

A quorum of the Administration Committee, Board of Public Works, Park Board, and/or Common Council may attend this meeting; (Although it is not expected than any official action of any of those bodies will be taken).

**CITY OF MENASHA  
REDEVELOPMENT AUTHORITY  
Council Chambers, 3<sup>rd</sup> Floor, City Hall  
140 Main Street, Menasha**

**June 2, 2015**

**5:30 PM**

**AGENDA**

**A. CALL TO ORDER**

**B. ROLL CALL/EXCUSED ABSENCES**

**C. MINUTES TO APPROVE**

1. [Minutes of the May 5, 2015 Redevelopment Authority Meeting](#)

**D. PUBLIC COMMENTS ON ANY MATTER OF CONCERN ON THIS AGENDA**

(five (5) minute time limit for each person)

**E. DISCUSSION**

1. None

**F. ACTION ITEMS**

1. [Establish Lot Pricing for Lots within Certified Survey Map 3510 and 3511](#)
2. Request from Cypress Homes, Inc. to Rescind Offer to Purchase on Lot 108 of Lake Park Villas Plat
3. Offer to Purchase Lot 109 of the Lake Park Villas Plat – Cypress Homes, Inc.
4. Request from Cypress Homes, Inc. to Waive the 1,700 Square Foot Home Size Minimum as Required by Section 2.03.3 and Establish a 1,600 Square Foot Minimum for Lot 109 of the Lake Park Villas Plat

**G. ADJOURNMENT**

**CITY OF MENASHA**  
**Redevelopment Authority**  
**Conference Room, 1<sup>st</sup> Floor, City Hall – 140 Main Street**  
**May 5, 2015**  
**DRAFT MINUTES**

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**A. CALL TO ORDER**

The meeting was called to order at 5:31 PM by Chairman Kim Vanderhyden.

**B. ROLL CALL/EXCUSED ABSENCES**

REDEVELOPMENT AUTHORITY MEMBERS PRESENT: Ald. Becky Nichols, Chairman Kim Vanderhyden, Kip Golden, Linda Kennedy, Gail Popp and Bob Stevens.

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Tim Caudill.

OTHERS PRESENT: CDD Keil and ASD Steeno.

**C. MINTUES TO APPROVE**

**1. Minutes of the February 3, 2015 Redevelopment Authority Meeting**

Motion by Linda Kennedy, seconded by Ald. Nichols to approve the February 3, 2015 Redevelopment Authority meeting minutes. The motion carried 6-0.

**D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA**

(five (5) minute time limit for each person)

No one spoke.

**E. DISCUSSION ITEMS**

**1. RR Donnelley Update**

CDD Keil reported that he had discussion with RRD's Director of Real Estate. The plan was for RRD to do additional site investigation work consisting of a Phase II Environmental Assessment prior to contemplating a sale.

**G. ACTION ITEMS**

**1. Election of Officers**

**a. Chairman**

Chairman Vanderhyden called nominations for the office of Chairman. Kip Golden nominated Kim Vanderhyden. There were no other nominations. Motion by Kip Golden, seconded by Linda Kennedy to close the nominations and cast an unanimous ballot for Kim Vanderhyden for the office of Chairman. The motion carried 6-0.

**b. Vice-Chairman**

Chairman Vanderhyden called nominations for the office of Vice-Chairman. Kim Vanderhyden nominated Linda Kennedy. There were no other nominations. Motion by Kim Vanderhyden, seconded by Kip Golden to close the nominations and cast an unanimous ballot for Linda Kennedy for the office of Vice-Chairman. The motion carried 6-0.

**2. Release and Relocation of Utility Easement**

CDD Keil reviewed the configuration of lots and utility and access easements in the southeastern portion of the Lake Park Square commercial lots. The release or relocation of these easements may be necessary to accommodate proposed development and/or the establishment of a street connecting Lake Park Square to the Lake Park Villas residential area. No specific proposal is in hand at this time.

There was consensus among the commissioners that consideration should be given to relocating or and/or releasing easements if necessary to support proposed developments.

3. **Relocation of Bike/Pedestrian Trail Easement**

CDD Keil reported that the city had received a grant from WeEnergies to extend the plantings along STH 114 from the pond area to Lake Park Road. The city is also planning on paving the bike pedestrian path in the same area. It is the preference to relocate the trail southward onto the existing gravel drive. This would require relocating the trail easement. This change would not have an adverse impact on the commercial lots.

