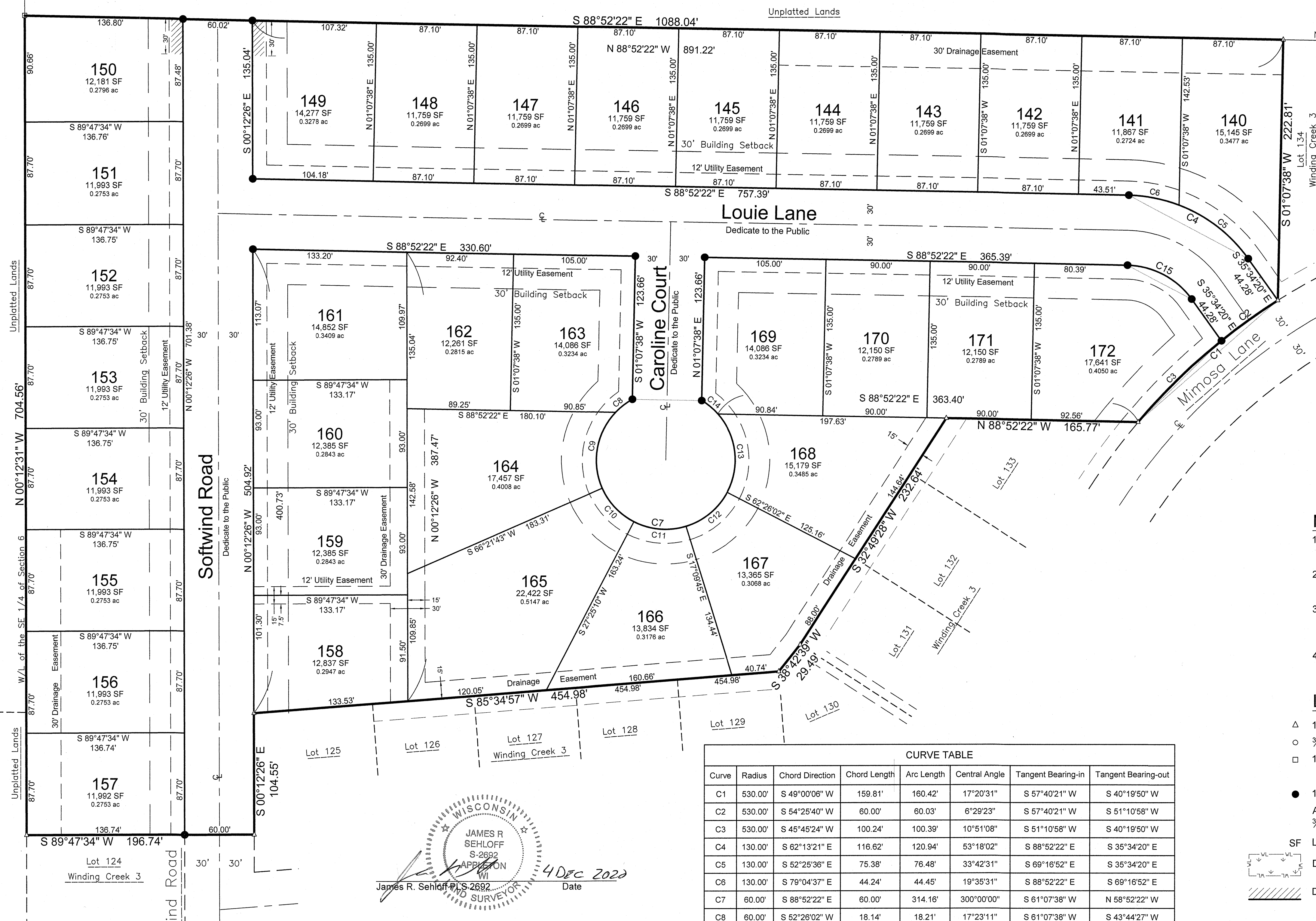


# Winding Creek Estates 4

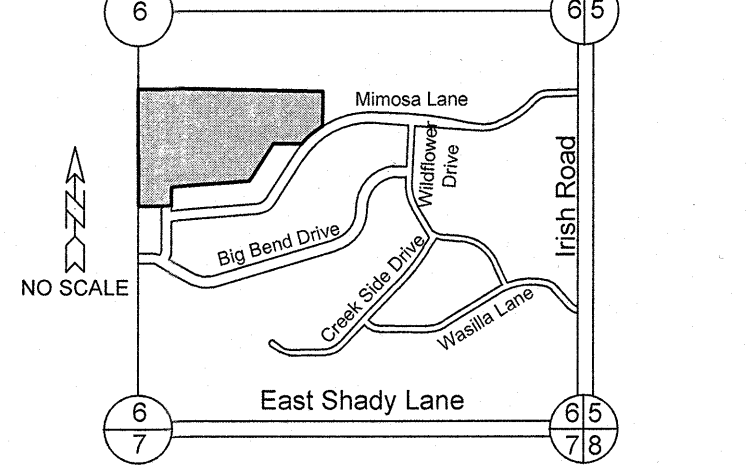
Part of the Northwest 1/4 of the Southeast 1/4, Section 6, Township 20 North, Range 17 East,  
Village of Fox Crossing, Winnebago County, Wisconsin.

