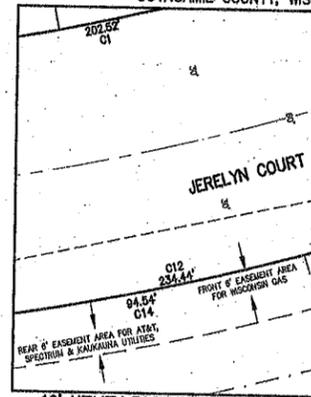
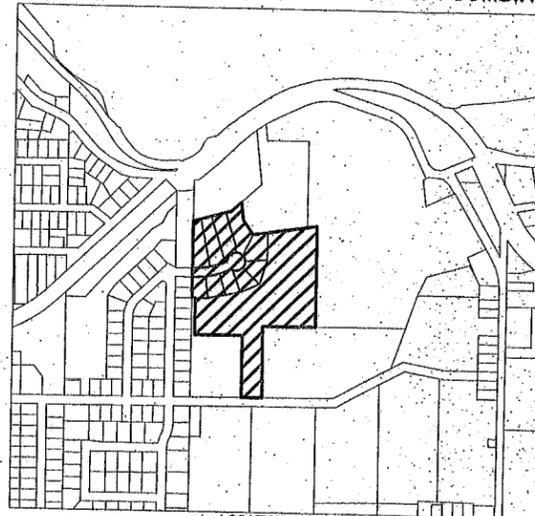
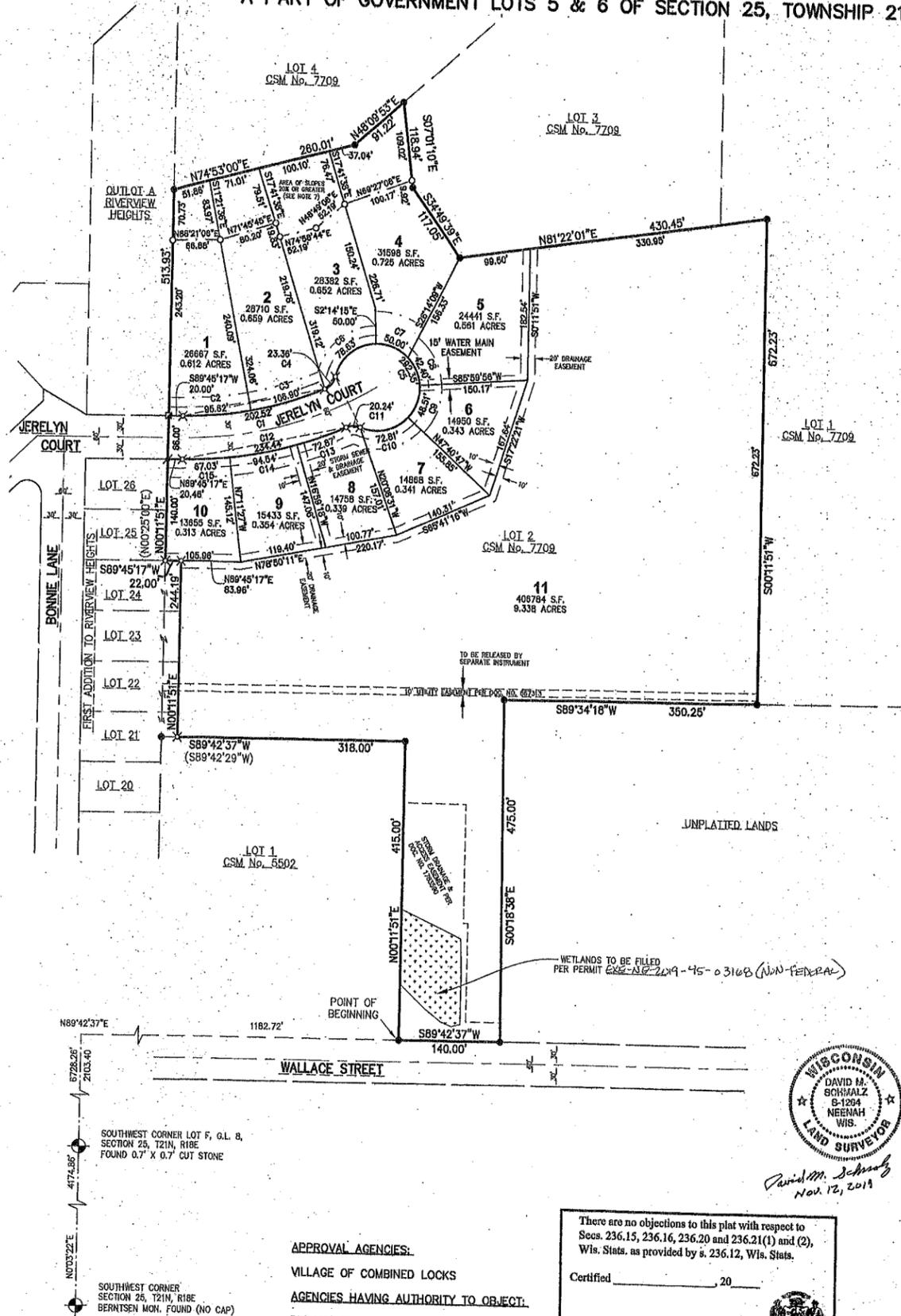