There was consensus that staff should proceed with the trail easement relocation.

4. **Authorization to Expend Funds to Relocate AT & T and Menasha Utilities Facilities – Georgetown Place CSM's**

CDD Keil explained that the utility relocations need to be undertaken as a result of reconfiguring the lots on Georgetown Place. Motion by Linda Kennedy, seconded by Chairman Vanderhyden to approve authorization to relocate utilities not to exceed \$17,000, subject to availability of funds. The motion carried 6-0.

5. **Commission Payment to Residential Brokers**

CDD Keil reported that there has been inquiry from residential brokers concerning the payment of commission on residential lot sales. There is currently provision for the payment of commission on commercial lots, but not on residential. Motion by Linda Kennedy, seconded by Bob Stevens to make available 8% interest to brokers. Motion carried 5-0 with Gail Popp abstaining.

6. **Second Land Purchase and Development Agreement By and Between The Redevelopment Authority of the City of Menasha and Cypress Homes, Inc.**

CDD Keil explained that the offer to purchase Lot 108 was made by a private party, not Cypress Homes, Inc. and therefore would not apply toward Cypress's obligation to purchase three lots in 2015 as contemplated by the Second Land Purchase and Development Agreement (Cypress is to build the home under contract with the buyer of Lot 108).

Motion by Linda Kennedy, seconded by Gail Popp to consider the transaction as meeting one of Cypress Homes, Inc. purchase obligations under Article II of the Second Land Purchase and Development Agreement by and between The Redevelopment Authority of the City of Menasha and Cypress Homes, Inc. dated as of January 15, 2015. The motion carried 6-0.

7. **Offer to Purchase – Lot 108, Lake Park Villas**

Motion by Linda Kennedy, seconded by Kip Golden to counter-offer the offer to purchase dated May 4, 2015 of Michael and Celeste DeShasier for the purchase of Lot 108 Whisper Falls Lane with the purchase price to be \$35,000. The motion carried 6-0.

**G. ADJOURNMENT**

Motion by Ald. Nichols, seconded by Chairman Vanderhyden to adjourn at 6:34 p.m. The motion carried 6-0.

*Minutes respectfully submitted by CDD Keil.*



Stock No. 26273

# Certified Survey Map No. 3510

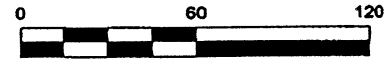
All of Lots 39, 40, 41, 42 and part of Lot 43 and Outlot 13 of the recorded plat of Lake Park Villas,  
being Part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of  
Section 17, Township 20 North, Range 18 East,  
City of Menasha, Calumet County, Wisconsin.

North 1/4 Corner  
Section 17, T20N, R18E  
(Cut Stone Monument)

N/L of the NE 1/4 of Section 17

Northeast Corner  
Section 17, T20N, R18E  
(Aluminum Monument)

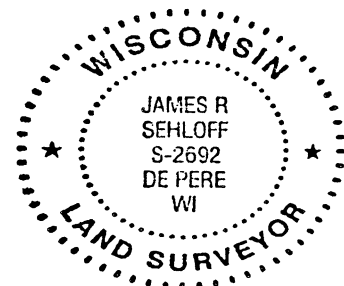
S89°45'43"W 1233.87' 2627.34' 1393.47'



Bearings are referenced to the North line of  
the Northeast 1/4 of Section 17, T20N, R18E,  
assumed to bear S89°45'43"W based on the  
Calumet County Coordinate System.

LINE TABLE		
Line	Bearing	Length
L1	S 52°50'18" E	33.08'
L2	S 36°43'53" E	35.76'

CURVE TABLE						
Curve	Radius	Chord Direction	(Recorded As)	Chord Length	Arc Length	Central Angle
C1	250.00'	S 62°08'04" E	(S63°11'23"E)	80.77'	81.13'	18°35'33"
C2	250.00'	S 55°01'48" E		19.12'	19.13'	4°23'01"
C3	250.00'	S 63°16'47" E		52.77'	52.87'	12°06'58"
C4	250.00'	S 70°23'03" E		9.13'	9.13'	2°05'35"
C5	200.00'	S 62°01'18" E	(N63°04'37"W)	65.39'	65.68'	18°49'02"
C6	200.00'	S 64°58'10" E		45.01'	45.11'	12°55'18"
C7	200.00'	S 55°33'39" E		20.57'	20.58'	5°53'44"
C8	33.50'	S 02°21'14" W	(N01°17'55"E)	42.24'	45.70'	78°09'59"
C9	250.00'	S 34°50'28" W	(S26°51'14"W)	57.45'	57.58'	13°11'45"



Davel Engineering &  
Environmental, Inc.