East 1/4 Corner  
Section 6, T20N, R17E  
3/4" Rebar Found

DOC# 1846396  
NATALIE STROMMEYER  
REGISTER OF DEEDS  
WINNEBAGO COUNTY, WI  
RECORDED ON:  
03/23/2021 02:35 PM  
RECORDING FEE: 50.00  
PAGES: 2  
FILE # OF PLATS PG 113



### LOCATION MAP



Bearings are referenced to the East line of the Southeast 1/4 of Section 6, T20N, R17E. Assumed to Bear S00°26'55"E based on the Winnebago County Coordinate System

### 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 seconds.
- Lot 149 and Lot 150 have a driveway restriction as mapped. The restriction will be removed when Southwind Road is extended to the North.
- Total Area of Right of Way dedicated to the public: 114,049 Square Feet, (2.6182 Acres)

### LEGEND

- △ 1/4" Rebar Found
- 3/4" Rebar Found
- 1" Iron Pipe Found
- 1/4" x 18" Steel Rebar @ 4.30lbs/LF SET
- All other corners
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot areas in square feet
- Wetland Delineation
- Driveway Restriction

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	530.00'	S 49°00'06" W	159.81'	160.42'	17°20'31"	S 57°40'21" W	S 40°19'50" W
C2	530.00'	S 54°25'40" W	60.00'	60.03'	6°29'23"	S 57°40'21" W	S 51°10'58" W
C3	530.00'	S 45°45'24" W	100.24'	100.39'	10°51'08"	S 51°10'58" W	S 40°19'50" W
C4	130.00'	S 62°13'21" E	116.62'	120.94'	53°18'02"	S 88°52'22" E	S 35°34'20" E
C5	130.00'	S 52°25'36" E	75.38'	76.48'	33°42'31"	S 69°16'52" E	S 35°34'20" E
C6	130.00'	S 79°04'37" E	44.24'	44.45'	19°35'31"	S 88°52'22" E	S 69°16'52" E
C7	60.00'	S 88°52'22" E	60.00'	314.16'	300°00'00"	S 61°07'38" W	N 58°52'22" W
C8	60.00'	S 52°26'02" W	18.14'	18.21'	17°23'11"	S 61°07'38" W	S 43°44'27" W
C9	60.00'	S 10°03'05" W	66.56'	70.56'	67°22'44"	S 43°44'27" W	S 23°38'17" E
C10	60.00'	S 43°06'34" E	40.00'	40.78'	38°56'33"	S 23°38'17" E	S 62°34'50" E
C11	60.00'	S 84°52'18" E	45.52'	46.69'	44°34'55"	S 62°34'50" E	N 72°50'15" E
C12	60.00'	N 50°12'06" E	46.18'	47.41'	45°16'17"	N 72°50'15" E	N 27°33'58" E
C13	60.00'	N 06°57'37" W	68.01'	72.31'	69°03'09"	N 27°33'58" E	N 41°29'11" W
C14	60.00'	N 50°10'47" W	18.14'	18.21'	17°23'11"	N 41°29'11" W	N 58°52'22" W
C15	70.00'	S 62°13'21" E	62.80'	65.12'	53°18'02"	S 88°52'22" E	S 35°34'20" E

WISCONSIN  
JAMES R. SEHLOFF  
S-2692  
APPLICANT  
WI  
SURVEYOR  
4 Dec 2020  
Date

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 9, 2020  
Rene M. Poney  
Department of Administration

Revision Date: Dec 04, 2020  
File: 3380Final4.dwg  
Date: 12/04/2020  
Drafted By: jim  
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

# Winding Creek Estates 4

Part of the Northwest 1/4 of the Southeast 1/4, Section 6, Township 20 North, Range 17 East,  
Village of Fox Crossing, Winnebago County, Wisconsin.

