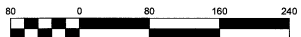
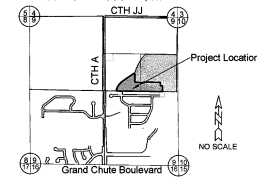


White Hawk Meadows North

Part of Lot 1, CSM 6807, being part of Part of 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.

LOCATION MAP

NE 1/4 SEC 9, T 21 N, R 17 E.
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WI



Bearings are referenced to the to the EIL of the NE 1/4 Section 9 assumed to bear S00°30'11"E based on Outagamie County coordinate system

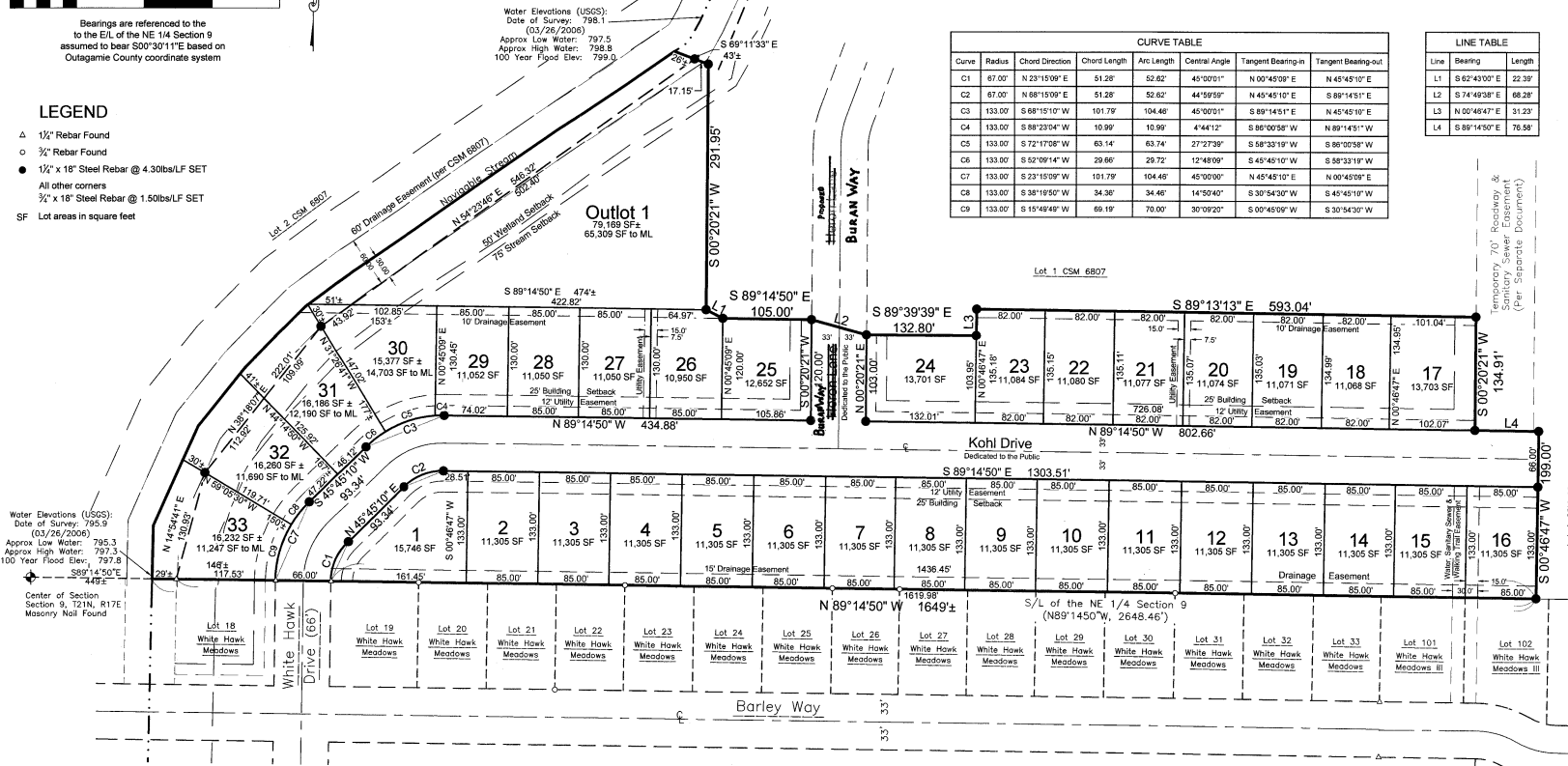
Water Elevations (USGS):
Date of Survey: 7/9/14
(03/26/2006)
Approx Low Water: 797.5
Approx High Water: 798.8
100 Year Flood Elev: 799.9