Civil Engineers and  
Land Surveyors  
1811 Racine Street  
Menasha, Wisconsin  
Ph. 920-991-1866, Fax 920-830-8595

James R. Sehloff

Registered Land Surveyor No. S-2692 Date

Survey for:  
City of Menasha  
140 Main St.  
Menasha, WI 54952

File: 4102CSM.dwg  
Date: 12/29/2014  
Drafted By: Jim  
Sheet: 1 of 4



Stock No. 26273

# Certified Survey Map No. 3510

All of Lots 39, 40, 41, 42 and part of Lot 43 and Outlot 13 of the recorded plat of Lake Park Villas,  
being Part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of

Section 17, Township 20 North, Range 18 East,  
City of Menasha, Calumet County, Wisconsin.

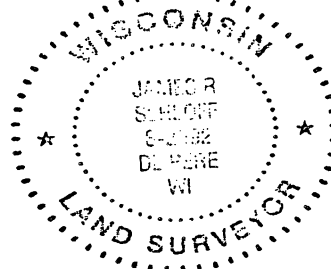
## Surveyor's Certificate

I, James R. Sehloff, <sup>PROFESSIONAL</sup> registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Menasha and Calumet County, and under the direction of The Redevelopment Authority of the City of Menasha and Lake Park Villas-Phase 2-Homeowner's Association, Inc., the property owner of said land, I have surveyed, divided, and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Lots 39, 40, 41, 42 and part of Lots 43 and Outlot 13, Lake Park Villas, located in Section 17, Town 20 North, Range 18 East, City of Menasha, Calumet County, containing 24,635 Square Feet (0.5655 Acres) of land described as follows:

Commencing at the Northeast corner of Section 17, thence along the North line of the Northeast 1/4 of said Section 17, S89°45'43"W 1393.47 feet; thence S00°14'17"E 1640.02 feet to a point on the Southerly right of way line of Georgetown Place also being the point of beginning; thence, along said Southerly right of way line, S52°50'18"E 33.07 feet; thence, 81.13 feet along the arc of a curve to the left having a radius of 250.00 feet with a chord of 80.77 feet which bears S62°08'04"E; thence, continuing along said Southerly right of way line, 65.68 feet along the arc of a curve to the right having a radius of 200.00 feet with a chord of 65.39 feet with bears S62°01'18"E; thence, continuing along said Southerly right of way line, S36°43'53"E 35.76 feet; thence, continuing along said Southerly right of way line, 45.70 feet along a curve to the right having a radius of 33.50 feet with a chord of 42.24 feet which bears S02°21'14"W to a point on the Westerly right of way of Whisper Falls Lane; thence, along said Westerly line, 57.58 feet along the arc of a curve to the left having a radius of 250.00 feet with a chord of 57.45 feet which bears S34°50'28"W; thence N61°38'33"W 147.79 feet; thence N54°36'52"W 89.19 feet; thence N35°32'14"E 103.95 feet to the point of beginning, subject to all easements and restriction of record.

Given under my hand this 29 day of DEC, 2014.

James R. Sehloff, Wisconsin Registered Land Surveyor No. S-2692  
<sup>PROFESSIONAL</sup>



## Corporate Owner's Certificate

The Redevelopment Authority of the City of Menasha, a corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owners, do hereby certify that we caused the land above described to be surveyed, divided, and mapped all as shown and represented on this map.

IN WITNESS WHEREOF, the said Redevelopment Authority of the City of Menasha, has caused these presents to be

signed by its authorized representatives, located at, MENASHA, Wisconsin, and its corporate seal to be hereunto affixed

this 15<sup>th</sup> day of JANUARY, 2015.

In the Presence of: The Redevelopment Authority of the City of Menasha

By [Signature]

By [Signature]

print name Philip K. Vanderhyden Jr

print name Gregory M. Keil

Title Chairman

Title Executive Director

State of Wisconsin )

Winnebago County )

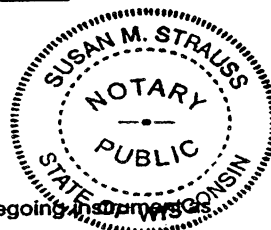
Personally came before me this 15<sup>th</sup> day of January, 2015.

