

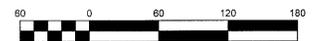
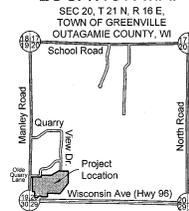
# Crestview South

Part of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 21 North, Range 16 East, Town of Greenville, Outagamie County, Wisconsin

## NOTES

- All linear measurements have been made to the nearest one hundredth of a foot.
- All angular measurements have been made to the nearest 20 seconds and computed to the nearest half seconds.
- Outlot 8 is dedicated to the public for trail purposes.

## LOCATION MAP



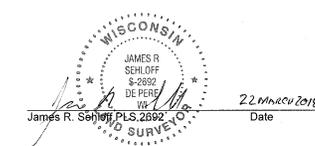
Bearings are referenced to the South line of the Southwest 1/4, Section 20, T21N, R16E, assumed to bear S89°03'31"E, based on the Outagamie County Coordinate System.

## LEGEND

- △ 1/2" Rebar Found
- 3/4" Rebar Found
- 1/2" x 18" Steel Rebar @ 4.30lb/LF SET
- All other corners
- 3/4" x 18" Steel Rebar @ 1.50lb/LF SET
- SF Lot areas in square feet
- ( ) Recorded As

Delineated Wetlands with 20' buffer per McMahon Report dated Sept 21, 2015

No Access area 50' each way typical



Line	Bearing	(Recorded)	Length
L1	N 01°19'04" W	(N01°18'54" E)	20.02'
L2	S 01°17'04" W	(S01°26'54" W)	24.67'
L3	N 38°51'28" W	(N03°51'38" W)	27.11'

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	60.00'	N 89°04'15" E	68.71'	73.16'	89°51'40"	S 55°59'55" E	N 54°38'25" E
C2	60.00'	S 00°58'31" W	100.61'	118.33'	113°56'52"	S 57°56'57" W	S 55°59'55" E
C3	60.00'	S 88°41'02" E	66.00'	307.11'	293°15'58"	S 57°56'57" W	N 55°19'00" W
C4	60.00'	N 00°35'18" W	97.97'	114.62'	109°27'23"	N 54°08'25" E	N 55°19'00" W
C5	187.00'	S 45°23'04" W	235.90'	281.93'	89°52'00"	S 01°27'04" W	N 88°40'56" W
C6	233.00'	N 45°23'04" E	339.13'	385.48'	89°52'00"	S 88°40'56" E	N 01°27'04" W
C7	233.00'	N 84°52'36" E	52.28'	52.39'	12°52'55"	S 88°40'56" E	N 78°26'09" E
C8	233.00'	N 87°23'31" E	89.00'	89.55'	22°01'15"	N 78°26'09" E	N 58°24'54" E
C9	233.00'	N 45°24'17" E	89.00'	89.55'	22°01'15"	N 58°24'54" E	N 34°23'39" E
C10	233.00'	N 23°30'33" E	88.00'	88.53'	21°46'13"	N 34°23'39" E	N 12°37'28" E
C11	233.00'	N 07°02'15" E	45.35'	45.44'	11°10'22"	N 12°37'28" E	N 01°27'04" W



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 **MARCH 22<sup>ND</sup>, 2018**

*Renée M. Porey*  
Department of Administration

Document #: 2152040  
Date: 03/14/2018 Time: 01:53 PM  
Page: 2 of 2  
County: OUTAGAMIE COUNTY State: WI

*James R. Seihoff*  
Surveyor  
Cabinet M, Pages 139-140

File: 5147Final.dwg  
Date: 03/22/2018  
Drafted by: Jim  
Sheet: 1 of 2  
Revision Date: Mar 22, 2018

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
CIVIL ENGINEERING CONSULTANTS  
1811 Racine Street, Menasha, WI 54952  
Ph: 920-991-1856 Fax: 920-830-9595  
www.davel.com

# Crestview South

Part of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 21 North, Range 16 East,  
Town of Greenville, Outagamie County, Wisconsin

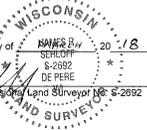
### Surveyor's Certificate

I, James R. Sehoff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Greenville and Outagamie County, and under the direction of Cornerstone Property Group LLC, owner of said land, I have surveyed divided and mapped Crestview South; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in part of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 21 North, Range 16 East, Town of Greenville, Outagamie County, Wisconsin, containing 753,053 Square Feet (17,2877 Ac) of land described as follows:

Commencing at the Southwest corner of Section 20; thence along the South line of said Southwest 1/4, S89°03'31"E, 172.09 feet, thence N00°56'29"E 109.83 feet to a point on Outlot 1 of Crestview said point also being the point of beginning; thence, along said Outlot 1, N02°08'57"W, 202.12 feet; thence, continuing along said Outlot 1, N88°40'56"W, 67.65 feet; thence, continuing along said Outlot 1, N01°19'04"E, 460.00 feet; thence, along a North line of along said Outlot 1, N88°49'56"W, 50.00 feet to the East right of way line of Marley Road; thence, along said East right of way line, N01°19'04"E, 20.00 feet to the South right of way line of Old Quarry Lane; thence along said South right of way line, S88°40'56"E, 336.00 feet to the Easterly right of way line of Quarry Rim Road; thence, along said East right of way line, N01°19'04"E 66.00 feet to the South line of Outlot 7 of Crestview; thence, along said South line, S88°40'56"E 323.71 feet; thence, continuing along said South line, N60°33'46"E 329.51 feet to the West right of way line of Quarry View Drive; thence, along said West line, S01°27'04"W 24.67 feet to the South right of way line of said Quarry View Drive; thence, along said South line and the South line of Lot 15 of Crestview, S88°32'56"E 286.00 feet to said Outlot 1 of Crestview; thence, along Outlot 1, S01°27'04"W 388.07 feet; thence, continuing along said Outlot 1, S38°21'52"W 422.36 feet to the Northeast corner of Outlot 4 Crestview; thence, along the North line of said Outlot 4, N88°40'56"W 417.44 feet to the Northwest corner of said Outlot 4; thence along the West line of said Outlot 4, S01°19'04"W 120.00 feet to a point on said Outlot 1 Crestview; thence, along said Outlot 1, N88°40'56"W 200.00 feet; thence, continuing along said Outlot 1, N35°51'28"W 27.71 feet; thence, continuing along said Outlot 1, 73.16 feet along the arc of a curve to the left with a radius of 60.00 feet and a chord of 68.71 feet which bears S88°04'15"W; thence, continuing along said Outlot 1, S33°58'58"W, 63.58 feet; thence, continuing along said Outlot 1, N88°33'13"W 106.41 feet to the point of beginning, subject to all easements and restriction of record.

Given under my hand this 22 day of MARCH, 2018.

James R. Sehoff, Wisconsin Professional Land Surveyor No. S-2692



### Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by

Cornerstone Property Group LLC, grantor

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Granite Charter Cable Partners, LLC, Grantee

and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, 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 Areas" 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 incident 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 Areas" 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 four inches without written consent of grantees.

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

Cornerstone Property Group LLC

By: John W. Wolf 04/01/2018

Print Name

John W. Wolf

Title

Owner

### Owner's Certificate

Cornerstone Property Group LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Cornerstone Property Group LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

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

Dated this 4<sup>th</sup> day of April, 2018.

In the presence of: Cornerstone Property Group LLC,

John W. Wolf

print name John W. Wolf

Title owner

State of Wisconsin)

Winneago County ss

Personally came before me this 4<sup>th</sup> day of April, 2018, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Mary L. Relein My Commission Expires 6-26-21

Notary Public, Wisconsin



### County Planning Agency Approval Certificate

Resolved, that the plat of Crestview South in the Town of Greenville, Outagamie County, Cornerstone Property Group LLC, owner, is hereby approved by Outagamie County.

Thomas X. Hanson 1-7-2019  
County Zoning Administrator Date

### Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the Town of Greenville and Outagamie 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 plat.

Rita Abuger 1-2-2019  
Town Treasurer Date

John W. Wolf 1/4/2019  
County Treasurer Date

This Final Plat is contained wholly within the property described in the following recorded instruments:

the property owner of record: Cornerstone Property Group LLC	Recording Information: Doc No. 2113795	Parcel Number(s): 110-0788-00
---	---	----------------------------------

### Town Board Approval Certificate

Resolved, that the plat of Crestview South in the Town of Greenville, Outagamie County, Cornerstone Property Group LLC, owner, is hereby approved by the Town Board of the Town of Greenville.

Jack L. Anderson 12/28/2018  
Chairman Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Greenville.

Shirley 1/6/2019  
Clerk Date

### Town Notes

#### Field Tile Statement:

Any agricultural drain tile which is disturbed, cut or broken as part of the development of the plat (CSM) or excavation for home construction must be repaired and/or relocated to allow for the drain tile to continue to drain as originally designed. The cost of repair and/or replacement of the drain tile must be born by the party damaging the drain tile.

#### Right to Farm Statement:

The lots created on this map are adjacent to properties that, as of the date of this document, are being used for agricultural purposes. Some individuals believe that the activities associated with the agricultural use constitute a nuisance or conflict with the quiet enjoyment of their property. This statement is intended to provide third parties with notice that agricultural activities may exist on the adjacent properties.

#### Grading Statement:

All grading and final grades for the construction of any public or private improvement shall conform to the surface drainage plan as approved by the Town of Greenville Planning Commission.

#### Street Lighting Statement

Lots within this plat shall be subject to assessments on an annual basis for the operation and maintenance of street lights and the purchase of any lot constitutes a waiver of objection and payment to pay said annual assessments which shall be placed upon the annual tax bill as a special assessment.

#### Benchmark Note

Benchmarks will be established on the tag bolts of the fire hydrants after utility construction has been completed.

#### Drainage Easement Statement:

The Town of Greenville shall have an unqualified right to enter upon any drainage easement for inspection and to maintain and repair all drainage ways and drainage improvements. Lots shall be equally assessed for maintenance and repair of all drainage way and drainage improvements.

#### Conservancy Assessments Note

Lots within this plat shall be subject to assessments on an annual basis for operation and maintenance of conservancy and detention pond area 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

#### 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.

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 MARCH 22<sup>ND</sup>, 2018

Renee M. Doney  
Department of Administration



File: S147Final.dwg  
Date: 03/19/2018  
Drafted By: Jim  
Sheet: 2 of 2

Revision Date: Mar 19, 2018



**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
CIVIL ENGINEERING CONSULTANTS  
1811 Racine Street, Menasha, WI 54952  
Ph: 920-991-1895 Fax: 920-830-9695  
www.davel.pro