1st Addition To Whispering Groves

Part of CSM 3876 being part of the Southeast 1/4 of the Southeast 1/4 and part of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin

Combined Conveyance Restriction:

The following parcels are consolidated for all purposes including those of assessment, transfer, deed, descent and conveyance:

Outlot 1 shall be deed restricted to Lot 26
Outlot 2 shall be deed restricted to Lot 27.

Outlot 15 and Outlot 16 shall be owned by:
1st Addition to Whispering Groves Homeowners Association.

Airport Zoning Statement:

Lots 24, 25, 63-68 & 92-94 are in Zone 3 of the Airport Zoning overlay district for Outagamie County. Outagamie County zoning must be contacted prior to construction for approval.

Special Town of Grand Chute Restrictions:

This subdivision Preliminary Plat is subject to all of the requirements of Section 6.16 (E) Municipal Code of the Town of Grand Chute. The subdivider, for himself / herself, and his / her assigns, shall be responsible for all municipal improvements, including driveway and black topped streets, graveled road shoulders, sewer and water, curb and gutter if determined necessary by the Town of Grand Chute Board of Supervisors, street lit stations when determined necessary by the Town of Grand Chute Board of Supervisors, storm sewers when determined necessary by the Town of Grand Chute Board of Supervisors, dedicated and open slow swale drainage easements and street lighting. Pursuant to Section 6.16 (E) Municipal Code of the Town of Grand Chute, the Town of Grand Chute reserves the right to withhold building permits for this subdivision if the above stated municipal improvements have not been completed in a timely and orderly fashion on the subdivision / parcel, according to the terms and conditions of 6.16 (E). That, in addition all subdivisions and property owners are put on notice that a three hundred dollar ($300.00) hookup connection charge for sewer services may be payable by each lot within the platted subdivision to the Town of Grand Chute Sanitary District for sewer services. Furthermore, where decorative street lighting is required by the owner / subdivider, the difference in cost between regular street lighting and decorative street lighting will be assessed annually to property owners within the subdivided area, on an annual cost basis as assumed by the Town of Grand Chute, plus the Town of Grand Chute's annual interest charge; the Town of Grand Chute shall be responsible only for base and regular street lighting costs at intersections and cul-de-sacs, with any excess lighting costs as requested by the subdivider or property owners being assessed directly to the abutting property owners.

Surface Water Drainage Covenant:

Maintenance of all drainage ways, including easements as indicated on the plat and along side and rear lot lines which convey storm water runoff as indicated on the Drainage Plan and associated structures within the subdivision or serving the subdivision is the sole responsibility of the property owners of the subdivision, except noted on the plan.

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 and shall be equally assessed among the property owners of the subdivision with a drainage covenant.

Walking Trail Covenant

Maintenance of walking trail and associated walking trail improvements shall be the responsibility of the the 1st Addition to Whispering Groves Homeowners Association. The Town of Grand Chute retains 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.

Access Restriction Clause

Lots 63, 91, 86, and 24 are hereby restricted so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress from or egress to the right-of-way of Cobble Creek as shown on this land division map. It is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Wisconsin Statutes, and shall be enforceable by the Outagamie County or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be constrained and granted only through the driveway permitting process and all permits are revocable.

