

**Geologic Disclosure Statement**

The Lots created in this plat are located in the Wisconsin Department of Natural Resources Arsenic Advisory Area. Wells drilled in this area have the potential to produce water contaminated with arsenic. Individuals who plan on drilling a water well should consult with the WDNR or a drilling professional to determine susceptibility for arsenic contamination and application of mitigation guidelines.

**Access Restriction Clause**

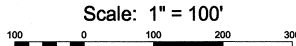
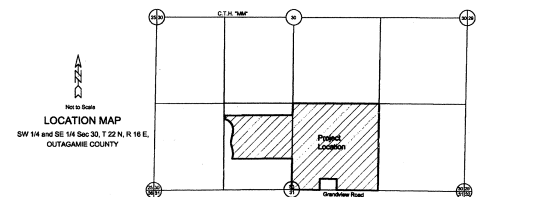
Lots 30, 31, 41, and 42 are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of Grandview Road: it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Stats., and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

**Geotechnical Study Statement**

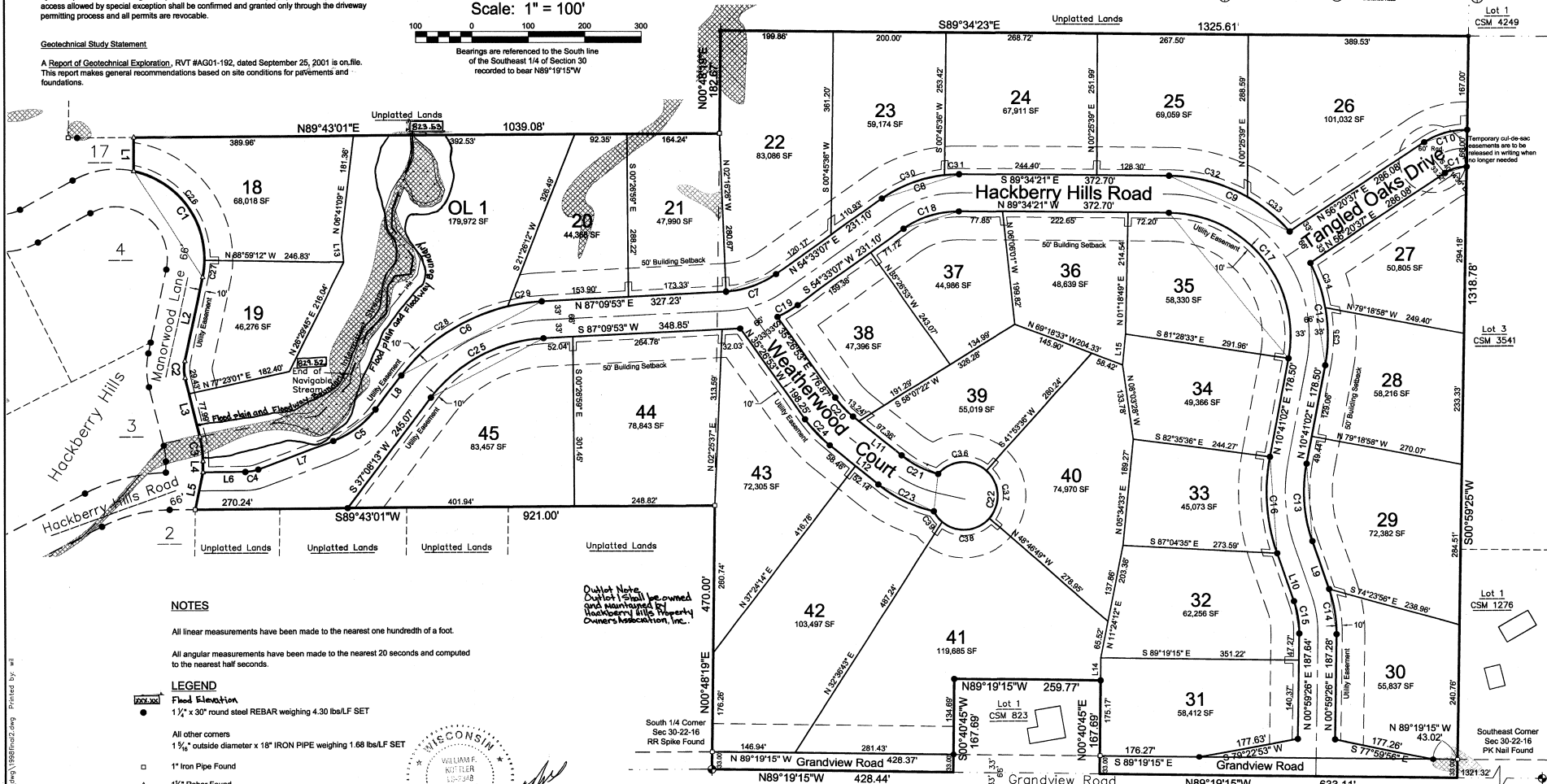
A Report of Geotechnical Exploration, RVT #AG01-182, dated September 25, 2001, is on file. This report makes general recommendations based on site conditions for pavements and foundations.

