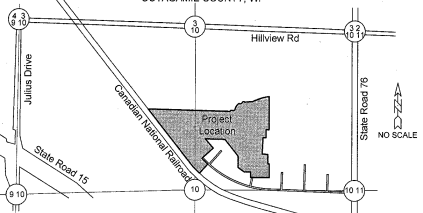


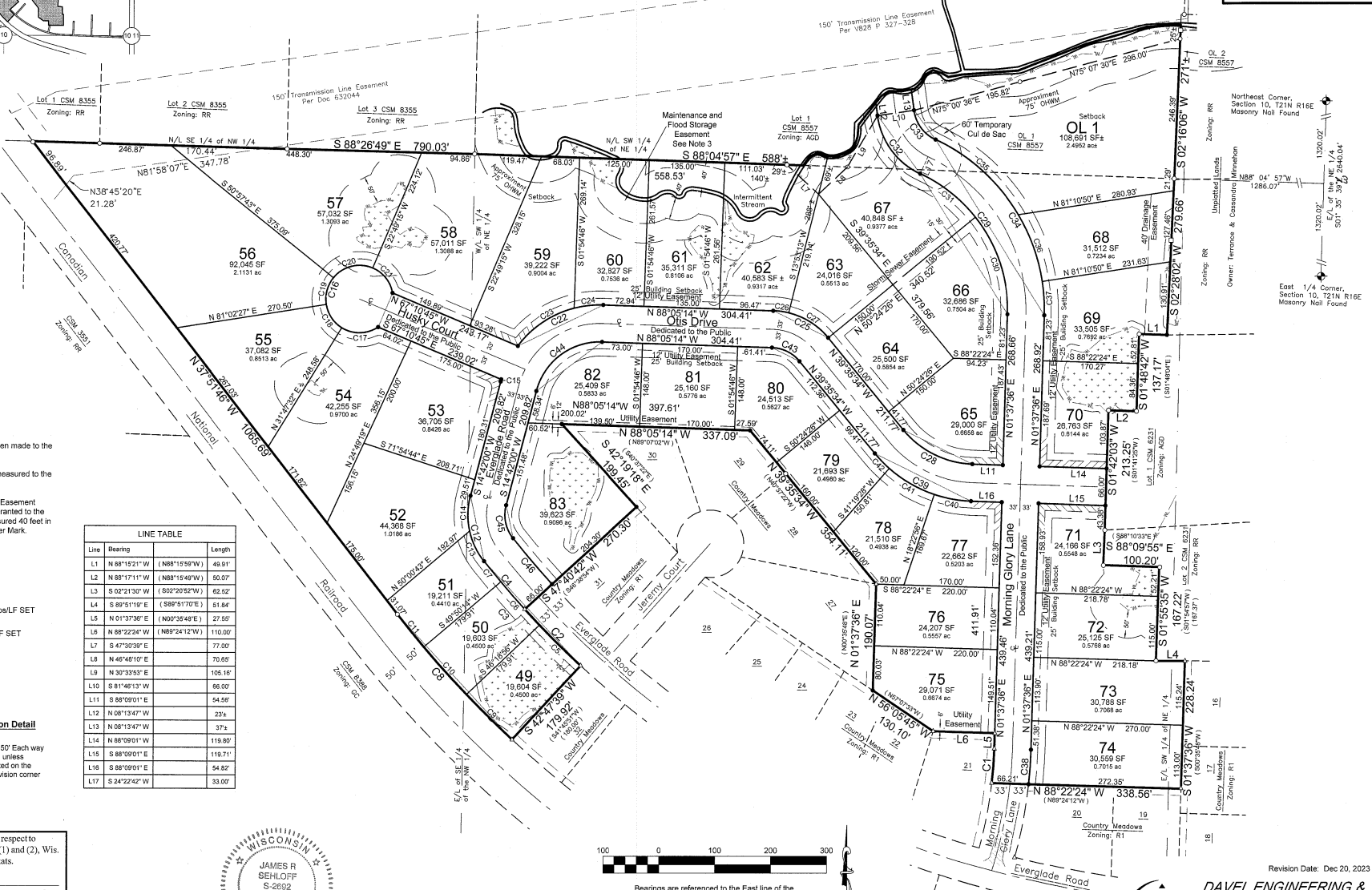
**LOCATION MAP**  
NW 1/4 & NE 1/4 SEC. 10, T. 21 N., R. 16 E.,  
VILLAGE OF GREENVILLE,  
OUTAGAMIE COUNTY, WI



