



Department of Development and Land Services
Planning & Zoning | GIS & Land Information
320 S. Walnut St. | Appleton, WI 54911
Outagamie County Government Center, 3rd Floor
Phone: (920) 832-5255 Fax: (920) 832-4770
www.outagamie.org

MEMORANDUM

TO: Outagamie County Zoning Committee
FROM: Austin Dyb, Land Use Specialist
DATE: June 03, 2025
RE: PL202500091 - CSM - Final Review & Recommendation

Application Details:

Applicant: Corey Kalkofen, McMahon Associates
Request: Approval of Final CSM crossing plat boundaries
Parcel(s): 030040101, 030040102, 030171900
Location: North of Pinecrest Bl, East of Eisenhower Dr, on Creekview La
TOWN OF BUCHANAN

Background & Analysis:

The applicant is seeking approval of a Final CSM that crosses the exterior boundary of a platted subdivision. Per 236.34(1) of Wisconsin statute, CSMs that cross the exterior boundary of a platted subdivision must be approved by all approving authorities in the same manner as a subdivision plat.

The proposed CSM will consolidate the three subject parcels into two. Parcel 030171900 is platted as Outlot 1 within the College Park Commercial Plat, dated March 12, 1993.

The property currently contains two single family homes. The CSM will place each home on individual lots. The subject site is located within the Shoreland and Floodplain Districts. Any future development will be subject to permitting and lot coverage standards per chapter 24 and chapter 44 of the Outagamie County Code of Ordinances.

Both the Town of Buchanan and Village of Kimberly chose to exercise review authority on this proposal. Each entity will have a signature line on the CSM, and will be required to approve prior to recordation.

Staff Recommendation:

Based on our review and the above analysis of this proposed Final CSM,

Staff recommends **Approval with no conditions**

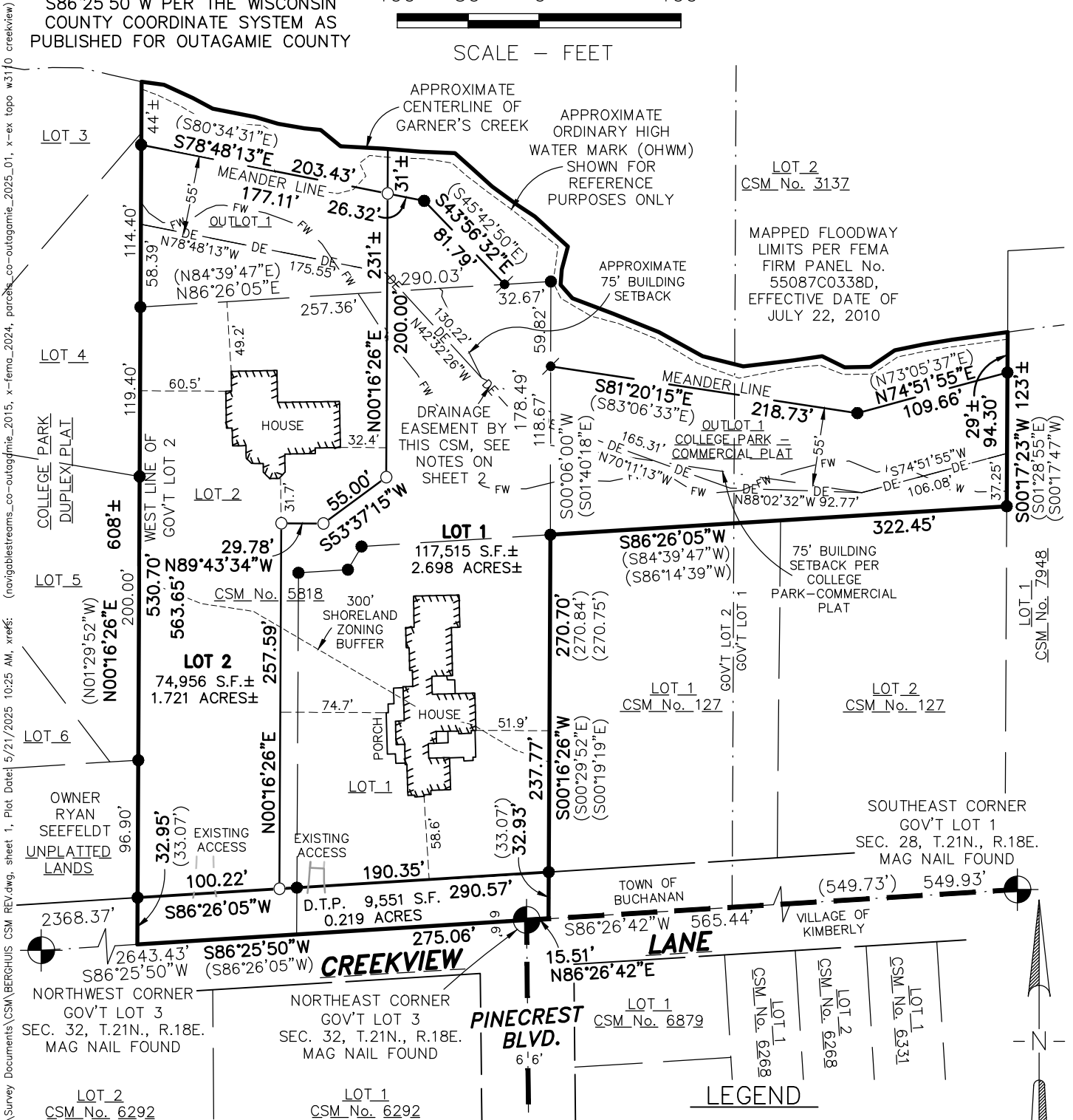
CERTIFIED SURVEY MAP

SHEET 1 OF 5

ALL OF LOTS 1 & 2 OF CERTIFIED SURVEY MAP No. 5818,
 RECORDED IN VOLUME 34 OF CSM'S ON PAGE 5818 AS
 DOCUMENT No. 1801595 AND OUTLOT 1 OF COLLEGE
 PARK-COMMERCIAL PLAT, RECORDED IN CABINET F ON PAGES
 29-30 AS DOCUMENT No. 1070087, LOCATED IN GOVERNMENT
 LOTS 1 & 2, SECTION 28, TOWNSHIP 21 NORTH, RANGE 18 EAST,
 TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE
 NORTH LINE OF GOVERNMENT LOT 3,
 SECTION 32, TOWNSHIP 21 NORTH,
 RANGE 18 EAST WHICH BEARS
 S86°25'50"W PER THE WISCONSIN
 COUNTY COORDINATE SYSTEM AS
 PUBLISHED FOR OUTAGAMIE COUNTY

FOR: -DAVID BERGHUIS
 -W3110 CREEKVIEW LANE
 -APPLETON, WI 54915



C:\projects\B0910\092400784\CADD\Civil3D\Survey Documents\CSM\BERGHUIS CSM REV.dwg, sheet 1, Plot Date: 5/21/2025 10:25 AM, xref: (navigablestreams_co-outagamie_2015, x-fermo_2024, parcels_co-outagamie_2025_01, x-ex topo w3110 creekview)

- LEGEND**
- - 3/4" x 18" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
 - - 3/4" ROUND STEEL REBAR FOUND
 - - 1" IRON PIPE FOUND (1.315" O.D.)
 - ⊙ - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
 - S.F. - SQUARE FEET
 - () - RECORDED BEARING AND/OR DISTANCE
 - FW - MAPPED FLOODWAY LIMITS (SEE NOTE)
 - — — — — CORPORATE BOUNDARY LINE
 - D.T.P. - DEDICATED TO THE PUBLIC
 - DE - PROPOSED DRAINAGE EASEMENT, SEE NOTES

McMAHON
 ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
 1445 McMAHON DRIVE NEENAH, WI 54956
 CKALKOFEN@MCMGRP.COM
 PH 920.751.4200 FX 920.751.4284
 DRAFTED BY: Corey W. Kalkofen

CERTIFIED SURVEY MAP

SHEET 2 OF 5

ALL OF LOTS 1 & 2 OF CERTIFIED SURVEY MAP No. 5818, RECORDED IN VOLUME 34 OF CSM'S ON PAGE 5818 AS DOCUMENT No. 1801595 AND OUTLOT 1 OF COLLEGE PARK-COMMERCIAL PLAT, RECORDED IN CABINET F ON PAGES 29-30 AS DOCUMENT No. 1070087, LOCATED IN GOVERNMENT LOTS 1 & 2, SECTION 28, TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Corey W. Kalkofen, Wisconsin Professional Land Surveyor S-2726, certify that I have surveyed, divided and mapped all of Lots 1 & 2 of Certified Survey Map No. 5818, recorded in Volume 34 of CSM's on Page 5818 as Document No. 1801595 and Outlot 1 of College Park-Commercial Plat, recorded in Cabinet F on Pages 29-30 as Document No. 1070087, located in Government Lots 1& 2, Section 28, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin containing 202,022 square feet (4.638 acres) more or less of land, includes all land between the centerline of Garner's Creek and the meander lines as shown on the map.

That I have made this survey by the direction of the Owner(s) of said Land.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes and the subdivision regulations of Outagamie County and the Town of Buchanan in surveying, dividing and mapping the same.

Given under my hand and seal this ____ day of _____, 20____.

Corey W. Kalkofen, WI Professional Land Surveyor S-2726

BUCHANAN DRAINAGE EASEMENT RESTRICTIONS

PROPOSED DRAINAGE EASEMENT IS AT LEAST 75 FEET FROM THE APPROXIMATE ORDINARY HIGH WATER MARK.

