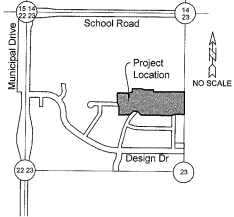


LOCATION MAP

NW 1/4 SEC 23, T 21 N, R 16 E,
VILLAGE OF GREENVILLE,
OUTAGAMIE COUNTY, WI



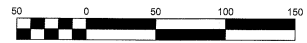
Document #: **2239664**
Date: 07-08-2022 Time: 2:23:05 PM
Pages: 2 Fee: \$50.00
County: OUTAGAMIE COUNTY Scale: N/A

Geac A. Inc.
SARAH H WALK CAMP, REGISTERED OF DEEDS
Return my RETURN TO FILE FILE

Cabinet N - Pages 11A - 11B

Savannah Heights 5

Part of Lot 1, Lot 2 and Lot 3 of Certified Survey Map 7722 being located in part of the Southeast 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4, Section 23, Township 21 North, Range 16 East, Village of Greenville, Outagamie County, Wisconsin

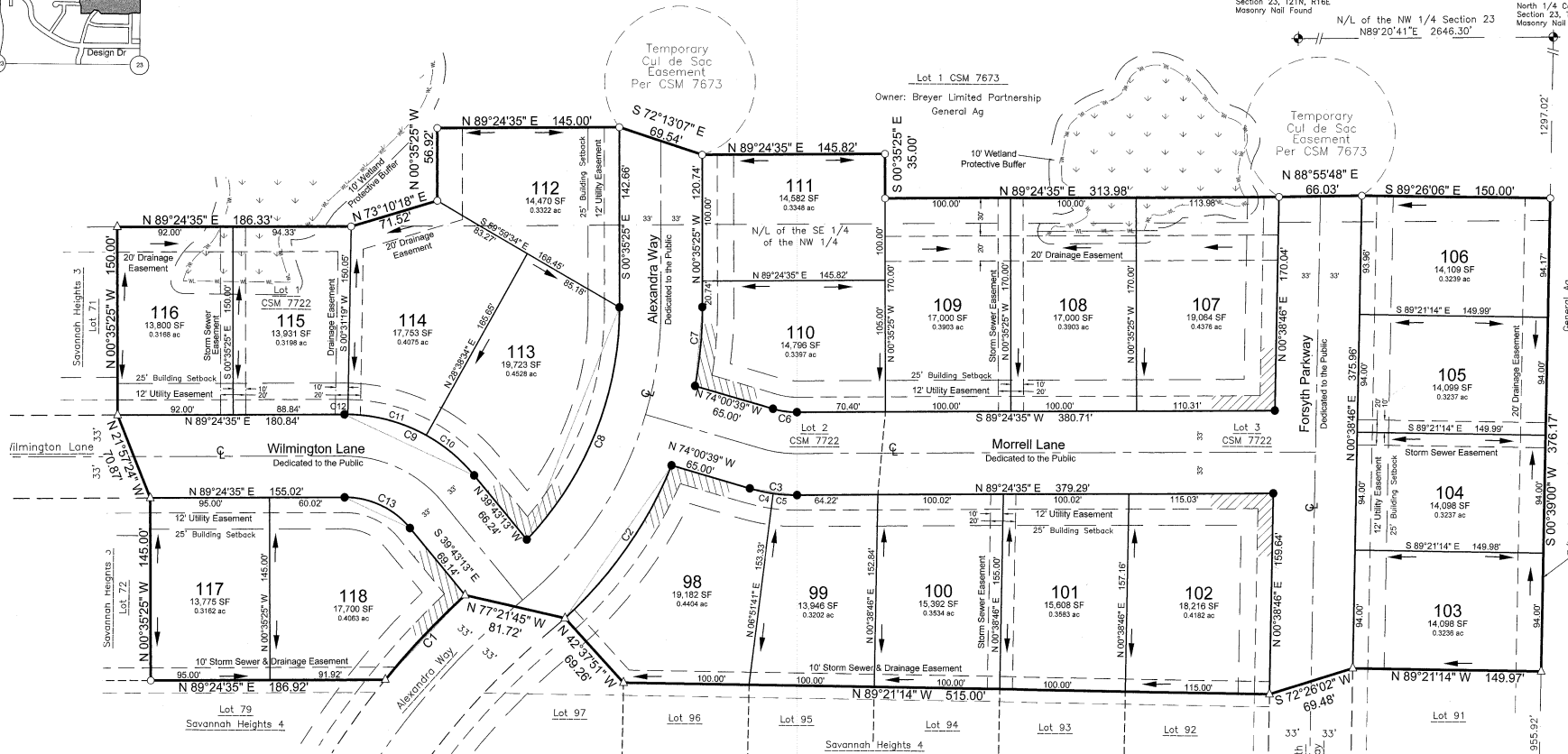


Bearings are referenced to the E/L of the NW 1/4 of Section 23, T21N, R16E Assumed to Bear 500°39'00"W based on the Outagamie County coordinate system

Northwest Corner Section 23, T21N, R16E
Masonry Nail Found

North 1/4 Corner Section 23, T21N, R16E
Masonry Nail Found

N/L of the NW 1/4 Section 23
N89°20'41"E 2646.30'

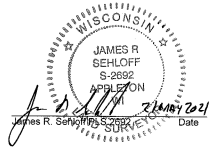


LEGEND

- △ 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

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 seconds.
3. All lots within this plat are in the with in the Outagamie County Airport Zoning 10,000 foot buffer.
4. No access or driveway are permitted 50' each way of all intersections as mapped.
5. Total right of way area Dedicated to the Public is 104,915 Square feet (2.4085 Acres)
6. Dimensional requirements are as follows:
Minimum Lot Size = 13,500 sq. ft.
Front Yard Building Setback = 25 ft.
Corner Side Yard Building Setback = 25 ft.
Rear Side Yard Building Setback = 8 ft.
