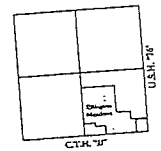
Ellington Meadows

Part of Lot 3 Certified Survey Map No. 3891 being part of the Southwest 1/4 of the Southeast 1/4 and part of the Northwest 1/4 of the Southeast 1/4, also part of the Southeast 1/4 of the Southeast 1/4 , all located in Section 34, Township 22 North, Range 16 East, Town of Ellington, Outagamie County, Wisconsin

Approving Authorities:
Town of Ellington
Outagamie Zoning Office

Objecting Authorities:
Dept. of Administration

Ellington Meadows
Section 34, T22N, R16E, Town of Ellington, Outagamie County, Wisconsin.



Legend

- EXISTING OUTAGAMIE COUNTY MONUMENT
- EXISTING 1" IRON PIPE FOUND
- SET 1"x28" IRON PIPE (WT. WT. 3.65LBS/LIN. FT)
- SET 1"x18" IRON PIPE (WT. WT. 1.13LBS/LIN. FT) AT ALL OTHER CORNERS
- XXXX ACCESS RESTRICTED TO C.T.H. "JJ"
- (000.00) FINISHED GARAGE FLOOR ELEVATION
- (000) RECORDED AS

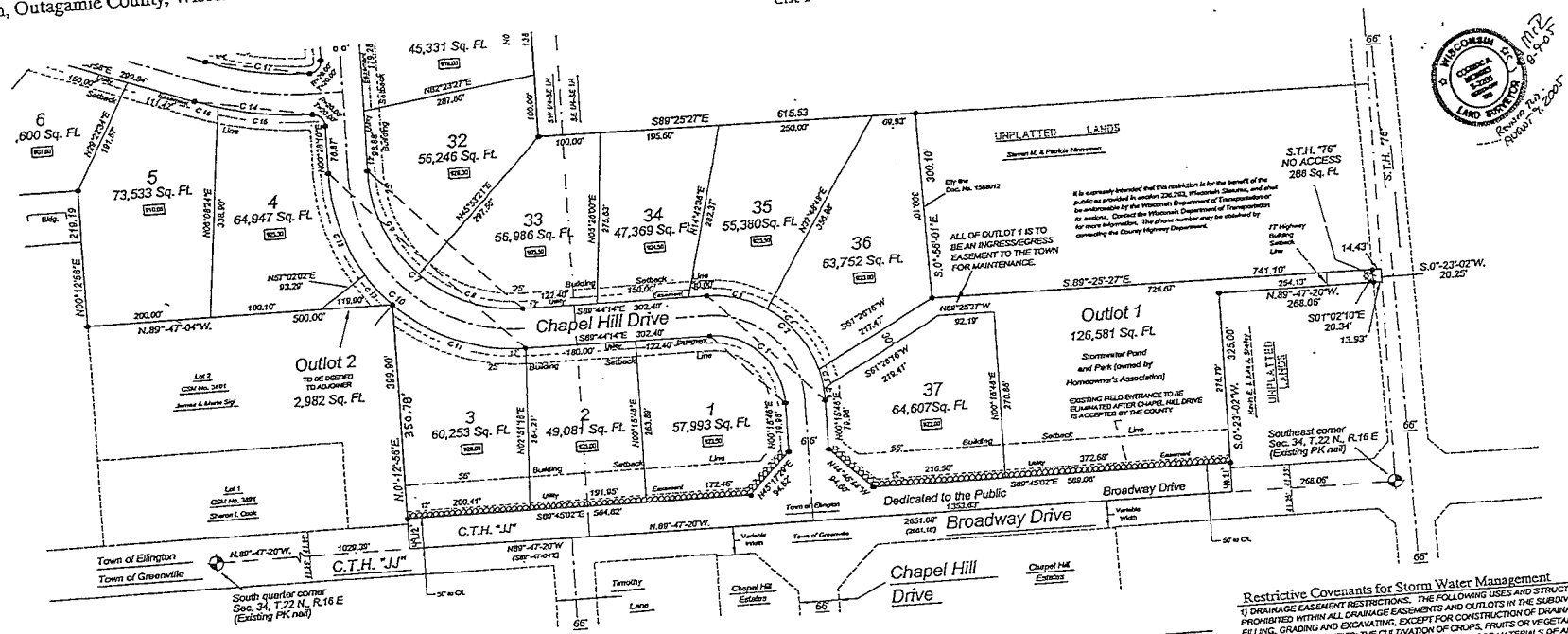
Bench Marks

TAG BOLT ON HYDRANT AT INTERSECTION OF CTH "JJ" AND CHAPEL HILL DRIVE	ELEV. = 920.34
SOUTH 1/4 MONUMENT SECTION 34, T22N, R16E, TOWN OF ELLINGTON	ELEV. = 912.51

Bearings are referenced to the south line of the SE ¼ of Sec. 34 assumed to bear N89°47'20"W

North

0 50 100 200
Scale: 1" = 100'



Curve Table

CURVE	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT IN	TANGENT OUT
C1	183.78	117.00	165.46	S44°44'14"E	90°00'00"	S89°44'14"E	S00°15'46"W
C2	287.46	183.00	258.80	S44°44'14"E	90°00'00"	S89°44'14"E	S00°15'46"W
C3	103.97	183.00	102.57	S73°27'43"E	32°32'02"		
C4	133.05	183.00	130.14	S36°21'29.5"E	41°39'25"		