# First Addition to Hackberry Hills

Part of the Southeast 1/4 of the Southwest 1/4 and Part of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 22 North, Range 16 East, Town of Ellington, Outagamie County, Wisconsin



Bearings are referenced to the South line of the Southeast 1/4 of Section 30 recorded to bear N89°19'15"W



**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 second.

**LEGEND**

- Flood Elevation
- 1 1/2" x 30" round steel REBAR weighing 4.30 lbs/LF SET
- All other corners
- 1 1/8" outside diameter x 18" IRON PIPE weighing 1.68 lbs/LF SET
- 1" Iron Pipe Found
- 1 1/2" Rebar Found
- Lot area in square feet
- Recorded As
- TYPICAL UTILITY EASEMENT AREAS - No POLES or BURIED CABLES are to be placed such that the installation would disturb any survey stake or obstruct vision along any lot line or street line. The disturbance of a survey stake by any one is a violation of Section 236.32 of Wisconsin Statutes. Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- Wetlands
- Environmental Sensitive Areas with 2% slope or greater shown for predevelopment conditions



Outlet Note: Outlet shall be owned and maintained by Hackberry Hills Property Owners Association, Inc.

South 1/4 Corner Sec 30-22-16 RR Spike Found

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 September 20th 2004  
Renée M. Porey  
Department of Administration

Surface Water Drainage Easement  
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, unless 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 easement.

**Davel Engineering, Inc.**  
Civil Engineers and Land Surveyors  
1811 Racine Street  
Menasha, Wisconsin  
Ph. 920-991-1866, Fax 920-830-9595  
Revision Date: Sep 07, 2004

File: 1998final2.dwg Date: 09/07/2004 Drafted By: wil Sheet: 1 of 2

# First Addition to Hackberry Hills

## Owner's Certificate of Dedication

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 of s.236.12 to be submitted to the following for approval or objection:

Village of Hortonville (Extraterritorial Rights)  
Town of Ellington  
Outagamie County  
Department of Administration

IN WITNESS WHEREOF the hand and seal of said owner this 1st day of October, 2004.

In the Presence of:

Roger W. Meads, Owner

State of Wisconsin)

County of Outagamie

Personally came before me this 1st day of October, 2004 the above named Roger W. Meads to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires: 12-2-07

## Surveyor's Certificate

I, William F. Kottler, 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 Ellington, and under the direction of Roger W. Meads, owner of said land, I have surveyed and mapped First Addition to Hackberry Hills; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; that such lands are located in part of the Southeast 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 22 North, Range 16 East, containing 2,317,467 SF (53.2017 Ac) of land described as follows:

Beginning at the South 1/4 corner of said Section 30; thence along the East line of the Southwest 1/4 of said Section 30, N00°48'19"E, 470.00 feet; thence S89°43'01"W, 921.00 feet; thence N11°39'45"E, 67.55 feet; thence N00°16'59"W, 193.72 feet; thence 43.88 feet along the arc of a curve to the left with a radius of 187.00 feet and a chord of 43.78 feet that bears N07°09'09"W; thence N14°01'19"W, 107.42 feet; thence 30.51 feet along the arc of a curve to the right with a radius of 67.00 feet and a chord of 30.25 feet that bears N00°58'28"W; thence N12°04'24"E, 151.85 feet; thence 248.56 feet along the arc of a curve to the left with a radius of 158.00 feet and a chord of 223.71 feet that bears N32°59'43"W; thence N00°16'59"W, 59.70 feet; thence N89°43'01"E, 1039.08 feet to the East line of the Southwest 1/4 of said Section 30; thence along said East line, N00°48'19"E, 182.67 feet to the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 30; thence along said North line, S89°34'23"E, 1325.61 feet to the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 30; thence along said East line, S00°59'25"W, 1318.78 feet to the South line of the Southeast 1/4 of said Section 30; thence along said South line, N89°19'15"W, 633.11 feet to Southeast corner of CSM 823; thence along the East line of said CSM, N00°40'45"E, 167.69 feet to the Northeast corner of said CSM 823; thence along the North line of said CSM, N89°19'15"W, 259.77 feet to the Northwest corner of said CSM; thence along the West line of said CSM, S00°40'45"W, 167.69 feet to the South line of the Southeast 1/4 of said Section 30; thence along said South line, N89°19'15"W, 428.44 feet to the point of beginning.

