

Hillview Estates

All of Lot 2 Certified Survey Map 6399 being part of the Southwest 1/4 of the Southeast 1/4 of Section 03, Township 21 North, Range 16 East, Village of Greenville, Outagamie County, Wisconsin

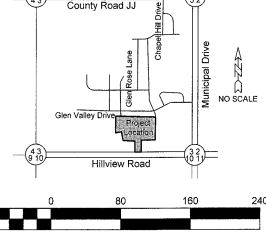
Document #: 2301394
 Date: 09-14-2023 Time: 2:12:12 PM
 Pages: 2 Fee: \$50.00
 County: OUTAGAMIE COUNTY State: WI

James R. Sehlhoff
 SARAH R VAN CAMP REGISTER OF DEEDS
 Return via RETURN TO FILE
 FILE

Cabinet: N Pages: 201+202

LOCATION MAP

SECTION 3, T 21 N, R 16 E,
 VILLAGE OF GREENVILLE
 OUTAGAMIE COUNTY, WI



Bearings are referenced to the South line of the Southeast 1/4, Section 03, T21N, R16E, assumed to bear N87°48'02\"/>

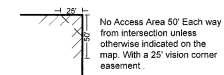
NOTES

- All linear measurements have been made to the nearest one hundredth of a foot.
- All bearings are computed and measured to the nearest second.
- Access Easement between Lots 38 & 39 is granted to the Village of Greenville for the purpose of accessing the maintenance easement along the stream corridor.
- The Temporary Cul de Sac Easement, located on the Westerly termination of Glen Rose Lane, and Temporary Utility Easement, located between Lots 21 and 22 will terminate upon the recorded Dedication of the Westerly extension of the Right of Way.

LEGEND

- △ 1 1/2" Rebar Found
- 1" Iron Pipe Found
- 3/4" Rebar Found
- 2.3" O.D. @ 3.65lbs/LF SET
- All Other Corners
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot Areas In Square Feet
- () Recorded As

Vision Corner/Access Restriction Detail



Line	Bearing	Length
L1	S 01°09'53" E	33.00'
L2	N 79°22'50" E	28.75'
L3	N 88°50'07" E	99.82'
L4	S 88°50'07" E	99.85'
L5	S 79°22'50" W	28.83'
L6	N 02°09'33" E	17.85'
L7	N 01°29'24" W	112.51'
L8	N 01°29'24" W	128.60'
L9	N 02°09'33" E	62.99'
L10	N 88°30'38" E	89.22'
L11	N 88°30'38" E	89.22'
L12	N 14°07'10" E	34.28'

WISCONSIN
 JAMES R SEHLOFF
 S-2692
 APPLETON
 WI
 31 Aug 2023
 James R. Sehlhoff PLS 2692 Date

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 8, 2023

Renée M. Downing
 Department of Administration

File: 7344Final.dwg
 Date: 08/31/2023
 Drawn By: Jim
 Sheet: 1 of 2
 Revision Date: Aug 31, 2023

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1154 Province Terrace, Menasha WI 54952
 Ph: 920-991-1866 Fax: 920-441-0804
 www.davelpro

South 1/4 Corner Section 03, T21N, R16E
 Hillview Road
 S/L of the SE 1/4 N87°48'02" W 2261.04' (N87°48'19" W)
 Southeast Corner Section 03, T21N, R16E
 Masonry Nail Found

Hillview Estates

All of Lot 2 Certified Survey Map 6399 being part of the Southwest 1/4 of the Southeast 1/4 of Section 03, Township 21 North, Range 16 East, Village of Greenville, Outagamie County, Wisconsin

