of Block 10 of the Assessor's Map of the Village of Kimberly; Thence S00°20'43"E, 501.40 feet along the West line of said Block 10 to the Northwest corner of Lot 21 of said Block 10; Thence S89°39'17"W, 133.12 feet along the North line of said Lot 21 and the North line of vacated James Street; Thence S00°20'43"E, 80.00 feet to the Eastery extension of the North line of lands described in Volume 423, Page 575, Outagamie County Registry; Thence S89°39'17"W, 75.00 feet along the North line of said lands and its Eastery extension to the Northwest corner thereof; Thence S00°20'43"E, 120.00 feet along the West line of said lands to the North Right-of-Way Line of Mass Avenue; Thence S89°39'17"W, 178.75 feet along the North Right-of-Way Line of Mass Avenue to the Eastery Right-of-Way Line of the former Fox River Valley Railroad; Thence N10°21'17"E, 930.43 feet along said Eastery Right-of-Way Line; Thence Northeasterly, 287.60 feet along said Eastery Right-of-Way Line on a curve to the right with a radius of 835.30 feet and a 265.63 foot chord which bears N22°19'19"E; Thence N41°05'07"W, 66.88 feet to the Westery Right-of-Way Line of the former Fox River Valley Railroad; Thence S06°75' feet along said Westery Right-of-Way Line on a curve of a 701.30 foot radius curve to the left having a 304.31 foot chord which bears S22°44'08"W; Thence S10°21'17"W, 942.72 feet along said Westery Right-of-Way Line to the North Right-of-Way Line of Mass Avenue; Thence S89°39'17"W, 32.32 feet along said North Right-of-Way Line to the Southeast corner of Lot 1 of Outagamie County Certified Survey Map No. 322 recorded in the office of the Registrar of Deeds for Outagamie County, Wisconsin, as Document No. 834105; Thence the following 9 calls along said Lot 1; Thence N07°51'03"E (recorded as S07°34'59"W), 267.91 feet; Thence N08°49'03"E (recorded as S00°32'39"W), 203.68 feet; Thence N80°30'55"W (recorded as S80°47'19"E), 68.90 feet; Thence S55°20'51"W (recorded as N55°04'27"E), 278.89 feet; Thence S33°39'48"E (recorded as N33°56'12"W), 239.98 feet; Thence N50°20'45"E (recorded as S50°03'48"W), 15.00 feet; Thence S33°39'48"E (recorded as N33°56'12"W), 43.49 feet; Thence S00°20'43"E, 97.17 feet on a curve to the right with a radius of 167.09 feet and a chord bearing S17°00'15"E, 95.80 feet; Thence S00°20'42"E (recorded as N00°37'00"W), 63.13 feet to the North Right-of-Way Line of Mass Avenue, the end of the calls along said Lot 1 and to the Point of Beginning, including all those lands lying between the above described meander line and the Ordinary Highwater Mark of the Fox River and the respective lot lines extended to said Ordinary Highwater Mark.

That I have made such survey, land division and plat under the direction of the owners of said land. That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Kimberly in surveying, dividing and mapping the same.

Dated this 9th day of August, 2027

*David M. Schmolz*  
David M. Schmolz, S-1284  
Professional Land Surveyor



Revised this 18th day of September, 2017  
Revised this 12th day of December, 2017

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.

Certified December 15th, 2017  
*Rennell M. Poney*  
Department of Administration

## UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas and communications service is hereby granted by Village of Kimberly, Grantor,

to WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, AMERITECH-A T & T and TIME WARNER CABLE, Grantees, to their respective successors or 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.

— NO UTILITY BOXES OR PEDESTALS ARE TO BE SET WITHIN 1 FOOT OF ANY PROPERTY CORNER.

## CERTIFICATE OF VILLAGE TREASURER

State of Wisconsin )  
Outagamie County ) SS

I, Danielle L. Black being the duly qualified and acting Village Treasurer of the Village of Kimberly do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments as of 12-18-17 affecting the lands included in River's Edge Plat.

12-18-17  
Date *Danielle L. Black*  
Village Treasurer-Danielle L. Black

## COUNTY TREASURER'S CERTIFICATE

State of Wisconsin )  
Outagamie County ) SS

I, Trenton J. Wolfel being the duly elected qualified and acting County Treasurer of the County of Outagamie do hereby certify that in accordance with the records in my office there are no unrecorded for sales, unpaid taxes or unpaid special assessments as of December 18, 2017 affecting the lands included in River's Edge Plat.

12/19/2017  
Date *Trenton J. Wolfel*  
County Treasurer

## CORPORATE OWNER'S CERTIFICATE

Village of Kimberly, as owners of River's Edge Plat, We hereby certify that We caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

Agencies Having Authority to Object Department of Administration Approving Authority Village of Kimberly

WITNESS the hand and seal of said owners this 18th day of December, 2017

In the Presence of:

Village of Kimberly  
*Danielle L. Black* *Charles A. Kuen*  
Danielle L. Black Charles A. Kuen  
Village Clerk Village President

State of Wisconsin )  
Outagamie County ) SS

Personally come before me this 18th day of December, 2017, the above named owners to me know to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Outagamie County, WI  
My Commission Expires: 10-05-2018



## VILLAGE BOARD RESOLUTION, VILLAGE OF KIMBERLY

Resolved that the plat of River's Edge Plat in the Village of Kimberly is hereby approved by the Village Board on the 4 day of December, 2017.

signed this 18 day of December, 2017.

