

- Wolfinger Estates -

All of Lot 1 and Outlot 1 of Certified Survey Map No. 8687, Document No. 2314631, Outagamie County Records, being located in part of Government Lots 5, 6, 7 and 8 of Section 23, part of Government Lot 1 of Section 24, and also part of Government Lot 3 of Section 35, all of T21N-R18E, Village of Combined Locks, Outagamie County, Wisconsin.

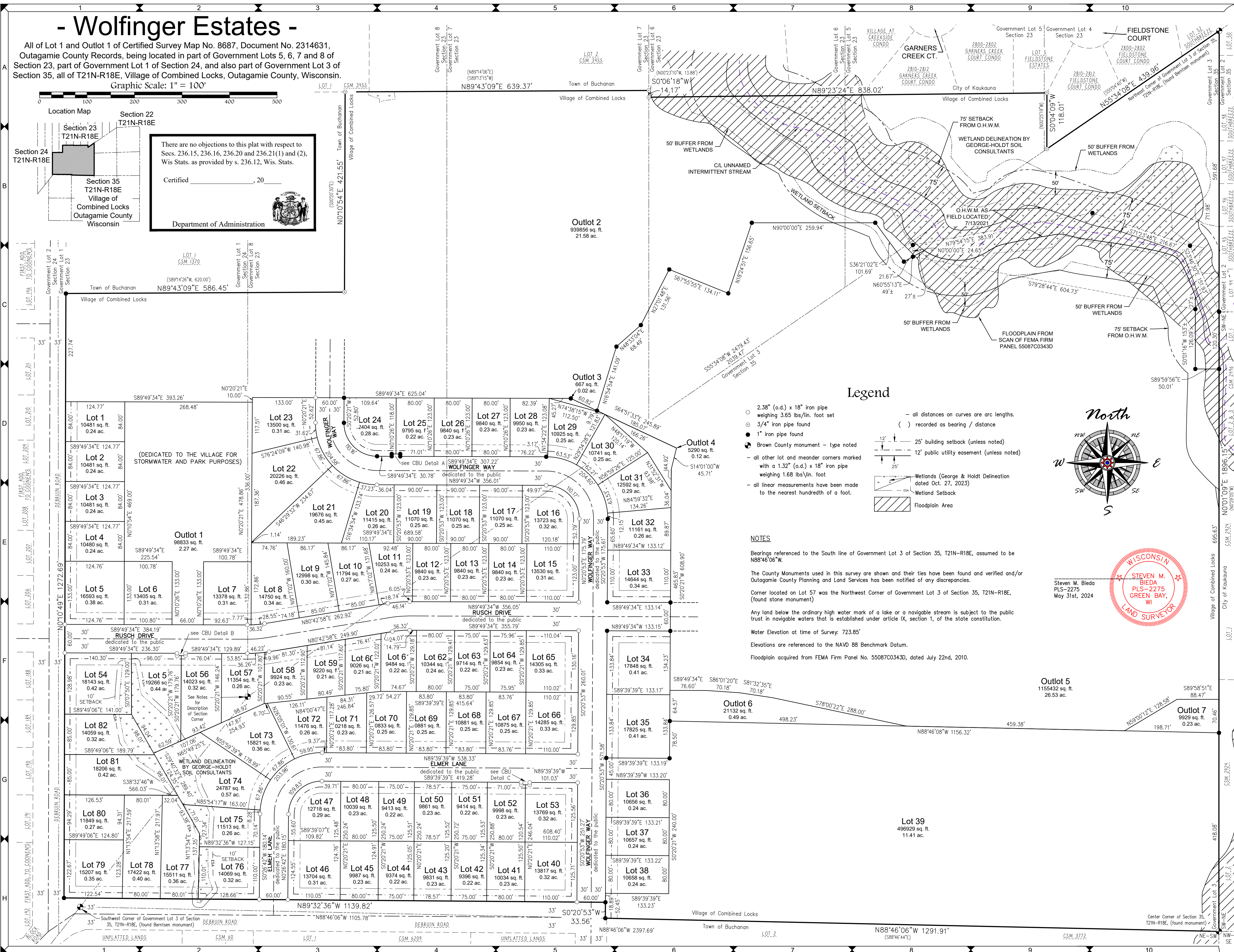
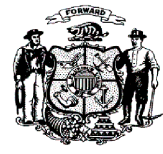
Graphic Scale: 1" = 100'