RIVERVIEW RIDGE

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7709 AS RECORDED IN VOLUME 47 OF CERTIFIED SURVEY MAPS ON PAGE 7709 AS DOCUMENT NO. 2156732, A PART OF GOVERNMENT LOTS 5 & 6 OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF COMBINED LOCKS, OUTAGAMIE COUNTY, WISCONSIN.



- LEGEND**
- X - 1 1/4" x 24" ROUND STEEL REBAR WEIGHING 4.30 LBS./LINEAL FT. SET
 - O - 3/4" x 24" ROUND STEEL REBAR WEIGHING 1.60 LBS./LINEAL FT. SET
 - 3/4" REBAR FOUND
 - 1" IRON PIPE FOUND
 - 2" IRON PIPE FOUND
 - ⊙ - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
 - () - RECORDED BEARING AND/OR DISTANCE
 - S.F. - SQUARE FEET
 - - - - - TOP OF SLOPE
 - - - - - 12' UTILITY EASEMENT
 - - - - - BUILDING SETBACK LINE
 - - - - - FRONT YARD SETBACKS ARE: 25' FOR LOTS 1-3 & 7-10 45' FOR LOT 4 AND 30' FOR LOTS 5 & 6
 - - - - - REAR YARD EASEMENT AREA FOR AT&T SPECTRUM & WISCONSIN UTILITIES
 - - - - - FRONT YARD EASEMENT AREA FOR WISCONSIN GAS
 - - - - - ALL OTHER LOT CORNERS STAKED WITH 3/4" x 24" ROUND STEEL REBAR, WEIGHING 1.60 LBS./LIN. FT.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent	Bearing
C1	202.52'	492.91'	023°32'26"	N77°59'05"E	201.09'		N68°12'52"E
C2	95.62'	492.91'	011°06'53"	S84°11'51"W	95.47'		
C3	106.90'	492.91'	012°26'33"	S72°25'38"W	106.89'		
C4	23.36'	25.00'	053°32'25"	S39°26'39"W	22.52'	N68°12'52"E	N12°40'27"E
C5	292.35'	60.00'	279°10'18"	N27°44'24"W	77.80'	N12°40'27"E	N68°09'15"W
C6	78.63'	60.00'	075°05'18"	S50°13'06"W	73.12'		
C7	50.00'	60.00'	047°44'47"	N68°21'51"W	48.57'		
C8	42.40'	60.00'	040°29'23"	N24°14'46"W	41.52'		
C9	48.51'	60.00'	046°19'18"	N19°09'34"E	47.20'		
C10	72.81'	60.00'	069°31'32"	N77°04'59"E	68.42'		
C11	20.24'	25.00'	046°23'06"	N88°39'12"E	19.69'	N88°09'15"W	S65°27'39"W
C12	234.44'	552.91'	024°17'39"	N77°36'28"E	232.69'	S65°27'39"W	
C13	72.87'	552.91'	007°33'04"	N69°14'11"E	72.82'		
C14	94.64'	552.91'	009°47'51"	N77°54'38"E	94.43'		
C15	67.03'	552.91'	006°56'44"	N86°16'55"E	66.99'		

BEARINGS ARE REFERENCED TO THE WEST LINE OF SECTION 25, T21N, R18E, WHICH BEARS N00°03'11"E PER THE PUBLISHED OUTAGAMIE COUNTY COORDINATE SYSTEM.

