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Tx:4577912

DOC# 1869798

NATALIE STROHMEYER
REGISTER OF DEEDS
WINNEBAGO COUNTY, WI

RECORDED ON:
11/29/2021 11:50 AM
RECORDING FEE: 30.00

PAGES: 6

CERTIFIED SURVEY MAP NO. 7846

ALL OF LOT 12 OF CERTIFIED SURVEY MAP NO. 7089
RECORDED VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE
7089 AS DOCUMENT NUMBER 1713241 AND PART OF LOT 4 OF
CERTIFIED SURVEY MAP NO. 6693 RECORDED IN VOLUME 1 OF
CERTIFIED SURVEY MAPS ON PAGE 6693 AS DOCUMENT
NUMBER 1625521, BEING LOCATED IN THE SOUTHEAST 1/4 OF
THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 20 NORTH,
RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY,
WISCONSIN

LINE DATA TABLE

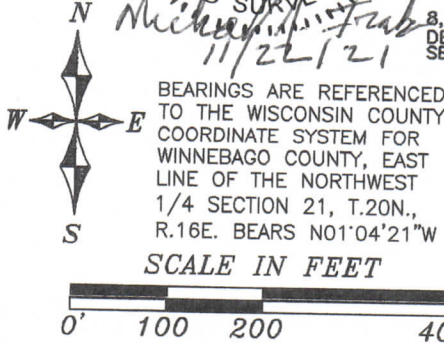
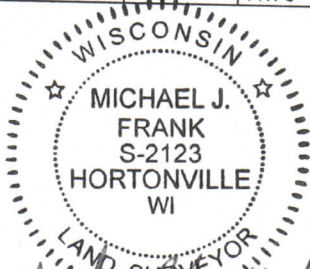
LINE	BEARING	DISTANCE
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L3	N 89°24'24" E	42.55'
L4	N 89°24'24" E	26.90'
L5	N 14°52'46" E	16.92'
L6	N 01°04'21" W	102.41'

NOTES:

THE LOT(S) CREATED IN THIS DOCUMENT ARE ADJACENT TO PROPERTY THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES, SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH AGRICULTURAL USE CONSTITUTES A NUISANCE OR CONFLICT WITH THEIR QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON ADJACENT PROPERTY.

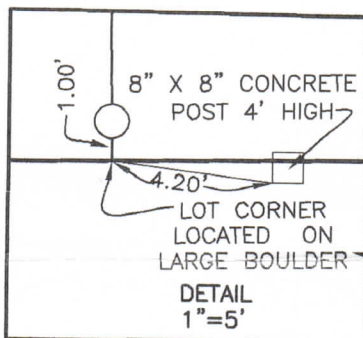
CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT BEARING-IN	TANGENT BEARING-OUT
C1	89°40'25"	24.55'	38.43'	34.62'	S 29°57'26.5" E	S 14°52'46" W	S 74°47'38" E
C2	164°12'01"	66.00'	189.15'	130.75'	S 07°18'22.5" W	S 74°47'38" E	S 89°24'23" W
C3	107°09'03"	66.00'	123.43'	106.21'	S 21°13'06.5" E	S 74°47'38" E	S 32°21'25" W
C4	57°02'59"	66.00'	65.72'	63.03'	S 60°52'54.5" W	S 32°21'25" W	S 89°24'23" W
C5	15°57'07"	150.00'	41.76'	41.63'	N 06°54'12.5" E	N 01°04'21" W	N 14°52'46" E