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 _____, 20____

Department of Administration

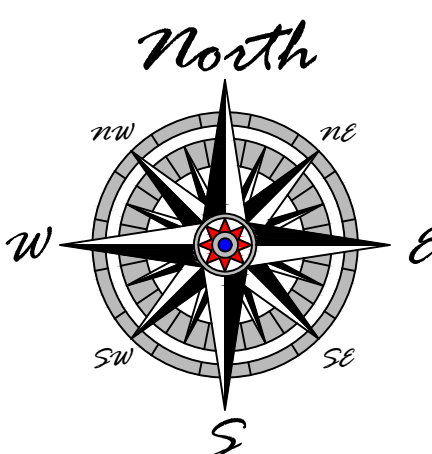


Legend

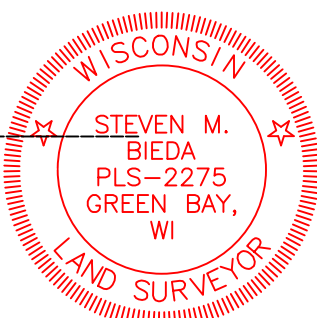
- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs./lin. foot set
- 3/4" iron pipe found
- 1" iron pipe found
- Brown County monument - type noted
- all other lot and meander corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs./lin. foot
- all linear measurements have been made to the nearest hundredth of a foot.
- all distances on curves are arc lengths.
- () recorded as bearing / distance
- 25' building setback (unless noted)
- 12' public utility easement (unless noted)
- Wetlands (George & Holdt Delineation dated Oct. 27, 2023)
- Wetland Setback
- Floodplain Area

NOTES

- Bearings referenced to the South line of Government Lot 3 of Section 35, T21N-R18E, assumed to be N88°46'06"W.
- The County Monuments used in this survey are shown and their ties have been found and verified and/or Outagamie County Planning and Land Services has been notified of any discrepancies.
- Corner located on Lot 57 was the Northwest Corner of Government Lot 3 of Section 35, T21N-R18E, (found stone monument)
- 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.
- Water Elevation at time of Survey: 723.85'
- Elevations are referenced to the NAVD 88 Benchmark Datum.
- Floodplain acquired from FEMA Firm Panel No. 55087C0343D, dated July 22nd, 2010.



Steven M. Bieda
PLS-2275
May 31st, 2024



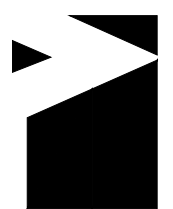
SCALE
1"=100'

DRAWN BY
NDK

Wolfinger Estates

Final Plat

Data File: 240200.dwg
Fieldwork Completed: xx/xx/xx



vierbicher
planners | engineers | advisors

400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

Tycore Built

PROJECT NO.
240200

SHEET NO.

1 of 3

DRAWING NO.
P-2610



SCALE
1"=60'

DRAWN BY
NDK

Wolfinger Estates

Final Plat

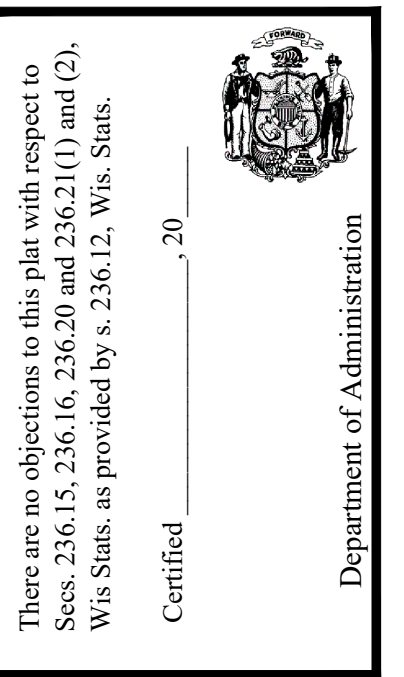
Data File: 240200.bdt
Fieldwork Completed: xuxxxx