Given under my hand this 7th day of September, 2004.

William F. Kottler, Wisconsin Registered Land Surveyor No. S-2348

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 September 20th, 2004  
Doreen M. Powers  
Department of Administration



Part of the Southeast 1/4 of the Southwest 1/4 and Part of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 22 North, Range 16 East, Town of Ellington, Outagamie County, Wisconsin

## CURVE TABLE

Curve	Radius	Arc Length	Central Angle	Chord Length	Chord Direction	Tangent Bearing-In	Tangent Bearing-Out
C1	158.00'	248.56'	90°08'13"	223.71'	S32°59'43"E	S78°03'49"E	S 12°04'24" W
C2	67.00'	30.51'	26°05'43"	30.25'	N00°58'28"W	N14°01'19"W	N 12°04'24" E
C3	183.00'	43.88'	13°44'20"	43.78'	S07°09'09"E	S14°01'19"E	S 00°16'59" W
C4	67.00'	23.53'	20°07'05"	23.40'	S79°39'29"W	S69°35'56"W	S 89°43'01" E
C5	167.00'	94.62'	32°27'43"	93.36'	S53°22'05"W	S37°08'13"W	S 69°35'56" E
C6	333.00'	290.78'	50°01'40"	281.61'	N62°09'03"E	N37°08'13"E	N 77°09'53" E
C7	167.00'	95.06'	32°36'46"	93.78'	S70°51'30"W	S54°33'07"E	S 87°09'53" W
C8	233.00'	145.89'	35°52'32"	143.52'	N72°29'23"E	N58°20'38"E	N 89°34'21" E
C9	283.00'	243.11'	49°13'11"	235.70'	S64°57'46"E	S89°34'21"E	S 40°21'10" E
C10	133.00'	80.44'	34°39'11"	79.22'	N73°40'12"E	N58°20'38"E	S 89°00'12" E
C11	67.00'	40.53'	34°39'33"	39.91'	N73°40'23"E	N58°20'37"E	S 88°59'51" E
C12	283.00'	185.93'	37°38'39"	182.61'	S08°08'17"E	S26°57'38"E	S 10°41'10" E
C13	267.00'	138.91'	29°48'35"	137.35'	N04°13'15"W	N19°07'33"W	N 10°41'10" E
C14	233.00'	181.81'	20°07'00"	81.39'	S09°04'03"E	S19°07'33"E	S 00°59'28" W
C15	167.00'	58.63'	20°07'00"	58.33'	S09°04'03"E	S19°07'33"E	S 00°59'28" W
C16	333.00'	173.25'	29°48'35"	171.31'	N04°13'15"W	N19°07'33"W	N 10°41'10" E
C17	217.00'	379.71'	100°15'23"	333.09'	S39°26'39"E	S89°34'21"E	S 10°41'10" W
C18	167.00'	104.57'	35°52'32"	102.87'	N72°29'23"E	N54°33'07"E	S 89°34'21" E
C19	233.00'	41.59'	10°13'35"	41.53'	S69°39'54"W	S54°33'07"W	S 64°48'42" W
C20	167.00'	45.82'	15°43'08"	45.67'	N43°18'27"W	N51°10'01"W	N 35°26'53" W
C21	174.05'	73.06'	24°03'00"	72.52'	N63°11'31"W	N75°13'01"W	N 51°10'01" W
C22	60.00'	306.52'	292°42'10"	66.49'	S06°35'16"W	N40°14'11"E	N 27°03'39" W
C23	240.05'	110.24'	26°18'46"	109.28'	N64°19'24"W	N77°28'48"W	N 51°10'01" W
C24	233.00'	63.92'	15°43'08"	63.72'	N43°18'27"W	N51°10'01"W	N 35°26'53" W
C25	267.00'	233.13'	50°01'40"	225.80'	N62°09'03"E	N37°08'13"E	N 87°09'53" E
C26	158.00'	218.06'	79°04'37"	201.16'	S38°31'31"E	S78°03'49"E	S 01°00'48" W
C27	158.00'	30.50'	11°03'35"	30.45'	S06°32'36"W	S01°00'48"W	S 12°04'24" W
C28	333.00'	229.85'	39°32'53"	225.32'	N56°54'40"E	N37°08'13"E	N 76°41'06" E
C29	333.00'	60.91'	10°28'47"	60.82'	N81°55'29"E	N76°41'06"E	N 87°09'53" E
C30	233.00'	120.04'	29°31'09"	118.72'	N69°18'41"E	N54°33'07"E	N 84°04'16" E
C31	233.00'	25.85'	6°21'23"	25.84'	N87°14'57"E	N84°04'16"E	S 89°34'21" E
C32	283.00'	145.52'	29°27'45"	143.93'	S74°50'28"E	S89°34'21"E	S 60°06'36" E
C33	283.00'	97.59'	19°45'25"	97.10'	S50°13'53"E	S80°06'36"E	S 40°21'10" E
C34	283.00'	82.72'	16°44'52"	82.43'	S18°35'10"E	S26°57'38"E	S 10°12'44" E
C35	283.00'	103.21'	20°53'47"	102.64'	S00°14'09"W	S10°12'44"E	S 10°41'10" W
C36	60.00'	95.98'	91°39'25"	86.07'	N86°03'54"E	N40°14'11"E	S 48°06'24" E
C37	60.00'	93.54'	89°19'35"	84.35'	S03°28'36"E	S48°06'24"E	S 41°13'11" W
C38	60.00'	93.07'	88°52'38"	84.02'	S85°39'30"W	S41°13'11"W	N 49°54'11" W
C39	60.00'	23.92'	22°50'32"	23.76'	N38°28'55"W	N49°54'11"W	N 27°03'39" W