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
G1	67.00'	S 01°14'06" W	5.61'	5.61'	4°47'58"	S 03°38'05" W	S 01°09'53" E
C2	1617.00'	S 83°26'05" E	99.40'	99.42'	3°31'22"	S 81°14'45" E	S 81°40'24" E
C3	183.00'	N 48°34'52" E	279.33'	317.77'	99°29'29"	S 81°40'24" E	N 01°09'53" W
C4	183.00'	S 82°27'48" E	5.04'	5.04'	1°34'45"	S 81°40'24" E	S 83°18'09" E
C5	183.00'	N 83°49'34" E	81.84'	82.54'	29°50'35"	S 83°18'09" E	N 70°54'16" E
C6	183.00'	N 58°23'24" E	79.31'	79.84'	29°50'44"	N 70°54'16" E	N 45°52'32" E
C7	183.00'	N 33°19'40" E	79.51'	80.15'	29°50'44"	N 45°52'32" E	N 20°46'48" E
C8	183.00'	N 09°49'37" E	69.68'	70.09'	31°56'41"	N 20°46'48" E	N 01°09'53" W
C9	67.00'	N 82°38'29" E	14.54'	14.56'	12°27'17"	N 78°22'50" E	N 88°50'07" W
C10	133.00'	S 82°38'29" W	28.85'	28.91'	12°27'17"	S 88°50'07" W	S 78°22'50" W
C11	133.00'	N 54°36'27" W	119.19'	123.59'	53°14'36"	N 27°59'08" W	N 81°13'45" W
C12	133.00'	N 40°18'05" W	56.69'	57.02'	24°33'54"	N 27°59'08" W	N 62°33'02" W
C13	133.00'	N 86°10'27" W	62.65'	63.26'	27°14'49"	N 23°33'02" W	N 79°47'51" W
C14	133.00'	N 80°30'48" W	3.32'	3.32'	1°25'54"	N 79°47'51" W	N 81°13'45" W
C15	1033.36'	N 87°39'57" W	231.65'	232.14'	12°52'16"	N 81°13'45" W	S 85°53'56" W
C16	1033.36'	N 83°29'08" W	81.31'	81.34'	4°30'35"	N 81°13'45" W	N 85°44'24" W
C17	1033.36'	N 88°14'24" W	90.15'	90.18'	5°00'00"	N 85°44'24" W	S 89°15'36" W
C18	1033.36'	S 87°34'48" W	60.61'	60.62'	3°21'41"	S 89°15'36" W	S 85°53'56" W
C19	1967.00'	N 88°19'32" W	410.27'	411.62'	11°58'21"	S 85°41'18" W	N 82°20'22" W
C20	1967.00'	S 86°06'52" W	29.39'	29.39'	0°51'22"	S 85°41'18" W	S 86°32'40" W
C21	1967.00'	S 87°55'41" W	95.00'	95.01'	2°46'03"	S 89°32'40" W	S 89°18'43" W
C22	1967.00'	N 89°15'37" W	98.02'	98.03'	2°51'20"	S 89°32'40" W	N 87°49'57" W
C23	1967.00'	N 86°24'21" W	98.11'	98.12'	2°51'20"	N 87°49'57" W	N 84°58'28" W
C24	1967.00'	N 83°39'23" W	90.46'	90.46'	2°38'09"	N 84°58'28" W	N 82°20'22" W
C25	533.00'	N 85°09'54" W	52.55'	52.57'	5°39'08"	N 82°20'22" W	N 87°59'27" W
C26	533.00'	N 82°36'37" W	5.04'	5.04'	0°32'31"	N 82°20'22" W	N 82°52'57" W
C27	533.00'	N 85°28'15" W	47.52'	47.53'	5°08'34"	N 82°52'57" W	N 87°59'27" W
C28	240.50'	N 00°47'08" W	20.18'	20.18'	4°48'29"	N 01°37'05" E	N 01°11'23" W
C29	67.00'	N 00°15'34" E	4.09'	4.09'	3°29'57"	N 02°00'33" E	N 01°29'24" W
C30	67.00'	N 45°15'34" E	91.82'	101.15'	86°30'03"	N 88°30'38" E	N 02°00'33" E
C31	133.00'	N 49°46'15" E	166.48'	178.85'	77°28'42"	N 88°30'38" E	N 11°01'54" E
C32	133.00'	N 85°38'11" E	13.33'	13.34'	5°44'48"	N 88°30'38" E	N 82°45'59" E