LEGEND

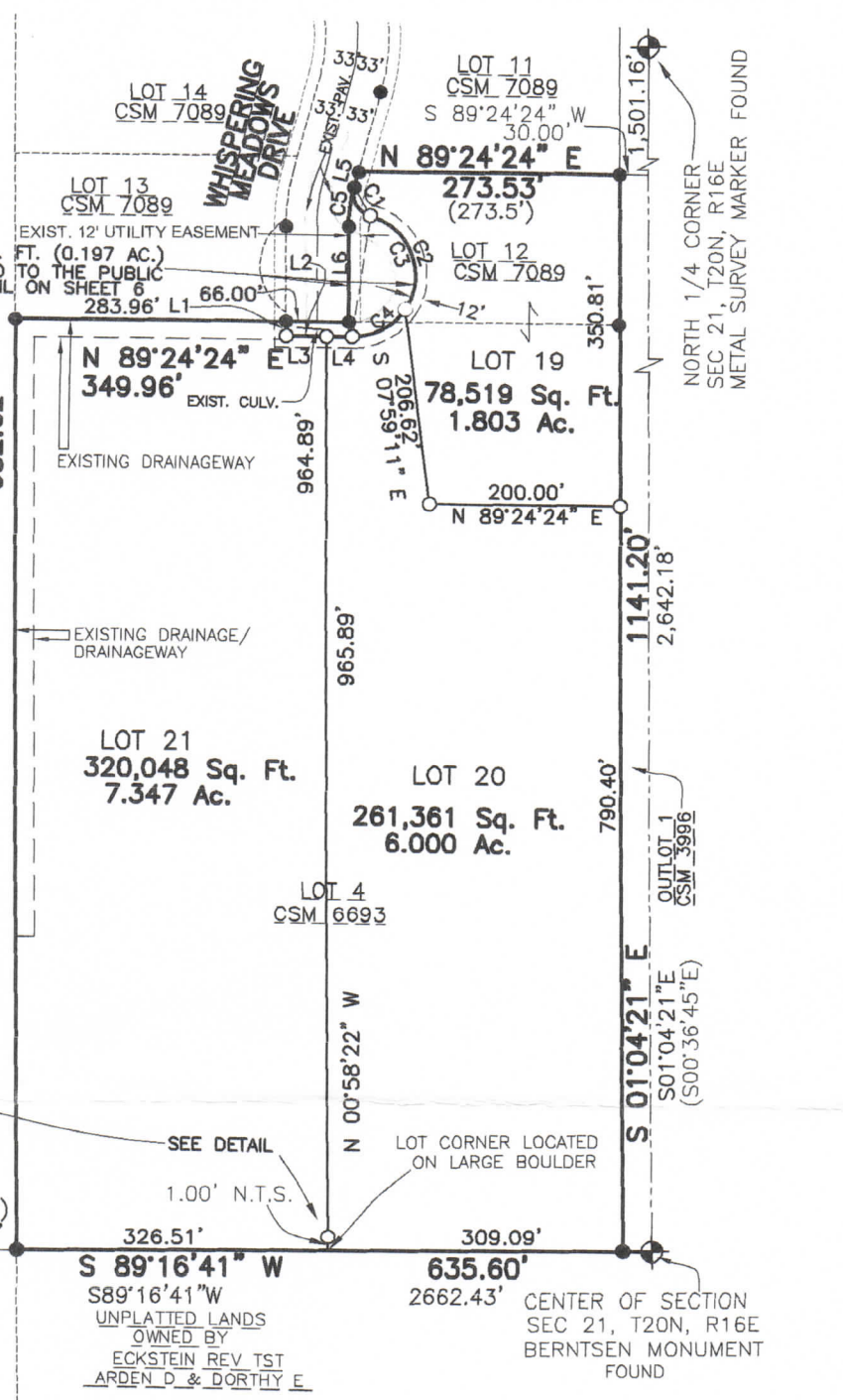
- = 1" DIA. IRON PIPE FOUND
- = WEIGHING 1.13 LBS./LIN. FOOT SET
- = UTILITY EASEMENT
- = 1" DIA. ROUND x 24" LONG IRON PIPE
- () = UNPLATTED LANDS OWNED BY JAMES & LAVERN STURGIS
- () = RECORDED AS



WEST 1/4 CORNER SEC 21, T20N, R16E. BERTSEN MONUMENT FOUND

UNPLATTED LANDS OWNED BY SALM LIV TST, KEITH J. & KATHERINE A.

UNPLATTED LANDS OWNED BY ECKSTEIN REV TST ARDEN D. & DORTHY E.



SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
2711 N. MASON ST., SUITE F, APPLETON, WI 54914

PREPARED FOR:
WHISPERING MEADOWS DRIVE, LLC
8425 WHISPERING MEADOWS DRIVE
LARSEN, WI 54947

L-21-4166
SHEET 1 OF 6

CERTIFIED SURVEY MAP NO. 7846

SURVEYOR'S CERTIFICATE:

ALL OF LOT 12, OF CERTIFIED SURVEY MAP NO. 7089 RECORDED VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 7089 AS DOCUMENT NUMBER 1713241 AND PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 6693 RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 6693 AS DOCUMENT NO. 1625521, BEING LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST OF 1/4 OF SECTION 21, TOWNSHIP TWENTY (20) NORTH, RANGE SIXTEEN (16) EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

I, MICHAEL J. FRANK, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2123, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 12 OF CERTIFIED SURVEY MAP NO. 7089 RECORDED VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 7089 AS DOCUMENT NUMBER 1713241 AND PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 6693 RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 6693 AS DOCUMENT NO. 1625521, BEING LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST OF 1/4 OF SECTION 21, TOWNSHIP TWENTY (20) NORTH, RANGE SIXTEEN (16) EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 21; THENCE SOUTH 01 DEGREE 04 MINUTES 21 SECONDS EAST (RECORDED AS SOUTH 00 DEGREES 36 MINUTES 45 SECONDS EAST), ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,501.16 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 24 SECONDS WEST 30.00 FEET TO THE NORTHEAST CORNER OF LOT 12 OF SAID CERTIFIED SURVEY MAP NO. 7089 AND THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 04 MINUTES 21 SECONDS EAST, ALONG THE WEST LINE OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3996, A DISTANCE OF 1,141.20 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 41 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH WEST 1/4 OF SAID SECTION 21, A DISTANCE OF 635.60 FEET; THENCE NORTH 00 DEGREES 58 MINUTES 28 SECONDS WEST (RECORDED AS NORTH 00 DEGREES 30 MINUTES 50 SECONDS WEST), ALONG THE WEST LINE OF SAID LOT 4 OF SAID CERTIFIED SURVEY MAP NO. 6693, A DISTANCE OF 982.62 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 24 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 13 OF SAID CERTIFIED SURVEY MAP NO. 7089 AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF WHISPERING MEADOWS DRIVE, 349.96 FEET; THENCE NORTH 01 DEGREE 04 MINUTES 21 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF WHISPERING MEADOWS DRIVE, 102.41 FEET; THENCE NORTHERLY, ALONG SAID RIGHT-OF-WAY LINE, 41.76 ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND A CHORD THAT BEARS NORTH 06 DEGREES 54 MINUTES 12.5 SECONDS EAST 41.63 FEET ; THENCE NORTH 14 DEGREES 52 MINUTES 46 SECONDS EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 16.92 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 24 SECONDS EAST, ALONG THE NORTH LINE OF LOT 12 OF SAID CERTIFIED SURVEY MAP NO. 7089, A DISTANCE OF 273.53 FEET (RECORDED AS 273.5 FEET) TO THE POINT OF BEGINNING CONTAINING 668,494 SQUARE FEET (15.347 ACRES) OF LAND, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD .

THAT I HAVE MADE SUCH SURVEY BY THE ORDER AND UNDER THE DIRECTION OF THE OWNERS OF SAID LAND.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATE OF WISCONSIN STATUTES AND THE LAND SUBDIVISION REGULATIONS OF THE TOWN OF CLAYTON AND WINNEBAGO COUNTY, IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 22nd DAY OF NOV., 2021

Michael J. Frank
MICHAEL J. FRANK S-2123
WISCONSIN PROFESSIONAL LAND SURVEYOR



CERTIFIED SURVEY MAP NO. 7846

ALL OF LOT 12, OF CERTIFIED SURVEY MAP NO. 7089 RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 7089 AS DOCUMENT NUMBER 1713241 AND PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 6693 RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 6693 AS DOCUMENT NO. 1625521, BEING LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST OF 1/4 OF SECTION 21, TOWNSHIP TWENTY (20) NORTH, RANGE SIXTEEN (16) EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

TOWN BOARD APPROVAL:

WE HEREBY CERTIFY THAT THE TOWN OF CLAYTON BOARD OF SUPERVISORS APPROVED THIS CERTIFIED SURVEY MAP ON THE 17th DAY OF November, 2021.

