

## KAMBURA ACRES IV

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1028, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

I, GARY A. ZAHRINGER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED KAMBURA ACRES IV, PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1028, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT WEST 1/4 CORNER OF SAID SECTION 15; THENCE NORTH 00 DEGREES 45 MINUTES 08 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 753.51 FEET; THENCE SOUTH 89 DEGREES 06 MINUTES 04 SECONDS EAST, ALONG THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2679, A DISTANCE OF 1311.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 13 MINUTES 12 SECONDS EAST, ALONG THE SOUTH LINE OF KAMBURA ACRES III, A DISTANCE OF 202.29 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 16 SECONDS EAST, ALONG THE EAST LINE OF KAMBURA ACRES III, A DISTANCE OF 561.36 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 12 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 468.15 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 57 SECONDS EAST, ALONG THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1028, A DISTANCE OF 857.60 FEET; THENCE SOUTH 86 DEGREES 30 MINUTES 48 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF U.S.H. "10"/S.T.H. "114", A DISTANCE OF 90.49 FEET; NORTH 38 DEGREES 38 MINUTES 08 SECONDS WEST, 225.69 FEET; THENCE 71.24 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CHORD THAT BEARS SOUTH 63 DEGREES 54 MINUTES 48.5 SECONDS WEST, 70.65 FEET; THENCE SOUTH 76 DEGREES 40 MINUTES 07 SECONDS WEST, 89.69 FEET; THENCE 74.88 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 130.00 FEET AND A CHORD THAT BEARS NORTH 86 DEGREES 49 MINUTES 48.5 SECONDS WEST, 73.85 FEET; THENCE SOUTH 42 DEGREES 18 MINUTES 33 SECONDS WEST, 347.25 FEET; THENCE NORTH 00 DEGREES 44 MINUTES 09 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15, ALSO BEING THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2679, A DISTANCE OF 439.03 FEET TO THE POINT OF BEGINNING. CONTAINING 431,472 SQ.FT. [9.905] ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

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 OF THE OWNERS SHOWN HEREIN.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF HARRISON AND CALUMET COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

GIVEN HINDER MY HAND THIS 23RD DAY OF ARRIT 2020

GARY A. ZAHRINGER PROFESSIONAZWI LAND SURVEYOR S-2098



CORPORATE OWNER'S CERTIFICATE OF DEDICATION
RUSCH DEVELOPMENT PROPERTIES, LLC, DULY ESTABLISHED AND EXISTING UNDER AND BY VIRTUE OF THE
LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID RUSCH DEVELOPMENT
PROPERTIES, LLC, CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND
DEDICATED ALL AS SHOWN AND REPRESENTED ON THIS PLAT.

RUSCH DEVELOPMENT PROPERTIES, LLC, 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.

DEPARTMENT OF ADMINISTRATION DEPARTMENT OF TRANSPORTATION CALUMET COUNTY

WITNESS THE HAND AND SEAL OF SAID OWNER THIS 24th DAY OF August Quine, 2020

Wallace A. Lusch

STATE OF WISCONSIN )

Wime bead COUNTY)

PERSONALLY CAME BEFORE ME THIS 24M DAY OF JUNE, 2020
THE ABOVE OWNER TO ME KNOWN TO BE THE PERSON, WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGE THE SAME.

MY COMMISSION EXPIRES November 5, 2022



UTILITY EASEMENT PROVISIONS
AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY RUSCH DEVELOPMENT PROPERTIES, LLC, GRANTORS, TO

WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN GAS, LLC, WISCONSIN CORPORATIONS DOING BUSINESS AS WE ENERGIES, GRANTEE,
WISCONSIN BELL, INC. D/B/A AT&T WISCONSIN, A WISCONSIN CORPORATION, GRANTEE, AND
TIME WARNER ENTERTAINMENT COMPANY, L.P., 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 INCIDENTAL 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 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.

ALLACE A. RUSCH, AUTHORIZED REPRESENTATIVE

VILLAGE OF HARRISON APPROVAL:

THE VILLAGE BOARD OF THE VILLAGE OF HARRISON HEREBY APPROVES THIS FINAL PLAT

N THIS 26 DAY OF May , 2020.

KEVIN M. HIETPAS, VILLAGE PRESIDENT DATE

ATTEST:

Jenuf Weign Gen 7/20/2020 JENNIFER WEYENBERG, VILLAGE CLERK DATE

VILLAGE TREASURER'S CERTIFICATE:

I, <u>Jenniter Weyenlerg</u>, BEING THE DULY QUALIFIED AND ACTING TREASURER OF THE VILLAGE OF HARRISON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF <u>July 20, 2020</u> ON ANY OF THE LAND INCLUDED IN THE PLAT OF KAMBURA ACRES IV.

DATE 7/20/2020 SIGNED SERVE VERY LEVY TREASURER

COUNTY TREASURER'S CERTIFICATE:

I, Wichall Schlaak, Being the Duly Elected, Qualified and acting treasurer of the county of calumet, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of July 32,2000 affecting the lands included in the plat of kambura acres iv.

DATE 7-22-2020 SIGNED Michael Schlack Inch

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 June 17, 2020

Reneil Donke

Department of Administration

Revised June 3, 2020

Drawing No. 1-0366-006

Sheet 2 of 2

This instrument drawn by: Amy Sediar

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