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

[Signature]  
Notary Public, Wisconsin

My commission expires: 10/06/2017

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File: 4102CSM.dwg  
Date: 12/18/2014  
Drafted By: Jim  
Sheet: 2 of 4

**Certified Survey Map No. 3510**

All of Lots 39, 40, 41, 42 and part of Lot 43 and Outlot 13 of the recorded plat of Lake Park Villas,  
being Part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of  
Section 17, Township 20 North, Range 18 East,  
City of Menasha, Calumet County, Wisconsin.

City of Menasha Common Council Approval Certificate

Resolved, that this certified survey map in the City of Menasha, Calumet County, The Redevelopment Authority of the City of Menasha and Lake Park Villas-Phase 2-Homeowner's Association, Inc., the property owner, is hereby approved by the Common Council of the City of Menasha.

[Signature] 5/1/2015  
Mayor Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Menasha.

Deborah A. Saleazzi 1/5/2015  
City Clerk Date

Treasurers' Certificate

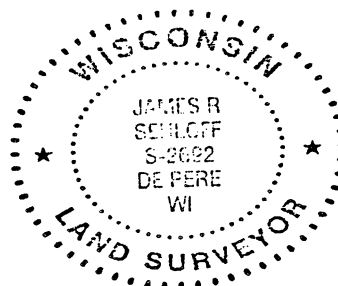
We, being the duly elected, qualified and acting Treasurers' of the City of Menasha and Calumet County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map.

Peaggy Steeno 12/30/14  
City Treasurer Date  
Michael V. Schlaak 4-21-15  
County Treasurer Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:  
the property owners of record: Recording Information: Parcel Number(s):  
The Redevelopment Authority Doc. 474716 7-01700-39  
of the City of Menasha 7-01700-40  
7-01700-41  
7-01700-42  
7-01700-43  
7-01775-13

Lake Park Villas-Phase 2-  
Homeowner's Association, Inc.

Doc. 347976



James R. Sehloff 29 DEC 2014  
Registered Land Surveyor No. S-2692 Date  
PROFESSIONAL



Stock No. 26273

**Certified Survey Map No. 3510**

All of Lots 39, 40, 41, 42 and part of Lot 43 and Outlot 13 of the recorded plat of Lake Park Villas,  
being Part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of  
Section 17, Township 20 North, Range 18 East,  
City of Menasha, Calumet County, Wisconsin.

**Treasurers' Certificate**

We, being the duly elected, qualified and acting Treasurers' of the City of Menasha and Calumet 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 certified survey map.

Peggy Steen  
City Treasurer

12/30/14  
Date

Michael V. Schlaack  
County Treasurer

4-21-15  
Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:  
the property owners of record:      Recording Information:      Parcel Number(s):  
The Redevelopment Authority      Doc. 474716      7-01700-39  
of the City of Menasha           7-01700-40  
           7-01700-41  
           7-01700-42  
           7-01700-43  
           7-01775-13

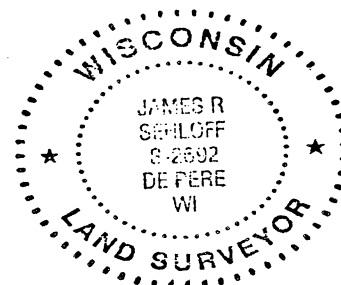
Lake Park Villas-Phase 2-  
Homeowner's Association, Inc.

Doc. 347976

**DOCUMENT # 503811**

**TAMARA ALTEN  
REGISTER OF DEEDS  
CALUMET COUNTY, WI**

**RECEIVED FOR RECORD  
04/30/2015 2:11 PM  
VOL: 31 PAGE: 32**



James R. Sehloff      29 Dec 2014  
Registered Land Surveyor No. S-2692      Date  
PROFESSIONAL

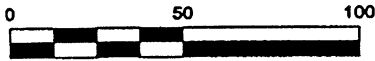
- 35 -



Stock No. 26273

# Certified Survey Map No. 3511

All of Lot 53, Lot 54 and part of Outlot 12, of Lake Park Villas, all of Lot 16, Lot 17 and Outlot 4, of Replat of Lots 1, 2, 55-61, 65-69, 73, 75, 76, 78-80, 119, 120, Outlots 4-5, Outlots 8-9 and Outlot 24 of Lake Park Villas, and All of Outlot 1, Certified Survey Map 3275, and all of Outlot 3, Certified Survey Map 3277, all being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin.