C33	133.00'	N 69°34'57" E	60.68'	61.20'	28°21'47"	N 82°45'59" E	N 58°24'03" E
C34	133.00'	N 33°42'59" E	102.59'	103.32'	45°22'09"	N 58°24'03" E	N 11°01'54" E
C35	467.00'	S 85°09'54" E	46.04'	46.08'	5°36'05"	S 87°59'27" E	S 82°20'22" E
C36	2033.00'	S 88°19'28" E	423.91'	424.69'	11°58'08"	S 82°20'22" E	N 85°41'30" E
C37	2033.00'	S 82°28'37" E	9.75'	9.75'	0°16'30"	S 82°20'22" E	S 82°36'51" E
C38	2033.00'	S 83°58'57" E	97.09'	97.10'	2°44'11"	S 82°36'51" E	S 89°21'03" E
C39	2033.00'	S 86°42'52" E	96.78'	96.77'	2°43'38"	S 82°21'03" E	S 88°04'41" E
C40	2033.00'	S 89°26'24" E	96.65'	96.65'	2°43'26"	S 88°04'41" E	N 80°11'53" E
C41	2033.00'	N 87°50'04" E	96.75'	96.75'	2°43'37"	N 80°11'53" E	N 89°28'18" E
C42	2033.00'	N 66°54'53" E	27.65'	27.65'	0°46'45"	N 89°28'18" E	N 85°41'30" E
C43	967.35'	S 87°39'44" E	216.73'	217.19'	12°51'51"	N 85°42'11" E	S 81°13'49" E
C44	967.35'	N 87°57'14" E	68.19'	68.18'	4°05'47"	N 85°42'11" E	S 89°59'53" E
C45	967.35'	S 87°07'58" E	96.73'	96.77'	6°43'53"	S 89°59'53" E	S 84°15'59" E
C46	967.35'	S 82°44'54" E	51.28'	51.26'	3°02'11"	S 84°15'59" E	S 81°13'49" E
C47	67.00'	S 41°11'49" E	86.19'	93.62'	80°03'52"	S 81°13'49" E	S 01°09'53" E
C48	117.00'	S 48°34'52" W	178.69'	203.16'	99°29'29"	S 01°09'53" E	N 81°40'24" W
C49	1683.00'	N 89°11'48" W	440.72'	441.99'	15°02'49"	N 81°40'24" W	S 83°16'47" W
C50	1683.00'	N 83°23'14" W	100.68'	100.69'	3°25'41"	N 81°40'24" W	N 85°06'05" W
C51	1683.00'	N 86°41'54" W	93.85'	93.87'	3°11'44"	N 85°06'05" W	N 88°17'49" W
C52	1683.00'	N 89°51'31" W	91.73'	91.75'	3°07'24"	N 88°17'49" W	N 86°34'47" W
C53	1683.00'	S 86°56'22" W	96.36'	96.37'	3°16'51"	S 86°34'47" W	S 85°17'56" W
C54	1683.00'	S 84°17'21" W	59.31'	59.31'	2°01'09"	S 85°17'56" W	S 83°16'47" W
C55	60.00'	S 05°00'59" W	67.47'	305.34'	291°34'42"	N 29°11'41" W	N 39°13'38" E
C56	60.00'	N 50°04'28" W	42.77'	43.73'	41°45'28"	N 29°11'41" W	N 70°57'10" W
C57	60.00'	S 77°54'42" W	62.05'	65.21'	62°16'17"	N 70°57'10" W	S 46°46'33" W
C58	60.00'	S 17°54'17" W	57.94'	60.47'	57°44'37"	S 46°46'33" W	S 10°57'59" W
C59	60.00'	S 40°08'43" E	58.41'	61.01'	58°15'28"	S 10°57'59" W	S 69°15'27" E
C60	60.00'	N 79°00'05" E	70.19'	74.93'	71°32'57"	S 69°15'27" E	N 39°13'38" E
C61	1617.00'	N 87°37'48" E	272.87'	273.00'	6°40'36"	N 82°47'38" E	N 87°32'00" E
C62	1617.00'	N 83°13'38" E	24.49'	24.48'	0°52'04"	N 82°47'38" E	N 83°34'00" E
C63	1617.00'	N 85°27'33" E	101.47'	101.49'	3°35'48"	N 83°34'00" E	N 87°15'28" E
C64	1617.00'	N 89°51'43" E	146.97'	147.02'	5°12'34"	N 87°15'28" E	S 87°32'00" E
C65	133.00'	N 01°14'06" E	11.14'	11.14'	4°47'58"	N 01°09'53" W	N 03°38'05" E