THE FOLLOWING USES, STRUCTURES AND ACTIVITIES ARE PROHIBITED IN ANY EASEMENT OR OUTLOT USED FOR DRAINAGE: FILLING, GRADING AND EXCAVATING EXCEPT FOR THE CONSTRUCTION OF PUBLIC STREETS, UTILITY CROSSINGS AND DRAINAGE IMPROVEMENTS AND FACILITIES; CONSTRUCTION OR PLACEMENT OF ANY BUILDING OR STRUCTURE INCLUDING FENCES; THE CULTIVATION OF CROPS, FRUITS OR VEGETABLES; THE PLANTING OF TREES OR SHRUBS; THE DUMPING OR DEPOSITING OF ASHES, WASTE, COMPOST, TEMPORARY FILL, OR MATERIALS OF ANY KIND OR NATURE; THE STORAGE OF VEHICLES, EQUIPMENT, MATERIALS, OR PERSONAL PROPERTY OF ANY KIND. THESE RESTRICTIONS MAY BE ENFORCED BY ANY LOT OWNER, HOMEOWNERS' ASSOCIATION OR BUCHANAN BY PROCEEDINGS IN LAW OR EQUITY AGAINST ANY PERSON VIOLATING OR ATTEMPTING TO VIOLATE THE RESTRICTION.

DRAINAGE MAINTENANCE EASEMENT

THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR ALL DRAINAGE MAINTENANCE ACTIVITIES. BUCHANAN SHALL HAVE AN UNQUALIFIED RIGHT TO ENTER UPON ANY EASEMENT USED FOR DRAINAGE FOR INSPECTION AND TO MAINTAIN AND REPAIR ALL DRAINAGEWAYS, DRAINAGE FACILITIES AND DRAINAGE IMPROVEMENTS IF THE PROPERTY OWNER(S) FAIL TO DO SO. BUCHANAN MAY EQUALLY ASSESS ALL LOTS FOR MAINTENANCE AND REPAIR AND BUCHANAN ADMINISTRATIVE COSTS. THE PURCHASE OF ANY LOT CONSTITUTES A WAIVER OF OBJECTION TO ASSESSMENT AND AGREEMENT TO PAY ASSESSMENTS WHICH WILL BE PLACED ON THE ANNUAL TAX BILL AS A SPECIAL ASSESSMENT.

NOTES

THE APPROXIMATE ORDINARY HIGH WATER MARK AS SHOWN ON THIS MAP IS APPROXIMATE 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 NAVIGABLE 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 MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

THE WI DNR SURFACE WATER VIEWER MAP IDENTIFIES WETLAND INDICATOR SOIL TYPES WITHIN THE SUBJECT PROPERTIES. DUE TO WETLANDS, INDICATOR SOILS, AND/OR WATERWAYS WITHIN THE SUBJECT PROPERTIES, COORDINATE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGARDING POTENTIAL PROTECTIVE AREAS.

PRIOR TO DEVELOPMENT, A WETLAND DELINEATION MAY BE REQUIRED ON LOTS 1 & 2. OUTAGAMIE COUNTY CODE OF ORDINANCES, SECTION 48-7(C)(4)A REQUIRES A WETLAND SETBACK OF 10FT. TO 30FT., 50FT., OR 75FT., DEPENDING ON THE SUSCEPTIBILITY OF THE WETLAND.

PER US ARMY REGULATORY GUIDANCE LETTER NO. 05-02, DATED JUNE 14, 2005: ALL APPROVED WETLAND DETERMINATIONS COMPLETED AND/OR VERIFIED BY THE US ARMY CORPS OF ENGINEERS MUST BE IN WRITING AND WILL REMAIN VALID FOR A PERIOD OF FIVE YEARS, UNLESS NEW INFORMATION WARRANTS REVISION OF THE DETERMINATION BEFORE THE EXPIRATION DATE, OR A DISTRICT ENGINEER IDENTIFIES SPECIFIC GEOGRAPHIC AREAS WITH RAPIDLY CHANGING ENVIRONMENTAL CONDITIONS THAT MERIT RE-VERIFICATION ON A MORE FREQUENT BASIS.