Bearings are referenced to the North line of the Northeast 1/4 of Section 17, T20N, R18E which is assumed to bear S89°45'43"W based on the Calumet County Coordinate System.

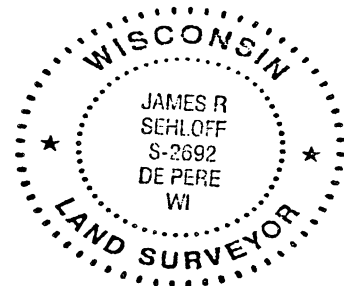
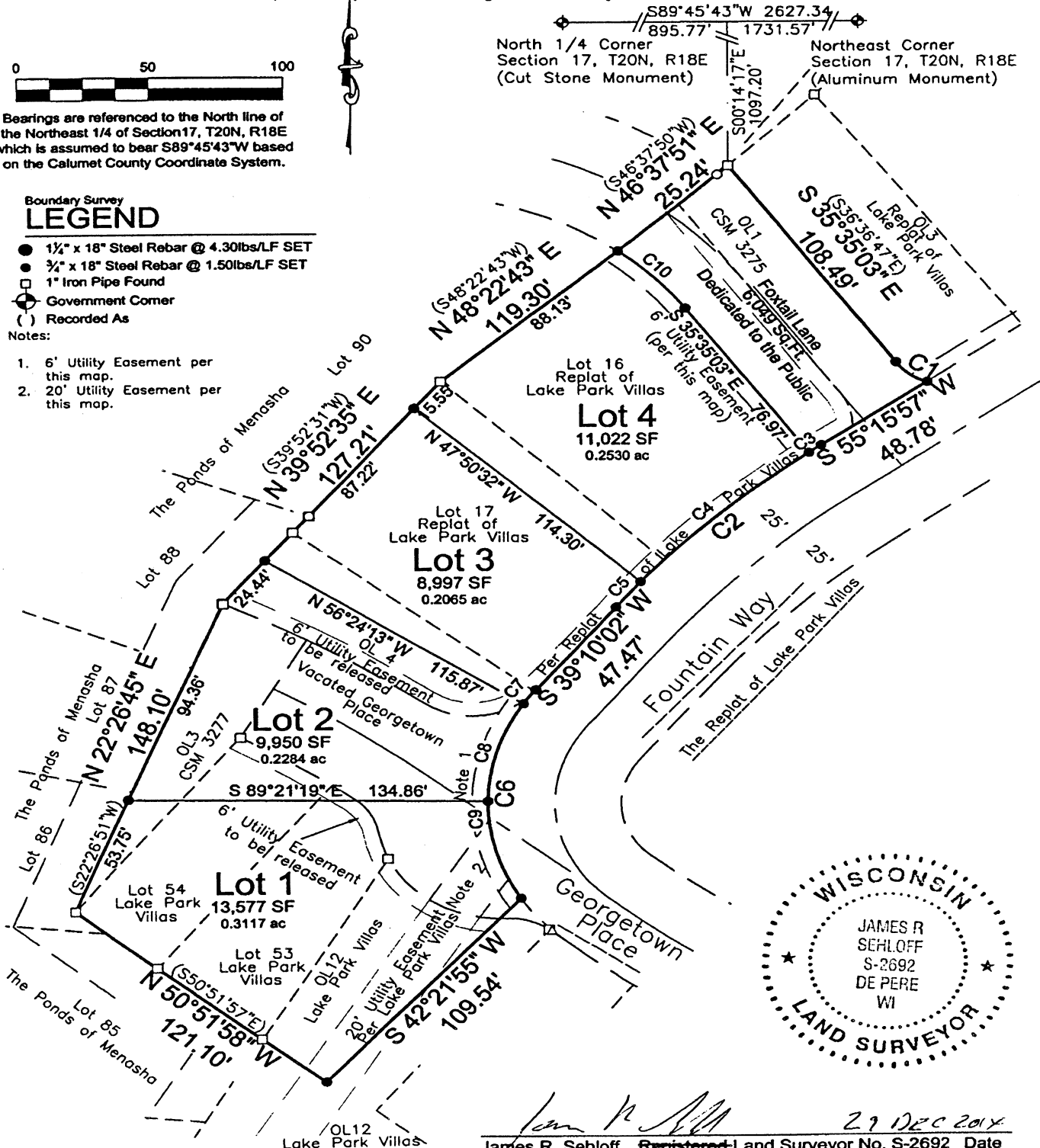
## Boundary Survey