NOTES

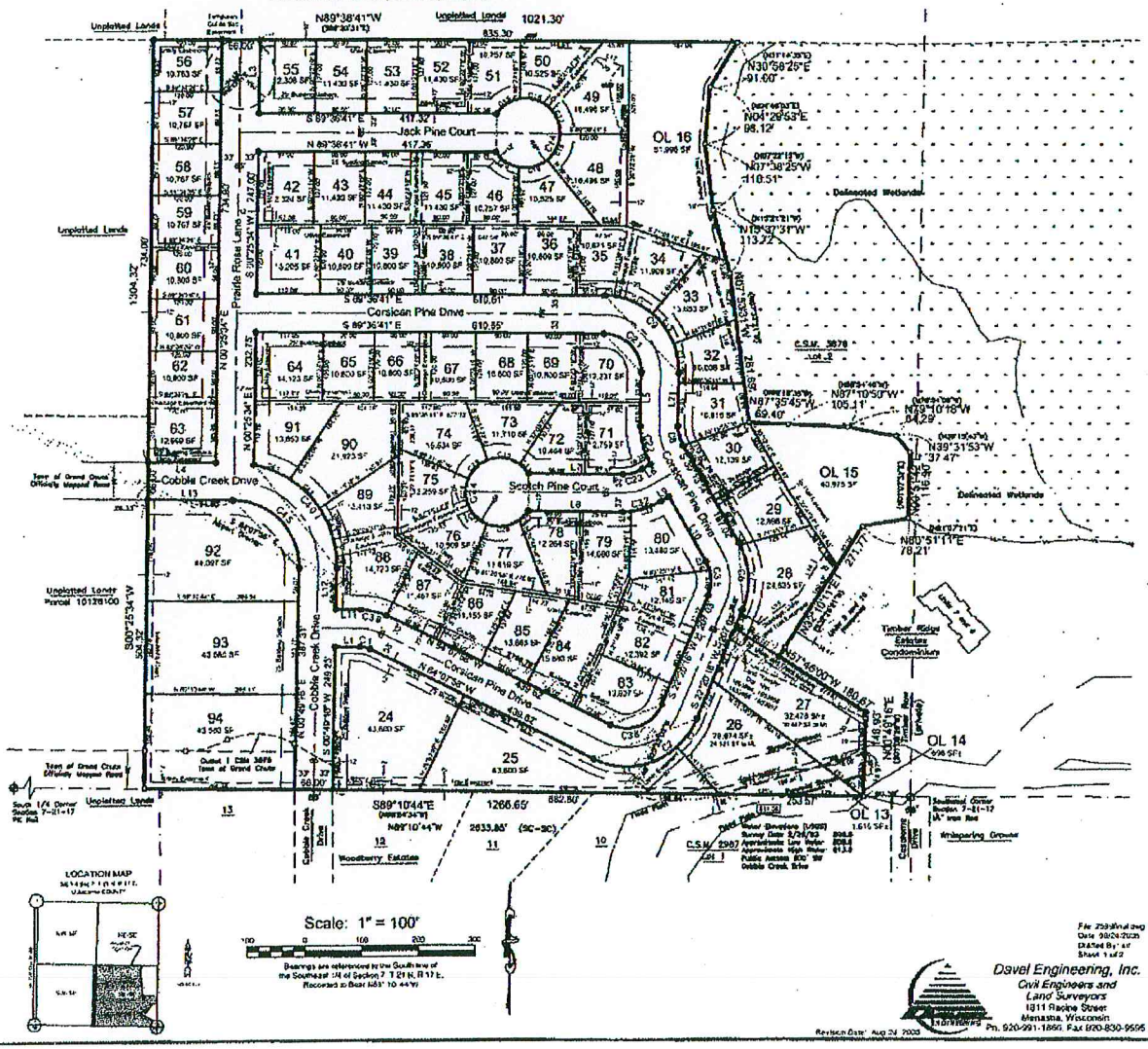
All linear measurements have been made to the nearest one hundredth of a foot.

All angular measurements have been made to the nearest 20 seconds and computed to the nearest half seconds.

LEGEND

- ▲ 1/2" Rebar Found
- ⊙ 1/2" Rebar Found
- □ 1" Iron Pipe Found
- ⊙ 2" Iron Pipe Found
- ● 1/2" x 18" Steel Rebar @ 4.30lbs/LF SET
  All other corners
  1/2" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot area in square feet
- ( ) Recorded As

TYPICAL UTILITY EASEMENT AREAS - NO POLES or BURIED CABLE 9 are to be placed such that the installation would obstruct any survey stakes or obstruct vision along any lot line or street line. Any disturbance of a survey stake by any utility or Violation of Section 236.32 of Wisconsin Statutes. Utility easement as herein set forth are for the use of PUBLIC POLES and PRIVATE PUBLIC UTILITIES having the right to serve the area.