A CURRENT TITLE POLICY WAS NOT PROVIDED BY THE OWNER/CLIENT AT THE TIME THIS SURVEY WAS PREPARED; THEREFORE, EASEMENTS AND RESTRICTIONS OF RECORD MAY AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

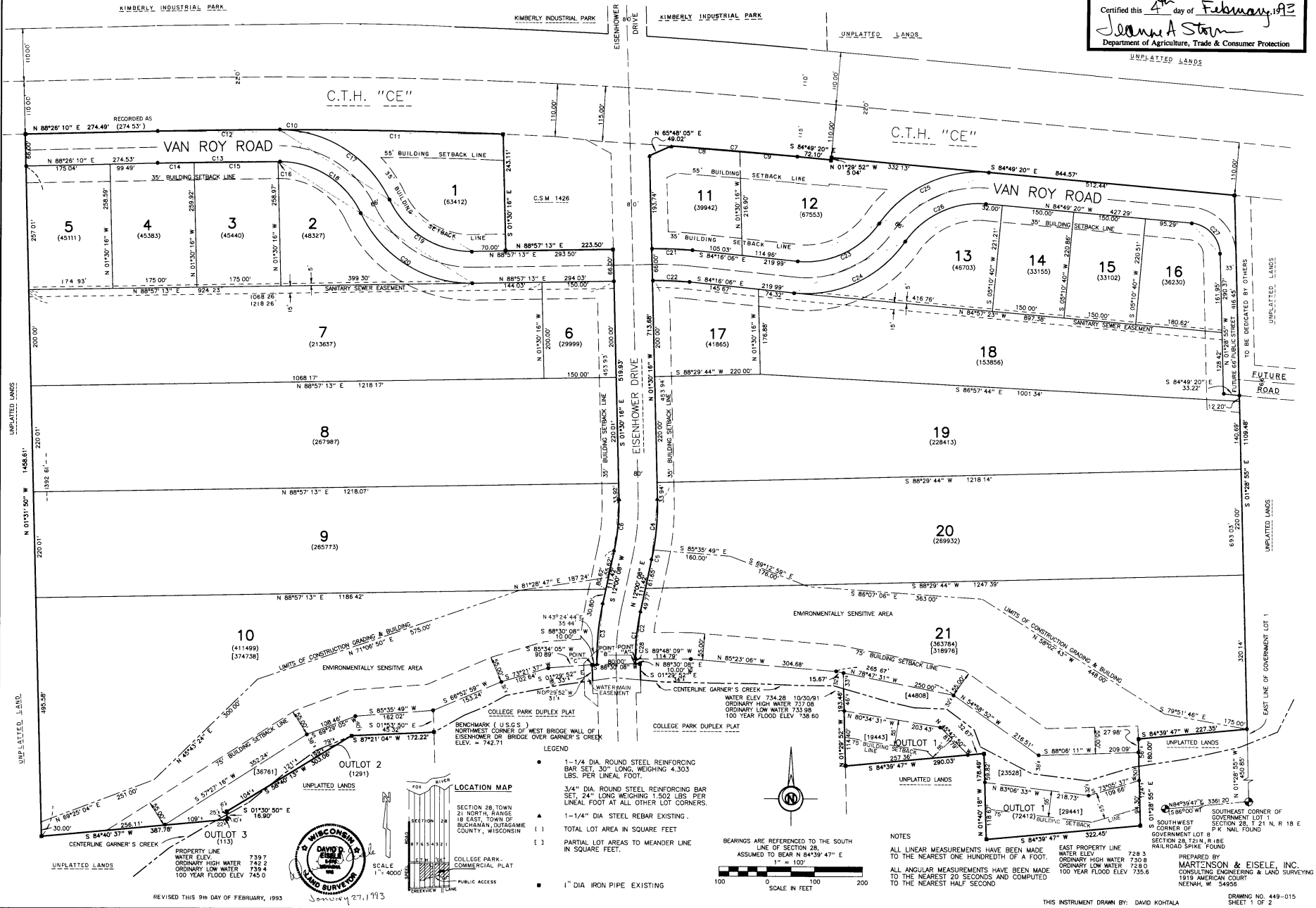
DRAINAGE COVENANT: No land shall be developed and no use shall be permitted that results in increased storm water run-off from any parcel and flooding or erosion on adjacent properties. Such run-off shall be properly channeled into a storm drain, water course, ponding area, or other public facility.

COLLEGE PARK - COMMERCIAL PLAT

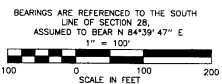
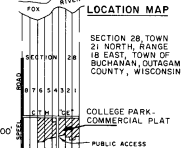
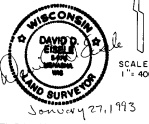
PART OF GOVERNMENT LOTS 1 THROUGH 6 OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN

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.

Certified this 4th day of February, 1993
Jeanne A. Stone
 Department of Agriculture, Trade & Consumer Protection



REVISED THIS 9th DAY OF FEBRUARY, 1993



NOTES
 ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT.
 ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 20 SECONDS AND COMPUTED TO THE NEAREST HALF SECOND.