### LEGEND

- 1 1/2" x 18" Steel Rebar @ 4.30lbs/LF SET
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- 1" Iron Pipe Found
- ⊙ Government Corner
- ( ) Recorded As

#### Notes:

1. 6' Utility Easement per this map.
2. 20' Utility Easement per this map.



James R. Sehloff Registered Land Surveyor No. S-2692 Date 21 DEC 2014

Survey for:  
City of Menasha  
140 Main St.  
Menasha, WI 54952

File: 4103CSM.dwg  
Date: 12/29/2014  
Drafted By: Jim  
Sheet: 1 of 5



Davel Engineering & Environmental, Inc.  
Civil Engineers and  
Land Surveyors

1811 Racine Street  
Menasha, Wisconsin  
Ph. 920-991-1868, Fax 920-830-9595





Stock No. 26273

## Certified Survey Map No. 3511

All of Lot 53, Lot 54 and part of Outlot 12, of Lake Park Villas, all of Lot 16, Lot 17 and Outlot 4, of Replat of Lots 1, 2, 55-61, 65-69, 73, 75, 76, 78-80, 119, 120, Outlots 4-5, Outlots 8-9 and Outlot 24 of Lake Park Villas, and All of Outlot 1, Certified Survey Map 3275, and all of Outlot 3, Certified Survey Map 3277, all being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin.

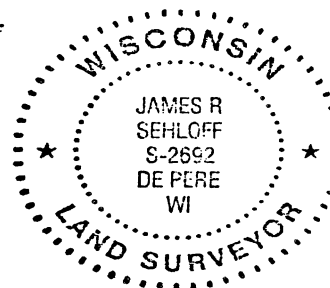
### Surveyor's Certificate

I, James R. Sehloff, <sup>P2692</sup>~~registered~~ land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Menasha and Calumet County, and under the direction of Greg Keil, the property owners of said land, I have surveyed, divided, and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is being Lot 53, Lot 54 and part of Outlot 12, of Lake Park Villas, all of Lot 16, Lot 17 and Outlot 4, of Replat of Lots 1, 2, 55-61, 65-69, 73, 75, 76, 78-80, 119, 120, Outlots 4-5, Outlots 8-9 and Outlot 24 of Lake Park Villas, and All of Outlot 1, Certified Survey Map 3275, and all of Outlot 3, Certified Survey Map 3277, all being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, containing 8,501 Square Feet (0.1952 Acres) of land described as follows:

Commencing at the Northeast corner of Section 17, thence S89°45'43"W, 1731.57 feet; thence S00°14'17"E, 1097.20 feet to the point of beginning, also being the Southwest corner of Outlot 3 of Certified Survey Map Number 3275, thence, along the northerly right-of-way line of vacated Foxtail Lane, S35°35'03"E 108.49 feet; thence, 15.09 feet along an arc of a curve to the left having a radius of 25.00 feet with a chord that bears S52°53'04"E, 14.87 feet to the northerly right-of-way line of Fountain Way; thence, along said northerly right-of-way line, S55°15'57"W 48.78 feet; thence, continuing along said northerly right-of-way 105.58 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord that bears S47°12'00"W 105.23 feet; thence, continuing along said northerly right-of-way line, S39°10'02"W 47.47 feet; thence, continuing along said northerly right-of-way line 99.80 feet along an arc of a curve to the left having a radius of 80.00 feet and a chord that bears S03°25'49"W 93.45 feet; thence S42°21'55"W 109.54 feet; thence N50°51'58"W 121.10 feet; thence, along the westerly line of Outlot 3 of Certified Survey Map Number 3277, N22°26'45"E 148.10 feet to the westerly line of Outlot 4 of Certified Survey Map Number 3275; thence, along an extension of said westerly line, N39°52'35"E 127.21 feet; thence N48°22'43"E 119.30 feet to the west corner of Outlot 1 of Certified Survey Map Number 3275, thence N46°37'51"E 25.24 feet to the point of beginning.