# Country Meadows First Addition

Unplatted lands in part of the Southeast 1/4 of the Northwest 1/4; Southwest 1/4 of the Northeast 1/4; and Southeast 1/4 of the Northeast 1/4; and all of Outlot 1 of Certified Survey Map 8557, recorded as Document Number 2299757, located in Northwest 1/4 of the Northeast 1/4; all being part of Section 10, Township 21 North, Range 16 East, Village of Greenville, Outagamie County, Wisconsin

Document #: 2307207  
Date: 01-19-2023 Time: 0:38 AM  
Pages: 2 of: 350.00  
County: OUTAGAMIE COUNTY State: WI  
*Jack A. Savelle*  
SARAH H. VAN CAMP, REGISTER OF DEEDS  
Return via RETURN TO FILE  
FILE  
Cabinet N - Pages 210-211



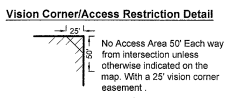
**NOTES**

- All linear measurements have been made to the nearest one hundredth of a foot.
- All bearings are computed and measured to the nearest second.
- Maintenance and Flood Storage Easement along the intermittent stream is granted to the Village of Greenville and is measured 40 feet in width out from Ordinary High Water Mark.

**LEGEND**

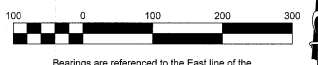
- 1 1/2" Rebar Found
- 3/4" Rebar Found
- 1.3" O.D. Iron Pipe Found
- 2.3" O.D. x 18" Iron Pipe @ 3.65lbs/LF SET
- All Other Corners
- 2" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot Areas In Square Feet
- ac Lot Areas In Acres
- ( ) Recorded As

Line	Bearing	Length
L1	N 88°15'21" W (N88°15'20"W)	49.91'
L2	N 82°17'11" W (N82°15'40"W)	50.07'
L3	S 82°21'52" W (S82°20'52"W)	62.52'
L4	S 89°51'19" E (S89°51'17"E)	51.84'
L5	N 01°37'38" E (N00°35'48"E)	27.58'
L6	N 88°22'24" W (N88°24'12"W)	110.00'
L7	S 47°30'39" E	77.00'
L8	N 46°48'10" E	70.65'
L9	N 30°33'53" E	105.16'
L10	S 81°48'13" W	66.00'
L11	S 88°09'01" E	54.58'
L12	N 08°13'47" W	23'
L13	N 08°13'47" W	37'
L14	N 88°09'01" W	119.80'
L15	S 88°09'01" E	119.71'
L16	S 88°09'01" E	54.82'
L17	S 24°22'42" W	33.00'



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 January 5, 2024  
*Rene M. Poney*  
Department of Administration

STATE OF WISCONSIN  
JAMES R. SEHLÖFF  
S-2692  
APPLETON  
WI  
Date: Dec 2023



Bearings are referenced to the East line of the Northeast 1/4, Section 10, T. 21 N., R. 16 E., assumed to bear S01°35'36" E, base on the Outagamie County Coordinate System.

File: 7454Final.dwg  
Date: 12/20/2023  
Drafted By: Jim  
Sheet: 1 of 2

Revision Date: Dec 20, 2023

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
Civil Engineers and Land Surveyors  
1104 Province Terrace, Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-441-0804  
www.davel.pro

# Country Meadows First Addition

Unplatted lands in part of the Southeast 1/4 of the Northwest 1/4; Southwest 1/4 of the Northeast 1/4; and Southeast 1/4 of the Northeast 1/4; and all of Outlot 1 of Certified Survey Map 8557, recorded as Document Number 2299757, located in Northwest 1/4 of the Northeast 1/4; all being part of Section 10, Township 21 North, Range 16 East, Village of Greenville, Outagamie County, Wisconsin