C5	31.58	183.00	31.54	S10°35'10.5"E	9°53'13"		
C6	16.96	183.00	16.85	S02°41'24"E	5°34'19"		
C7	374.55	237.90	337.05	N44°38'02"W	90°12'24"	N89°44'14"W	N00°28'10"E
C8	182.97	237.90	178.50	N67°42'13"W	44°04'01"		
C9	191.56	237.90	186.44	N22°36'01.5"W	46°08'23"		
C10	478.45	303.90	430.55	N44°38'02"W	90°12'24"	N89°44'14"W	N00°28'10"E
C11	235.53	303.90	229.68	S87°32'03"E	44°24'22"		
C12	66.13	303.90	60.00	S39°05'49.5"E	12°28'05"		
C13	176.80	303.90	174.32	S16°11'48.5"E	33°19'37"		
C14	195.00	574.00	194.06	N79°47'54"W	19°27'32"	N89°31'50"W	N70°03'58"W
C15	156.40	574.00	155.91	N61°43'00"W	15°36'40"		
C16	38.60	574.00	38.60	N71°59'34"W	3°51'12"		
C17	172.58	508.00	171.75	N79°47'54"W	19°27'32"	N89°31'50"W	N70°03'58"W
C18	180.97	147.00	169.76	N34°47'54"W	70°32'08"	N70°03'58"W	N00°28'10"E
C19	263.32	213.00	245.97	N34°47'54"W	70°32'08"	N70°03'58"W	N00°28'10"E
C20	82.41	213.00	82.68	N58°50'51"W	22°20'14"		
C21	124.52	213.00	122.76	N30°32'52"W	33°29'44"		
C22	54.29	213.00	54.14	N06°49'55"W	14°36'10"		
C23	183.78	117.00	165.46	S44°31'50"E	90°00'00"	S89°31'50"E	S00°28'10"W
C24	287.46	183.00	258.80	S44°31'50"E	90°00'00"	S89°31'50"E	S00°28'10"W
C25	86.96	183.00	86.14	S75°55'04"E	27°13'21"		
C26	130.07	183.00	127.34	S41°56'38"E	40°43'20"		
C27	70.43	183.00	70.00	S10°33'24"E	22°03'08"		

Notes:

1) THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE SUB DIVIDER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.

2) EACH LOT OWNER SHALL GRADE THE PROPERTY ABUTTING A STREET TO CONFORM TO THE ADOPTED SIDEWALK GRADE ELEVATION AND MAINTAIN SAID ELEVATION FOR FUTURE SIDEWALKS.