LEGEND
 • 1-1/4" DIA. ROUND STEEL REINFORCING BAR SET, 30" LONG, WEIGHING 4.303 LBS. PER LINEAL FOOT.
 ▲ 3/4" DIA. ROUND STEEL REINFORCING BAR SET, 24" LONG WEIGHING 1.502 LBS. PER LINEAL FOOT AT ALL OTHER LOT CORNERS.
 ▲ 1-1/4" DIA STEEL REBAR EXISTING.
 () TOTAL LOT AREA IN SQUARE FEET
 [] PARTIAL LOT AREAS TO MEANDER LINE IN SQUARE FEET.
 ■ 1" DIA IRON PIPE EXISTING

PROPERTY DATA
 PROPERTY LINE WATER ELEV. 7397
 ORDINARY HIGH WATER 742.2
 ORDINARY LOW WATER 738.4
 100 YEAR FLOOD ELEV 745.0

PROPERTY DATA
 EAST PROPERTY LINE WATER ELEV. 728.3
 ORDINARY HIGH WATER 730.8
 ORDINARY LOW WATER 728.0
 100 YEAR FLOOD ELEV 735.6

PREPARED BY
 MARTINSON & EISELE, INC.
 CONSULTING ENGINEERING & LAND SURVEYING
 1919 AMERICAN COURT
 NEENAH, WI 54956

REVISIONS
 1. CORRECTED ANGLE AT LOT 16 CORNER TO BEAR N 84°39'47" E
 2. CORRECTED ANGLE AT LOT 16 CORNER TO BEAR N 84°39'47" E

THIS INSTRUMENT DRAWN BY: DAVID KOPTALA

DRAWING NO. 449-015
 SHEET 1 OF 2

COLLEGE PARK - COMMERCIAL PLAT

PART OF GOVERNMENT LOTS 1 THROUGH 6 OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, David D. Eisele, Registered Land Surveyor, hereby certify that I have surveyed, divided, and mapped COLLEGE PARK - COMMERCIAL PLAT, being part of Government Lots 1 through 6 of Section 28, Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin, as described as follows:

Commencing at the Southeast corner of Government Lot 1 of said Section 28, thence North 01 degrees 28 minutes 55 seconds West, along the East line of said Government Lot 1, a distance of 450.85 feet to the point of beginning, thence South 84 degrees 39 minutes 47 seconds West, 227.35 feet, thence South 01 degrees 28 minutes 55 seconds East, 180.00 feet, thence South 84 degrees 39 minutes 47 seconds West, 322.43 feet, thence North 01 degrees 40 minutes 18 seconds West, 178.49 feet, thence South 84 degrees 39 minutes 47 seconds West, 230.03 feet, thence North 01 degrees 29 minutes 52 seconds West, 193.46 feet to a point on a meander line located North 01 degrees 29 minutes 52 seconds West, 33 feet more or less from the centerline of Garner's Creek, thence North 78 degrees 47 minutes 31 seconds West, along a meander line, 15.67 feet, thence North 85 degrees 23 minutes 06 seconds West, along a meander line, 304.68 feet, thence South 89 degrees 48 minutes 09 seconds West, along a meander line, 114.79 feet to a meander corner hereafter referred to as Point "A", thence along the Easterly right-of-way of Eisenhower Drive, 10.00 feet, thence South 01 degrees 29 minutes 52 seconds East, along the Easterly right-of-way of Eisenhower Drive, 34 feet more or less to the centerline of Garner's Creek, thence continuing from previously said Point "A" along the Easterly right-of-way of Eisenhower Drive along an arc of a curve to the right 98.38 feet, having a radius of 460.00 feet and a chord of 98.20 feet that bears North 05 degrees 52 minutes 08 seconds East, along the Easterly right-of-way of Eisenhower Drive, 10.00 feet, thence South 01 degrees 29 minutes 52 seconds East, along the Easterly right-of-way of Eisenhower Drive, 111.42 feet, thence along the Easterly right-of-way of Eisenhower Drive along an arc of a curve to the left 127.30 feet, having a radius of 540.00 feet and a chord of 127.01 feet that bears North 05 degrees 56 minutes 52 seconds East, along the Easterly right-of-way of Eisenhower Drive, 11.42 feet, thence along the Easterly right-of-way of Eisenhower Drive along an arc of a curve to the left 127.30 feet, having a radius of 540.00 feet and a chord of 127.01 feet that bears North 05 degrees 56 minutes 52 seconds East, along the Easterly right-of-way of Eisenhower Drive, 49.02 feet, thence along the Easterly right-of-way of County Trunk Highway "CE" along an arc of a curve to the right 264.16 feet, having a radius of 11344.16 feet and a chord of 264.21 feet that bears South 85 degrees 29 minutes 22 seconds East, thence South 84 degrees 49 minutes 20 seconds East, along the Southerly right-of-way of County Trunk Highway "CE", 72.10 feet, thence North 01 degrees 29 minutes 52 seconds West, along the Southerly right-of-way of County Trunk Highway "CE", 5.04 feet, thence South 84 degrees 49 minutes 20 seconds East, along the Southerly right-of-way of County Trunk Highway "CE", 844.57 feet, thence North 01 degrees 29 minutes 52 seconds East, along the Easterly line of said Government Lot 1, 1108.48 feet to the point of beginning, including that land lying between the meander line centerline of Garner's Creek and the property lines extended to the centerline of said creek.

