

VILLAGE OF LITTLE CHUTE

RESOLUTION NO. 29, SERIES OF 2018

WHEREAS, PBJ Holdings, LLC and The Griffin Company, as owners of Parcels #260439900, 260440100, 260440101, 260440200, 260440201, 260440300 & 260440400 presented a Certified Survey Map to the Village of Little Chute Board of Trustees as prepared by David M. Schmalz, a registered land surveyor; and

WHEREAS, the Village of Little Chute Planning Commission has recommended in favor of adoption of said Certified Survey Map; and

WHEREAS, a majority of the full Village Board find that the attached Certified Survey Map is found to be in the public interest.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of Trustees as follows:

1. That the Certified Survey Map attached hereto (photocopy), be and the same is hereby approved; and
2. That the Village President, Village Clerk, and Finance Director, upon full payment of, if applicable, all fees, taxes, and special assessments are directed to execute signatures on behalf of the Village of Little Chute upon the Certified Survey Map documents as required.

Date introduced, approved and adopted: September 19, 2018

VILLAGE OF LITTLE CHUTE:

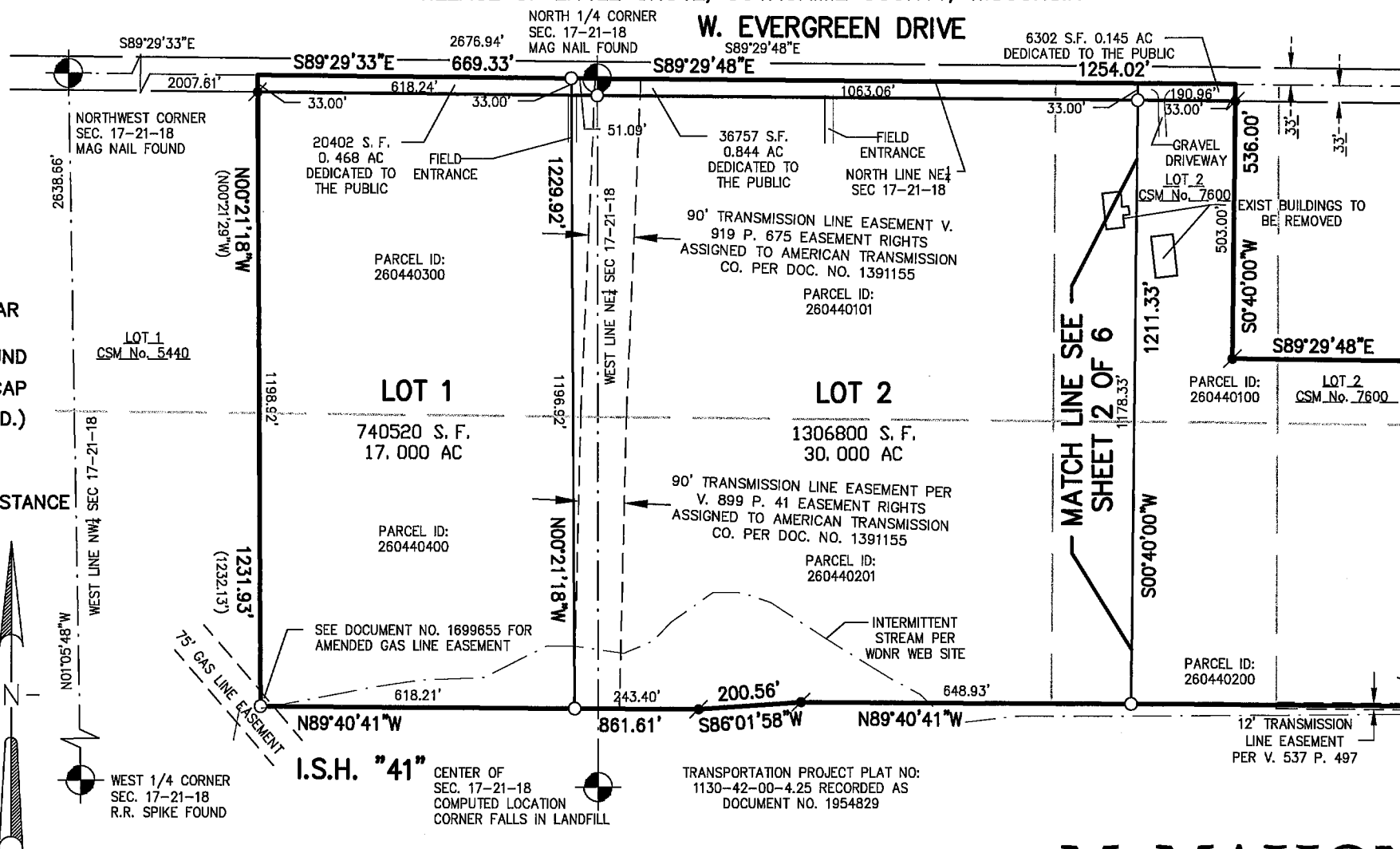
By:


Michael R. Vanden Berg, Village President

Attest:


Laurie Decker, Village Clerk

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7600 AS RECORDED IN VOLUME 46 OF MAPS ON PAGE 7600 AS DOCUMENT NO. 2142581, AND PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN



LEGEND

- - 3/4" x 24" ROUND STEEL REBAR WEIGHING 1.5 lbs./lineal ft. SET
- - 3/4" ROUND STEEL REBAR FOUND
- - 1" IRON PIPE FOUND W/ DOT CAP
- - 1" IRON PIPE FOUND (1.315" O.D.)
- ⊙ - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET
- AC - ACRES

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, WHICH BEARS S89°29'48"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR OUTAGAMIE COUNTY.

DRAFTED BY: MARTY J. ABING

SEE THE VILLAGE OF LITTLE CHUTE STORMWATER MANGEMENT PLAN FOR FRENCH ROAD PAGE 9 FOR BERM GRADES NORTH I.S.H. "41"

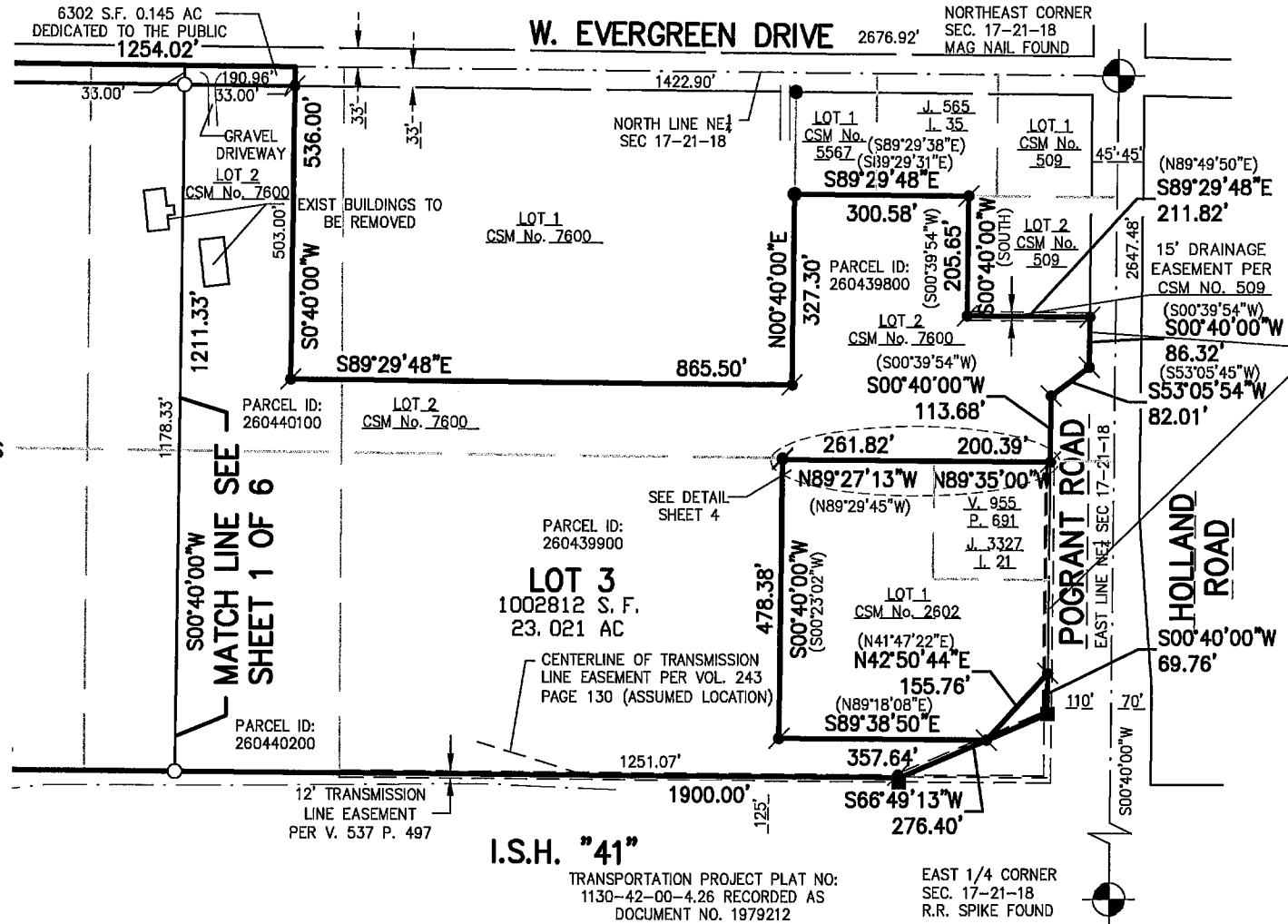
McMAHON
ENGINEERS ARCHITECTS

1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284

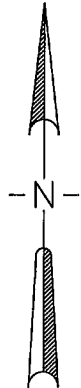
CERTIFIED SURVEY MAP NO. _____

SHEET 2 OF 6

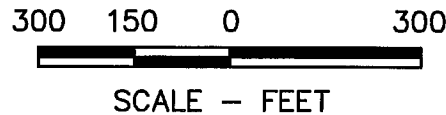
ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7600 AS RECORDED IN VOLUME 46 OF MAPS ON PAGE 7600 AS DOCUMENT NO. 2142581, AND PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN



SURVEYED FOR:
COMMERCIAL HORIZONS
100 W. LAWRENCE ST.
APPLETON, WI
54912-0115
