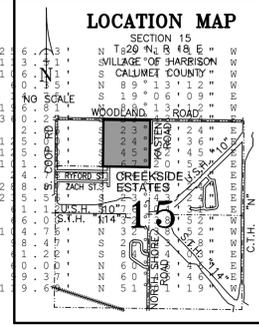


CREEKSIDE ESTATES

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4,
SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.



CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
1	183.000'	0.88° 49' 31"	115.42'	S 20° 01' 21.5" W	283.71'	46° 22' 02.5" W	21.64'
2	183.000'	0.36° 08' 09"	115.42'	S 20° 01' 21.5" W	115.42'	S 54° 55' 38.0" W	11.31'
3	183.000'	0.33° 42' 24"	107.66'	S 54° 55' 38.0" W	107.66'	S 81° 17' 19.0" W	10.71'
4	183.000'	0.15° 37' 11.9"	60.46'	S 81° 17' 19.0" W	60.46'	S 119° 06' 09.9" W	6.00'
5	117.000'	1.11° 30' 12.2"	233.82'	S 33° 31' 42.0" W	233.82'	S 56° 22' 18.0" W	37.31'
6	333.000'	0.66° 22' 48.9"	380.66'	S 56° 22' 18.0" W	380.66'	S 87° 05' 05.5" W	145.21'
7	333.000'	0.22° 38' 09.9"	125.95'	S 87° 05' 05.5" W	125.95'	S 119° 06' 09.9" W	125.95'
8	333.000'	0.22° 38' 09.9"	125.95'	S 119° 06' 09.9" W	125.95'	S 151° 51' 51.5" W	125.95'
9	333.000'	0.22° 38' 09.9"	125.95'	S 151° 51' 51.5" W	125.95'	S 183° 46' 41.5" W	125.95'
10	333.000'	0.22° 38' 09.9"	125.95'	S 183° 46' 41.5" W	125.95'	S 215° 41' 31.5" W	125.95'
11	333.000'	0.11° 36' 52.4"	105.21'	S 215° 41' 31.5" W	105.21'	S 247° 36' 21.5" W	105.21'
12	226.670'	0.66° 22' 48.9"	309.22'	S 56° 22' 18.0" W	309.22'	S 87° 05' 05.5" W	125.95'
13	226.670'	0.55° 55' 07.7"	243.29'	S 87° 05' 05.5" W	243.29'	S 119° 06' 09.9" W	125.95'
14	226.670'	0.13° 08' 41.1"	115.50'	S 119° 06' 09.9" W	115.50'	S 151° 51' 51.5" W	125.95'
15	60.000'	2.93° 15' 57.7"	307.11'	S 00° 43' 09.5" W	307.11'	S 32° 18' 30.7" W	49.33'
16	60.000'	1.22° 37' 40.0"	129.39'	S 32° 18' 30.7" W	129.39'	S 64° 45' 34.0" W	10.00'
17	60.000'	0.66° 22' 48.9"	64.82'	S 64° 45' 34.0" W	64.82'	S 96° 28' 43.5" W	9.93'
18	60.000'	2.93° 15' 57.7"	314.16'	S 89° 13' 12.0" W	314.16'	S 121° 06' 43.5" W	19.67'
19	60.000'	1.11° 30' 12.2"	117.08'	S 121° 06' 43.5" W	117.08'	S 152° 51' 43.5" W	19.67'
20	60.000'	1.88° 11' 51.1"	197.08'	S 152° 51' 43.5" W	197.08'	S 184° 36' 34.0" W	19.67'



BEARINGS ARE REFERENCED TO THE CALUMET COUNTY COORDINATE SYSTEM (NAD83) WHICH HAS THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 15, BEARING S 89°14'54" E

1" = 100'
SCALE IN FEET

- LEGEND**
- 1" O.D. ROUND IRON PIPE SET, 18" LONG, WEIGHING 1.13 LBS. PER LINEAL FOOT AT ALL OTHER LOTS, OUTLOT AND MEASUR CORNERS
 - 1-1/4" O.D. ROUND REINFORCING BAR SET, 30" LONG WEIGHING 4.303 LBS. PER LINEAL FOOT
 - 1-1/4" O.D. ROUND REINFORCING BAR FOUND
 - TOTAL LOT AREA IN SQUARE FEET
 - LOT AREA TO MEASUR LINE IN SQUARE FEET
 - GOVERNMENT CORNER
 - DELINEATED WETLAND
 - 10' WETLAND SETBACK (UNLESS NOTED)
 - APPROXIMATE ORDINARY HIGH WATER MARK FOR REFERENCE ONLY

NOTE:
THE VILLAGE OF HARRISON WILL ASSESS ALL LOTS EQUALLY FOR STREET IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, CONCRETE CURB & GUTTER, CONCRETE STREETS, AND CONCRETE SIDEWALKS.

UTILITY EASEMENTS - NO POLES OR BUNDLED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREBIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

NOTES

FRONT YARD BUILDING SETBACKS ARE 25 FEET THROUGHOUT THE PLAT OF CREEKSIDE ESTATES.

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDRETH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 20 SECONDS AND COMPUTED TO THE NEAREST HALF SECOND.

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF THE NAVIGABLE STREAM, IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.

