

SECOND ADDITION TO WATERLEFE ESTATES

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN

OUTAGAMIE COUNTY STORM WATER DETENTION AND DRAINAGE EASEMENT RESTRICTIONS

- PROHIBITED USES AND STRUCTURES:** THE FOLLOWING USES AND STRUCTURES ARE PROHIBITED WITHIN ALL DRAINAGE EASEMENTS: FILLING, GRADING, EXCAVATING, EXCEPT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE WAYS OR DRAINAGE FACILITIES; THE CULTIVATION OF CROPS, FRUITS OR VEGETABLES; THE DUMPING OF ASHES, WASTE, COMPOST OR OTHER MATERIALS OR PERSONAL PROPERTY OF ANY KIND; CONSTRUCTING, ERECTING OR MOVING ANY BUILDING OR STRUCTURE, INCLUDING FENCES, WITHIN THE DRAINAGE EASEMENT.
- MAINTENANCE OF DRAINAGE IMPROVEMENTS:** MAINTENANCE OF DRAINAGE WAYS AND ASSOCIATED DRAINAGE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION PLAT. OUTAGAMIE COUNTY AND THE TOWN OF GREENVILLE 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 A SPECIAL ASSESSMENT.
- MAINTENANCE EASEMENT:** OUTAGAMIE COUNTY AND THE TOWN OF GREENVILLE SHALL HAVE AN UNQUALIFIED RIGHT TO ENTER UPON ANY DRAINAGE EASEMENT FOR INSPECTION AND, IF NECESSARY, MAINTENANCE AND REPAIR OF THE DRAINAGE WAYS AND ASSOCIATED DRAINAGE IMPROVEMENTS.

TOWN OF GREENVILLE 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 DRAINAGEWAYS AND DRAINAGE FACILITIES; THE CULTIVATION OF CROPS, FRUITS OR VEGETABLES; THE DUMPING OR DEPOSITING OF ASHES, WASTE, COMPOST MATERIALS OR PERSONAL PROPERTY OF ANY KIND; THE STORAGE OF VEHICLES, EQUIPMENT, ERECTING OR MOVING ANY BUILDING OR STRUCTURE, INCLUDING FENCES, WITHIN THE DRAINAGE EASEMENT.

TOWN OF GREENVILLE DRAINAGE MAINTENANCE EASEMENT:

THE TOWN OF GREENVILLE SHALL HAVE AN UNQUALIFIED RIGHT TO ENTER MAINTAIN AND REPAIR ALL DRAINAGEWAYS AND OUTLOT FOR INSPECTION AND TO LOTS SHALL BE EQUALLY ASSESSED FOR MAINTENANCE AND REPAIR OF ALL DRAINAGEWAYS AND DRAINAGE IMPROVEMENTS AND TOWN OF GREENVILLE ADMINISTRATIVE COSTS. THE PURCHASE OF ANY LOT CONSTITUTES A WAIVER OF OBJECTION AND AGREEMENT TO PAY THEIR FAIR SHARE OF SUCH AN ASSESSMENT WHICH SHALL BE PLACED ON THE ANNUAL TAX BILL AS A SPECIAL ASSESSMENT.

GRADING AND GRADES: ALL GRADING AND FINAL GRADES FOR THE CONSTRUCTION OF ANY PUBLIC OR PRIVATE IMPROVEMENTS SHALL CONFORM TO THE SURFACE WATER DRAINAGE PLAN AS APPROVED BY THE TOWN OF GREENVILLE PLANNING COMMISSION.

NOTES:
FIELD FILE TO BE RECONNECTED IN A HYDRAULICALLY EFFICIENT FASHION OR TO STORM SEWER IF BROKEN DURING CONSTRUCTION.

