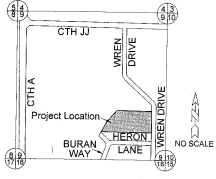


LOCATION MAP

NE 1/4 SEC 9, T21 N, R 17 E,
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WI



White Hawk Meadows North 3

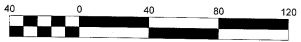
Part of Lot 1, CSM 6807, being located in part of the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4, Section 9, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin

2098321
Recorded
March 01, 2017 9:12 PM
OUTAGAMIE COUNTY
SARAH E VAN CAMP
REGISTER OF DEEDS
Fee Amount: 950.00
Total Pages: 2

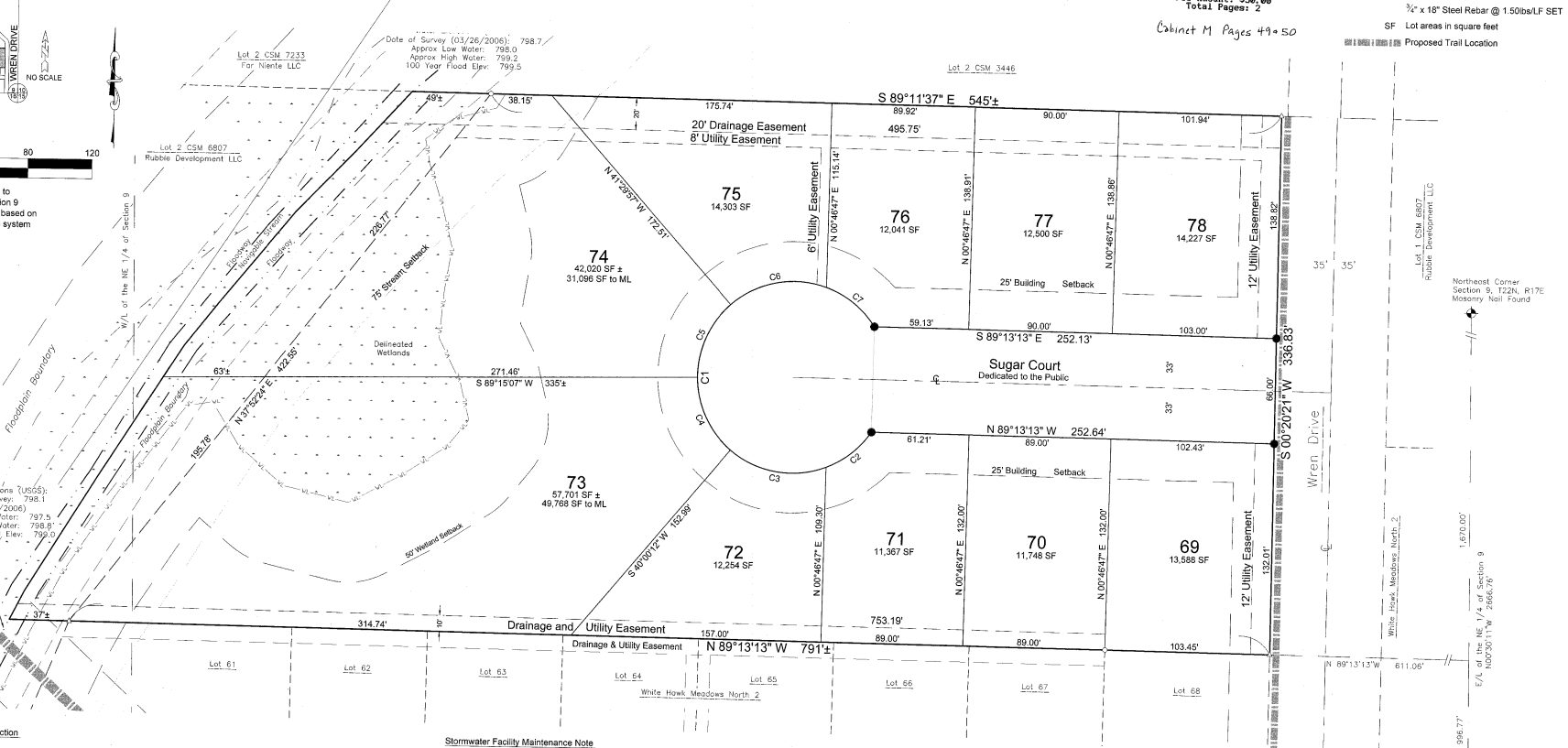
Cabinet M Pages 49+50

LEGEND

- △ 1 1/2" Rebar Found
- 3/4" Rebar Found
- 1 1/2" x 18" Steel Rebar @ 4.30lbs/LF SET
- All other corners
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot areas in square feet
- Proposed Trail Location



