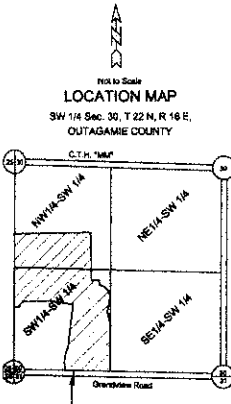


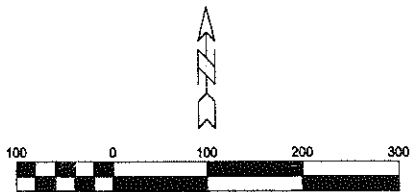
# Plat of Hackberry Hills

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



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 *July 6th* 2004  
*Rebecca Parker*  
 Department of Administration



Bearings are referenced to the West line of the Southwest 1/4 of Section 30 recorded to bear N01°04'05"E

**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 1/2" x 30" round steel REBAR weighing 4.30 lbs/LF SET
- All other corners 1 1/4" outside diameter x 18" IRON PIPE weighing 1.68 lbs/LF SET
- 1" Iron Pipe Found
- SF Lot areas in square feet
- ( ) Recorded As
- 10'-25'-12" 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.
- Welllands
- Environmental Sensitive Areas with 20% slope or greater shown for predevelopment conditions

**Geologic Disclosure Statement**

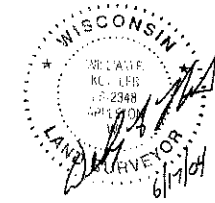
The Lots created in this plat are located in the Wisconsin Department of Natural Resources Arsenic Advisory Area. Wells drilled in this area have the potential to produce water contaminated with arsenic. Individuals who plan on drilling a water well should consult with the WDNR or a drilling professional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

**Access Restriction Clause**

Lots 1 and 2 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.