Russell Gene 11-26-21
TOWN CHAIRPERSON DATE

Jon Thiers 11-29-2021
TOWN CLERK DATE

TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS SHOWN HEREON.

Diana M. Hellmann 11-29-21 John M. Lehman 11/22/2021
COUNTY TREASURER, Deputy DATE TOWN TREASURER DATE

WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE APPROVAL:

PURSUANT TO THE WINNEBAGO COUNTY SUBDIVISION ORDINANCE, ALL THE REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS CERTIFIED SURVEY MAP WAS APPROVED THIS 29th DAY OF November 2021.

Thomas J. Egan
CHAIRPERSON, WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE.

THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL NUMBER 00605660401 AND ALL OF TAX PARCEL NUMBERS 00605660403, THE PROPERTY OWNERS OF RECORD ARE WHISPERING MEADOWS DRIVE LLC, DESCRIBED IN DOCUMENT NUMBER 1737730 AND 1757033.



Michael J. Frank
11/22/21

CERTIFIED SURVEY MAP NO. 7846

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CORPORATE OWNER'S CERTIFICATE:

WHISPERING MEADOWS DRIVE LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

IN WITNESS WHEREOF WHISPERING MEADOWS DRIVE LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARK E LUEBKE, MEMBER OF WHISPERING MEADOWS DRIVE LLC.

AT Town of Clayton, Larsen, WI 54947

ON THIS 22nd DAY OF November, 2021.

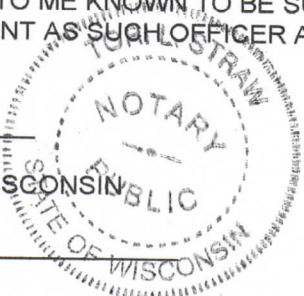
Mark E Luebke
MARK E. LUEBKE, MEMBER OF WHISPERING MEADOWS DRIVE LLC

STATE OF WISCONSIN)
Winnebago COUNTY) ^{ss.}

PERSONALLY CAME BEFORE ME THIS 22nd DAY OF November, 2021, MARK E. LUEBKE, MEMBER OF WHISPERING MEADOWS DRIVE LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH MEMBER AND ACKNOWLEDGE THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID LIMITED LIABILITY COMPANY BY ITS AUTHORITY.

Jeri L Straw

NOTARY PUBLIC, Winnebago Co., WISCONSIN
MY COMMISSION EXPIRES 10.24.22



Michael J. Frank
11/22/21

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UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY WHISPERING MEADOWS DRIVE LLC, GRANTOR, TO

WISCONSIN PUBLIC SERVICE
TIME WARNER ENTERTAINMENT COMPANY, L.P.
CENTURYLINK

GRANTEES,

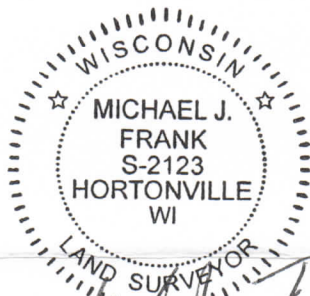
THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE, AND CABLE TV FACILITIES FOR SUCH 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 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 SIX INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEES.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INSURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

