

# "LITTLE CHUTE NORTH ESTATES"

PRELIMINARY PLAT

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7261 AS RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS ON PAGE 7261 AS DOCUMENT NO. 2085588 AND PART OF OUTLOT 1 OF VILLAGE NORTH SUBDIVISION, ALL LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 10, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN,

- 3/4" X 24" SOLID ROUND #6 IRON REBAR SET AT ALL OTHER LOT CORNERS, 1.502 LBS. PER LIN. FT.
- ALL DIMENSIONS COMPUTED AND MEASURED TO THE NEAREST 0.01 FOOT.
- ALL BEARINGS COMPUTED AND MEASURED TO THE NEAREST SECOND.

FRONT YARD SETBACK TO BE 25' UNLESS NOTED OTHERWISE

DENOTES 12' UTILITY EASEMENT UNLESS NOTED OTHERWISE

**LEGEND:**

- = COUNTY MONUMENT
- = 3/4" X 18" SOLID ROUND #6 IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- = 3/4" SOLID ROUND IRON REBAR FOUND
- = 1" O.D. ROUND IRON PIPE FOUND
- = P.K. NAIL SET
- = MAG NAIL FOUND
- = SANITARY MANHOLE
- = CULTVERT
- = WATER VALVE
- = FIRE HYDRANT
- = POWER POLE
- = DOWN GUY
- = GAS VALVE
- = ELECTRICAL PEDESTAL
- = TELEPHONE PEDESTAL
- = CABLE PEDESTAL
- = SOIL BORING LOCATION
- ( ) = RECORDED AS BEARING/DISTANCE
- OE = OVERHEAD ELECTRICAL
- OEC = OVERHEAD ELECTRICAL & COMMUNICATIONS
- UC = UNDERGROUND COMMUNICATIONS
- FO = UNDERGROUND FIBER OPTICS

GRAPHIC SCALE: 1" = 100'

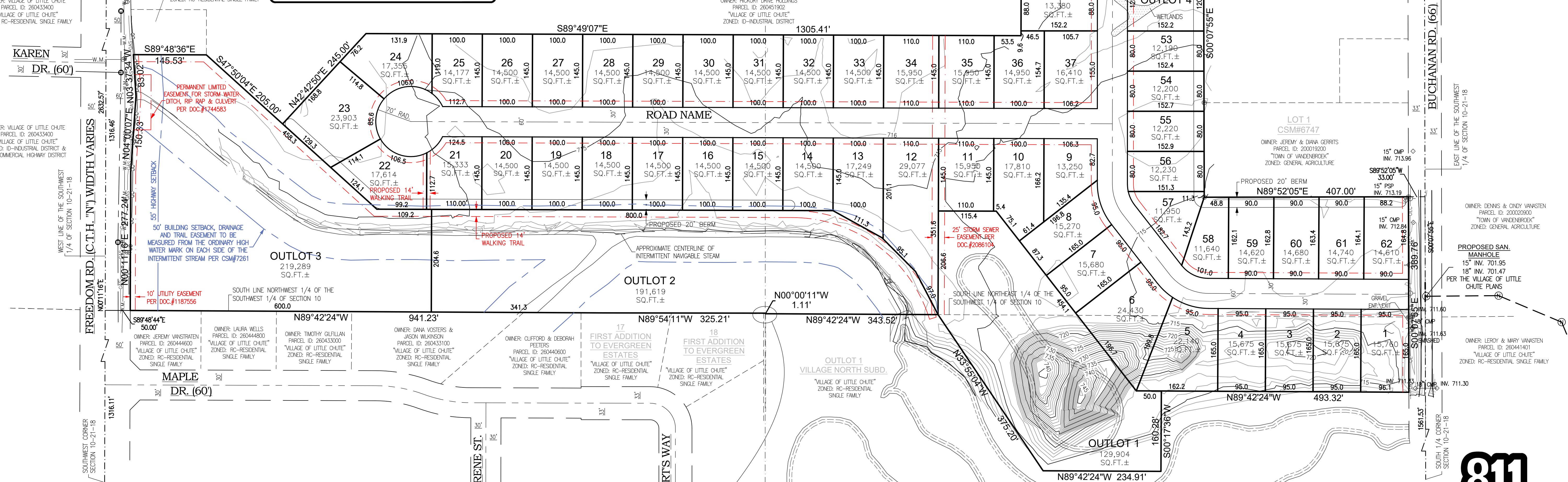
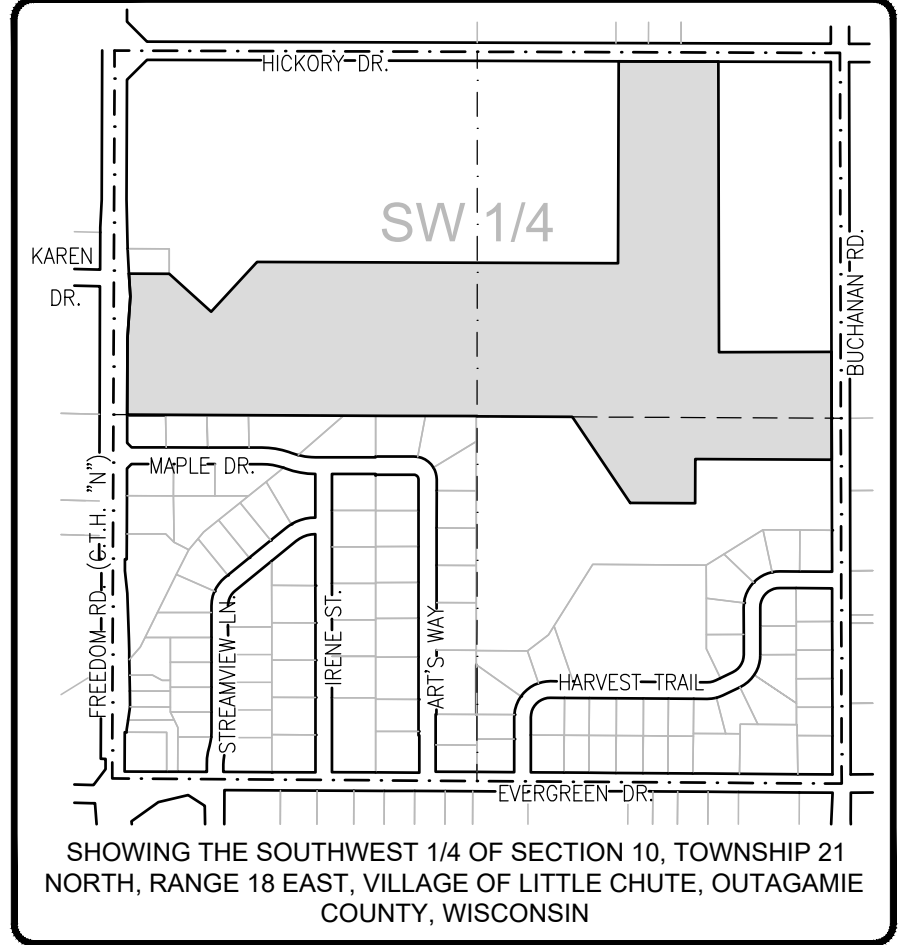
**OWNERS & SUBDIVIDER:**  
KEITH GONNERING  
5735 W. SPENCER STREET  
APPLETON, WISCONSIN 54914  
AND  
VILLAGE OF LITTLE CHUTE

