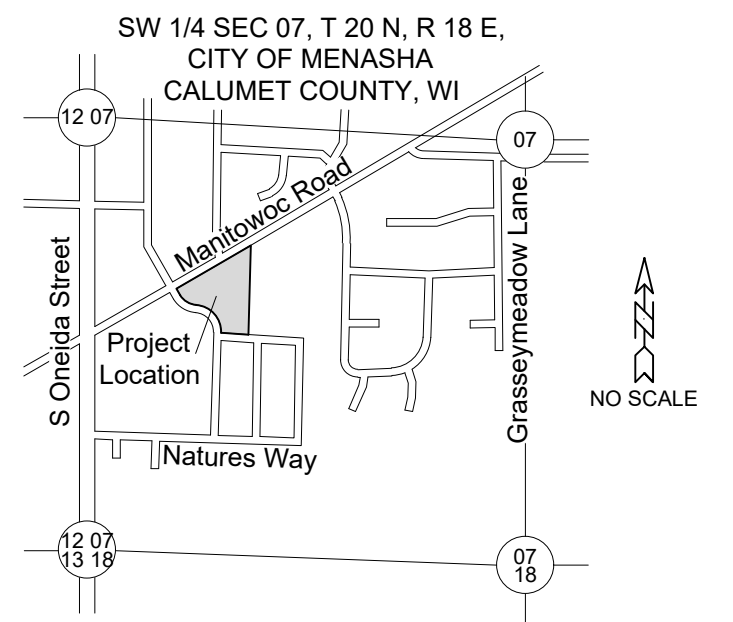


Sandhill Landing

Lot 1 and Lot 3 of Certified Survey Map 1144 and Lot 1 and Lot 2 of Southfield West, Part of the Northwest 1/4 of the Southwest 1/4 of Section 7, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin

LOCATION MAP



NOTES

- All linear measurements have been made to the nearest one hundredth of a foot.
- All bearings are computed and measured to the nearest second.

LEGEND

- 1/2" x 18" Steel Rebar @ 4.30lbs/LF SET
- All other corners 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- 3/4" Rebar Found
- 1" Iron Pipe Found
- 1 1/2" Rebar Found
- Government Corner
- SF Lot Areas in Square Feet
- ac Lot Areas in Acres
- () Recorded As
- No Access