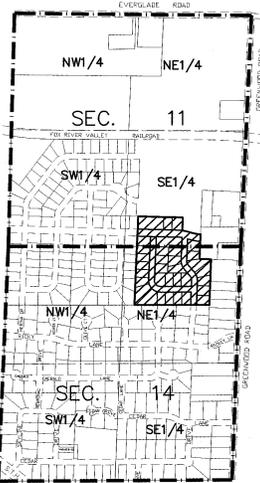
LOTS WITHIN THIS PLAT SHALL BE SUBJECT TO ASSESSMENTS ON AN ANNUAL BASIS FOR OPERATION AND MAINTENANCE OF STREET LIGHTS AND THE PURCHASE OF ANY LOT CONSTITUTES A WAIVER OF OBJECTION AND AGREEMENT TO PAY SAID ANNUAL ASSESSMENTS WHICH SHALL BE PLACED UPON THE ANNUAL TAX BILL AS A SPECIAL ASSESSMENT.

BENCHMARKS TO BE PROVIDED ON EACH HYDRANT. SEE THE MASTER GRADING PLAN FOR SPECIFICATIONS.

SUMP PUMPS ARE TO DISCHARGE INTO THE PROPOSED STORM SEWER LATERALS. SUMP PUMPS ARE NOT PERMITTED TO DISCHARGE TO SIDE OR REAR LOTS, OR OFFSITE TO ADJOINING LANDS.

ROOF DRAINS/GUTTERS ARE NOT PERMITTED TO DISCHARGE DIRECTLY INTO THE PROPOSED STORM SEWER LATERALS.

A GEOTECHNICAL STUDY HAS BEEN PERFORMED ON THIS PROPERTY AND IS ON FILE WITH THE OUTAGAMIE COUNTY PLANNING & ZONING DEPARTMENT.



- LEGEND**
- - 1 1/4" x 30" ROUND STEEL BAR WEIGHING 4.30 lbs./lineal ft. SET
 - - 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
 - - 1 1/4" ROUND STEEL REBAR FOUND
 - - 1" PIPE FOUND
 - - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
 - - RECORDED BEARING AND/OR DISTANCE
 - - SQUARE FEET
 - - EXISTING WETLANDS
 - - ACCESS RESTRICTED ROAD
 - - ACCESS RESTRICTED ROAD AT ALL INTERSECTIONS
 - - UTILITY EASEMENT (12' UNLESS NOTED)
- ALL OTHER LOT CORNERS STAKED WITH 3/4" x 24" ROUND STEEL BAR, WEIGHING 1.50 LBS./LN. FT.

BEARINGS ARE REFERENCED TO THE NORTH LINE OF NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN, WHICH BEARS N88°22'09"E PER OUTAGAMIE COUNTY COORDINATES.

OWNER & DEVELOPER:
VAN'S REALTY & CONSTRUCTION OF APPLETON INC.
C/O JASON HAIN
2625 S. ONEDA ST., APPLETON, WI 54915
PHONE: (920) 734-1845



Revised this 8th day of December 2016

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 December 15, 2016

Rene M. Down
Department of Administration

Office of the Register of Deeds

2096401
Recorded
February 01, 2017 2:59 PM

OUTAGAMIE COUNTY
SARAH R VAN CAMP
REGISTER OF DEEDS
Fee Amount: \$58.00
Total Pages: 2
Cabinet M Pages 47-48

JOB # V0034-920239.04 SHEET 11 OF 2

McMAHON
ENGINEERS ARCHITECTS

1445 KAMAHON DRIVE, NEENAH, WI 54956
Mailing P.O. BOX 1225, NEENAH, WI 54957-1225
Tel: (920) 751-4200 Fax: (920) 751-4204
www.mcmgrpp.com

SECOND ADDITION TO WATERLEFE ESTATES

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE: I, David M. Schmalz, Wisconsin Professional Land Surveyor # 1284 certify the plot of the Second Addition to Waterlefe Estates, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 11 and the Northeast 1/4 of the Northeast 1/4 of Section 14, all in Township 21 North, Range 16 East, Town of Greenville, Outagamie County, Wisconsin, containing 17.301 acres of land and described as follows:

Commencing at the Northeast corner of said Section 14; Thence S00°28'43"W, 665.16 feet along the East line of the Northeast 1/4 of the Northeast 1/4 of said Section 14; Thence S88°16'45"W, 332.24 feet to the Point of Beginning; Thence continue S88°16'45"W, 854.50 feet along the North line of Lots 59, 60, 66 & 71 First Addition to Waterlefe Estates and the North line of Lot 1 Certified Survey Map No. 6428 to the Southeast corner of Lot 64 First Addition to Waterlefe Estates; Thence N00°49'30"E, 785.93 feet along the East line of Lots 64 thru 70 First Addition to Waterlefe Estate to the Northeast corner of said Lot 70; Thence N01°42'39"E, 80.04 feet to the Southeast corner of Lot 87 First Addition to Waterlefe Estate; Thence N00°08'54"W, 145.00 feet; Thence N89°51'06"E, 508.38 feet; Thence S00°34'50"W, 147.14 feet to the start of a 340.00 foot radius curve to the right; Thence 42.47 feet along the arc of said curve with a chord distance of 42.44 feet which bears S80°09'43"E, Thence S76°35'01"E, 103.84 feet to the start of a 260.00 foot radius curve to the left; Thence 58.74 feet along the arc of said curve, with a chord distance of 58.62 feet which bears S83°03'21.5"E; Thence S89°31'42"E, 9.81 feet to the West line of Lot 1 of Certified Survey Map No. 726; Thence S00°34'50"W, 280.00 feet along the West line of said Lot 1 of Certified Survey Map No. 726 to the Southwest corner thereof; Thence S89°31'42"E (recorded as N89°54'48"E), 130.46 feet along the South line of said Lot 1 of Certified Survey Map No. 726 to the Northwest corner of Greenwood Condominiums; Thence S00°28'43"W, 519.87 feet along the West line of said Greenwood Condominiums and Lots 1 thru 4 of Certified Survey Map No. 3240 to the Point of Beginning.

That I have made such survey, land division, and plat under the directions of the Owners of said land. That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of Outagamie County and the Town of Greenville in surveying, dividing and mapping the same.

Date this 10th day of October 2016

David M. Schmalz
David M. Schmalz, PLS-1284
Wisconsin Professional Land Surveyor



Revised this 8th day of December 2016

OWNER'S CERTIFICATE OF DEDICATION:
Meadowview Development LLC, as owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. I also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

Department of Administration
Town of Greenville
Outagamie County Planning and Zoning Committee

WITNESS the hand and seal of said owner this 19 day of December, 2016

In the Presence of:

Meadowview Development LLC

David M. Schmalz
Witness

Johan Haan - Managing Member
(Meadowview Development LLC)

(State of Wisconsin))
Winnebago County))SS

Personally came before me this 19th day of December, 2016, the above named owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

Shawn J. Jones
Notary Public, Winnebago County, Wisconsin
My Commission Expires: 2/22/2017



CONSENT OF MORTGAGEE:

INVESTORS COMMUNITY BANK, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the certificate of Meadowview Development LLC, as owner.

IN WITNESS WHEREOF, the said BANK OF INVESTORS COMMUNITY BANK has caused these presents to be signed by an Authorized Officer, and countersigned by an Authorized Officer at Appleton, Wisconsin, and its corporate seal to be hereto affixed this 22 day of December, 2016

In the Presence of:

INVESTORS

Matt Kosdorf
Authorized Signature - Title

Matt Kosdorf SVP/DECO
Print Name - Title

Tom Penning
Authorized Signature - Title

Tom Penning Senior Business Banker
Print Name - Title

(State of Wisconsin))
Outagamie County))SS

Personally came before me this 22nd day of December, 2016, the above named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Shawn J. Jones
Notary Public, Outagamie County, Wisconsin
My Commission Expires: 9/18/2018



UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Meadowview Development LLC Grantor, to

WE-ENERGIES, a Wisconsin corporation, Grantee,

AT&T Wisconsin, a Wisconsin corporation Grantee, and

TIME WARNER ENTERTAINMENT COMPANY, LP, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.