Revision Date: Aug 24, 2020

Davel Engineering, Inc.
Civil Engineers and Land Surveyors
1011 Racine Street
Menasha, Wisconsin
Ph. 920-991-1866, Fax 920-830-9595

Exhibit "A"

1st Addition To Whispering Groves

Part of CSM 3876 being part of the Southeast 1/4 of the Southeast 1/4 and part of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin

CURVE TABLE

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing In	Tangent Bearing Out
C1	42.00'	S19°39'23"E	18.21'	18.38'	23°32'46"	S89°16'44"E	S 66°07'56" E
C2	133.00'	S60°06'05"W	133.79'	217.11'	93°31'46"	S22°20'18"W	N 64°07'56" W
C3	133.00'	S35°10'24"W	59.03'	59.58'	25°40'17"	S22°20'18"W	S 48°09'23" W
C4	133.00'	S61°58'36"W	144.41'	157.52'	67°51'29"	S48°09'33"W	N 64°07'56" W
C5	133.00'	S03°56'29"E	117.17'	122.06'	52°33'00"	S30°13'14"E	S 22°20'16" W
C6	133.00'	S39°05'06"E	5.27'	5.27'	2°16'18"	S30°13'14"E	S 27°56'56" E
C7	133.00'	S02°48'20"E	113.02'	116.11'	50°12'12"	S27°56'56"E	S 22°20'16" W
C8	67.00'	N16°54'06"W	36.37'	36.78'	30°38'33"	N30°13'14"W	N 00°23'19" E
C9	133.00'	S44°36'41"E	184.09'	206.92'	89°00'00"	S89°36'41"E	S 00°23'19" W
C10	133.00'	S81°58'44"E	28.11'	28.16'	11°33'54"	S88°36'41"E	S 76°20'47" E
C11	133.00'	S55°07'09"E	66.32'	66.60'	28°39'57"	S76°20'47"E	S 48°54'50" E
C12	133.00'	S30°41'52"E	66.32'	66.60'	28°39'57"	S48°54'50"E	S 21°29'53" E
C13	133.00'	S10°32'47"E	30.48'	30.77'	21°32'12"	S21°29'51"E	S 00°23'19" W
C14	60.00'	S00°23'19"W	66.00'	307.11'	293°13'34"	N33°49'20"E	N 32°36'42" W
C15	40.00'	N60°02'52"E	47.45'	48.78'	46°35'03"	N33°49'20"E	N 80°20'33" E
C16	60.00'	N74°36'53"E	60.74'	62.30'	59°01'20"	N60°20'33"E	S 49°38'06" E
C17	60.00'	S24°37'25"E	50.74'	52.39'	50°01'38"	S49°38'06"E	S 00°23'19" W
C18	60.00'	S25°24'53"W	50.74'	52.39'	50°01'38"	S00°23'19"W	S 50°24'40" W
C19	60.00'	S75°23'30"W	50.74'	52.39'	50°01'38"	S50°24'48"W	N 79°37'49" W
C20	60.00'	N54°19'14"W	47.45'	48.78'	46°35'03"	N79°37'46"W	N 32°56'42" W
C21	67.00'	S44°36'41"E	84.73'	105.24'	90°00'00"	S45°36'41"E	S 00°23'19" W
C22	133.00'	N14°54'58"W	70.21'	71.00'	30°36'33"	N30°13'14"W	N 00°23'19" E
C23	67.00'	S70°00'02"W	30.37'	30.79'	26°35'33"	S56°46'46"W	N 89°36'41" W
C24	60.00'	N60°23'18"E	86.00'	301.11'	287°16'54"	S33°45'20"W	S 32°36'41" E
C25	60.00'	S44°24'17"W	22.18'	22.32'	21°17'54"	S33°45'20"W	S 55°07'15" W
C26	60.00'	S83°20'38"W	56.87'	59.25'	56°34'46"	S55°03'18"W	N 86°21'58" W
C27	60.00'	N45°26'51"W	46.73'	48.00'	45°50'12"	N68°21'59"W	N 22°31'47" W
C28	60.00'	N00°23'19"E	46.73'	48.00'	45°50'12"	N22°31'47"W	N 23°18'25" E
C29	60.00'	N45°13'31"E	46.73'	48.00'	45°50'12"	N23°18'23"E	N 68°08'37" E
C30	60.00'	S82°34'00"E	58.82'	59.23'	56°34'46"	N68°08'37"E	S 54°14'37" E
C31	60.00'	S43°37'50"E	22.18'	22.32'	21°17'54"	S54°16'37"E	S 32°36'42" E
C32	133.00'	S76°08'62"W	70.21'	71.05'	30°36'33"	S32°46'40"W	N 89°36'41" W
C33	133.00'	S71°56'22"W	98.03'	98.45'	24°19'13"	S58°46'46"W	S 64°05'58" W
C34	133.00'	S87°34'38"W	14.55'	14.60'	6°17'20"	S84°06'58"W	N 89°36'41" W
C35	67.00'	S00°34'25"E	59.37'	61.46'	52°33'00"	S26°13'14"E	S 22°20'16" W
C36	67.00'	S23°33'33"E	16.06'	16.09'	13°45'24"	S30°13'14"E	S 16°37'51" E
C37	67.00'	S32°56'12"W	43.61'	43.37'	36°48'06"	S16°37'51"E	S 22°20'16" W
C38	67.00'	S68°08'06"W	87.63'	109.37'	93°31'46"	S22°20'18"W	N 64°07'56" W
C39	166.00'	S76°39'21"E	86.94'	47.21'	25°52'46"	S89°16'44"E	S 64°07'56" E
C40	183.00'	S30°41'52"E	222.49'	239.43'	73°31'38"	S76°12'42"E	S 30°49'18" W
C41	183.00'	S61°31'31"E	67.88'	68.07'	21°18'47"	S79°12'42"E	S 58°53'58" E
C42	183.00'	S43°18'18"E	73.46'	73.97'	23°09'13"	S35°53'36"E	S 31°44'37" E
C43	183.00'	S22°10'06"E	73.49'	73.95'	23°09'13"	S31°44'37"E	S 10°35'25" E
C44	183.00'	S04°53'08"E	36.39'	36.49'	11°26'49"	S10°35'25"E	S 00°49'18" W
C45	117.00'	S44°36'44"E	165.46'	183.78'	90°00'00"	S89°16'44"E	S 00°49'16" W