THE OWNER/SUBDIVIDER HAS NO NOTICE OR KNOWLEDGE OF ANY ENVIRONMENTAL PROBLEM (THE EXISTENCE OF HAZARDOUS OR TOXIC SUBSTANCES) OF ANY SORT ON THE PROPERTY BEING TRANSFERRED. THE OWNER/SUBDIVIDER UNDERSTANDS THAT IT WILL PAY FOR ANY COSTS TO REMEDY ANY ENVIRONMENTAL PROBLEMS ENCOUNTERED DURING CONSTRUCTION OF ANY OF THE PUBLIC IMPROVEMENTS REQUIRED BY THE VILLAGE ON THE PLAT OR IN THE DEVELOPER'S AGREEMENT. THE OWNER/SUBDIVIDER UNDERSTANDS THAT THEY SHALL BE INDIVIDUALLY RESPONSIBLE FOR ANY ENVIRONMENTAL PROBLEMS FOUND ON THE LAND TRANSFERRED TO THE VILLAGE ON THE PLAT DURING THE CONSTRUCTION OF ROADS OR OTHER DEDICATIONS AND AGREE TO HOLD THE VILLAGE HARMLESS UNTIL CONSTRUCTION, INSTALLATION OR GRADING IS COMPLETE.

LOT LINE GRADES ESTABLISHED BY THE DRAINAGE PLAN FOR CREEKSIDE ESTATES ARE MANDATORY. IT IS THE RESPONSIBILITY OF THE LOT OWNER TO COMPLY WITH THESE ESTABLISHED ELEVATIONS.

NO ROOF DRAINS ARE ALLOWED TO BE DISCHARGED THROUGH STORM WATER LATERALS.

THERE ARE ORDINANCE REGULATIONS THAT HAVE BEEN PASSED BY THE VILLAGE OF HARRISON REQUIRING THE MAINTENANCE OF LOT DRAINAGE PLANS ON A PERMANENT BASIS. SAID REGULATIONS HAVE BEEN RECORDED AS DOCUMENT NUMBER 331468, CALUMET COUNTY REGISTER OF DEEDS AND SHALL APPLY TO ALL SUBDIVISIONS APPROVED AFTER THE 1ST DAY OF MAY, 2001. SAID RECORDING SHALL HAVE THE EFFECT OF DEED RESTRICTIONS REQUIRING THAT PERMANENT LAWS BE ESTABLISHED IN CONFORMANCE WITH THE LOT DRAINAGE PLAN ELEVATIONS WITHIN ONE YEAR AFTER INITIAL OCCUPANCY OF ANY HOUSE. FAILURE TO MAINTAIN GRADES IN ACCORDANCE WITH STORM WATER OR DRAINAGE PLANS SHALL ENTITLE THE VILLAGE OR REPRESENTATIVE THEREOF TO DIRECT COMPLIANCE OR UPON FAILURE OF COMPLIANCE TO MAKE SAID LANDS COME INTO COMPLIANCE. THE COSTS AND EXPENSES SHALL BE ENTERED ON THE TAX ROLL AS A SPECIAL CHARGE AGAINST THE PROPERTY AND COLLECTED WITH OTHER TAXES LEVIED THEREON.

BUILDING PERMITS AND OCCUPANCY PERMITS MAY BE WITHHELD FOR NON-COMPLIANCE WITH THE PLAT OR VILLAGE ORDINANCES RELATING TO DRAINAGE AND STORM WATER MANAGEMENT.

IN THE EVENT THAT, THE SURFACE DRAINAGE FACILITIES REQUIRED BY THE PLAT WHICH ARE APPLICABLE TO THE LOT FOR WHICH A BUILDING PERMIT HAS BEEN APPLIED, HAVE NOT BEEN COMPLIED WITH, THE BUILDING INSPECTOR MAY WITHHOLD BUILDING PERMITS REQUIRED BY THE BUILDING CODE.

IN THE EVENT THAT, AFTER CONSTRUCTION THERE IS A FAILURE TO ESTABLISH SURFACE GRADES IN ACCORDANCE WITH THE SUBDIVISION SURFACE WATER PLAN, THE BUILDING INSPECTOR MAY WITHHOLD THE OCCUPANCY PERMIT REQUIRED BY THE BUILDING CODE.

MAINTENANCE OF ALL DRAINAGE WAYS AND ASSOCIATED STRUCTURES WITHIN THE PLAT OR SERVING THE PLAT IS THE SOLE RESPONSIBILITY OF THE OWNER/SUBDIVIDER UNTIL ACCEPTANCE BY OR DEDICATION TO THE VILLAGE OF HARRISON.

WHERE THERE IS A STORM INLET TO ADEQUATELY DRAIN THE REAR PORTION OF LOTS WITHIN BLOCKS OF THE PLAT, THE RESPECTIVE LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING A CLEAR GRATE ON ANY STORM DRAINAGE INLETS ON THEIR LOT.

UPON FAILURE OF THE OWNER/SUBDIVIDER TO PERFORM MAINTENANCE OF THE DRAINAGE WAYS AND ASSOCIATED STRUCTURES, THE VILLAGE OF HARRISON RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS. THE PAYMENTS OF SAID MAINTENANCE AND/OR REPAIRS SHALL BE EQUALLY ASSESSED AMONG THE PROPERTY OWNERS OF THE PLAT.

A DRAINAGE PLAN HAS BEEN FILED WITH THE VILLAGE OF HARRISON WHICH STATES THE REQUIRED LEVELS OF MAINTENANCE FOR ALL THE IDENTIFIED STORM WATER MANAGEMENT SYSTEMS/FACILITIES.

NO OBSTRUCTION MAY BE CONSTRUCTED, PLANTED OR MAINTAINED WITHIN ANY DRAINAGE EASEMENT SO THAT SUCH OBSTRUCTION IMPEDES THE NATURAL FLOW OF WATER AND/OR DIMINISHES THE NATURAL AESTHETIC QUALITY OF THE DRAINAGE WAY.

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

Certified _____, 20__

Department of Administration