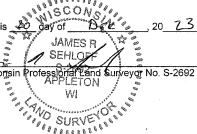
### Surveyor's Certificate

I, James R. Sehlhoff, 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 North Appleton Investment Properties, LLC, owner of said land, I have surveyed, divided, and mapped Country Meadows First Addition; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in part of the Unplatted lands in part of the Southeast 1/4 of the Northwest 1/4; Southwest 1/4 of the Northeast 1/4; and Southeast 1/4 of the Northeast 1/4; all of Outlot 1 of Certified Survey Map 8557, recorded as Document Number 2299757, located in Northwest 1/4 of the Northeast 1/4; all being part of Section 10, Township 21 North, Range 16 East, Village of Greenville, Outagamie County, Wisconsin, containing 1,486.736 Sq Ft (34.1321 Ac) of land, including all lands between described meander line and the centerline of a tributary of Bear Creek, described as follows:

Commencing at the Northeast corner of Section 10, thence, along the East line of said Section 10, S01°35'39"E, 1320.02 feet, thence, N88°04'57"W, 1286.07 feet to the Southeast corner of Outlot 1 of Certified Survey Map 8557 said point also being the point of beginning; thence, S02°28'02"W, 279.66 feet to a North line of Certified Survey Map 6231; thence, along the said North line, N88°15'21"W, 49.91 feet to the Northwest Corner of said Certified Survey Map 6231; thence, along a West line of said Certified Survey Map 6231, S01°49'42"W, 137.17 feet to a bend point on said West line; thence, continuing along said West line, N88°17'11"W, 50.07 feet to a bend point on said West line; thence, continuing along said West line, S01°42'03"W, 213.25 feet to a bend point on said West line; thence, continuing along said West line, S02°21'30"W, 62.52 feet to a bend point on said West line; thence, continuing along said West line, S88°09'59"E, 100.20 feet to a bend point on said West line; thence, continuing along said West line, S01°55'35"W, 167.22 feet to the Southwest corner of said Certified Survey Map 6231; thence, along the South line of said Certified Survey Map 6231, S89°11'19"E, 51.84 feet to the Northwest corner of Lot 16 of Country Meadows; thence, S01°37'38"W, 228.24 feet to the Northeast corner of Lot 19 of said Country Meadows; thence, along the North line of said Lot 19, the Lot 20 and the North right-of-way line of Morning Glory Lane, all of said Country Meadows, N88°22'24"W, 338.66 feet to a point on the East line of Lot 21 of said Country Meadows; thence, along said East line, 61.70 feet along the arc of a curve to the left with a radius of 743.94 feet and a chord of 61.68 feet which bears N04°00'09"E; thence, continuing along said East line N01°37'38"E, 27.55 feet to the Northeast corner of said Lot 21; thence, along the North line of said Lot 21, N88°22'24"W, 110.00 feet to the Northeast corner of Lot 22 of said Country Meadows; thence, along the North line of said Lot 22 and Lot 23 of said Country Meadows, N88°04'57"W, 130.10 feet to the Southeast corner of Lot 27 of said Country Meadows; thence, along the East line of said Lot 27, N01°37'38"E, 190.07 feet to the Northeast corner of said Lot 27; thence, along the Northwesterly line of Lots 28 and 29 of said Country Meadows, N39°35'34"W, 354.11 feet to a bend point on said Lot 28; thence, along the North line of said Lot 29 and Lot 30 of said Country Meadows, N88°05'14"W, 337.09 feet to the Southwest corner of said Lot 30; thence, along the Southwest line of said Lot 30, S42°19'18"E, 169.45 feet to the Northwest corner of Lot 31 of said Country Meadows; thence, along the Northwest line of said Lot 31 and the Northwesterly right-of-way line of Everglade Road, S47°40'42"W, 270.30 feet to the South right-of-way line of said Everglade Road; thence, along said South right-of-way line, 142.11 feet along the arc of a curve to the left with a radius of 1662.88 feet and a chord of 142.07 feet which bears S44°47'12"E to the Northwest corner of Lot 32 of said Country Meadows; thence, along the Northwest line of said Lot 32, S42°47'39"W, 179.92 feet to the North right-of-way line of a Canadian National Railroad; thence, along said North right-of-way line, 303.63 feet along the arc of a curve to the right with a radius of 1662.88 feet and a chord of 303.29 feet which bears N42°31'55"W; thence, continuing along said North right-of-way line, N07°14'05"W, 1055.59 feet to the North line of the Southeast 1/4 of the Northwest 1/4; thence, along said North line S88°25'49"E, 730.03 feet to the Northeast corner of said Southeast 1/4 of the Northwest 1/4; thence, along the North line of the Southwest 1/4 of the Northeast 1/4, S88°04'57"E, 558.53 feet to a meander corner being S88°04'57"E, 29 feet more or less from the centerline of a tributary of Bear Creek; thence, along a meander line, S47°30'39"E, 77.00 feet; thence, continuing along a meander line, N46°49'10"E, 70.55 feet; thence, continuing along a meander line, N33°23'39"E, 105.16 feet; thence, continuing along a meander line, N81°48'13"E, 66.00 feet; thence, continuing along a meander line, N75°00'36"E, 195.82 feet; thence, continuing along a meander line, N75°00'36"E, 296.00 feet to a meander point on the West line of Outlot 2, of Certified Survey Map 8557 being N02°16'08"E, 25 feet more or less from said Centerline of a tributary of Bear Creek; thence, along said West line, S02°16'08"E, 246.39 feet to the point of beginning, subject to all easements and restrictions of record.