*Charles A. Kuen* 12-18-17  
Charles Kuen Date  
Village President

STATE OF WISCONSIN )  
COUNTY OF OUTAGAMIE ) SS

I, Danielle L. Black being the duly qualified and acting clerk of the Village of Kimberly, Outagamie County do hereby certify that the Village Board of the Village of Kimberly passed Resolution Number 12-18-17 on 12-18-17 authorizing me to issue a certificate of approval of the final plat of River's Edge Plat, upon satisfaction of certain conditions, and I do also hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THIS 18 day of December, 2017.

Dated 12-18-17  
*Danielle L. Black*  
Danielle L. Black - Clerk

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CURVE DATA		TANGENT BEARING-IN	TANGENT BEARING-OUT
				CHORD LENGTH	CHORD BEARING		
C1	701.30'	23°03'35"	306.75'	304.31'	S 22°44'08" W	S 35°15'59" W	S 10°12'17" W
LOT 21	701.30'	15°32'35"	190.24'	189.66'	S 27°29'41" W		
ROAD	701.30'	4°05'09"	50.01'	50.00'	N 17°40'50" E		
LOT 22	701.30'	5°25'58"	66.50'	66.47'	S 12°55'16" W	N 00°20'42" W	N 33°39'48" W
C2	167.09'	33°19'06"	97.17'	95.80'	N 17°00'15" W		
					(N 17°16'39" W)		
LOT 39	167.09'	9°19'26"	27.20'	27.16'	N 29°00'05" W		
LOT 40	167.09'	23°59'40"	69.97'	69.44'	S 12°20'32" E		
C3	635.30'	24°08'03"	267.60'	265.63'	S 22°16'19" W	S 34°20'20" W	S 10°12'17" W
LOT 46	635.30'	4°05'15"	45.32'	45.31'	N 12°14'55" W		
LOT 47	635.30'	8°55'40"	98.99'	98.89'	N 18°45'22" E		
LOT 48	635.30'	11°07'08"	123.29'	123.09'	N 26°46'46" E		
C4	75.00'	60°48'14"	105.73'	97.19'	N 49°57'36" W	N 09°34'29" E	N 89°39'17" E
C5	85.00'	60°15'00"	133.66'	120.47'	S 45°13'13" E	S 00°05'43" E	N 89°39'17" E
LOT 6	85.00'	45°07'30"	68.94'	68.23'	S 67°46'58" W		
LOT 7	85.00'	45°07'30"	68.94'	65.23'	N 22°39'28" W		
C6	150.00'	59°08'06"	154.82'	148.03'	N 29°28'20" E	N 59°02'23" E	N 00°05'43" W
LOT 10	150.00'	31°10'34"	81.62'	80.62'	N 15°29'34" E	N 31°04'51" E	N 00°05'43" W
LOT 11	150.00'	27°57'32"	73.26'	72.47'	N 45°03'37" E	N 59°02'23" E	N 31°04'51" E
C7	125.00'	32°39'06"	79.98'	78.61'	S 40°42'50" W	S 59°02'23" W	S 22°23'17" W
LOT 14	125.00'	32°06'19"	70.04'	69.13'	S 42°59'14" W		
LOT 15	125.00'	4°32'47"	9.92'	9.92'	N 24°39'41" E		
C8	175.00'	38°59'11"	119.08'	116.79'	N 41°52'53" E	N 61°22'28" E	N 22°23'17" E
LOT 19	175.00'	48°18'23"	141.43'	137.62'	S 84°31'40" W	N 72°19'09" W	S 61°22'28" W
LOT 19	175.00'	47°31'11"	131.11'	131.11'	N 63°31'14" E		
LOT 20	175.00'	27°28'41"	83.92'	83.12'	N 79°24'20" E		
LOT 21	175.00'	14°32'11"	44.40'	44.28'	S 79°35'14" E		
C10	125.00'	48°18'23"	101.02'	98.30'	N 84°31'40" E	S 72°19'09" E	N 61°22'28" E
LOT 22	125.00'	27°37'15"	60.25'	58.68'	S 86°07'46" E		
LOT 23	125.00'	16°41'06"	40.77'	40.59'	S 70°43'02" W		
C11	125.00'	38°59'11"	85.08'	83.42'	N 41°52'53" E	N 61°22'28" E	N 22°23'17" E
C12	175.00'	36°39'06"	111.95'	110.05'	N 40°42'50" E	N 59°02'23" E	N 22°23'17" E
OUTLOT 1	175.00'	13°18'24"	40.65'	40.55'	N 29°02'29" E		
LOT 27	175.00'	10°51'22"	33.16'	33.11'	S 41°07'22" W		
LOT 28	175.00'	12°39'40"	38.14'	38.07'	S 52°24'43" W		
C13	100.00'	59°08'06"	103.21'	98.69'	N 29°28'20" E	N 59°02'23" E	N 00°05'43" W
LOT 31	100.00'	25°07'51"	43.66'	43.51'	N 46°28'28" E		
LOT 32	100.00'	34°00'15"	59.35'	58.48'	S 16°54'24" W		
C14	35.00'	90°15'00"	55.13'	49.81'	S 45°13'13" E	S 00°05'43" E	N 89°39'17" E
C15	125.00'	73°42'28"	160.81'	149.89'	N 16°38'15" W	N 16°38'15" W	S 69°39'17" W
LOT 38	125.00'	26°26'20"	57.68'	57.17'	N 77°07'33" W		
LOT 39	125.00'	47°18'08"	103.13'	102.22'	S 40°16'19" E		

**McMAHON**  
ENGINEERS ARCHITECTS  
1449 McMAHON DRIVE, KIMBERLY, WI 54848  
PHONE: 920-828-1222 FAX: 920-828-1223  
WWW.MCMAHONENGINEERS.COM