(920)830-9646



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, WHICH BEARS S89°29'48"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR OUTAGAMIE COUNTY.



NOTE:
PROPERTY CURRENTLY ZONED
CH COMMERCIAL HIGHWAY

PROPOSED ZONING
ID INDUSTRIAL DISTRICT

LOT 3 AREA
LAND = 1002812 S.F. 23.021 AC
ROAD = 6302 S.F. 0.145 AC
TOTAL = 1009114 S.F. 23.166 AC

DRAFTED BY: MARTY J. ABING

CENTERLINE OF TRANSMISSION LINE EASEMENT PER VOL. 243 PAGE 130 (ASSUMED LOCATION BASED ON EXISTING UTILITIES & HIGHWAY WIDENING 4' CLEARING RIGHTS)

TRANSPORTATION PROJECT PLAT NO. 1130-42-00-4.28 RECORDED AS DOCUMENT NO. 1979214

I.S.H. "41"
TRANSPORTATION PROJECT PLAT NO. 1130-42-00-4.26 RECORDED AS DOCUMENT NO. 1979212

EAST 1/4 CORNER SEC. 17-21-18 R.R. SPIKE FOUND

McMAHON
ENGINEERS ARCHITECTS

1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7600 AS RECORDED IN VOLUME 46 OF MAPS ON PAGE 7600 AS DOCUMENT NO. 2142581, AND PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, David M. Schmalz, Wisconsin Professional Land Surveyor S-1284, certify that I have surveyed, divided and mapped all of Lot 2 of Certified Survey Map No. 7600 as recorded in Volume 46 of Maps on Page 7600 as Document no. 2142581, and part of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin containing 3,113,593 Square feet (71.478 acres) of land and described as follows