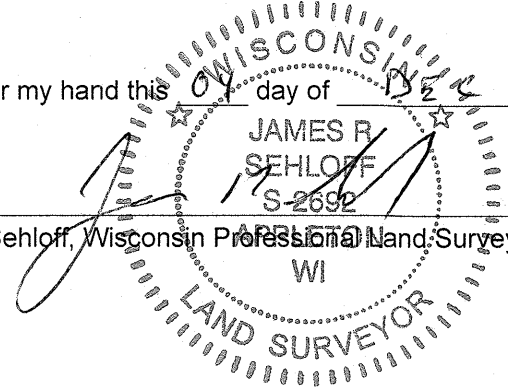
## Surveyor's Certificate

I, James R. Sehloff, 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 Village of Fox Crossing, and under the direction of Winding Creek Estates, LLC, owner of said land, I have surveyed, divided and mapped Winding Creek Estates 4; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is part of the Northwest 1/4 of the Southeast 1/4, Section 6, Township 20 North, Range 17 East, Village of Fox Crossing, Winnebago County, Wisconsin, containing 550,870 Square Feet (12.6462 Acres) of land, described as follows:

Commencing at the East 1/4 corner of Section 6, thence, along the East line of the Southeast 1/4 of said Section 6, S00°26'55"E, 524.48 feet; thence N88°52'22"W, 1553.77 feet to the Northwest corner of Lot 134 Winding Creek Estates 3 said point also being the point of beginning; thence, along West line of said Lot 134, S01°07'38"W, 222.81 feet to the Northerly right of way of Mimosa Lane; thence, along said right of way line, 160.42 feet, along the arc of a curve to the left with a radius of 130.00 feet and a chord of 159.81 feet which bears S49°00'06"W; thence, along the Northerly line of Winding Creek Estates 3, N88°52'22"W 165.77 feet; thence, continuing along said North line, S32°49'28"W, 232.64 feet; thence, continuing along said North line, S38°42'39"W 29.49 feet; thence, continuing along said North line, S85°34'57"W, 454.98 feet to the West line of Lot 125 of said Winding Creek Estates 3; thence, along said West line, S00°12'26"E, 104.55 feet to a point on the North right of way line of Southwind Road; thence, along said North right of way line and the North line of Lot 124 of said Winding Creek 3, S89°47'34"W, 196.74 feet to the West line of the Southeast 1/4 of Section 6; thence, along said West line, N00°12'31"W 704.56 feet to the South line of the North 1/5 of the Southeast 1/4 of Section 6; thence, along said North line, S88°52'22"E 1088.04 feet to the point of beginning, subject to all easement and restrictions of record.

Given under my hand this 04 day of Dec, 2020.

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692



## Utility Easement Provisions

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

Winding Creek Estates, LLC, Grantor, to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee, SBC, 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.

Winding Creek Estates, LLC

By [Signature]  
print name Scott R. Vanderhaar  
Title Member

## Corporate Owner's Certificate

Winding Creek Estates, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Winding Creek Estates, 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:

Village of Fox Crossing  
Winnebago County Planning and Zoning Committee  
Department of Administration

IN WITNESS WHEREOF, the said Winding Creek Estates, LLC, has caused these presents to

be signed by its authorized representatives, located at FOX CROSSING, Wisconsin

this 21st day of JANUARY, 2021.

In the Presence of: Winding Creek Estates, LLC

By [Signature]  
print name Scott R. Vanderhaar  
Title Member

State of Wisconsin )  
                                  )ss  
Outagamie County )

Personally came before me this 21st day of JANUARY, 2021.

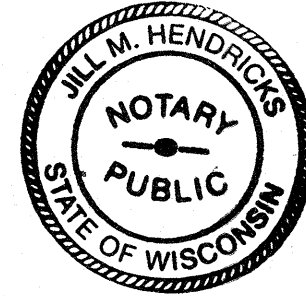
the above named, officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

[Signature] My commission expires: 10/19/2023  
Notary Public, Wisconsin

State of Wisconsin )  
                                  )ss  
Outagamie County )

Personally came before me this 21st day of JANUARY, 2021, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

[Signature] My Commission Expires 10-19-2023  
Notary Public, Wisconsin



## Village Board Approval Certificate

Resolved, that the plat of Winding Creek Estates 4 in the Village of Fox Crossing, Winnebago County, Winding Creek Estates, LLC, and Ronald C. & Virginia F. Meyer, owners, is hereby approved by the Village Board of the Village of Fox Crossing.

[Signature] 12/21/20  
Chairman Date

hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Fox Crossing

[Signature] 1/8/2021  
Clerk Date

## Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the Village of Fox Crossing and Winnebago 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.

[Signature] 01/08/2021  
Deputy Village/Treasurer Date

[Signature] 3/23/21  
County Treasurer Date

This Final Plat is contained wholly within the property described in the following recorded instruments:

the property owner of record:	Recording Information:	Parcel Number(s):
Winding Creek Estates, LLC	Document No. 1771181	12101960101

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 9, 2020  
[Signature]  
Department of Administration

File: 3380Final4.dwg  
Date: 12/04/2020  
Drafted By: jim  
Sheet: 2 of 2



**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
Civil Engineers and Land Surveyors  
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Ph: 920-991-1866 Fax: 920-441-0804  
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Revision Date: Dec 04, 2020