Bearings are referenced to the ETL of the NE 1/4 Section 9 assumed to bear N00°30'11"W based on Outagamie County coordinate system



Special Town of Grand Chute Restriction

The final plat is subject to all of the requirements of § 475-15E of the Code of the Town of Grand Chute. The subdivider, for himself and his assigns, shall be responsible for all municipal improvements, including asphalt surface streets, gravelled road shoulders or curb and gutter, sewer and water, sewer lift stations, storm sewers, dedicated clear water drainage easements, and streetlighting. Pursuant to § 475-15E of the 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 by the subdivider according to the terms and conditions of § 475-15E. Utility Connection Fees (as listed on the Town Fee Schedule) for sewer, water and storm services shall be payable by each lot within the platted subdivision to the Town of Grand Chute Sanitary Districts. A special streetlighting charge, in accordance with the procedures listed under § 57-21, Special charges for current services, shall be assessed annually to property owners of each buildable lot within the subdivision for the energy and facility maintenance costs of streetlighting within the Town. Any costs due to streetlighting in excess of the standards within the Street Lighting Policy, as requested by the subdivider or property owners, shall be assessed directly to the abutting property owners.

Impact Fee Note

There is an impact fee due on each lot in accordance with Chapter 330 Impact Fees of the Town Code of Ordinances and as listed on the most current Town of Grand Chute Impact Fee Schedule.

Wetlands Notes

Wetland shown on map are from the Wetlands Determination & Delineation Report, prepared by Martenson & Eisele, Inc, dated November 16, 2013.

Disturbing or filling of wetland will not be allowed with out state and local permits.

Lot Grading, Staking and Easements

1. The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
2. Each lot owner shall grade the property to conform to the lot line grades established by the drainage plan for White Hawk Meadows North. It is the responsibility of the lot owner to comply with these established elevations.
3. No poles, pedestals, transformers or buried cable are to be placed within two (2) feet of any survey stake, or placed so as to obstruct vision along any lot line or street line. Any disturbance of a survey stake by any person is a violation of § 236.32 Wis. Stats.
4. Utility easements as herein set forth are for the use of public bodies and private utility providers having the right to serve the area.

Stormwater Facility Maintenance Note

Maintenance of all drainage ways, including easements as indicated on the plat and along side and rear lot lines that convey stormwater runoff in accordance with the approved Drainage Plan, and associated structures within the land division or serving the land division, is the sole responsibility of the property owners of the land division, unless noted on the plan. Upon failure of property owners to perform maintenance of the drainage ways and associated structures within the land division or serving the land division, the Town of Grand Chute and/or Outagamie County retains the right to perform maintenance and/or repairs. The payment of the maintenance and repairs shall be assessed in equal amounts to the owners of all property within the land division, or, where the cause can be specifically identified, the payment shall be assessed to a specific property owner.

Unless otherwise noted, a drainage easement exists upon all existing navigable streams, between the meander lines as shown.
No structures, fences or plantings other than grasses shall be allowed within the drainage easements herein set forth.

Geotechnical Study Statement

A Report of Geotechnical Exploration, RVT #AG03-205, dated October 27, 2003 is on file. This report makes general recommendations based on site conditions for pavements and foundations.

Access Restriction Note:

Lots 69 and 78 will not be granted access on to Wren Drive.

Notes

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All angular measurements have been made to the nearest 20 seconds and computed to the nearest half seconds.
3. All homes constructed in the Flood Fringe must meet the County flood proofing standards or a LOMA is obtained from FEMA prior to building permit being issued.
4. Lots 73-77, are located within 300 feet of a navigable stream and will require Shoreland Zoning Permit from the Outagamie County planning office.
5. Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	60.00'	N 00°46'47" E	66.00'	307.11'	293°15'58"	S 34°08'48" W	S 32°38'15" E
C2	60.00'	N 51°32'43" E	35.88'	38.44'	34°47'51"	N 34°08'48" E	N 68°56'39" E
C3	60.00'	S 80°31'34" E	60.98'	63.94'	61°03'33"	N 68°56'39" E	S 49°59'48" E
C4	60.00'	S 25°22'20" E	50.00'	51.57'	49°14'55"	S 49°59'48" E	S 40°44'53" E
C5	60.00'	S 23°52'35" W	50.00'	51.57'	49°14'55"	S 00°44'53" E	S 48°30'03" W
C6	60.00'	S 79°01'49" W	80.96'	63.94'	61°03'33"	S 48°30'03" W	N 70°26'24" W
C7	60.00'	N 51°30'40" W	38.92'	39.64'	37°51'09"	N 70°26'24" W	N 32°35'15" W



