

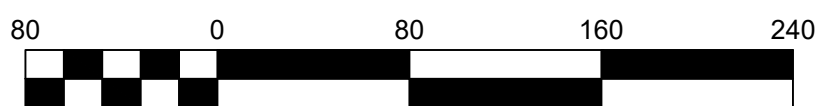
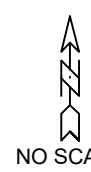
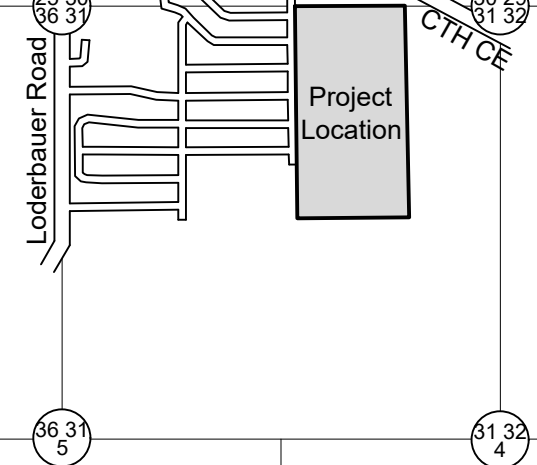
Preliminary Plat of

# Blue Stem Meadows

All of Lots 2 and 3 of Certified Survey Map \_\_\_\_\_, being part of the Northwest 1/4 of the Northeast 1/4 and Part of the Southwest 1/4 of the Northeast 1/4 Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin.

LOCATION MAP

SEC 31, T 21 N, R 19 E,  
TOWNSHIP OF BUCHANAN,  
OUTAGAMIE COUNTY, WI



Bearings are referenced to the East line of the Northeast 1/4, Section 31, T21N, R19E, assumed to bear N00°54'17"W, base on the Outagamie County Coordinate System.

SUPPLEMENTARY DATA

Total Area = 2,075,107 SF 47.6379 acres  
 RW Area:  
 Phase 1 = 79,059 SF 1.8149 acres  
 Phase 2 = 87,632 SF 2.0118 acres  
 Outlot Area = 1,079,288 SF 24.7770 acres  
 Net Area = 829,128 SF 19.0342 acres  
 Number of Lots = 62  
 Average lot size = 13,300 SF  
 Typical lot dimension = 95' x 140'  
 Lineal feet of street = 2,700 LF  
 Existing zoning = General Ag (T. of Buchanan)  
 Proposed zoning = RSF  
 Approving Authorities  
 City of Kaukauna  
 Objecting Authorities  
 Department of Administration

Utility and Drainage Easements will be shown on Final Plat

BENCHMARKS (NAVD 88)

BM #	Description	Elev
BM 0	NGS BM PID DF5990 Buchanan C GPS 200' North and 100' West of NE Plat corner	728.40
BM 1	Fire Hydrant Tag Bolt SW cor Greengrove St. and Haas Rd.	726.23
BM 2	Fire Hydrant Tag Bolt NW cor Mayflower St. and Haas Rd.	727.74
BM 3	Fire Hydrant Tag Bolt NW cor Meadowview St. and Haas Rd.	733.61
BM 4	Fire Hydrant Tag Bolt NW cor Foxland St. and Haas Rd.	736.96
BM 5	Fire Hydrant Tag Bolt NW cor White Wolf Ln. and Haas Rd.	732.27



Sanitary Structures					
Structure #	Rim	Inv	Size	Material	Direction
MH 1	724.58	714.23	8"	PVC	N
		714.23	8"	PVC	E
		714.23	8"	PVC	S
MH 2	726.15	713.80	8"	PVC	E
		713.80	8"	PVC	W
		713.80	8"	PVC	N
MH 3	730.92	717.87	8"	PVC	E
		717.87	8"	PVC	W
		717.87	8"	PVC	N
MH 4	724.03	703.28	8"	PVC	NW
		703.28	8"	PVC	W
		703.28	8"	PVC	SE

Storm Structures						
Structure #	Rim	Inv	Size	Material	Direction	
MH A	723.90	719.80	12"	PVC	SW	
	MH B	724.50	719.30	12"	RCP	NE
			719.30	12"	PVC	SW
MH C	724.06	719.30	12"	PVC	N	
	MH D	724.94	721.44	12"	PVC	S
			720.66	12"	PVC	S
MH E	726.06	720.66	12"	PVC	N	
	MH F	724.82	721.27	12"	PVC	N
			721.16	12"	PVC	N
MH G	725.16	721.16	12"	PVC	N	
	MH H	725.90	720.96	12"	PVC	E
			721.16	12"	PVC	S
MH I	727.58	721.78	12"	PVC	W	
		721.01	12"	PVC	W	
		721.88	12"	PVC	S	

Storm Structures						
Structure #	Rim	Inv	Size	Material	Direction	
MH J	730.55	727.00	12"	PVC	SE	
	MH K	731.03	725.23	12"	PVC	N
			725.23	12"	PVC	NW
MH L	730.95	725.23	12"	PVC	SE	
	MH M	731.29	725.23	12"	PVC	SE
			725.23	12"	PVC	SE
MH N	730.07	725.23	12"	PVC	SE	
	MH O	734.28	725.23	12"	PVC	SW
			725.23	12"	PVC	SW
MH P	730.95	726.95	12"	PVC	E	
	MH Q	731.29	727.49	12"	PVC	NW
			727.49	12"	PVC	NW
MH R	734.07	731.07	12"	PVC	S	
	MH S	734.28	728.88	12"	PVC	N
			728.88	12"	PVC	SE
MH T	734.02	728.78	12"	PVC	W	
	MH U	730.84	727.04	12"	PVC	W
			727.04	12"	PVC	S
MH V	730.51	725.11	12"	PVC	N	
	MH W	730.51	725.11	12"	PVC	SE
			725.01	12"	PVC	W
MH X	729.55	726.75	12"	PVC	NW	
	MH Y	729.55	726.75	12"	PVC	NW
			726.75	12"	PVC	NW

SURVEYOR'S CERTIFICATE

I, James R. Sehloff, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the City of Kaukauna.

James R. Sehloff, P.L.S. No. S-2692

Date

Developer:  
Dercks-Dewitt, LLC  
W657 County Road ZZ  
Kaukauna, WI 54130

File: 4198Plat.dwg  
Date: 07/30/2019  
Drafted By: Jim  
Sheet: 1 of 1

LEGEND

— CATV — CATV	○ Sanitary MH / Tank / Base	□ Air Conditioner
— FD — FD	○ Clean Out / Curb Stop / Pull Box	□ Telephone Pedestal
— UG — UG	○ Storm Manhole	□ Telephone Manhole
— SAN — SAN	○ Inlet	□ CATV Pedestal
— ST — ST	○ Catch Basin / Yard Drain	○ 3/4" Rebar Found
— E — E	○ Water MH / Well	○ Chiseled "X" Found
— G — G	○ Hydrant	○ Government Corner
— T — T	○ Utility Valve	○ Benchmark
— W — W	○ Utility Pole	○ Asphalt Pavement
— WL — WL	○ Light Pole / Signal	○ Concrete Pavement
— D — D	○ Electric Pedestal	○ Gravel
— I — I	○ Electric Transformer	
— C — C	○ Culvert	
— IC — IC	○ Index Contour	
— 799 — 799	○ Intermediate Contour	

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 CIVIL ENGINEERING CONSULTANTS  
 1811 Racine Street Menasha, WI 54952  
 Ph: 920-991-1866 Fax: 920-830-9595  
 www.davel.pro