Given under my hand this 29 day of Dec, 2014.

James R. Sehloff  
James R. Sehloff, Wisconsin ~~Registered~~ Land Surveyor No. S-2692  
<sub>PROFESSIONAL</sub>



### City of Menasha Common Council Approval Certificate

Resolved, that this certified survey map in the City of Menasha, Calumet County, The City of Menasha, the property owner, is hereby approved by the Common Council of the City of Menasha.

Mayor

Date

5/11/2015

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Menasha.

City Clerk

Date

Deborah A. Galeazzi

1/5/2015



Stock No. 26273

## Certified Survey Map No. 3511

All of Lot 53, Lot 54 and part of Outlot 12, of Lake Park Villas, all of Lot 16, Lot 17 and Outlot 4, of Replat of Lots 1, 2, 55-61, 65-69, 73, 75, 76, 78-80, 119, 120, Outlots 4-5, Outlots 8-9 and Outlot 24 of Lake Park Villas, and All of Outlot 1, Certified Survey Map 3275, and all of Outlot 3, Certified Survey Map 3277, all being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin.

### Corporate Owner's Certificate

Lake Park Villas-Phase 2-Homeowner's Association, Inc., a corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owners, do hereby certify that we caused the land above described to be surveyed, divided, and mapped all as shown and represented on this map.

IN WITNESS WHEREOF, the said Lake Park Villas-Phase 2-Homeowner's Association, Inc., has caused these presents to be

signed by its authorized representatives, located at, MENASHA Wisconsin, and its corporate seal to be hereunto affixed

this 29 day of DECEMBER 20 14.

In the Presence of: Lake Park Villas-Phase 2-Homeowner's Association, Inc.

By Thomas C. Markiewicz

By \_\_\_\_\_

print name THOMAS C. MARKIEWICZ

print name \_\_\_\_\_

Title PRESIDENT

Title \_\_\_\_\_

State of Wisconsin )

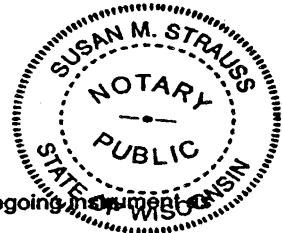
Winnebago County )ss

Personally came before me this 29<sup>th</sup> day of December, 2014.

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

[Signature]  
Notary Public, Wisconsin

My commission expires: 10/06/2017



### Treasurers' Certificate

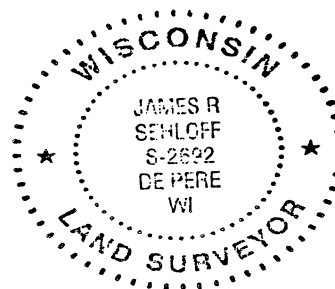
We, being the duly elected, qualified and acting Treasurers' of the City of Menasha and Calumet County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map.

Reedie Seams  
City Treasurer

1/5/15  
Date

Michael V. Schlaak  
County Treasurer mh

4-21-15  
Date



James R. Sehloff 29 Dec 2014  
Registered Land Surveyor No. S-2692 Date  
PROFESSIONAL



Stock No. 26273

## Certified Survey Map No. 3511

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The Redevelopment Authority of the City of Menasha, a corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owners, do hereby certify that we caused the land above described to be surveyed, divided, and mapped all as shown and represented on this map.

IN WITNESS WHEREOF, the said Redevelopment Authority of the City of Menasha, has caused these presents to be

signed by its authorized representatives, located at, Menasha, Wisconsin, and its corporate seal to be hereunto affixed

this 22<sup>nd</sup> day of January, 2015.

In the Presence of: The Redevelopment Authority of the City of Menasha

By [Signature]  
print name Philip K. Vanschuyden Jr  
Title Chairman

By [Signature]  
print name Gregory M. Keil  
Title Executive Director

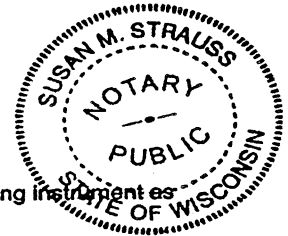
State of Wisconsin )  
Winnebago County ) ss

Personally came before me this 22<sup>nd</sup> day of January, 2015.

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]  
Notary Public, Wisconsin

My commission expires: 10/06/2017.