Line Table

Line	Bearing	Length
L1	N89°16'44"W	33.99'
L2	S00°23'19"W	94.65'
L3	S00°26'34"W	127.00'
L4	S89°16'44"E	170.00'
L5	S00°23'19"W	94.65'
L6	S59°46'06"W	16.35'
L7	N89°36'41"W	165.65'
L8	S89°36'41"E	165.65'
L9	N59°46'46"E	16.35'
L10	S30°13'14"E	131.00'
L11	N89°16'44"W	43.99'
L12	N00°49'15"E	72.00'
L13	N89°36'44"W	150.97'
L14	N32°13'11"E	91.79'
L15	S73°46'10"W	86.79'
L16	S15°23'46"E	301.09'
L17	S76°00'34"E	46.56'

Corporate Owner's Certificate of Dedication

The Land Group, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation causes the land described on this plat to be surveyed, divided, mapped and described as represented on the plat.

The Land Group, Inc. does further certify that 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 Grand Chute
City of Appleton (extraterritorial)
Department of Administration

IN WITNESS WHEREOF the said The Land Group, Inc., has caused these presents to be signed by its authorized representatives, located at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20____.

In the Presence of: The Land Group, Inc.

By_____ By_____

print name_____ print name_____

Title_____ Title_____

State of Wisconsin)
) ss.
_____ County)

Personally came before me this _____ day of _____, 20____, the above named _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

_____ My commission expires _____
Notary Public, Wisconsin

Owner's Certificate of Dedication

As owner, I hereby certify that Authorized Representative for the Town of Grand Chute, that I caused the land described on this plat to be surveyed, divided, mapped and described as represented on the certified survey map.