Mark E. Luebke

MARK E. LUEBKE, MEMBER OF WHISPERING MEADOWS DRIVE LLC

11/22/2021
DATE



Michael J. Frank
11/22/21

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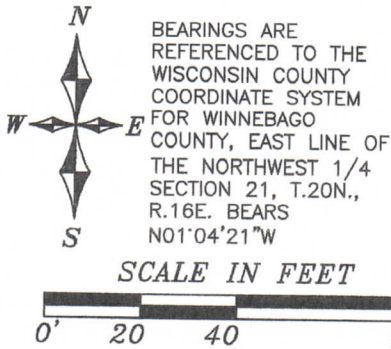
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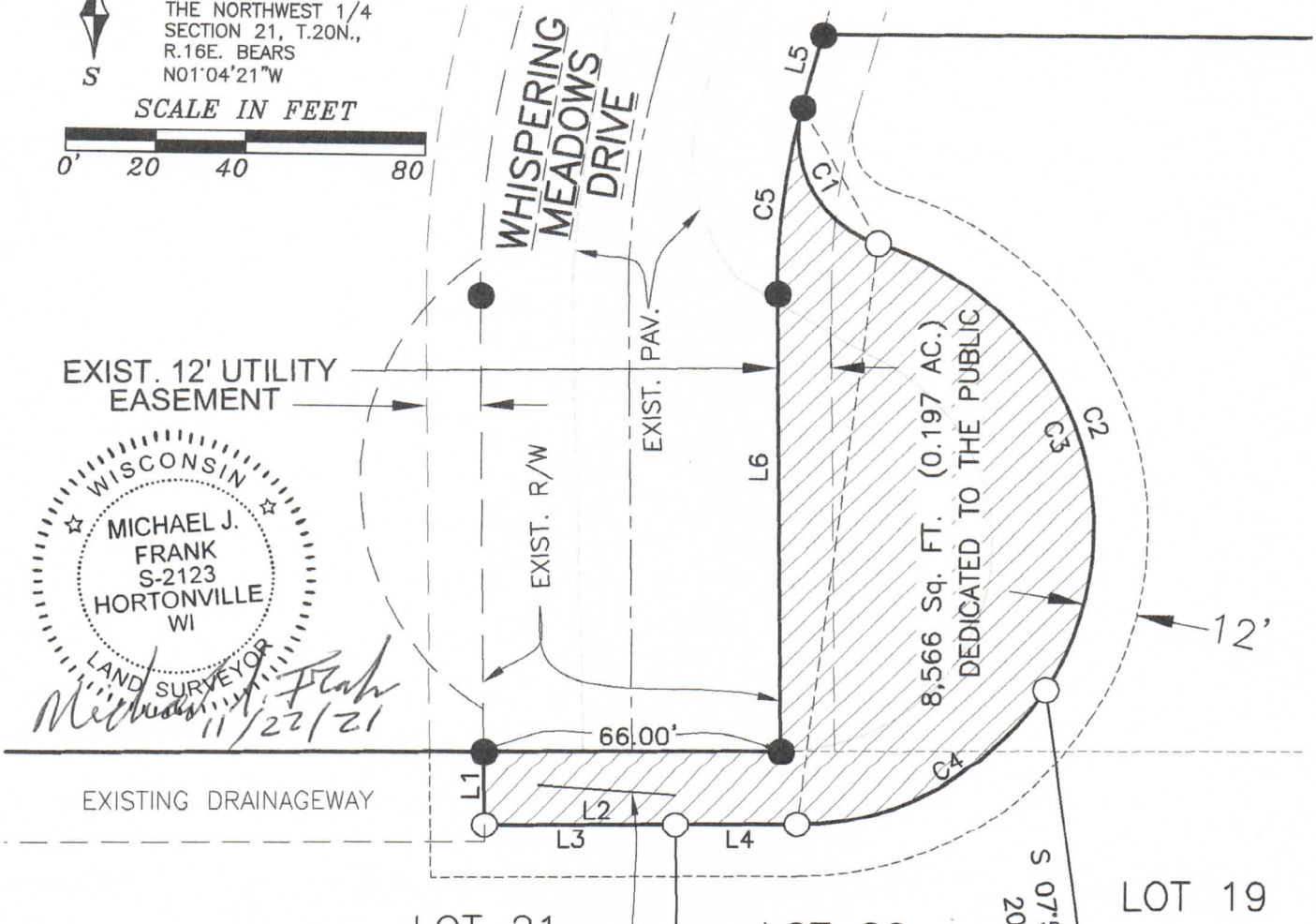
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DETAIL



WISCONSIN
★ MICHAEL J. FRANK ★
S-2123
HORTONVILLE
WI
LAND SURVEYOR
Michael J. Frank
11/22/21

LEGEND

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- = 1" DIA. ROUND x 24" LONG IRON PIPE WEIGHING 1.13 LBS./LIN. FOOT SET
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PREPARED FOR:
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8425 WHISPERING MEADOWS DRIVE
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SHEET 6 OF 6