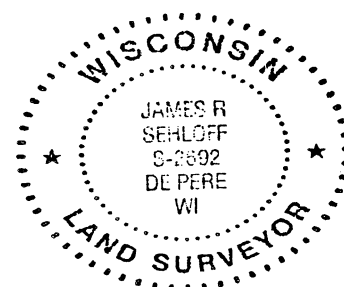


CURVE TABLE					
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle
C1	25.00'	S 52°53'04" E	14.87'	15.09'	34°35'30"
C2	375.00'	S 47°12'00" W	105.23'	105.58'	16°07'53"
C3	375.00'	S 54°50'02" W	5.65'	5.65'	0°51'49"
C4	375.00'	S 47°53'49" W	84.97'	85.15'	13°00'37"
C5	375.00'	S 40°15'47" W	14.77'	14.78'	2°15'27"
C6	80.00'	S 03°25'49" W	93.45'	99.80'	71°28'26"
C7	80.00'	S 36°22'54" W	7.78'	7.78'	5°34'15"
C8	80.00'	S 17°07'14" W	45.38'	46.01'	32°57'06"
C9	80.00'	S 15°49'51" E	45.38'	46.01'	32°57'06"

**DOCUMENT # 503812**

**TAMARA ALTEN  
REGISTER OF DEEDS  
CALUMET COUNTY, WI**

**RECEIVED FOR RECORD  
04/30/2015 2:11 PM  
VOL: 31 PAGE: 36**



[Signature] 29 DEC 2014  
James R. Sehloff Registered Land Surveyor No. S-2692 Date  
PROFESSIONAL



Stock No. 26273

## Certified Survey Map No. 3511

All of Lot 53, Lot 54 and part of Outlot 12, of Lake Park Villas, all of Lot 16, Lot 17 and Outlot 4, of Replat of Lots 1, 2, 55-61, 65-69, 73, 75, 76, 78-80, 119, 120, Outlots 4-5, Outlots 8-9 and Outlot 24 of Lake Park Villas, and All of Outlot 1, Certified Survey Map 3275, and all of Outlot 3, Certified Survey Map 3277, all being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin.

### Corporate Owner's Certificate

The City of Menasha, a corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owners, do hereby certify that we caused the land above described to be surveyed, divided, and mapped all as shown and represented on this map.

IN WITNESS WHEREOF, the said City of Menasha, has caused these presents to be

signed by its authorized representatives, located at, Menasha, Wisconsin, and its corporate seal to be hereunto affixed

this 19<sup>th</sup> day of January, 2015.

In the Presence of: The City of Menasha

By [Signature]

print name RONALD MEYER

Title MAYOR

By Deborah A. Galeazzi

print name Deborah A. Galeazzi

Title City Clerk

State of Wisconsin )

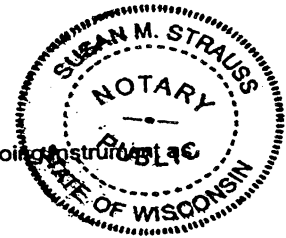
Winnebago County ) ss

Personally came before me this 19<sup>th</sup> day of January, 2015.

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

[Signature]  
Notary Public, Wisconsin

My commission expires: 10/06/2017  
Date



This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

the property owners of record:  
Lake Park Villas-Phase 2-  
Homeowner's Association

Recording Information:  
Doc. 347976

Parcel Number(s): 7-01775-12  
Part 7-01755-12 (LPV, OL12)  
No PN assigned (Replat, OL 4)  
7-01702-17 (OL3, CSM3277)

The Redevelopment Authority  
the City of Menasha

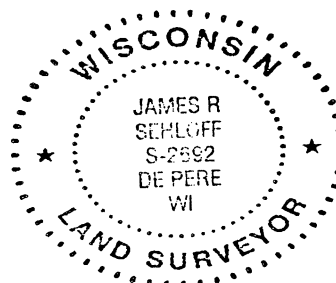
Doc. 474716

7-01700-53 (LPV, Lot 53)  
7-01700-54 (LPV, Lot 54)  
7-01700-55 (Replat, Lot 17)  
7-01700-56 (Replat, Lot 16)

City of Menasha

Doc. 295197

No PN assigned (OL1, CSM 3275)



[Signature]  
James R. Sehloff Registered Land Surveyor No. S-2692 Date 29 Dec. 2014  
PROFESSIONAL