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	160.00'	N 37°36'40" W	199.04'	214.82'	76°55'33"	N 00°51'07" E	N 76°04'26" W
C2	160.00'	N 10°43'21" W	64.20'	64.64'	23°08'54"	N 00°51'07" E	N 22°17'48" W
C3	160.00'	N 27°29'46" W	29.00'	29.04'	10°23'57"	N 22°17'48" W	N 32°41'45" W
C4	160.00'	N 47°47'30" W	83.34'	84.31'	30°11'30"	N 32°41'45" W	N 62°53'15" W
C5	160.00'	N 69°28'51" W	36.74'	36.82'	13°11'11"	N 62°53'15" W	N 76°04'26" W
C6	130.00'	N 53°07'16" W	101.39'	104.16'	45°54'20"	N 76°04'26" W	N 30°10'06" W
C7	130.00'	N 57°43'20" W	81.86'	83.28'	36°42'12"	N 76°04'26" W	N 39°22'14" W
C8	130.00'	N 34°46'10" W	20.86'	20.88'	9°12'08"	N 39°22'14" W	N 30°10'06" W
C9	114.50'	N 14°58'27" W	60.17'	60.88'	30°27'52"	N 00°15'29" E	N 30°12'24" W
C10	114.50'	N 00°34'36" W	3.34'	3.34'	1°40'09"	N 00°15'29" E	N 01°24'40" W
C11	114.50'	N 08°04'51" W	26.60'	26.66'	13°20'22"	N 01°24'40" W	N 14°45'02" W
C12	114.50'	N 22°28'43" W	30.79'	30.89'	15°27'21"	N 14°45'02" W	N 30°12'24" W
C13	114.50'	N 31°16'28" E	118.74'	124.83'	62°27'45"	N 62°30'21" E	N 00°02'36" E
C14	114.50'	N 54°19'24" E	32.59'	32.70'	16°21'53"	N 62°30'21" E	N 46°08'27" E
C15	114.50'	N 39°03'35" E	28.23'	28.30'	14°09'44"	N 46°08'27" E	N 31°58'43" E
C16	114.50'	N 24°55'06" E	28.15'	28.22'	14°07'15"	N 31°58'43" E	N 17°51'28" E
C17	114.50'	N 11°13'47" E	26.43'	26.49'	13°15'23"	N 17°51'28" E	N 04°36'05" E
C18	114.50'	N 02°19'20" E	9.11'	9.11'	4°33'30"	N 04°36'05" E	N 00°02'36" E
C19	85.50'	S 31°16'28" W	88.66'	93.21'	62°27'45"	N 00°02'36" E	N 62°30'21" E
C20	85.50'	S 15°04'53" E	44.62'	45.14'	30°14'56"	N 30°12'21" W	N 00°02'36" E
C21	130.00'	S 66°01'26" E	34.28'	34.38'	15°09'07"	S 58°26'53" E	S 73°35'59" E
C22	114.50'	N 52°53'51" E	26.94'	27.00'	13°30'47"	N 59°39'15" E	N 46°08'27" E
C23	175.00'	N 15°17'21" W	45.69'	45.82'	15°00'04"	N 07°47'20" W	N 22°47'23" W
C24	160.00'	N 36°25'09" W	20.78'	20.80'	7°26'48"	N 32°41'45" W	N 40°08'33" W
C25	85.50'	S 07°50'29" W	23.20'	23.27'	15°35'48"	S 15°38'23" W	S 00°02'36" W
C1	(160.00')	(S37°09'18.5"E)	(199.04')	(214.82')	(76°55'33")	(S75°37'05"E)	(S01°18'28"W)
C6	(130.00')	(S52°39'55"E)	(101.39')	(104.16')	(45°54'20")	(S29°42'45"E)	(S75°37'05"E)

LINE TABLE				
Line	Bearing	Length	(Bearing)	(Length)
L1	N 00°51'07" E	19.33'	(S01°18'28"W)	(19.35')
L2	N 30°12'21" W	20.64'		
L3	N 62°30'21" E	9.37'		
L4	S 62°30'21" W	9.37'		
L5	S 30°12'21" E	20.64'		
L6	N 59°48'31" E	20.00'		
L7	S 30°11'29" E	10.00'		
L8	S 59°48'31" W	20.00'		
L9	S 30°11'53" E	29.80'		
L10	S 02°58'07" W	100.95'		
L11	S 02°58'07" W	88.67'		
L12	S 30°11'53" E	20.28'		
L13	N 44°28'39" W	46.63'		
L14	N 86°26'23" W	73.28'		

West 1/4 Corner
Section 7, T20N, R18E
MAG Nail Found

W/L of the SW 1/4 Section 7
N00°49'11"E 2647.00'

Southwest Corner
Section 7, T20N, R18E
MAG Nail Found

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



File: 8411Final.dwg
Date: 12/02/2024
Drafted By: scott
Sheet: 1 of 2



**DAVEL ENGINEERING &
ENVIRONMENTAL, INC.**
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Revision Date: Dec 02, 2024

Scott R. Andersen
Professional Land Surveyor
No. S-3169

Date

Sandhill Landing

Lot 1 and Lot 3 of Certified Survey Map 1144 and Lot 1 and Lot 2 of Southfield West, Part of the Northwest 1/4 of the Southwest 1/4 of Section 7, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin

Surveyor's Certificate

I, Scott R. Andersen, 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 City of Menasha, and under the direction of Sugar Maple Residences, LLC, owners of said land, I have surveyed, divided and mapped Sandhill Landing; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Lot 1 and Lot 3 of Certified Survey Map 1144 and Lot 1 and Lot 2 of Southfield West, and part of the Northwest 1/4 of the Southwest 1/4 of Section 7, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin, containing 142,088 Sq Ft (3.2619 Ac) of land described as follows:

Commencing at the Southwest corner of Section 7; thence along the West line of said Section 7, N00°49'11"E, 1323.45 feet; thence S86°26'23"E, 886.80 feet to a point on the East right-of-way of Province Terrace, also the Point Of Beginning; thence along said East right-of-way, N00°51'07"E, 19.33 feet to a point of curvature to the left having a radius of 160.00 feet and a central angle of 76°55'33"; thence 214.82 feet northerly along said East right-of-way and the arc of a curve which has a chord that bears N37°36'40"W, 199.04 feet; thence continuing along said East right-of-way, N76°04'26"W, 68.82 feet to a point of curvature to the right having a radius of 130.00 feet and a central angle of 45°54'20"; thence 104.16 feet northerly along said East right-of-way and the arc of a curve which has a chord that bears N53°07'16"W, 101.39 feet; thence continuing along said East right-of-way, N30°10'06"W, 32.90 feet to the South right-of-way of Manitowoc Road, thence along the said South right-of-way, N59°48'07"E, 533.26 feet to the Northwest corner of Lot 1 of Certified Survey Map 964; thence along the west line of said Lot 1, S00°02'43"W, 561.96 feet to the North right-of-way of Jeffrey Drive; thence along said North right-of-way, N86°26'23"W, 175.17 feet to the point of beginning.

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

Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

Owner's Certificate of Dedication

Sugar Maple Residences, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Florida, as the property 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.

Sugar Maple Residences, 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:

City of Menasha
Calumet County
Department of Administration

Dated this ____ day of _____, 20 ____.

In the presence of: Sugar Maple Residences, LLC

By _____

print name _____

Title _____

State of Wisconsin)

_____ County) ss

Personally came before me this _____ day of _____, 20 ____, 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

Utility Easement Provisions

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

Sugar Maple Residences, LLC, Grantor, to:

We Energies (Gas), Grantee;
Menasha Utilities, Grantee;
AT&T Distribution, Grantee;
Harrison Utilities; 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 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.

Sugar Maple Residences, LLC

Luis Perozo, Member Date _____

City of Menasha Common Council Approval Certificate

Resolved, that the plat of Sandhill Landing in the City of Menasha, Calumet County, Sugar Maple Residences, LLC, owners, is hereby approved by the Common Council of the City of Menasha.

Mayor Date _____

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Menasha.

City Clerk Date _____

Treasurer's Certificate

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

City 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: Sugar Maple Residences, LLC	Recording Information: Doc No. _____	Parcel Number(s): 7-00015-02 7-00015-01 7-00011-08 7-00011-06
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Notes:

Grading Statement:

All grading and final grades for the construction of any public or private improvement shall conform to the surface water drainage plan as approved by the City of Menasha Planning Commission.

Benchmark Note:

Benchmarks will be established on the tag bolts of the fire hydrants after utility construction has been completed.

Drainage Easement Statement:

City of Menasha shall have an unqualified right to enter any easement used for drainage for inspection. The maintenance and repairs of the drainage ways, drainage facilities and drainage improvements shall be the responsibility of the Sandhill Landing Board. In absence of maintenance by the Board, the City shall have access and equally access all lots of maintenance by the Board, the City shall have access and equally access all lots for maintenance and repair and 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.

Drainage Easement Restrictions:

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 Menasha by proceedings in law or equity against any person violating or attempting to violate the restriction.

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



File: 8411Final.dwg
Date: 11/25/2024
Drafted By: kristy
Sheet: 2 of 2

Revision Date: Nov 25, 2024



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