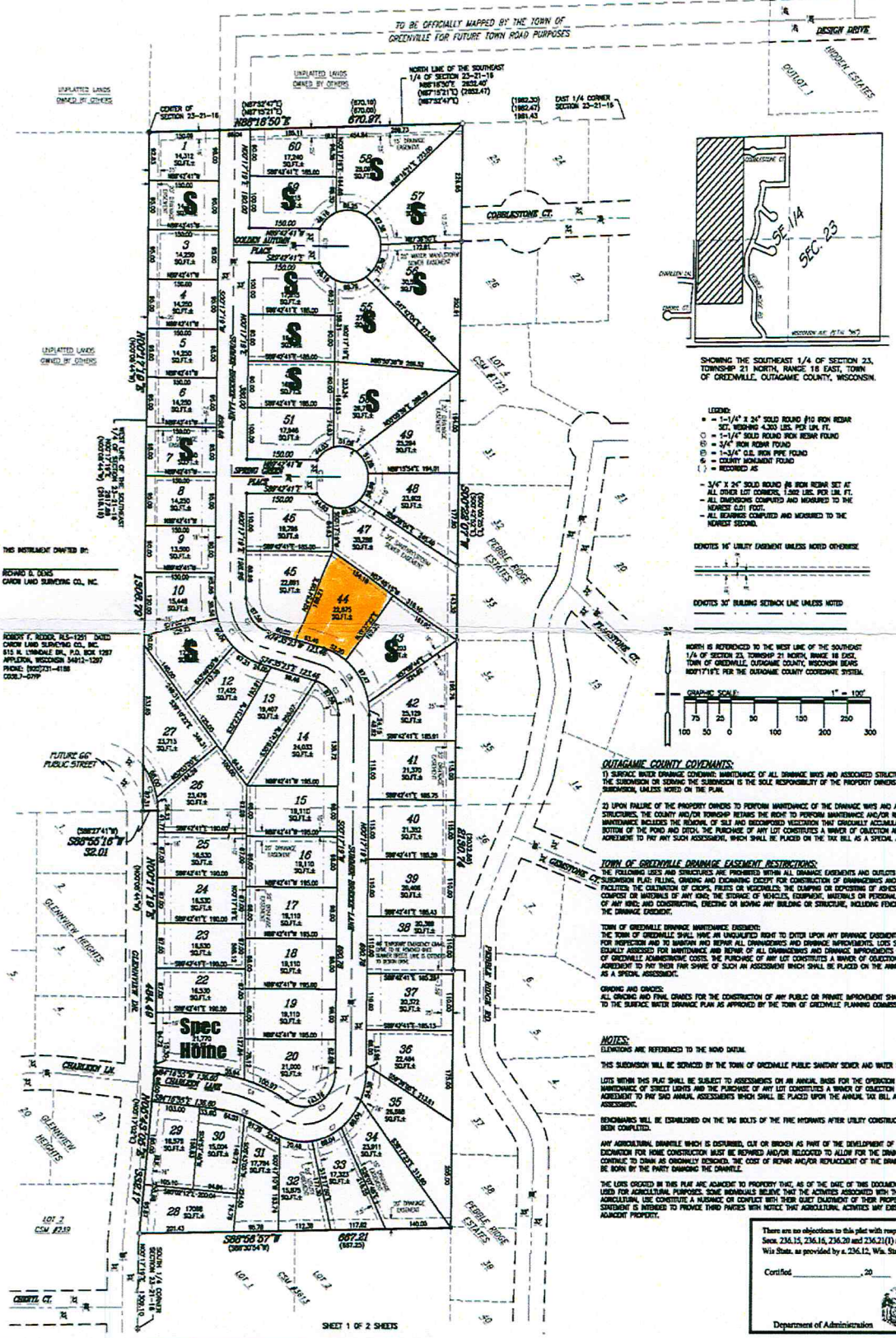
SUMMERBREEZE ESTATES

BEING ALL OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 3613 AS RECORDED IN VOLUME 19 OF CERTIFIED SURVEY MAPS ON PAGE 3613, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 23, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.