## Utility Easement Provisions

An easement for electric and communications service is hereby granted by Roger W. Meads (owner), 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 is now and may hereafter be used and for sounds and signals, 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 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.

Roger W. Meads, Owner Date 10-04

## Town of Ellington Approval Certificate

Resolved, that the plat of First Addition to Hackberry Hills in the Town of Ellington, Outagamie County, Roger W. Meads, owner, is hereby approved by the Town of Ellington.

Donna Benke 10-1-04  
Town Clerk Date

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

Donna Benke 10-1-04  
Town Chair Date

## Village of Hortonville Extraterritorial Rights Approval Certificate

Resolved, that the plat of First Addition to Hackberry Hills in the Town of Ellington, Outagamie County, Roger W. Meads, owner, is hereby approved by the Village of Hortonville.

Donna Benke 10-7-04  
Meyer, President Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Village of Hortonville.

Lyne Madden 10-1-04  
Clerk Date

## Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurers of the Town of Ellington and Outagamie County, do hereby certify that in accordance with the records in our office, there are no unredemmed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

Maureen Barber 10-1-04  
Town Treasurer Date

Alina Mumford 10-11-04  
County Treasurer Date

## County Planning Agency Approval Certificate

Resolved, that the plat of First Addition to Hackberry Hills in the Town Ellington, Outagamie County, Roger W. Meads, owner, is hereby approved by Outagamie County.

Janice Frenz 11-8-04  
County Zoning Administrator Date

## Line Table

Line	Bearing	Length
L1	N00°16'59"W	59.70
L2	N12°04'24"E	151.85
L3	N14°01'19"W	107.42
L4	N00°16'59"W	19.72
L5	S11°39'45"W	67.55
L6	N89°43'01"E	74.93
L7	N69°35'56"E	142.08
L8	N37°08'13"E	76.01
L9	N19°07'33"W	89.66
L10	N19°07'33"W	89.66
L11	S51°10'01"E	110.60
L12	N51°10'01"W	110.60
L13	N04°40'54"W	43.40
L14	S00°40'45"W	40.48
L15	N05°34'33"E	54.99

OUTAGAMIE Document # 1639153

OUTAGAMIE COUNTY RECEIVED FOR RECORD

NOV 10 2004

AT 2 O'CLOCK A.M. P.M. JANICE FRENZ REGISTER OF DEEDS

Cabinet J Pages 39-40

File: 1989final2.dwg  
Date: 08/07/2004  
Drafted By: Mishawn  
Sheet: 2 of 2



Davel Engineering, Inc.  
Civil Engineers and Land Surveyors  
1811 Racine Street  
Menasha, Wisconsin  
Ph. 920-991-1866, Fax 920-830-9559  
Revision Date: Sep 07, 2004