SCALE - FEET

0 50 100

WISCONSIN
DAVID M. SCHWAB
S-1204
NEENAH, WIS.
LAND SURVEYOR
David M. Schwab
Nov. 12, 2019

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

APPROVAL AGENCIES:
VILLAGE OF COMBINED LOCKS
AGENCIES HAVING AUTHORITY TO OBJECT:
DEPARTMENT OF ADMINISTRATION

NOTES

1. GARAGES ARE TO BE LOCATED ON THE 'HIGH' SIDE OF LOT.
2. SUMP PUMP DISCHARGE ARE TO BE CONNECTED TO THE STORM SEWER LATERAL PROVIDED.
3. SIDEWALKS ARE REQUIRED IN ALL AREAS.
4. ROOF DRAINS FOR RAVINE LOTS 1-4 ARE REQUIRED TO BE CONNECTED TO THE STORM SEWER LATERAL PROVIDED. LOTS 5-10 ROOF DRAINS ARE NOT TO BE CONNECTED TO THE STORM LATERAL.
5. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING AND LAWFULLY DISCONTINUING ANY TEMPORARY SEDIMENT PONDS CONSTRUCTED WITHIN THE SUBDIVISION. THE DEVELOPER WILL BE RESPONSIBLE FOR CONSTRUCTING ALL PERMANENT RETENTION PONDS ACCORDING TO SPECIFICATIONS, AND ADEQUATELY MAINTAINING SAID PONDS UNTIL SUCH TIME AS 70% OF THE LOTS HAVE BEEN BUILT ON, ONCE 70% OF THE LOTS HAVE BEEN ADEQUATELY BUILT ON WITHIN A FINAL APPROVED PLAT AREA, THE VILLAGE WILL ASSUME OWNERSHIP OF SAID PONDS - UPON RECOMMENDATION OF ACCEPTANCE BY THE VILLAGE ENGINEER. ONCE THE VILLAGE ASSUMES OWNERSHIP OF THE PONDS, ALL COSTS ASSOCIATED WITH MAINTENANCE OF SAID RETENTION PONDS SHALL BE ASSESSED AGAINST ADJUTING PROPERTIES WITHIN THE SUBDIVISION AS FOLLOWS:
(A) UPON THE VILLAGE OF COMBINED LOCKS ACCEPTING THE PONDS THE COST OF MAINTENANCE OF PONDS WILL BE SHARED BY LOTS 1 THROUGH 10.
6. IF A WALKOUT BASEMENT, EXPOSED WINDOWS OR DRIVEWAY LOCATION THAT DIFFERS FROM THE APPROVED DRAINAGE PLAN ARE DESIRED, A DETAILED DRAINAGE PLAN FOR THE LOT SHALL BE PREPARED BY A PROFESSIONAL ENGINEER & APPROVED BY THE VILLAGE ENGINEER.
7. IF ANY GRADING IS PROPOSED ON LOTS 1-4 WITHIN AN AREA HAVING SLOPES GREATER THAN 20% AND/OR IF A STRUCTURE IS TO BE BUILT WITHIN 40' OF THE TOP OF SLOPE, A SLOPE STABILITY ANALYSIS SHALL BE PERFORMED BY A PROFESSIONAL GEOTECHNICAL ENGINEER. ANY RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER SHALL BE INCORPORATED INTO THE LOT GRADING AND/OR FOUNDATION PLAN.
8. FOR LOTS 1 THROUGH 4, ANY EXCAVATION ON THE DOWN SLOPE SIDE OF THE AREA WITH SLOPES OF GREATER THAN 20 PERCENT SLOPES SHALL BE LIMITED TO THE EXTENSION OF THE BUILDING FOOTPRINT AND TO A DEPTH OF ONE FOOT BELOW THE BASEMENT ELEVATION. ALL EXCAVATED MATERIAL SHALL BE REMOVED AND PLACED ON THE UP SLOPE SIDE OF THE REAR BUILDING SET BACK. THE ONLY FILL ALLOWED DOWN SLOPE OF THE REAR BUILDING SETBACK SHALL BE TO BLEND IN THE FINISHED GRADE WITH THE FOUNDATION.

DRAINAGE EASEMENT RESTRICTIONS

- (1) Maintenance of all drainageways and associated drainage structures within the subdivision are the sole responsibility of the benefited property owners of the subdivision, unless otherwise noted on the drainage plan which has been prepared for this subdivision and which has been approved by and is on file with the Village of Combined Locks Administrator.
- (2) The Village of Combined Locks retains the right to perform the following maintenance activities, and assess the cost thereof to the benefited properties: (a) removal of silt and decomposed vegetative materials that have accumulated at the bottom of the drainageway. The costs associated with the above-named activities are to be equally assessed among all the properties within the Riverview Ridge.
- (3) Upon final grading, the developer and/or owner shall comply with the surface water drainage plan as approved by the Village of Combined Locks.

FOR: - RIVERVIEW RIDGE LLC
- C/O CHAD SHEA
- 1835 E. EDGEWOOD DR., STE 105-7
- APPLETON, WISCONSIN 54913
- PHONE #920-213-6770

SHEET 1 OF 2
McMAHON
ENGINEERS ARCHITECTS
1448 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 761-4220 Fax: (920) 761-4284
www.mcmahon.com

THIS INSTRUMENT DRAFTED BY: Marty Abing