Given under my hand this 10th day of January, 2024

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



### Utility Easement Provisions

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

North Appleton Investment Properties, LLC, Grantor; to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee, SBC, 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 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 Grantee agrees 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 Grantee 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 or 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 Grantee's facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantee. 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.

North Appleton Investment Properties, LLC

Greg Gaudrke, Managing Member



### Owner's Certificate

North Appleton Investment Properties, 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.

North Appleton Investment Properties, 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 Development and Land Services Department  
Village of Greenville  
Department of Administration

Dated this 10th day of January, 2024

In the presence of: North Appleton Investment Properties, LLC

Greg Gaudrke, Managing Member

State of Wisconsin  
Calumet County ss

Personally came before me this 10th day of January, 2024 above the property owner(s) to be known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, Wisconsin

My Commission Expires 12/31/24



### Village Board Approval Certificate

Resolved, that the plat of Country Meadows First Addition in the Village of Greenville, Outagamie County, North Appleton Investment Properties, LLC, owners, is hereby approved by the Village Board of the Village of Greenville.

Chairman

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

Clerk

### 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 unredempted tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

Village Treasurer

County Treasurer

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

The property owner of record: North Appleton Investment Properties, LLC  
Recording Information: Doc No. 2300044, 2300044-2, Doc 23000835  
Parcel Number(s): 111026000, 111026700, 110224407

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 January 5, 2024

Department of Administration



File: 7454Final.dwg  
Date: 12/20/2023  
Drafted By: jim  
Sheet: 2 of 2

Revision Date: Dec 20, 2023

### 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 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 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.

#### Benchmark Note:

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

#### Sidewalk Note:

All lots in this subdivision will have sidewalks as specified in the approved engineering plans prepared for this development.