LEGEND

- ▲ 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

CURVE TABLE						
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in / Tangent Bearing-out
C1	67.00'	N 23°15'09" E	51.28'	52.82'	45°00'01"	N 00°45'59" E / N 45°45'10" E
C2	67.00'	N 68°15'09" E	51.28'	52.82'	44°59'58"	N 45°45'10" E / S 89°14'51" E
C3	133.00'	S 69°15'10" W	101.79'	104.48'	45°00'01"	S 89°14'51" E / N 45°45'10" W
C4	133.00'	S 89°23'04" W	10.99'	10.99'	4°44'12"	S 89°00'58" W / N 89°14'51" W
C5	133.00'	S 72°17'08" W	63.14'	63.74'	27°27'38"	S 88°33'19" W / S 88°00'58" W
C6	133.00'	S 52°09'14" W	29.66'	29.72'	12°48'09"	S 45°45'10" W / S 88°33'19" W
C7	133.00'	S 23°15'09" W	101.79'	104.48'	45°00'00"	N 45°45'10" E / N 00°43'00" E
C8	133.00'	S 38°19'50" W	34.36'	34.46'	14°50'40"	S 30°54'30" W / S 45°45'10" W
C9	133.00'	S 15°49'48" W	69.19'	70.00'	30°09'20"	S 00°45'00" W / S 30°54'30" W

LINE TABLE		
Line	Bearing	Length
L1	S 62°43'00" E	22.33'
L2	S 74°45'31" E	68.28'
L3	N 02°48'47" E	31.23'
L4	S 89°14'50" E	76.58'



Water Elevations (USGS):
Date of Survey: 7/9/14
(03/26/2006)
Approx Low Water: 795.3
Approx High Water: 797.3
100 Year Flood Elev: 797.8

Northeast Corner
Section 9, T21N, R17E
Masonry Nail Found

E/A of the NE 1/4 of Section 9
(68030.11 E, 26807.6 S)

East 1/4 Corner
Section 9, T21N, R17E
Iron Nail Found

Special Town of Grand Chute Restriction

This subdivision Final Plat is subject to all of the requirements of Section 6.16 (E) Municipal Code of the Town of Grand Chute. The subdivisor, for himself / itself, and his / its assigns, shall be responsible for all municipal improvements, including graded and blacktopped streets, gravelled road shoulders, sewer and water, curb and gutter if determined necessary by the Town of Grand Chute Board of Supervisors, sewer lift 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 clear water drainage easements, landscaping 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 by the subdivisor / owner, according to the terms and conditions of 6.16 (E). That, in addition, all subdivisors and property owners are put on notice that a three hundred dollar (\$350.00) hookup contribution 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 requested by the owner / subdivisor, the difference in cost between regular street lighting and decorative street lighting will be assessed annually to property owners within the subdivided areas, on an annual cost basis as incurred 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 subdivisor or property owners being 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 Note

Wetland shown on map are from the Wetlands Determination & Delineation Report, performed by Brian Bates, dated August 29, 2003.

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

Conservation Easement

The grant of a property right or interest from the property owner to a unit of government or nonprofit conservation organization stipulating that the described land shall remain in its natural, scenic, open or wooded state precluding future or additional development.

Trail Easement Note

The trail easement shown hereon is a perpetual, exclusive and permanent easement dedicated to the public. Said easement shall be used by the public as a non-motorized trail subject to the rules, regulations, ordinances and policies of the Town of Grand Chute, Wisconsin.

Stormwater Facility Maintenance Note

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 township retains the right to perform maintenance and/or repairs and shall be equally assessed to each property of the subdivision.

Unless otherwise noted, a drainage easement exists upon all existing navigable streams between the meander lines as shown.

Outlot 1 Ownership and Maintenance Note

1. Lots 25-30 will each have a 1/10 share of Outlot 1 and the remnant of Lot 1 of CSM 6807 will have a 4/10 share of Outlot 1. The remnant of Lot 1 of CSM 6807 share to be divided equally among proposed Lots 56-59 of the Preliminary Plat of White Hawk Meadows North.

2. Maintenance of Detention Pond on Outlot 1 will be in accordance with the Operation Maintenance Agreement for the Subdivision.

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.

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.
- 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.
- Lots 1, 2 and 27-33, will require Shoreland Zoning Permit from the Outagamie County planning office due to being within 300 feet of a navigable stream and/or being located in the flood fringe of said stream.
- This Final Plat is contained wholly within the property described in the following recorded instruments:
Property owners of record: Rubble Development, LLC
Recording Information: Doc No. 1999198
Parcel Number(s): Part of 101-030600

2022018
Recorded
August 06, 2014 2:37 PM

OUTAGAMIE COUNTY
SANITARY DISTRICT
REGISTER OF DEEDS
Fee Amount: \$50.00
Total Pages: 2
Cabinet: 1 Page: 104-105

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 23rd, 2014
Rene M. Dany
Department of Administration



Revision Date: Jul 23, 2014
File: 2968F.incl.dwg
Date: 07/23/2014
Drafted By: Jim
Sheet: 1 of 2

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street, Menasha, WI 54952
Ph: 920-991-1868 Fax: 920-830-8958
www.davel.com

James R. Sehoff, PLS 2692 Date 24 July 2014