Dated this _____ day of _____, 2005.

_____
Town of Grand Chute, Authorized Representative

State of Wisconsin)
) ss.
County of)

Personally came before me this _____ day of _____, 2005, the above named Town of Grand Chute Authorized Representative to me known to be the same person who executed the foregoing instrument and acknowledged the same.

_____ My commission expires _____
Notary Public, Wisconsin

Utility Easement Provisions

An easement for electric and communications service is hereby granted by The Land Group, Inc., Grantor to

WE Energies
SBC
and
Time Warner Cable

Grantees, 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 for such purposes as the same now and hereafter may be used and for sounds and signals, in, on, 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 such lot to serve improvements thereon, or on adjacent lots. And 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 electrical facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings 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 the Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the 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.

In the Presence of:

_____ _____
The Land Group, Inc. Date

Surveyor's Certificate

I, William F. Kuffner, registered 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 Grand Chute and Outagamie County, and under the direction of The Land Group, Inc., owner of said land, I have surveyed, divided and mapped part of 1ST ADDITION TO WHISPERING GROVES, that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that the land is located in Part of CSM 3876 being part of the Southeast 1/4 of the Southeast 1/4 and part of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 1,468,649 SF (33.7201 Acres) and described as follows:

Commencing at the Southeast corner of said Section 7; thence along the South line of said Section 7, N89°16'44"W 80.38 feet to the point of beginning; thence N00°49'16"E, 346.91 feet; thence N51°48'00"W, 163.87 feet; thence N32°13'11"E, 221.17 feet; thence N80°51'11"E, 38.21 feet; thence N00°01'42"E, 116.90 feet; thence N39°31'53"W, 37.47 feet; thence N79°10'18"W 84.29 feet; thence N81°10'57"W 105.11 feet; thence N87°35'45"W, 69.40 feet; thence N37°53'31"W, 26.89 feet; thence N15°31'31"W, 113.72 feet; thence N01°35'25"W 119.51 feet; thence N01°29'53"E, 98.12 feet; thence N30°58'25"E, 81.00 feet; thence N89°35'41"W, 1021.30 feet; thence S00°23'34"W 1304.32 feet to the South line of the Southeast 1/4 of said Section 7; thence along said South line S89°16'44"E, 1206.80 feet to the point of beginning.

Given under my hand this _____ day of _____

_____
William F. Kuffner, Wisconsin Registered Land Surveyor No. S-2546

Town Board Approval Certificate

Resolved, that the plat of 1ST ADDITION TO WHISPERING GROVES in the Town of Grand Chute, Outagamie County, The Land Group, Inc., owner, is hereby approved by the Town Board of the Town of Grand Chute.

_____ _____
Chairman Date

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

_____ _____
Clerk Date

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurers of the Town of Grand Chute 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 any of the land included in this plat.

_____ _____
Town Treasurer Date

_____ _____
County Treasurer Date

City of Appleton Approval (Extraterritorial)

Resolved, that the plat of 1ST ADDITION TO WHISPERING GROVES in the Town of Grand Chute, Outagamie County, The Land Group, Inc., owner, is hereby approved by the Common Council of the City of Appleton.

_____ _____
Mayor Date

I hereby certify that the foregoing is a copy of a resolution adopted by the the Common Council of the City of Appleton.

_____ _____
Clerk Date

County Planning Agency Approval Certificate

Resolved, that the plat of 1ST ADDITION TO WHISPERING GROVES in the Town of Grand Chute, Outagamie County, The Land Group, Inc., owner, is hereby approved by Outagamie County.

_____ _____
County Zoning Administrator Date

File: 2300Kuff.dwg
Date: 08/24/2005
Drafted By: wd
Sheet: 2 of 7

Revision Date: Aug 24, 2005

Davel Engineering, Inc.
Civil Engineers and
Land Surveyors
1511 Racine Street
Menasha, Wisconsin
Ph. 920-991-1866, Fax 920-830-2595

Exhibit "A"