Rear Yard Building Setback = 20 feet
7. Wetlands shown per Delineation dated May 2018, prepared by Travis Stuck. Assured Delineator. Wetlands encumbering this map have a 10' Setback per county ordinance.
8. 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.

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing in	Tangent Bearing-out
C1	633.00'	S 43°09'51" W	92.19'	92.28'	8°21'08"	S 38°56'21" W	S 47°17'29" W
C2	333.00'	N 54°3'22" E	148.08'	148.32'	25°41'33"	N 47°22'09" E	N 21°40'35" E
C3	133.00'	N 82°18'02" W	38.35'	38.49'	16°34'46"	N 89°24'35" E	S 74°00'39" W
C4	133.00'	N 78°08'20" W	19.23'	19.24'	8°17'23"	N 74°00'39" W	N 82°18'02" W
C5	133.00'	N 88°28'43" W	19.23'	19.24'	8°17'23"	N 82°18'02" W	S 89°24'35" W
C6	67.00'	N 82°18'02" W	19.32'	19.39'	16°34'46"	S 89°24'35" W	N 74°00'39" W
C7	333.00'	N 04°5'13" E	63.21'	63.30'	10°53'32"	N 10°18'07" E	N 00°35'25" W
C8	267.00'	S 21°17'42" W	189.09'	203.97'	43°48'13"	S 00°35'25" E	S 43°10'48" W
C9	133.00'	N 65°08'18" W	114.24'	118.08'	50°52'12"	N 39°43'13" W	S 89°24'35" W
C10	133.00'	N 50°32'20" W	49.93'	50.23'	21°38'13"	N 39°43'13" W	N 61°21'26" W
C11	133.00'	N 75°25'03" W	84.62'	65.28'	28°07'14"	N 61°21'26" W	S 89°24'35" W
C12	133.00'	S 89°57'57" W	2.58'	2.58'	1°09'44"	N 89°28'41" W	S 89°24'35" W
C13	67.00'	S 68°00'19" E	57.59'	59.49'	50°52'12"	S 89°24'35" W	N 39°43'13" W



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 May 21, 2021

Renée M. Poney
Department of Administration

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS

1811 Racine Street Menasha, WI 54952
Ph: 920-991-1800 Fax: 920-830-9595
www.davel.pro

File: 4541Final 5.dwg
Date: 05/21/2021
Drafted by: jim
Sheet: 1 of 2
Revision Date: May 21, 2021