**PRESENT ZONING:**  
CH-COMMERCIAL HIGHWAY DISTRICT  
RM-RESIDENTIAL MULTI-FAMILY  
RC-RESIDENTIAL SINGLE-FAMILY

**PROPOSED ZONING:**  
RC-RESIDENTIAL SINGLE-FAMILY - LOTS 1-9 & 37-62  
RT-RESIDENTIAL TWO-FAMILY - LOTS 10-36

**SURROUNDING ZONING:**  
ID-INDUSTRIAL DISTRICT, RC-RESIDENTIAL SINGLE-FAMILY,  
CL-LOCAL COMMERCIAL AND GENERAL AGRICULTURE

**REVIEWING AGENCIES:**  
DEPARTMENT OF ADMINISTRATION  
VILLAGE OF LITTLE CHUTE  
EAST CENTRAL PLANNING  
WISCONSIN ELECTRIC POWER COMPANY D/B/A WE ENERGIES  
WISCONSIN BELL, INC. D/B/A AT&T WISCONSIN SPECTRUM



**NOTES:**

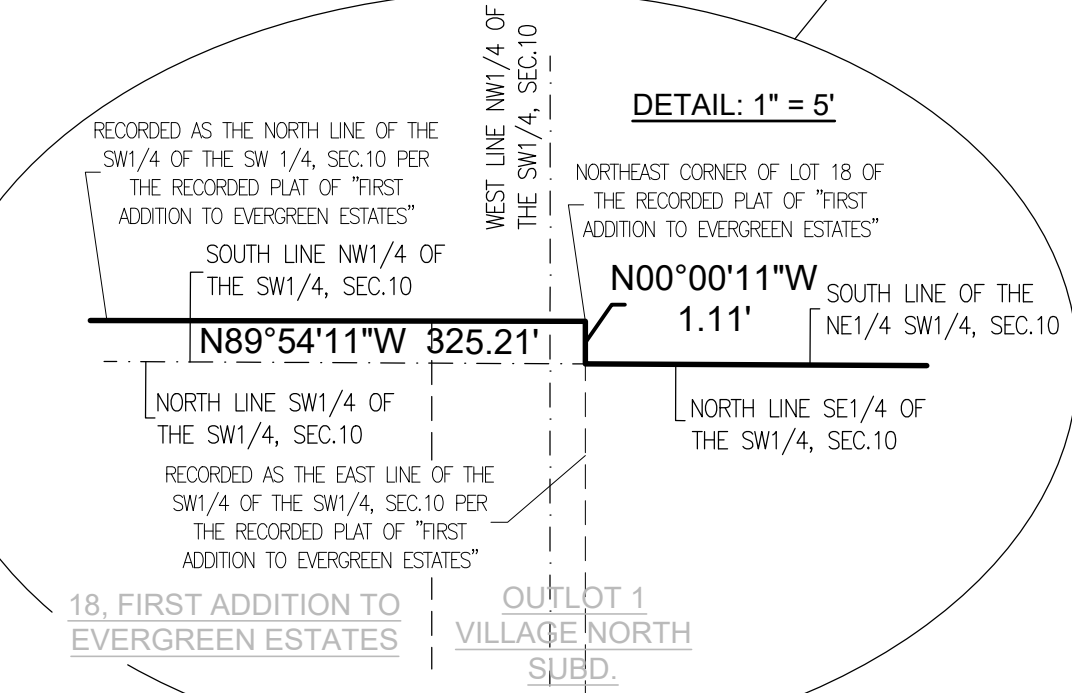
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE CERTIFIED TO.
- PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATION. DIGGERS HOTLINE WAS CONTACTED UNDER TICKET NO. 20182011108, 20182011145, 20182011153, 20182011327 AND 20182011331 AND THIS SURVEY DRAWING REPRESENTS THE LOCATION OF ALL UTILITIES MARK.
- ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITHIN THIS DRAWING, INDIVIDUAL CONTRACTORS AND SUBCONTRACTORS MUST VERIFY CORRESPONDING DETAILS AND DIMENSIONS FOR THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.
- COUNTY TRUNK HIGHWAY "N" IS A CONTROLLED ACCESS HIGHWAY AS ESTABLISHED BY THE COUNTY BOARD OF OUTAGAMIE COUNTY AS PER JACKET 8320, IMAGE 18 AS DOCUMENT NUMBER 93350.
- ALL EASEMENTS TO BE SHOWN ON THE FINAL PLAT