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Tycore Built

PROJECT NO.
240200
SHEET NO.
2 of 3
DRAWING NO.
P-2610



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 _____, 20____
Department of Administration



Steven M. Bieda
PLS-2275
May 31st, 2024

- Wolfinger Estates -

All of Lot 1 and Outlot 1 of Certified Survey Map No. 8887, Document No. 2314631, Outagamie County Records, being located in part of Government Lots 5, 6, 7 and 8 of Section 23, part of Government Lot 1 of Section 24, and also part of Government Lot 3 of Section 35, all of T21N-R18E, Village of Combined Locks, Outagamie County, Wisconsin.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

Tycore Built LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that we caused the land described on "Wolfinger Estates" to be surveyed, divided, mapped and dedicated as represented hereon. Tycore Built LLC also certifies that this Plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

VILLAGE OF COMBINED LOCKS
OUTAGAMIE COUNTY PLANNING COMMISSION
DEPT. OF ADMINISTRATION

In Witness Whereof, the said _____ LLC has caused these presents to be signed by _____ its Member, on this ____ day of _____, 20____.

Wade Micoley _____ Member
Tycore Built LLC – President

Personally came before me this ____ day of _____, 20____, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

Notary Public _____ My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

CERTIFICATE OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this Plat and does hereby consent to the above certificate of Tycore Built LLC, Owners of said lands.

Witness the hand and seal of,

_____(signature) _____(print title) _____(date)

_____(print name)

Personally came before me this ____ day of _____, the above named officer of said corporation to me known to be the persons who executed the foregoing certificate and acknowledged the same.

Notary Public _____ My Commission Expires _____
_____ County, Wisconsin

STATE OF WISCONSIN]
COUNTY OF _____] SS.

UTILITY EASEMENT PROVISIONS

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

Tycore Built LLC, Grantor

To:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin Corporations doing business as WE Energies, Grantee
Wisconsin Ball Inc., d/b/a AT&T Wisconsin, a Wisconsin Corporation, Grantee;
Charter Communications, Grantee;
Spectrum, Grantee;
Kaukauna Utilities, 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' 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' 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 six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

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

NOTES

- This Plat is all of Tax Parcels 2301580, 230158001 & 230158002.
- The property of owner of record Tycore Built, LLC.
- Prior to development, a wetland delineation may be required on Outlots 2 and 5. Outagamie County Code of Ordinances, Section 48-7(c)(4) requires a wetland setback of 10' to 30', 50', or 75', depending on susceptibility of the wetland.
- This Plat is wholly contained within the property described in the following recorded instrument, document number 2269532.
- The ordinary high water mark setback is not based on an official determination and prior to any building, an official determination of the ordinary high water must be made by the Outagamie County Zoning Department or other authorized person. Also, all building setbacks and other land use requirements should be verified by the Outagamie County Zoning office prior to any construction or other land use activity.
- Prior to any construction contact Wisconsin Department of Natural Resources to determine navigability of waterway and location of ordinary high water mark.
- 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 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 easily recognized characteristics.
- The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Village has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.
- Water Elevations referenced to NAVD88 Datum.
- Development on Lots 1 through 82 requires public sewer and water be available OR acquisition of all state, county, and/or municipal permits concerning onsite sewage disposal systems for sanitary waste disposal.
- The owners of Lots 1 through 82 are joint owners of the specified Cluster Box Unit (CBU) structure and its foundation, who are responsible for the long-term maintenance and replacement. If the property owners do not keep the CBU in a good-looking functional state, the municipality may assess/charge the Lot owners for the shared cost of repairs or replacement.