Also, commencing at said Point "B", thence South 88 degrees 30 minutes 02 seconds West, 80.00 feet to the point of beginning, thence South 88 degrees 30 minutes 02 seconds West, along the Westerly right-of-way of Eisenhower Drive, 19.00 feet to a point hereafter referred to as Point "C", thence South 01 degrees 29 minutes 52 seconds East, along the Westerly right-of-way of Eisenhower Drive, 33 feet more or less to the centerline of Garner's Creek, thence continuing from previously said Point "C" along a meander line, South 85 degrees 34 minutes 05 seconds West, 90.89 feet, thence South 73 degrees 21 minutes 37 seconds West, along a meander line, 192.64 feet, thence South 86 degrees 32 minutes 59 seconds West, along a meander line, 153.24 feet, thence South 01 degrees 29 minutes 52 seconds East, along a meander line, 45.32 feet to a point ending said meander line, thence South 87 degrees 21 minutes 04 seconds West, 172.22 feet, thence South 08 degrees 40 minutes 13 seconds West, 303.06 feet, thence South 01 degrees 29 minutes 52 seconds East, 16.89 feet, thence South 84 degrees 49 minutes 20 seconds West, 387.78 feet, thence North 01 degrees 31 minutes 50 seconds West, 1458.61 feet, thence North 01 degrees 26 minutes 10 seconds along the Southerly right-of-way of County Trunk Highway "CE", 274.49 feet, thence along the Southerly right-of-way of County Trunk Highway "CE" along an arc of a curve to the right 720.85 feet, having a radius of 11349.16 feet and a chord of 720.73 feet that bears South 89 degrees 44 minutes 39.5 seconds East, thence South 01 degrees 30 minutes 16 seconds West, along the Westerly right-of-way of Eisenhower Drive, 519.93 feet, thence along the Westerly right-of-way of Eisenhower Drive along an arc of a curve to the right 108.44 feet, having a radius of 460.00 feet and a chord of 108.19 feet that bears South 05 degrees 14 minutes 55 seconds West, thence South 12 degrees 00 minutes 08 seconds West, along the Westerly right-of-way of Eisenhower Drive, 111.42 feet, thence along the Westerly right-of-way of Eisenhower Drive along an arc of a curve to the left 127.23 feet, having a radius of 540.00 feet and a chord of 126.84 feet that bears South 05 degrees 15 minutes 08 seconds West to the point of beginning, including that land lying between the meander line and the centerline of Garner's Creek and the property lines extended to the centerline of said creek.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have made such land division and plat by the direction orders, shown below:

Given under my hand this 27th day of January, 1993.

David D. Eisele, Wisconsin Registered Land Surveyor No. S-974
REVISED THIS 9th DAY OF FEBRUARY, 1993

ACCESS RESTRICTION CLAUSE

As owners we hereby restrict all lots, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct, indirect ingress or egress with County Trunk Highway "CE", as shown on the plat, it being expressly intended that this restriction shall constitute a restriction in favor of the public according to Section 236.293, Wisconsin Statutes, and shall be enforceable by Outagamie County.

Jerold J. Bechard, General Partner

OUTAGAMIE COUNTY, AGRICULTURE, EXTENSION EDUCATION, ZONING AND LAND CONSERVATION COMMITTEE APPROVAL

Pursuant to the land subdivision regulations of Outagamie County, Wisconsin, all of the requirements for approval have been fulfilled. This subdivision was approved by the Outagamie County Agriculture, Extension Education, Zoning and Land Conservation Committee on the 16th day of February, 1993.

Marvin Fox, Chairman

CORPORATE CERTIFICATE OF DEDICATION

Tri-County Limited Partnership, a partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said partnership caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Tri-County Limited Partnership, does further certify that this plat is required by S. 236.10 or S. 236.12 to be submitted to the following for approval or objection:
Outagamie County
Town of Buchanan
Village of Kimberly
Wisconsin Department of Agriculture, Trade, and Consumer Protection

Witness the hand and seal of said corporation this 10th day of February, 1993.

Jerold J. Bechard, General Partner

State of Wisconsin)
Outagamie County)

Personally came before me this 10th day of February, 1993, Jerold J. Bechard, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Rosalia A. Corwin, My commission expires 11/30/94
Notary Public

CONSENT OF LAND CONTRACT HOLDER

I, John F. Berghuis and Rosemary A. Berghuis, land contract holder of the lands described on this plat, do hereby consent to the surveying, dividing, mapping and dedication of the land shown on this plat, and I do hereby consent to the above certificates of Tri-County Limited Partnership.