16 FEB 2017
Date

File: 2968Final3.dwg
Date: 02/16/2017
Drafted By: Jim
Sheet: 1 of 2
Revision Date: Feb 16, 2017

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 February 17, 2017
Perrin J. Dorn
Department of Administration

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.net

File: 162717-2299m - J:\Projects\2299m\Jung\20170216\m2.dwg - Printed by: Jim

White Hawk Meadows North 3

Part of Lot 1, CSM 6807, being located in part of the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4, Section 9, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin

Surveyor's Certificate

I, James R. Schloff, 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 Grand Chute and Outagamie County, and under the direction of Rubble Development, LLC, owner of said land, I have surveyed and mapped White Hawk Meadows North 3; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is part of Lot 1, CSM 6807, being located in the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 229.273 Square Feet (5.2633 Acres) of land, more or less, including the lands between the meander line and the centerline of a navigable stream described as follows:

Commencing at the East 1/4 corner of Section 9; thence, along the East line of the Northeast 1/4 of said Section 9, N00°30'11"W, 996.77 feet; thence N89°13'13"W, 611.06 feet, to a point on the Westerly right of way line of Wren Drive said point also being the point of beginning; thence, along the North line of White Hawk Meadows North 2, N89°13'13"W 753.19' to a meander corner lying S89°13'13"E, 37 feet more or less from the centerline of a navigable stream; thence, along a meander line, N37°52'24"E, 422.55 feet to a meander corner, on the North line of the Southeast 1/4 of the Northeast 1/4, being S89°11'37"E 49 feet more or less from said centerline of a navigable stream; thence, along said North line, S89°11'37"E 495.75 feet to said Westerly right of way line of Wren Drive; thence along said Westerly right of way line S00°20'21"W 336.83' to the point of beginning, subject to all easements and restrictions of record.

Given under my hand this 16 day of February, 2017

James R. Schloff
 JAMES R. SCHLOFF
 SURVEYOR
 DE PERE
 WI
 LAND SURVEYOR

Owner's Certificate of Dedication

Rubble Development, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as 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.

Rubble Development, 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 Grand Chute
 City of Appleton
 Department of Administration

Dated this 20 day of February, 2017.

In the presence of, Rubble Development, LLC
Glenn Schenwinski
 Glenn Schenwinski, Managing Member

State of Wisconsin)
Winnebago County) ss

Personally came before me this 20th day of February, 2017, the above owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Mary J. Belien My Commission Expires 6-26-17
 Notary Public, Wisconsin.

Utility Easement Provisions

An easement for electric and communications service is hereby granted by Rubble Development, LLC, grantors, to:

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Grantee
 SBC, Grantee
 and
 Time Warner Cable, Grantee

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 affected 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.

Rubble Development, LLC
Joe R. Rupp
 Managing Member 2/20/17
 Date

Town Board Approval Certificate

Resolved, that the plat of White Hawk Meadows North 3 in the Town of Grand Chute, Outagamie County, Rubble Development, LLC, owner, is hereby approved by the Town Board of the Town of Grand Chute.

David A. Schmitt 2-22-17
 Chairman Date

I hereby certify that the foregoing plat was approved by the Town Board of the Town of Grand Chute on the 3rd day of January, 2017.

Karen A. Weirich 2/21/17
 Clerk Date

Treasurer's Certificate

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

Julie M. Wahl 02/21/2017
 Town Treasurer Date

Deak Druva 2/28/17
 County Treasurer Deputy Date

City of Appleton Approval (Extraterritorial)

Resolved, that the plat of White Hawk Meadows North 3 in the Town of Grand Chute, Outagamie County, Rubble Development, LLC, owner, is hereby approved by the Common Council of the City of Appleton.

Justin A. Brown 2/24/17
 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.

Kami Sigurd 2/24/17
 Clerk Date

County Planning Agency Approval Certificate

Resolved, that the plat of White Hawk Meadows North 3 in the Town of Grand Chute, Outagamie County, Rubble Development, LLC, owner, is hereby approved by Outagamie County.

Simothy P. Bensch 2-28-2017
 County Zoning Administrator Date

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

the property owner of record: Rubble Development, LLC	Recording Information: Doc No. 1599198	Parcel Number(s): Part of 101-0308-00
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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 February 17, 2017
Rene M. P.
 Department of Administration