RESTRICTIVE COVENANTS

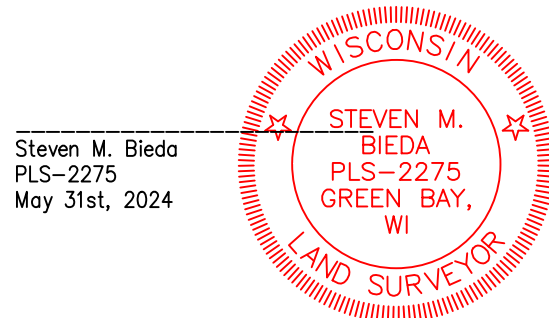
- The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
- Each lot owner shall grade the property to conform to the adapted sidewalk grade elevation and maintain said elevation for future sidewalks.
- No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.
- Outlot 1 is to be owned and maintained by the Village of Combined Locks for Stormwater and Park Purposes.
- Outlots 2 through 7 is to be retained by the owner for future develovment.

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, hereby certify:

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Village of Combined Locks and the Outagamie County Planning Commission and under the direction of the owners listed hereon, I have surveyed, divided and mapped "Wolfinger Estates", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is all of Lot 1 and Outlot 1 of Certified Survey Map No. 8887, Document No. 2314631, Outagamie County Records, being located in part of Government Lots 5, 6, 7 and 8 of Section 23, part of Government Lot 1 of Section 24, and also part of Government Lot 3 of Section 35, all of T21N-R18E, Village of Combined Locks, Outagamie County, Wisconsin.

Parcel contains 3,949,148 square feet / 90.66 acres more or less.
Road dedication contains 217,658 square feet / 5.00 acres more or less.
Parcel subject to any easement and restrictions of record.



CERTIFICATE OF THE OUTAGAMIE COUNTY TREASURER

As duly elected Outagamie County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Plat as of the dates listed below.

Date
Outagamie County Treasurer

CERTIFICATE FOR THE VILLAGE OF COMBINED LOCKS

A plat known as "Wolfinger Estates", which has been duly filed approval of the Village of Combined Locks, Outagamie County, Wisconsin, and is hereby approved as required by Chapter 236, Wisconsin Statutes. Approved for the Village of Combined Locks this ____ day of _____, 20____.

Racquel Shampo-Giese
Village Clerk

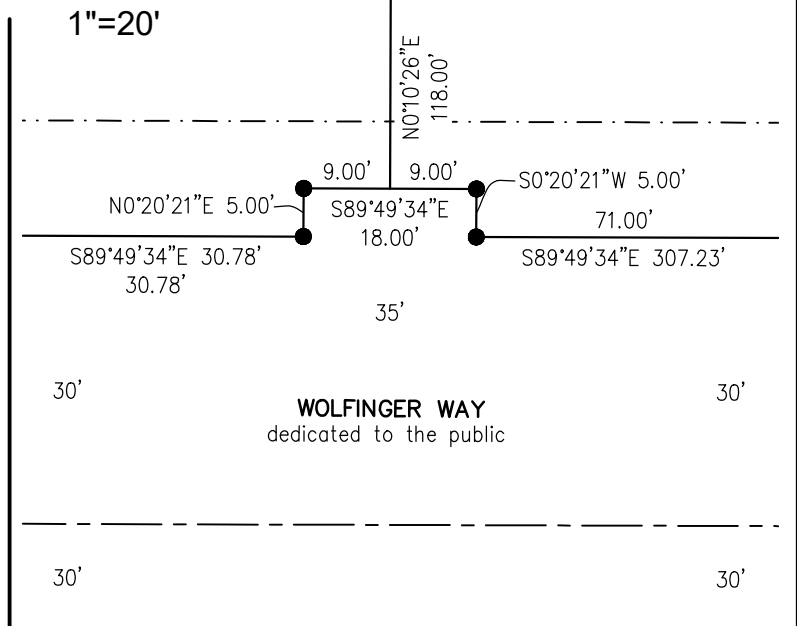
John Neumeier
Village President

CERTIFICATE OF THE VILLAGE OF COMBINED LOCKS TREASURER

As duly elected Village of Combined Locks Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Plat as of the dates listed below.