John F. Berghuis, Rosemary A. Berghuis

State of Wisconsin)
Winnebago County)

Personally came before me this 11th day of February, 1993, the above named persons, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Patricia M. Marasovic, My commission expires 11/14/93
Notary Public

CONSENT OF LAND CONTRACT HOLDER

I, Harry Var Roy and Delta Van Roy, land contract holder of the lands described on this plat, do hereby consent to the surveying, dividing, mapping and dedication of the land shown on this plat, and I do hereby consent to the above certificates of Tri-County Limited Partnership.

Harry Var Roy, Delta Van Roy

State of Wisconsin)
Outagamie County)

Personally came before me this 3rd day of March, 1993, the above named persons, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Nancy Carow, My commission expires 3/31/96
Notary Public

CONSENT OF CORPORATE MORTGAGEE

Valley Bank of Appleton, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands herein described, does hereby consent to the surveying, dividing, mapping and dedication of the lands described on this plat, and does hereby consent to the above certificate of Tri-County Limited Partnership, owner.

IN WITNESS WHEREOF, the said Valley Bank of Appleton, has caused these presents to be signed by James A. Fourness, Senior Vice President, and counter-signed by Mathew K. Kadzor, Vice President, and its corporate seal to be hereunto affixed this 12th day of February, 1993.

James A. Fourness, Mathew K. Kadzor
Senior Vice President, Vice President

State of Wisconsin)
Outagamie County)

Personally came before me this 12th day of February, 1993, James A. Fourness, Senior Vice President and Mathew K. Kadzor, Vice President, of the above named corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such Senior Vice President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

andra P. Budnickow, My commission expires 3-14-93
Notary Public

TOWN BOARD RESOLUTION

Resolved, that the plat of COLLEGE PARK - COMMERCIAL PLAT, in the Town of Buchanan, is hereby approved by the Town Board of the Town of Buchanan.

Date 3-2-93 Approved Joseph J. Wuthmann
Town Chairman

Date 3-2-93 Signed Joseph J. Wuthmann
Town Chairman

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Buchanan.

Date 3-2-93 Signed John Decker
Town Clerk

VILLAGE BOARD RESOLUTION (EXTRATERRITORIAL)

Resolved, that the plat of COLLEGE PARK - COMMERCIAL PLAT, in the Town of Buchanan, is hereby approved by the Village Board of the Village of Kimberly.

Date 3-2-93 Approved James S. Salvis
Village President

Date 3-2-93 Signed James S. Salvis
Village President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Kimberly.

Date 3-2-93 Signed David Harris
Village Clerk

TOWN TREASURER'S CERTIFICATE

I, Anna Stumpf, being the duly qualified and acting treasurer of the Town of Buchanan, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of 3-12-93.

COLLEGE PARK - COMMERCIAL PLAT
Date 3-2-93 Anna Stumpf
Treasurer

COUNTY TREASURER'S CERTIFICATE

I, Edward J. Mueller, being the duly elected, qualified and acting treasurer of the County of Outagamie, do hereby certify that the records in my office show no unredeemed taxes and no unpaid taxes or unpaid special assessments as of 3-12-93.

COLLEGE PARK - COMMERCIAL PLAT
Date March 12, 1993 Edward J. Mueller by
County Treasurer
Dwayne Johnson, Deputy

CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing	Tan In	Tan Out
1	460.00'	013°30'00"	108.38'	108.13'	54.44'	S 05°15'08" W	S 12°00'08" W	S 01°29'52" E
2	460.00'	012°15'18"	98.38'	98.20'	49.38'	S 05°52'30" W	S 12°00'08" W	S 00°15'08" E
3	540.00'	013°00'00"	126.84'	126.84'	63.91'	S 05°15'08" W	S 12°00'08" W	S 01°29'52" E
4	540.00'	013°30'24"	127.30'	127.01'	63.95'	S 05°14'56" W	S 12°00'08" W	S 01°30'16" W
5	540.00'	022°07'18"	203.00'	203.00'	103.00'	N 10°56'29" E	S 12°00'08" W	N 09°52'50" E
6	460.00'	013°30'24"	108.44'	108.19'	54.47'	N 05°14'56" E	S 12°00'08" W	N 01°30'16" W
7	11344.16'	001°20'04"	264.21'	264.21'	132.11'	N 85°29'22" W	N 84°49'20" W	N 86°09'24" W
8	11344.16'	000°43'28"	143.49'	143.49'	71.75'	N 85°47'30" W	N 84°49'20" W	N 86°09'24" W
9	11344.16'	000°36'35"	120.72'	120.72'	60.36'	N 85°07'35" W	N 84°49'20" W	N 85°25'55" W
10	11349.16'	000°43'21"	720.85'	720.73'	360.54'	N 89°44'39" W	N 89°44'39" W	N 89°44'39" W
11	11349.16'	002°21'09"	465.97'	465.95'	233.02'	N 89°06'03" W	N 87°55'29" W	N 87°55'29" W
12	11349.16'	001°11'12"	254.86'	254.86'	127.44'	N 89°04'46" W	N 89°43'22" W	N 88°26'10" W
13	11283.16'	001°11'12"	253.38'	253.38'	126.70'	N 89°04'46" W	N 89°43'22" W	N 88°26'10" W
14	11283.16'	000°23'00"	75.49'	75.49'	37.75'	N 88°37'40" W	N 88°49'10" W	N 88°49'10" W
15	11283.16'	000°23'00"	174.99'	174.99'	87.50'	N 88°37'40" W	N 88°49'10" W	N 88°49'10" W
16	11283.16'	000°00'53"	2.90'	2.90'	1.45'	N 89°42'55" W	N 89°43'22" W	N 89°42'29" W
17	253.00'	08°45'55"	286.72'	271.62'	160.97'	N 57°48'40" W	N 25°20'43" W	N 25°20'43" W
18	187.00'	06°05'55"	211.92'	200.76'	118.38'	N 57°48'40" W	N 25°20'43" W	N 25°20'43" W
19	187.00'	06°52'03"	214.43'	202.88'	120.75'	N 58°11'45" W	N 25°20'43" W	N 25°20'43" W
20	253.00'	06°52'03"	286.11'	274.48'	163.36'	N 58°11'45" W	N 25°20'43" W	N 25°20'43" W
21	665.37'	007°41'10"	84.03'	83.97'	42.07'	N 87°53'11" W	N 84°16'06" W	N 84°16'06" W
22	599.37'	007°41'10"	75.70'	75.64'	37.90'	N 87°53'11" W	N 84°16'06" W	N 84°16'06" W
23	187.00'	06°05'51"	189.71'	189.49'	109.80'	N 65°17'23" E	N 84°16'06" W	N 34°50'53" E
24	253.00'	06°05'51"	268.84'	256.37'	148.68'	N 65°17'23" E	N 84°16'06" W	N 34°50'53" E
25	253.00'	06°09'14"	286.40'	254.26'	147.04'	N 65°00'48" W	N 84°49'20" W	N 34°50'53" W
26	187.00'	06°09'14"	196.90'	187.93'	108.68'	N 65°00'48" W	N 84°49'20" W	N 34°50'53" W
27	87.00'	08°52'00"	97.46'	89.09'	58.63'	N 43°09'05" W	N 01°28'55" W	N 84°49'20" W
28	460.00'	001°14'44"	10.00'	10.00'	5.00'	S 00°52'30" E	S 00°15'08" E	S 01°29'52" E

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.

Certified this 4th day of February, 1993
Jeanne A. Storn
Department of Agriculture, Trade & Consumer Protection

OUTAGAMIE COUNTY REGISTERED FOR RECORD
MAR 12 1993 11 40 AM
CABINET F Pages 29-30
GRACE HERB REGISTER OF DEEDS
PREPARED BY: MARTENSEN & EISELE, INC.
CONSULTING SURVEYORS & LAND SURVEYING
1919 AMERICAN COURT
NEENAH, WI 54956
DRAWING NO. 449-015
SHEET 2 OF 2

THIS INSTRUMENT DRAWN BY: DAVID KOHTALA

LOT 2

LOT =
74,956 S.F.±
R/W =
3,295 S.F.
TOTAL =
78,251 S.F.±
1.796 ACRES±

EXISTING
IMPERVIOUS
SURFACE AREA
WITHIN 300'
SHORELAND
ZONING BUFFER =
9,410 S.F.
12.55%

EXISTING
IMPERVIOUS
SURFACE AREA
WITHIN 300'
SHORELAND
ZONING BUFFER =
12,120 S.F.
10.31%

TOTAL PROPOSED
IMPERVIOUS
SURFACE AREA =
17,900 S.F.

TOTAL EXISTING
IMPERVIOUS
SURFACE AREA =
12,000 S.F.

LOT 1

LOT=117,515 S.F.±
R/W=6,256 S.F.
TOTAL=123,771 S.F.±
2.841 ACRES±

TOTAL LOT AREA = 117,515 S.F.±
TOTAL PROPOSED IMPERVIOUS
SURFACE AREA = 17,900 S.F.
15.23%

TOTAL EXISTING
IMPERVIOUS
SURFACE AREA =
11,740 S.F.

TOTAL LOT AREA =
74,956 S.F.±
TOTAL EXISTING
IMPERVIOUS SURFACE
AREA = 11,740 S.F.
15.66%

300' SHORELAND
ZONING BUFFER