Beginning at the North $\frac{1}{4}$ corner of said Section 17; Thence S89°29'48"E, 1254.02 feet along the North line of the Northeast $\frac{1}{4}$ of said Section 17 to the Northwest corner of Lot 1 of said Certified Survey Map; Thence S00°40'00"W, 536.00 feet along the West line of said Lot 1 to the Southwest corner thereof; Thence S89°29'48"E, 865.50 feet along the South line of said Lot 1 to the Southeast corner thereof; Thence N00°40'00"E, 327.30 feet along the East line of said Lot 1 to the Southwest corner of Lot 1 of Certified Survey Map No. 5567 as recorded in Volume 32 of Maps on Page 5567 Document No. 1744497; Thence S89°29'48"E (recorded as S89°29'38"E & S89°29'31"E), 300.58 feet along the South line of said Lot 1 of Certified Survey Map No. 5567 and it's Easterly extension to the Northwest corner of Lot 2 of Certified Survey Map No. 509 as recorded in Volume 3 of maps on Page 509 as Document No. 947607; Thence S00°40'00"W (recorded as S00°39'54"W & South), 205.65 feet along the West line of said Lot 2 to the Southwest corner thereof; Thence S89°29'48"E (recorded as S89°49'50"E), 211.82 feet along the South line of said Lot 1 to the Southeast corner thereof on the West Right-of-Way line of Holland Road; Thence S00°40'00"W (recorded as S00°39'54"W), 86.32 feet along said West Right-of-Way line to the Westerly Right-of-Way line of Pogrart Road; Thence S53°05'54"W (recorded as S53°05'45"W), 82.01 feet along said Westerly Right-of-Way line; Thence S00°40'00"W, (recorded as S00°39'54"W), 113.68 feet along said Westerly Right-of-Way line; Thence N89°35'00"W, 200.39 feet to the Northeast corner of Lot 1 of Certified Survey Map No. 2602 recorded in Volume 14 of Maps on Page 2602 as Document No. 1196443; Thence N89°27'13"W (recorded as N89°29'45"W), 261.82 feet along the North line of said Lot 1 to the Northwest corner thereof; Thence S00°40'00"W, 478.38 feet along the West line of said Lot 1 to the Southwest corner thereof; Thence S89°38'50"E, 357.64 feet along the South line of said Lot 1; Thence N42°50'44"E, 155.76 feet along the South line of said Lot 1 to the Southeast corner thereof and the Westerly Right-of-Way line of Pogrart Road; Thence S00°40'00" W, 69.76 feet along said Westerly Right-of-Way line to the North Right-of-Way line of I.S.H "41"; Thence S66°49'13"W, 276.40 feet along said North Right-of-Way line; Thence N89°40'41"W, 1900.00 feet along said North Right-of-Way line; Thence S86°01'58"W, 200.56 feet along said North Right-of-Way line; Thence N89°40'41"W, 861.61 feet along said North Right-of-Way line to the Southeast corner of Lot 1 of Certified Survey Map No. 5440 as recorded in Volume 31 of Maps on Page 5440 as Document No 1723422; Thence N00°21'18"W, 1231.93 feet along the East line of said Lot 1 of Certified Survey Map No. 5440 to the Northeast corner thereof, Thence S89°29'33"E, 669.33 feet along the North line of the Northwest $\frac{1}{4}$ of said Section 17 to the Point of Beginning.

That I have made this survey by the direction of the Owners of said Land.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes and section 42-64 of the Village of Little Chute Subdivision Ordinance in surveying, dividing and mapping the same.

Given under my hand and seal this ___ day of _____ 20____.

David M. Schmalz, Professional WI Land Surveyor S-1284

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VILLAGE BOARD APPROVAL

Approved by the Village of Little Chute, Outagamie County, Wisconsin, by the Village Board on the _____ day of _____, 20____.

 Village President Date
 Mike Vanden Berg

 Village Clerk Date
 Laurie Decker

CERTIFICATE OF VILLAGE FINANCE DIRECTOR:

I, being the duly elected, qualified and acting Finance Director, do hereby certify that in accordance with the records in my office there are no un-paid taxes or un-paid special assessments on any of the lands included in this Certified Survey Map as of: _____ affecting the lands.

 Finance Director Date
 Valerie Clarizio

CERTIFICATE OF COUNTY TREASURER:

I, being the duly elected, qualified and acting Treasurer, do hereby certify that in accordance with the records in my office there are no un-paid taxes or un-paid special assessments on any of the lands included in this Certified Survey Map as of: _____ affecting the lands.