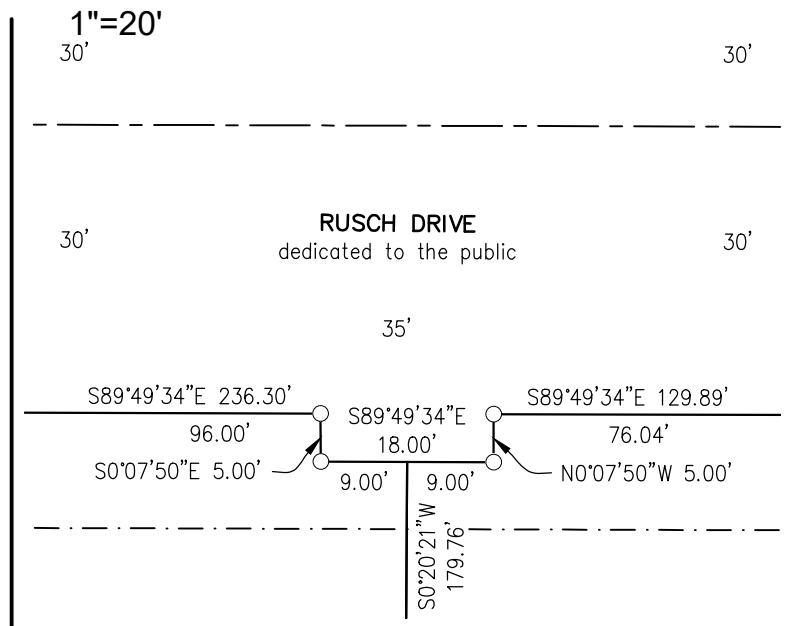
Date
Village of Combine Locks Treasurer

CBU Detail A



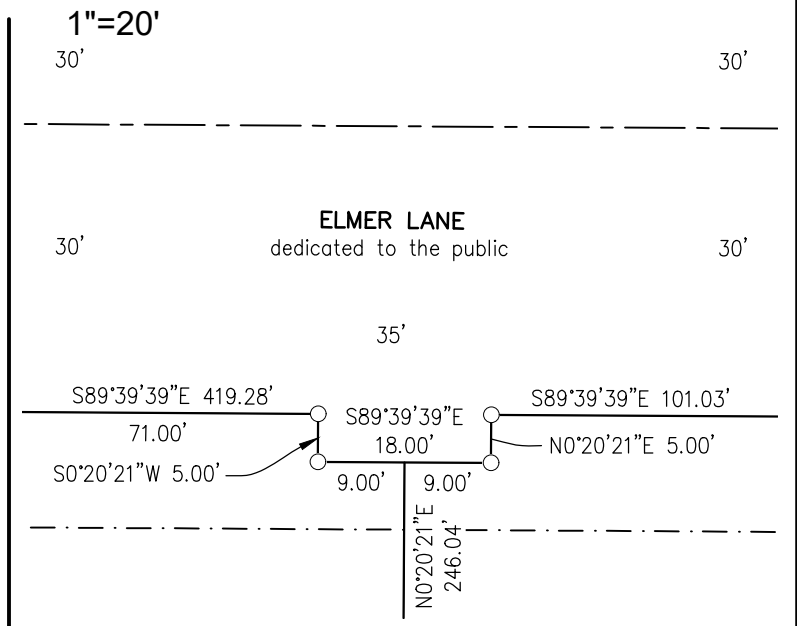
Cluster Mailbox Unit (CBU) location to serve Lots 16 through 33 of Wolfinger Estates, see Note 12.

CBU Detail B



Cluster Mailbox Unit (CBU) location to serve Lots 1 through 15, 54 through 65 and 77 through 82 of Wolfinger Estates, see Note 12.

CBU Detail C



Cluster Mailbox Unit (CBU) location to serve Lots 34 through 38, 40 through 53 and 66 through 76 of Wolfinger Estates, see Note 12.