May 21, 2021 11:41 am C:\Projects\4541Final\Draw\33A\4541Final 5.dwg Printed by: jim

Savannah Heights 5

Part of Lot 1, Lot 2 and Lot 3 of Certified Survey Map 7722 being located in part of the Southeast 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4, Section 23, Township 21 North, Range 16 East, Village of Greenville, Outagamie County, Wisconsin

Surveyor's Certificate

I, James R. Sehloff, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 238 of the Wisconsin Statutes and the subdivision regulations of the Village of Greenville, and under the direction of Dercks DeWitt, LLC, owners of said land, I have surveyed divided and mapped Savannah Heights 5, that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, and that this land is part of Lot 1, Lot 2 and Lot 3 of Certified Survey Map 7722 being located in part of the Southeast 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4, Section 23, Township 21 North, Range 16 East, Village of Greenville, Outagamie County, Wisconsin, containing 437,257 Square Feet (10.0380 Acres) of land, more or less, described as follows:

Commencing at the North 1/4 corner of Section 23, thence, along the East line of the Northwest 1/4 of said Section 23, S00°39'00"W, 1297.02 feet to the point of beginning; thence, continuing along said East line, S00°39'00"W, 376.17 feet to the Northeast corner of Lot 91 of Savannah Heights 4, thence, along the North line of said Savannah Heights 4, N89°21'14"W 149.97 feet to the East line right of way line of Forsyth Parkway; thence, continuing along the North line of said Savannah Heights 4, S72°20'02"W 69.48 feet, to the said West right of way line of said Forsyth Parkway; thence, continuing North line of said Savannah Heights 4, N89°21'14"W 515.00 feet; thence, continuing North line of said Savannah Heights 4, N42°37'51"W, 69.26 feet to the East right of way line of Alexandra Way; thence, along said West right of way line, N89°21'14"W, 82.28 feet along the arc of a curve to the left with a radius of 633.00 feet and a chord of 92.19 feet which bears S43°09'55"W, thence, continuing North line of said Savannah Heights 4, S89°24'35"W, 186.92 feet to the Southeast Corner of Lot 72 of Savannah Heights 3, thence, along the East line of said Savannah Heights 3, N21°57'24"W, 70.87 feet to the North right of way line of said Wilmington Lane; thence, continuing along the East line of said Savannah Heights 3, N00°36'25"W 150.00 feet to the South line of Lot 1 of Certified Survey Map 7673; thence, along said South line N89°24'35"E, 188.33 feet; thence, continuing along said South line, N73°10'18"E, 71.52 feet; thence, continuing along said South line, N00°35'25"W, 56.92 feet; thence, continuing along said South line, N89°24'35"E, 145.00 feet; thence, continuing along said South line, S72°13'07"E, 69.54 feet; thence, continuing along said South line, N89°24'35"E, 145.82 feet; thence, continuing along said South line, S00°35'25"E, 35.00 feet; thence, continuing along said South line, N89°24'35"E, 313.98 feet; thence, continuing along said South line, N89°54'E, 86.03 feet; thence, continuing along said South line, S89°26'06"E, 150.00 feet to the point of beginning, subject to all easements and restrictions of record.

Given under my hand this 21 day of June, 2021


James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692

Corporate Owner's Certificate

Dercks DeWitt, LLC, 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 caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Dercks DeWitt, 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:

Village of Greenville
Department of Administration

IN WITNESS WHEREOF, the said Dercks DeWitt, LLC, has caused these presents to

be signed by its authorized representatives, located at Calumet, Wisconsin

this 1 day of June, 2021.

In the Presence of, Dercks DeWitt, LLC


Tom Dercks, Managing Member

State of Wisconsin)
)ss
Calumet County)

Personally came before me this 1st day of June, 2021

the above named, officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.


Notary Public, Wisconsin

My commission expires: 12/31/2024

Village Notes:

Field Tile Statement:

Any agricultural drain tile which is disturbed, cut or broken as part of the development of the plat (CSM) or excavation for home construction must be repaired and/or relocated to allow for the drain tile to continue to drain as originally designed. The cost of repair and/or replacement of the drain tile must be born by the party damaging the drain tile.