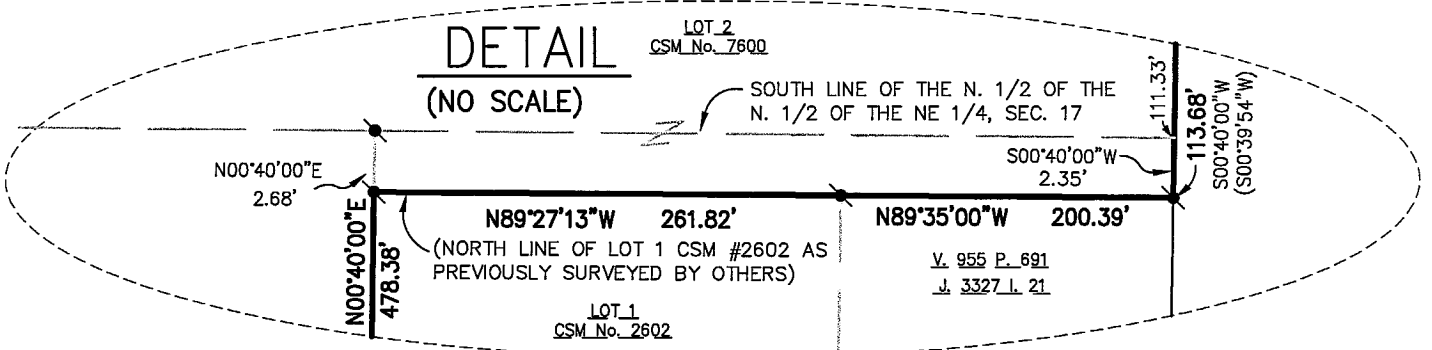
 County Treasurer Date
 Trenten J. Woelfel

NOTES

-THIS CSM IS PART OF PARCEL ID 26-0-4398-00 AND ALL OF PARCEL ID 26-0-4399-00, 26-0-4401-00, 26-0-4401-01, 26-0-4402-00, 26-0-4402-01, 26-0-4403-00 & 26-0-4404-00

-THE PROPERTY OWNER OF RECORD IS PBJ HOLDINGS, LLC 45%, THE GRIFFIN COMPANY OF LITTLE CHUTE, INC. 45% & DAVID A. WITTMAN 10%

-THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT No. 1866677.



CERTIFIED SURVEY MAP NO. _____

SHEET 5 OF 6

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7600 AS RECORDED IN VOLUME 46 OF MAPS ON PAGE 7600 AS DOCUMENT NO. 2142581, AND PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

PBJ Holdings, LLC, a Wisconsin Limited Liability Company As Owner(s), I/We hereby certify that I/we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I/We also certify that this Certified Survey Map is required by s. 236.34 of the Wisconsin Statutes to be submitted to the following for approval.

Village of Little Chute

Dated this _____ day of _____, 20____.

Authorized Signature Title
PBJ Holdings LLC, a Wisconsin Limited Liability Company, a 45% interest

Printed Name

State of Wisconsin)
)ss
_____County)

Personally appeared before me on the _____ day of _____, 20____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

Notary Public
_____ County, _____

My commission expires_____

OWNER'S CERTIFICATE

The Griffin Company of Little Chute, Inc., a Wisconsin Corporation As Owner(s), I/We hereby certify that I/we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I/We also certify that this Certified Survey Map is required by s. 236.34 of the Wisconsin Statutes to be submitted to the following for approval.

Village of Little Chute

Dated this _____ day of _____, 20____.

Authorized Signature Title
The Griffin Company of Little Chute, Inc., a Wisconsin Corporation, a 45% interest

Printed Name

State of Wisconsin)
)ss
_____County)

Personally appeared before me on the _____ day of _____, 20____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

Notary Public
_____ County, _____

My commission expires_____

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OWNER'S CERTIFICATE

The David A. Wittman As Owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required by s. 236.34 of the Wisconsin Statutes to be submitted to the following for approval.

Village of Little Chute

Dated this _____ day of _____, 20____.

Authorized Signature Title
David A. Wittman, a 10% interest

State of Wisconsin)
_____ County)ss

Personally appeared before me on the _____ day of _____, 20____, the above named person to me known to be the person who executed the foregoing instrument, and acknowledged the same.

Notary Public
_____ County, _____
My commission expires _____

CONSENT OF MORTGAGEE:

Associated Bank, NA, a duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land does hereby consent to the surveying, dividing, mapping and dedication of the land described on this certified survey map and does hereby consent to the certificate of PBJ Holdings, LLC, a Wisconsin Limited Liability Company and The Griffin Company of Little Chute, Inc., a Wisconsin Corporation, as Owners.

WITNESS the hand and seal of said mortgagee this _____ day of _____, 20____.

In the Presence of:

Authorized Signature Authorized Signature

Print Name Print Name

STATE OF WISCONSIN)ss
COUNTY OF _____

Personally came before me this _____ day of _____, 20____, the above named persons to me to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
_____ County, _____
My Commission Expires: _____