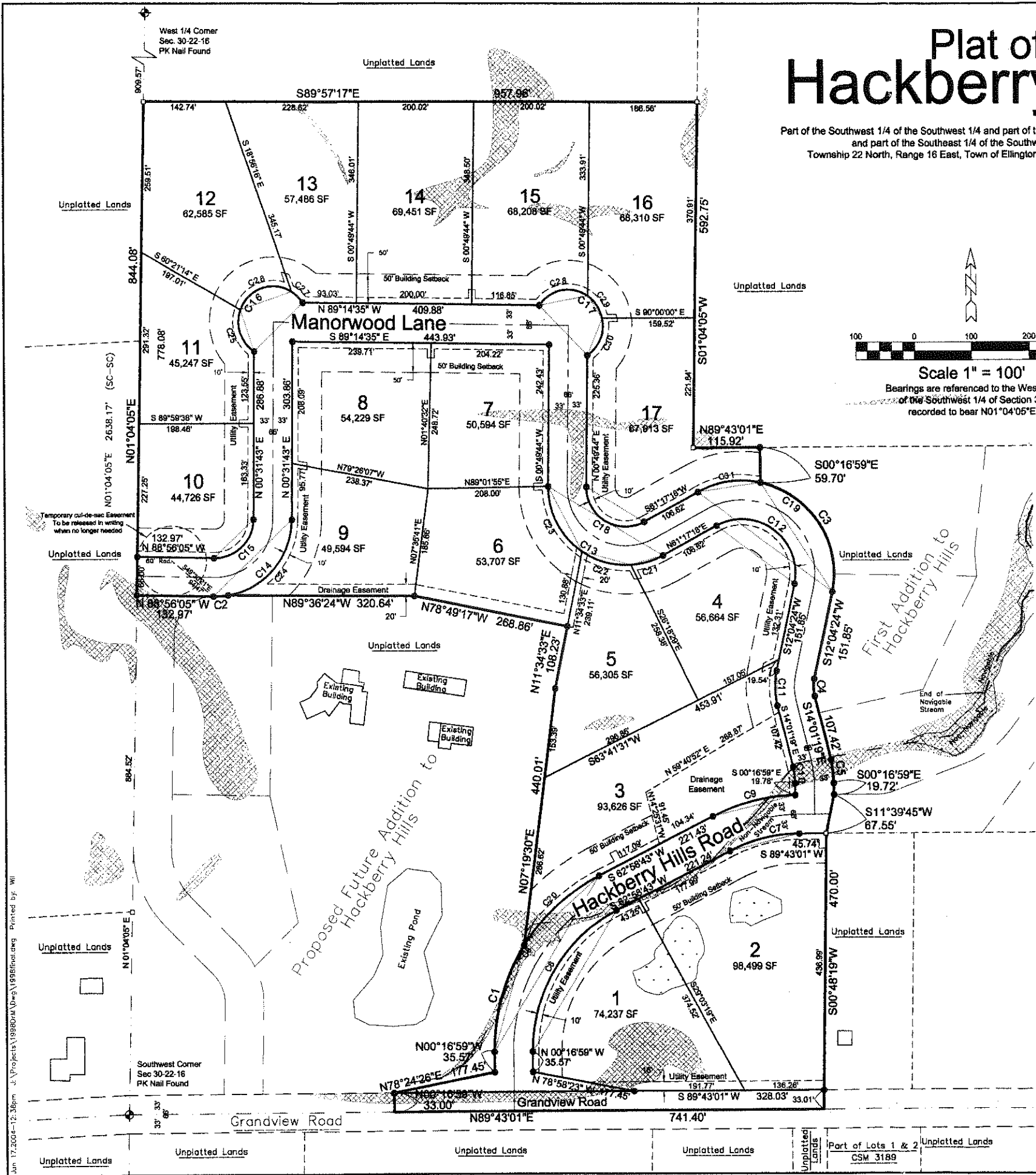
**Geotechnical Study Statement**

A Report of Geotechnical Exploration, RVT #AG01-192, dated September 25, 2001 is on file. This report makes general recommendations based on site conditions for pavements and foundations.



Revision Date: Jun 17, 2004  
**Davel Engineering, Inc.**  
 Civil Engineers and  
 Land Surveyors  
 1811 Racine Street  
 Menasha, Wisconsin  
 Ph. 920-991-1866, Fax 920-830-9595

File: 1998final.dwg  
 Date: 06/17/2004  
 Drafted By: W8  
 Sheet: 1 of 2



Jun 17, 2004 - 12:38pm J:\Projects\1998final.dwg 1998final.dwg Printed by: W8

# Plat of Hackberry Hills

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

## 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the Presence of:

Roger W. Meads, Owner

State of Wisconsin)  
County of \_\_\_\_\_ )ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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: \_\_\_\_\_  
Notary Public, Wisconsin

## 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 divided and mapped Plat of Hackberry Hills; that such lands are located in part of the Northwest 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southwest 1/4 of Section 30, Township 22 North, Range 16 East, containing 1,319,769 SF (30.2977 Ac) of land described as follows:

Commencing at the Southwest corner of said Section 30; thence along the West line of the Southwest 1/4 of said Section 30, N01°04'05"E, 884.52 feet to the point of beginning; thence continuing along said West line, N01°04'05"E, 844.08 feet; thence S89°57'17"E, 957.98 feet; thence S01°04'05"W, 592.75 feet; thence N89°43'01"E, 115.92 feet; thence S00°16'59"E, 59.70 feet; thence 248.56 feet along the arc of a curve to the right with a radius of 158.00 feet and a chord of 223.71 feet which bears S32°59'43"E; thence S12°04'24"W, 151.85 feet; thence 30.51 feet along the arc of a curve to the left with a radius of 67.00 feet and a chord of 30.25 feet which bears S00°58'28"E; thence S14°01'19"E, 107.42 feet; thence 43.88 feet along the arc of a curve to the right with a radius of 183.00 feet and a chord of 43.78 feet which bears S07°09'09"E; thence S00°16'59"E, 19.72 feet; thence S11°39'45"W, 67.55 feet; thence S00°48'19"W, 470.00 feet to the South line of the Southwest 1/4 of said Section 30; thence along said South line S89°43'01"W, 741.40 feet; thence N00°16'59"W, 33.00 feet; thence N78°24'26"E, 177.45 feet; thence N00°16'59"W, 35.57 feet; thence 190.60 feet along the arc of a curve to the right with a radius of 333.00 feet and a chord of 188.01 feet which bears N16°06'53"E; thence N07°19'30"E, 440.01 feet; thence N11°34'33"E, 108.23 feet; thence N78°49'17"W, 268.86 feet; thence N89°36'24"W, 320.64 feet; thence 25.63 feet along the arc of a curve to the right with a radius of 133.00 feet and a chord of 25.59 feet which bears S85°32'41"W; thence N88°56'05"W, 132.97 feet to the point of beginning.

Given under my hand this 17<sup>th</sup> day of June, 2004.