**SURVEYORS CERTIFICATE:**  
I, ROBERT F. REIDER, CERTIFY THAT THIS PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES AND THAT I HAVE FULLY COMPLIED WITH THE SUBDIVISION ORDINANCES OF THE VILLAGE OF LITTLE CHUTE.

ROBERT F. REIDER, PLS-1251 DATED \_\_\_\_\_

**SOIL BORING CERTIFICATION:**  
I, ROBERT F. REIDER, CERTIFY THAT THE SOIL TEST LOCATIONS SHOWN ON THIS PRELIMINARY PLAT AREA ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT F. REIDER, PLS-1251 DATED \_\_\_\_\_



**LEGAL DESCRIPTION:**  
BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7261 AS RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS ON PAGE 7261 AS DOCUMENT NO. 2085588 AND PART OF OUTLOT 1 OF VILLAGE NORTH SUBDIVISION, ALL LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 10, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10; THENCE N00°11'16"E, 1316.11 FEET ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE S89°48'44"E, 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF C.T.H. "N" AND THE POINT OF BEGINNING; THENCE N00°11'16"E, 272.24 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE N04°00'07"E, 150.33 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE N03°37'34"W, 83.02 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A NORTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7261; THENCE S89°48'36"E, 145.53 FEET ALONG SAID NORTH LINE; THENCE S47°50'04"E, 205.00 FEET ALONG SAID NORTH LINE; THENCE N42°42'50"E, 245.00 FEET ALONG SAID NORTH LINE; THENCE S89°49'07"E, 1305.41 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 2; THENCE N00°10'53"E, 730.00 FEET ALONG SAID WEST LINE TO THE SOUTH RIGHT-OF-WAY LINE OF HICKORY DRIVE; THENCE S89°49'07"E, 360.51 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO AN EAST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7261; THENCE S00°07'55"E, 1050.93 FEET ALONG SAID EAST LINE TO A NORTH LINE OF SAID LOT 2; THENCE N89°52'05"E, 407.00 FEET ALONG SAID NORTH LINE TO THE WEST RIGHT-OF-WAY LINE OF BUCHANAN DRIVE; THENCE S00°07'55"E, 389.76 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE N89°42'24"W, 493.32 FEET; THENCE S00°17'36"W, 180.28 FEET; THENCE N89°42'24"W, 234.91 FEET; THENCE N43°59'04"W, 375.20 FEET TO THE SOUTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7261; THENCE N89°42'24"W, 343.52 FEET ALONG SAID SOUTH LINE, 1.11 FEET ALONG SAID SOUTH LINE; THENCE N89°54'11"W, 325.21 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Know what's below.  
Call before you dig.

**REVISIONS**

NO.	DATE	REVISIONS

**DESIGNED** \_\_\_\_\_ **DRAWN** \_\_\_\_\_ **MCR** \_\_\_\_\_ **CHECKED** \_\_\_\_\_ **RFR** \_\_\_\_\_

**SCALE** 1" = 100'

**DATE** 9-5-2018

**PROJECT NO.** C1803.20

**SHEET NO.** \_\_\_\_\_

**KEITH GONNERING**  
725 DEPOSIT STREET  
LITTLE CHUTE, WISCONSIN 54140  
PROJECT: PRELIMINARY PLAT "LITTLE CHUTE NORTH ESTATES", VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

**CAROW LAND SURVEYING CO., INC.**  
615 N. LYNNDALE DRIVE  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168 FAX: (920)731-5673