Right to Farm Statement:

The lots created on this map are adjacent to properties that, as of the date of this document, are being used for agricultural purposes. Some individuals believe that the activities associated with the agricultural use constitute a nuisance or conflict with the quiet enjoyment of their property. This statement is intended to provide three parties with notice that agricultural activities may exist on the adjacent properties.

Grading Statement:

All grading and final grades for the construction of any public or private improvement shall conform to the surface water drainage plan as approved by the Village of Greenville Planning Commission.

Street Lighting Statement

Lots within this plat shall be subject to assessments on an annual basis for the operation and maintenance of street lights and the purchase of any lot constitutes a waiver of objection and agreement to pay said annual assessments which shall be placed upon the annual tax bill as a special assessment.

Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by

Dercks DeWitt, LLC, Grantor, to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Granite, SBC, Granite, and Spectrum, Grantee

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, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, 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 enclose 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 electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures 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 Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without 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.

Dercks DeWitt, LLC


Tom Dercks, Managing Member 6-01-21
Date

Village of Greenville Approval Certificate

Resolved, that the plat of Savannah Heights 5 in the Village of Greenville, Outagamie County, Dercks DeWitt, LLC, owner, is hereby approved by the Village Board of the Village of Greenville.



Jack Anderson 6/22/21
Village President Date

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


Clerk 6/28/2021
Date

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the Village of Greenville 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.


Village Treasurer 6/24/21
Date


County Treasurer 6/30/2021
Date

Benchmark Note:

Benchmarks will be established on the tag bolts of the fire hydrants after utility construction has been completed.

Drainage Easement Statement:

Greenville shall have an unqualified right to enter upon any easement or outlot used for drainage for inspection and to maintain and repair all drainageways, drainage facilities and drainage improvements. Greenville may equally assess all lots for maintenance and repair and Greenville administrative costs. The purchase of any lot constitutes a waiver of objection to assessment and agreement to pay assessments which will be placed on the annual tax bill as a special assessment.

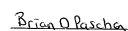
Drainage Easement Restrictions:

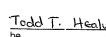
The following uses, structures and activities are prohibited in any easement or outlot used for drainage: filling, grading and excavating except for the construction of public streets, utility crossings and drainage improvements and facilities; construction or placement of any building or structure including fences; the cultivation of crops, fruits or vegetables, the planting of trees or shrubs; the dumping or depositing of ashes, waste, compost, temporary fill, or materials of any kind or nature; the storage of vehicles, equipment, materials, or personal property of any kind. These restrictions may be enforced by any lot owner, homeowners' association or Greenville by proceedings in law or equity against any person violating or attempting to violate the restriction.

Mortgagee's Certificate

Nicolet National Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Dercks DeWitt, LLC, owner.

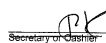
IN WITNESS WHEREOF, the said Nicolet National Bank has caused these presents to be signed by


Brian D. Pascha Vice President, and countersigned by


Todd T. Healy VP Secretary or Cashier, at Appleton, Wisconsin, and its corporate seal be

hereunto affixed this 1st day of June, 2021


Brian D. Pascha 6/1/2021
Vice President Date



Todd T. Healy 6/1/2021
Secretary or Cashier VP Date

State of Wisconsin)

Outagamie County) ss

Personally came before me this 1st day of June, 2021, Brian Pascha
Vice President.

and Todd T. Healy VP Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

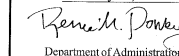

Emma Skinner My Commission Expires 3/7/2023
Notary Public, Wisconsin

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

The property owner of record:	Recording Information:	Parcel Number(s):
Dercks DeWitt LLC	Doc No. 2179853	S 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
		14#-083812 14#-083812 & 14#-083813
		III- I III- III-

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 May 21, 2021


Kenneth M. Pones
Department of Administration

Revision Date: May 14, 2021
File: 4541Final 5.dwg
Date: 05/14/2021
Drafted By: Jim
Sheet: 2 of 2



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
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