Surveyor's Certificate

I, James R. Sehloff, 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 Village of Greenville and Outagamie County, and under the direction of DJW Investments, LLC, and C/O Dave Winkel, owners of said land, I have surveyed divided and mapped Hillview Estates, that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 2 of Certified Survey Map 6399, recorded as Document No. 1936559, being part of the Southwest 1/4 of the Southeast 1/4 of Section 03, Township 21 North, Range 16 East, Village of Greenville, Outagamie County, Wisconsin, containing 1,019,970 Square Feet (23.4153 Acre) of land, subject to all easements, and restrictions of record.

Given under my hand this 31 day of September 2023.

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



Utility Easement Provisions

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

DJW Investments, LLC, Grantor, to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee, SBC, Grantee, TDS Telecom, LLC Grantee and Time Warner Cable, 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 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 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.

DJW Investments, LLC

Dave Winkel, Member Date 9/26/2023

Corporate Owner's Certificate

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

DJW Investments, LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following approval or objection:

Outagamie County Development and Land Services Department
Village of Greenville
Department of Administration

Dated this 26 day of September 2023.

In the presence of: DJW Investments, LLC

Dave Winkel, Member



State of Wisconsin)

Calumet County) ss

Personally came before me this 26th day of September 2023 the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Sarah Mitchell, My Commission Expires 12/21/24
Notary Public, Wisconsin

Village Board Approval Certificate

Resolved, that the plat of Hillview Estates in the Village of Greenville, Outagamie County, DJW Investments, LLC, owner, is hereby approved by the Village Board of the Village of Greenville.

Chairman Date 10/9/2023

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

Clerk Date 10/9/2023

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 Date 10/10/2023

County Treasurer Date 10/10/23

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

the property owner of record: DJW Investments, LLC
Recording Information: Doc No: 2271904
Parcel Number(s): 111010904

Village Notes:

Field Site 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 third 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 Town 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.

Benchmark Note:

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

Drainage Easement Statement:

The Town of Greenville shall have an unqualified right to enter upon any drainage easement for inspection and to maintain and repair all drainage ways and drainage improvements. Lots shall be equally assessed for maintenance and repair of all drainage way and drainage improvements.

Stormwater Assessments Note:

Lots within this plat shall be subject to assessments on an annual basis for operation and maintenance of detention pond area 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

Drainage Easement Restrictions:

The following uses and structures are prohibited within all drainage easements and outlots in the subdivision plat: filling, grading and excavating except for construction of drainage ways and drainage facilities; the cultivation of crops, fruits or vegetables; the dumping or depositing of ashes, waste, compost or materials of any kind; the storage of vehicles, equipment, materials or personal property of any kind; and constructing, erecting or moving any building or structure, including fences, within the drainage easement.

Sidewalk Note:

SIDEWALKS WILL BE INSTALLED PER THE APPROVED DEVELOPERS AGREEMENT

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 6, 2023

Rene M. Pong
Department of Administration

File: 7344Final.dwg
Date: 09/31/2023
Drafted By: Jim
Sheet: 2 of 2
Revision Date: Aug 31, 2023



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1656 Fax: 920-441-0804
www.davel.pro