3) NO POLES, PEDESTALS OR BURIED CABLE ARE TO BE PLACED AS TO DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINES OR STREET LINE. A DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES.

4) EACH LOT OWNER SHALL CONFORM TO THE TOWN ADOPTED REAR LOT DRAINAGE PATTERN.

5) ALL PLAT MAPS ARE SUBJECT TO THE SANITARY LAWS OF THE TOWN OF ELLINGTON AND OUTAGAMIE COUNTY ZONING.

6) THIS PLAT IS LOCATED WITHIN THE SEWER SERVICE PLANNING AREA AND WHENEVER SEWER IS AVAILABLE THE TOTAL COST OF SEWER INSTALLATION WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.

7) ACCESS - ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT OF WAY OF S.T.H. "76"; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S.236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE.

Notes:

8) SETBACKS - NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT OF WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGH WAY DEPARTMENT.

9) NOISE - THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S.TRANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAY OR CONNECTING HIGHWAY, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified August 19th, 20 05

Department of Administration

Restrictive Covenants for Storm Water Management

1) DRAINAGE EASEMENT RESTRICTIONS. THE FOLLOWING USES AND STRUCTURES ARE PROHIBITED WITHIN ALL DRAINAGE EASEMENTS AND OUTLOTS IN THE SUBDIVISION PLAT: FILLING, GRADING AND EXCAVATING, EXCEPT FOR CONSTRUCTION OF DRAINAGE WAYS AND DRAINAGE FACILITIES; THE CULTIVATION OF CROPS, FRUITS OR VEGETABLES; THE DUMPING OR DEPOSITING OF ASHES, WASTE, COMPOST OR MATERIALS OF ANY KIND; THE STORAGE OF VEHICLES, EQUIPMENT, MATERIALS OR PERSONAL PROPERTY OF ANY KIND; AND CONSTRUCTING, ERECTING OR MOVING ANY BUILDING OR STRUCTURE, INCLUDING FENCES, WITHIN THE DRAINAGE EASEMENT.

2) MAINTENANCE OF DRAINAGE IMPROVEMENTS. MAINTENANCE OF DRAINAGE WAYS, ASSOCIATED DRAINAGE IMPROVEMENTS AND OUTLOTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION PLAT. OUTAGAMIE COUNTY AND THE TOWN RETAIN THE RIGHT TO PERFORM MAINTENANCE OR REPAIRS. THE COST OF THE MAINTENANCE AND REPAIRS SHALL BE EQUALLY ASSESSED AMONG THE PROPERTY OWNERS OF THE SUBDIVISION. THE PURCHASE OF ANY LOT CONSTITUTES A WAIVER OF OBJECTION AND AGREEMENT TO PAY ANY SUCH ASSESSMENT WHICH SHALL BE PLACED ON THE TAX BILL AS SPECIAL ASSESSMENT.

3) DRAINAGE MAINTENANCE EASEMENT OUTAGAMIE COUNTY AND THE TOWN SHALL HAVE AN UNQUALIFIED RIGHT TO ENTER UPON ANY DRAINAGE EASEMENT AND OUTLOTS FOR INSPECTION AND, IF NECESSARY, MAINTENANCE AND REPAIR OF THE DRAINAGE WAYS AND ASSOCIATED DRAINAGE IMPROVEMENTS.

4) ALL OTHER APPLICABLE CONDITIONS. THIS PLAT, THE SUBDIVIDER AND ALL SUBSEQUENT LOT OWNERS SHALL ALSO BE RESTRICTED BY THE CONDITIONS OF CHAPTER 11-PUBLIC IMPROVEMENT AGREEMENTS AND GUARANTEES OF THE TOWN OF ELLINGTON SUBDIVISION ORDINANCE, ADOPTED JUNE 10, 2004.

This instrument by: Connor A. Michels
Mead & Hunt, Inc.
Green Bay, WI
Job No. 0715-05-04001

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