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-3	36.32'	220.00'	36.27'	N85°26'42"E	9°27'28"	-
1-2	7.77'	220.00'	7.77'	N89°09'44"E	2°01'24"	N88°09'02"E
2-3	28.53'	220.00'	28.53'	N84°26'00"E	7°26'04"	-
4-5	46.14'	279.51'	46.09'	N85°26'12"E	9°27'28"	-
6-7	110.17'	70.00'	99.15'	N44°44'21"W	90°10'27"	-
8-12	204.58'	130.00'	184.11'	N44°44'36"W	90°09'55"	-
8-9	37.23'	130.00'	37.10'	N81°37'20"W	16°24'28"	N73°25'06"W
9-10	67.86'	130.00'	67.10'	N58°27'47"W	29°54'38"	N43°30'28"W
10-11	67.86'	130.00'	67.10'	N28°53'10"W	29°54'38"	N13°35'59"W
11-12	31.62'	130.00'	31.54'	N6°37'44"W	13°56'12"	-
13-14	110.16'	70.00'	99.14'	S44°44'36"E	90°09'56"	-
15-20	204.60'	130.00'	184.13'	S44°44'20"E	90°10'27"	-
15-16	3.17'	130.00'	3.17'	S89°07'35"E	1°23'56"	S88°25'38"E
16-17	63.53'	130.00'	62.90'	S74°25'32"E	28°00'06"	S60°25'32"E

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
17-18	62.21'	130.00'	61.61'	S46°43'03"E	27°24'58"	S33°00'34"E
18-19	63.53'	130.00'	62.90'	S19°00'31"E	28°00'06"	S5°00'28"E
19-20	12.15'	130.00'	12.15'	S21°19'42"E	5°21'21"	-
21-23	46.22'	280.00'	46.17'	N85°26'42"E	9°27'28"	-
21-22	36.26'	280.00'	36.23'	N86°27'50"E	7°25'11"	N82°45'15"E
22-23	9.96'	280.00'	9.96'	N81°44'06"E	2°02'17"	-
24-25	36.32'	219.51'	36.27'	N85°26'42"E	9°28'44"	-
26-30	203.96'	130.00'	183.68'	N45°23'32"E	89°53'40"	-
26-27	8.28'	130.00'	8.28'	N21°16'12"E	3°59'01"	-
27-28	67.86'	130.00'	67.10'	N19°03'02"E	29°54'38"	N4°05'43"E
28-29	67.86'	130.00'	67.10'	N48°57'40"E	29°54'38"	N63°54'59"E
29-30	59.95'	130.00'	59.42'	N77°07'40"W	26°25'23"	-
31-32	109.83'	70.00'	98.90'	N45°23'32"E	89°53'40"	-

Wetland Setback Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	13.13'	10.00'	12.21'	S42°46'25"W	75°15'12"	-
C2	0.57'	10.00'	0.57'	S31°30'15"W	3°17'07"	-
C3	4.47'	10.00'	4.43'	S23°15'27"E	25°37'19"	-
C4	3.51'	10.00'	3.49'	S46°06'48"E	20°05'32"	-
C5	3.01'	10.00'	2.99'	S51°42'55"W	17°13'19"	-
C6	14.21'	10.00'	13.04'	S44°04'35"E	81°24'40"	-
C7	9.24'	10.00'	8.92'	N68°44'40"E	52°56'49"	-
C8	10.58'	10.00'	10.09'	N11°58'22"E	60°38'47"	-
C9	5.11'	10.00'	5.05'	N10°37'15"W	29°16'09"	-
C10	3.72'	10.00'	3.70'	N21°43'32"W	21°20'19"	-
C11	3.19'	10.00'	3.17'	N38°31'22"W	18°15'43"	-
C12	15.50'	10.00'	13.99'	N55°11'55"W	88°48'10"	-

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 _____, 20____

Department of Administration



SCALE
NA

DRAWN BY
NDK

TAX PARCEL NO. 230158002

Wolfinger Estates

Final Plat

Fieldwork Compiled: x/xx/xx

400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670



vierbicher
planners | engineers | advisors

Tycore Built

PROJECT NO.
240200

SHEET NO.

3 of 3

DRAWING NO.
P-2610