SHOWING THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

LEGEND:
- ● = 1-1/4" X 24" SOLID ROUND #10 IRON REBAR SET, WEIGHING 4.303 LBS. PER LIN. FT.
- ○ = 1-1/4" SOLID ROUND IRON REBAR FOUND
- ⊗ = 3/4" IRON REBAR FOUND
- ⊙ = 1-3/4" O.D. IRON PIPE FOUND
- ⊕ = COUNTY MONUMENT FOUND
- [ ] = RECORDED AS

- 3/4" X 24" SOLID ROUND #8 IRON REBAR SET AT ALL OTHER LOT CORNERS, 1.502 LBS. PER LIN. FT.
- ALL DIMENSIONS COMPUTED AND MEASURED TO THE NEAREST 0.01 FOOT.
- ALL BEARINGS COMPUTED AND MEASURED TO THE NEAREST SECOND.

DENOTES 16' UTILITY EASEMENT UNLESS NOTED OTHERWISE

DENOTES 30' BUILDING SETBACK LINE UNLESS NOTED

NORTH IS REFERENCED TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN BEARS N00°17'19"E, PER THE OUTAGAMIE COUNTY COORDINATE SYSTEM.

GRAPHIC SCALE: 1" = 100'

THIS INSTRUMENT DRAFTED BY:

RICHARD D. DENS
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OUTAGAMIE COUNTY COVENANTS:

1) SURFACE WATER DRAINAGE COVENANT: MAINTENANCE OF ALL DRAINAGE WAYS AND ASSOCIATED STRUCTURES WITHIN THE SUBDIVISION OR SERVING THE SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION, UNLESS NOTED ON THE PLAT.

2) UPON FAILURE OF THE PROPERTY OWNERS TO PERFORM MAINTENANCE OF THE DRAINAGE WAYS AND ASSOCIATED STRUCTURES, THE COUNTY AND/OR TOWNSHIP RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS. MAINTENANCE INCLUDES THE REMOVAL OF SILT AND DECOMPOSED VEGETATION THAT GRADUALLY ACCUMULATES IN THE BOTTOM OF THE POND AND DITCH. 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.

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 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.

TOWN OF GREENVILLE DRAINAGE MAINTENANCE EASEMENT:
THE TOWN OF GREENVILLE SHALL HAVE AN UNQUALIFIED RIGHT TO ENTER UPON ANY DRAINAGE EASEMENT AND OUTLOT FOR INSPECTION AND TO MAINTAIN AND REPAIR ALL DRAINAGEWAYS AND DRAINAGE IMPROVEMENTS. 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 IMPROVEMENT SHALL CONFORM TO THE SURFACE WATER DRAINAGE PLAN AS APPROVED BY THE TOWN OF GREENVILLE PLANNING COMMISSION.

NOTES:

ELEVATIONS ARE REFERENCED TO THE NGVD DATUM.

THIS SUBDIVISION WILL BE SERVICED BY THE TOWN OF GREENVILLE PUBLIC SANITARY SEWER AND WATER SYSTEM.

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 AGREEMENT TO PAY SAID ANNUAL ASSESSMENTS WHICH SHALL BE PLACED UPON THE ANNUAL TAX BILL AS A SPECIAL ASSESSMENT.

BENCHMARKS WILL BE ESTABLISHED ON THE TAG BOLTS OF THE FIRE HYDRANTS AFTER UTILITY CONSTRUCTION HAS BEEN COMPLETED.

ANY AGRICULTURAL DRAINTILE WHICH IS DISTURBED, CUT OR BROKEN AS PART OF THE DEVELOPMENT OF THE PLAT OR EXCAVATION FOR HOME CONSTRUCTION MUST BE REPAIRED AND/OR RELOCATED TO ALLOW FOR THE DRAINTILE TO CONTINUE TO DRAIN AS ORIGINALLY DESIGNED. THE COST OF REPAIR AND/OR REPLACEMENT OF THE DRAINTILE MUST BE BORN BY THE PARTY DAMAGING THE DRAINTILE.

THE LOTS CREATED IN THIS PLAT ARE ADJACENT TO PROPERTY 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 THEIR QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTY.

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

Glenvally - Greenville

W.S