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



Curve	Radius	Arc Length	Central Angle	Chord Length	Chord Direction	Tangent Bearing-In	Tangent Bearing-Out
C1	333.00'	190.80'	32°47'42"	188.01'	N16°06'53"E	N00°16'59"W	N 32°30'44" E
C2	133.00'	25.63'	11°02'28"	25.59'	S85°32'41"W	S80°01'27"W	N 88°56'05" W
C3	158.00'	248.56'	90°08'13"	223.71'	S32°59'43"E	S78°03'49"E	S 12°04'24" W
C4	67.00'	30.51'	26°05'43"	30.25'	N00°58'28"W	N14°01'19"W	N 12°04'24" E
C5	183.00'	43.88'	13°44'20"	43.78'	S07°09'09"E	S14°01'19"E	S 00°16'59" E
C6	267.00'	294.80'	63°15'42"	280.05'	N31°20'52"E	N00°16'59"W	N 62°58'43" E
C7	267.00'	124.60'	26°44'18"	123.47'	N78°20'52"E	N62°58'43"E	N 89°43'01" E
C8	333.00'	367.87'	63°15'42"	349.28'	N31°20'52"E	N00°16'59"W	N 62°58'43" E
C9	333.00'	148.85'	25°37'45"	147.72'	N75°47'36"E	N62°58'43"E	N 88°38'28" E
C10	117.00'	28.06'	13°44'20"	27.89'	S07°09'09"E	S14°01'19"E	S 00°16'59" E
C11	133.00'	60.57'	26°05'43"	60.05'	N00°58'28"W	N14°01'19"W	N 12°04'24" E
C12	92.00'	210.00'	130°47'06"	167.29'	S53°19'09"E	N61°17'18"E	S 12°04'24" W
C13	133.00'	277.49'	119°32'26"	229.83'	N58°56'29"W	S61°17'18"W	N 00°49'44" E
C14	133.00'	210.16'	90°32'12"	188.97'	S45°47'49"W	S00°31'43"W	N 88°56'05" W
C15	67.00'	105.87'	90°32'12"	95.19'	S45°47'49"W	S00°31'43"W	N 88°56'05" W
C16	60.00'	213.10'	203°29'39"	117.49'	N45°38'34"E	N56°06'15"W	S 32°38'36" E
C17	60.00'	212.94'	203°20'17"	117.52'	S44°12'25"E	N34°07'27"E	S 57°27'43" W
C18	67.00'	139.79'	119°32'26"	115.78'	N68°56'29"W	S61°17'18"W	N 00°49'44" E
C19	158.00'	360.88'	130°47'06"	287.30'	S63°19'09"E	N61°17'18"E	S 12°04'24" W
C20	333.00'	177.07'	30°27'59"	174.99'	N47°44'43"E	N32°30'44"E	N 62°58'43" E
C21	133.00'	58.04'	25°00'15"	57.58'	S73°47'25"W	S61°17'18"W	S 86°17'33" W
C22	133.00'	88.85'	38°16'31"	87.21'	N74°34'11"W	S66°17'33"W	N 55°25'58" W
C23	133.00'	130.60'	58°18'06"	125.41'	N27°18'06"W	N55°25'58"W	N 00°49'44" E
C24	133.00'	184.53'	79°29'44"	170.08'	S40°16'35"W	S00°31'43"W	S 80°01'27" W
C25	60.00'	78.62'	76°01'57"	73.91'	N18°05'17"W	N56°06'15"W	N 19°55'41" E
C26	60.00'	107.09'	102°16'01"	93.43'	N71°03'42"E	N19°55'41"E	S 57°48'18" E
C27	60.00'	26.36'	25°11'42"	26.17'	S45°12'27"E	S57°48'18"E	S 32°38'36" E
C28	60.00'	94.32'	90°04'19"	84.91'	N79°09'38"E	N34°07'27"E	S 55°48'14" E
C29	60.00'	45.83'	43°46'00"	44.73'	S33°55'14"E	S55°48'14"E	S 12°02'15" E
C30	60.00'	72.78'	69°29'58"	68.40'	S22°42'44"W	S12°02'15"E	S 57°27'43" W
C31	158.00'	112.09'	40°38'53"	109.76'	N81°36'44"E	N61°17'18"E	S 78°03'49" E

## 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

## Town of Ellington Approval Certificate

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

Town Chair \_\_\_\_\_ Date \_\_\_\_\_

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

Town Clerk \_\_\_\_\_ Date \_\_\_\_\_

## Village of Hortonville Extraterritorial Rights Approval Certificate

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

Village President \_\_\_\_\_ Date \_\_\_\_\_

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

Village Clerk \_\_\_\_\_ Date \_\_\_\_\_

## Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the Town of Ellington 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.

Town Treasurer \_\_\_\_\_ Date \_\_\_\_\_

County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

## County Planning Agency Approval Certificate

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

County Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

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 July 16, 2004  
Renee L. Doney  
Department of Administration



Revision Date: Jun 17, 2004  
Davel Engineering, Inc.  
Civil Engineers and  
Land Surveyors  
1811 Racine Street  
Menasha, Wisconsin  
Ph. 920-991-1866, Fax 920-830-9595

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Drafted By: Wil  
Sheet: 2 of 2