TOWN OF GREENVILLE APPROVAL:

We hereby certify that Second Addition to Waterlefe Estates in the Town of Greenville, Outagamie County was approved and accepted by the Town of Greenville

on this 16 day of January, 2017

Jack Anderson (Town Chairman) 1/16/2017
Date

STATE OF WISCONSIN)
COUNTY OF OUTAGAMIE)SS

I, Wendy Helgeson, being the duly elected, qualified and acting clerk of the Town of Greenville, Outagamie County do hereby certify that the Town Board of the Town of Greenville passed by voice vote on December 19, 2016, authorizing me to issue a certificate of approval of the final plat of Second Addition to Waterlefe Estates, Meadowview Development LLC, as owner upon satisfaction of certain conditions, and I do also hereby certify that all conditions were satisfied and the

APPROVAL WAS GRANTED AND EFFECTIVE ON THE 19th day of December, 2016

Wendy Helgeson 1/16/17
Wendy Helgeson (Town Clerk) Date

CERTIFICATE OF TOWN TREASURER

I, Lisa Beyer being the duly elected qualified and acting Town Treasurer of the Town of Greenville do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments as of 1/16/2017 affecting the lands included in Second Addition to Waterlefe Estates.

Lisa Beyer 1/16/2017
Lisa Beyer (Town Treasurer) Date

COUNTY TREASURER'S CERTIFICATE

I, Jack Voight, being the duly elected qualified and acting County Treasurer of the County of Outagamie do hereby certify that in accordance with the records in my office there are no unredemmed tax sales, unpaid taxes or unpaid special assessments as of 2-2-2017 affecting the lands included in Second Addition to Waterlefe Estates.

Jack Voight 2-2-2017
Jack Voight (County Treasurer) Date

COUNTY PLANNING COMMISSION APPROVAL:

Approved by the Outagamie County Planning and Zoning Committee on the 10th day of January, 2017

Dated this 10th day of February, 2017

Timothy P. Roach
Timothy P. Roach (Zoning Administrator),
Outagamie County Planning and Zoning Committee

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT BEARING	TANGENT BEARING
C1	340.00'	13°33'53"	80.49'	80.31'	S83°21'57.8"E	N89°51'06"E	S76°38'01"E
LOT 156	340.00'	6°24'30"	28.03'	28.01'	N86°55'39"W		
BOUNDARY	340.00'	7°09'23"	42.46'	42.44'	N89°09'42.5"W		
C2	280.00'	12°56'41"	58.74'	58.62'	S83°03'21.5"E	S76°35'01"E	S89°31'42"E
C3	340.00'	12°56'41"	76.80'	76.68'	S83°03'21.5"E	S76°35'01"E	S89°31'42"E
C4	67.00'	42°45'31"	50.00'	48.85'	N00°47'55.5"W	N00°34'30"E	N02°10'41"W
LOT 153	133.00'	42°39'24"	99.02'	96.75'	N20°50'59"W	N00°28'43"E	N42°10'41"W
LOT 127	133.00'	26°17'11"	71.71'	65.00'	S27°42'01"E		
LOT 128	133.00'	13°42'07"	31.81'	31.73'	S09°22'20"E		
C8	133.00'	82°32'45"	214.83'	192.22'	S45°26'52.5"E	S00°49'30"W	N88°16'45"E
LOT 134	133.00'	15°28'06"	38.18'	36.07'	S83°58'42"E		
LOT 135	133.00'	29°28'55"	68.36'	67.61'	S81°24'40.5"E		
LOT 136	133.00'	29°28'55"	68.36'	67.61'	N31°27'45.5"W		
LOT 137	133.00'	18°03'04"	41.93'	41.78'	N08°12'24.5"W		
C7	67.00'	82°32'45"	108.22'	96.63'	S45°26'52.5"E	S00°49'30"W	N88°16'45"E
C8	67.00'	42°39'24"	49.88'	48.74'	S20°50'59"W	S00°28'43"W	S42°10'41"E
C9	133.00'	42°39'24"	99.02'	96.87'	S20°49'55.5"W	S00°34'30"W	S42°10'41"E
LOT 151	133.00'	27°34'54"	64.02'	63.41'	S28°23'14"E		
LOT 152	133.00'	19°10'37"	35.23'	35.13'	N07°00'28"W		
C10	280.00'	6°09'52"	37.65'	37.62'	S86°03'58"E	S81°59'02"E	N89°51'06"E

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 December 19th 2016
Shawn J. Jones
Department of Administration