#### 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.

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	743.94	N 04°00'09" E (N02°58'20.5"E)	61.68	61.70	4°48'06"	N 06°22'42" E	N 01°37'38" E
C2	1682.88	S 44°47'12" E (S45°49'00"E)	142.07	142.11	4°50'18"	S 42°22'02" E	S 47°12'21" E
C3	1682.88	S 42°53'00" E	253.68	253.92	8°38'42"	S 38°33'38" E	S 47°12'21" E
C4	1682.88	S 40°27'50" E	111.79	111.81	3°48'24"	S 38°33'38" E	S 42°22'02" E
C5	1682.88	S 49°26'42" E	103.41	103.43	3°51'17"	S 43°41'04" E	S 47°12'21" E
C6	1682.88	S 41°55'29" E	103.42	103.44	3°51'18"	S 40°09'49" E	S 43°41'04" E
C7	1682.88	S 39°21'42" E	47.00	47.00	1°56'08"	S 38°33'38" E	S 40°09'49" E
C8	1682.88	N 42°31'55" W	303.29	303.63	9°20'18"	N 47°12'04" W	N 37°51'48" W
C9	1682.88	N 43°26'26" W	114.47	114.49	3°51'17"	N 47°12'04" W	N 43°40'48" W
C10	1682.88	N 41°50'09" W	114.47	114.49	3°51'17"	N 43°40'48" W	N 40°09'31" W
C11	1682.88	N 39°02'38" W	74.64	74.65	2°17'48"	N 40°09'31" W	N 37°51'48" W
C12	133.00	S 11°55'49" E	119.23	123.63	63°16'58"	S 14°42'00" W	S 38°33'38" E
C13	133.00	S 25°31'47" E	59.89	60.50	26°03'43"	S 12°29'59" E	S 38°33'38" E
C14	133.00	S 01°06'03" W	62.55	63.14	2°71'19"	S 14°42'00" W	S 12°29'59" E
C15	183.00	S 01°21'20" W	4.19	4.19	1°18'39"	S 16°02'39" W	S 14°42'00" W
C16	60.00	S 22°49'15" E	66.00	307.11	283°15'68"	N 10°32'47" W	N 56°11'16" E
C17	60.00	N 88°59'24" E	65.01	68.70	65°38'16"	S 58°12'28" E	N 56°11'16" E
C18	60.00	S 33°35'01" E	50.00	51.57	49°14'55"	S 08°57'33" E	S 58°12'28" E
C19	60.00	S 15°02'22" W	48.81	50.28	47°59'51"	S 39°02'17" W	S 08°57'33" E
C20	60.00	S 78°55'46" W	72.04	77.26	73°48'57"	N 67°10'45" W	S 39°02'17" W
C21	60.00	N 38°51'46" W	55.92	58.31	56°37'59"	N 10°32'47" W	N 67°10'45" W
C22	183.00	S 64°22'18" W	169.23	175.93	55°04'58"	N 88°06'14" W	S 36°49'49" W
C23	183.00	S 68°06'30" W	120.64	123.15	38°33'22"	S 75°23'11" W	S 36°49'49" W
C24	183.00	S 83°38'59" W	52.60	52.78	16°31'36"	N 88°06'14" W	S 75°23'11" W
C25	133.00	N 63°50'24" W	109.24	112.57	48°28'40"	N 39°35'34" W	N 88°06'14" W
C26	133.00	N 62°06'00" W	27.74	27.80	11°58'27"	N 76°08'41" W	N 88°06'14" W
C27	133.00	N 57°51'10" W	82.35	84.77	36°31'13"	N 39°35'34" W	N 76°08'41" W
C28	187.00	S 83°52'17" E	137.53	141.53	48°33'27"	S 39°35'34" E	S 88°09'11" E
C29	267.00	N 31°59'51" W	295.70	313.38	67°14'54"	N 01°37'38" E	N 66°37'18" W
C30	267.00	N 18°27'06" W	183.33	187.13	40°02'25"	N 01°37'38" E	N 38°31'48" W
C31	267.00	N 05°04'33" W	125.07	126.25	27°05'29"	N 38°31'48" W	N 65°37'18" W
C32	133.00	N 36°59'32" W	127.72	133.22	67°23'31"	N 65°37'18" W	N 08°13'47" W
C33	67.00	N 36°59'32" W	64.34	67.11	67°23'31"	N 65°37'18" W	N 08°13'47" W
C34	333.00	N 31°59'51" W	308.79	300.84	67°14'54"	N 01°37'38" E	N 65°37'18" W
C35	333.00	N 48°14'39" W	188.91	201.99	34°48'17"	N 30°52'01" W	N 65°37'18" W
C36	333.00	N 18°50'35" W	127.30	128.14	22°02'51"	N 08°48'10" W	N 30°52'01" W
C37	333.00	N 03°35'47" W	60.63	60.71	10°28'46"	N 01°37'38" E	N 08°48'10" W
C38	809.94	N 03°48'31" E	61.87	61.68	4°21'48"	N 05°59'25" E	N 01°37'38" E
C39	233.00	S 63°52'17" E	191.61	197.46	48°33'27"	S 39°35'34" E	S 88°09'11" E
C40	233.00	S 78°53'02" E	67.00	67.23	18°31'57"	S 17°37'04" E	S 88°09'11" E
C41	233.00	S 62°08'48" E	92.68	93.30	22°56'32"	S 48°49'32" E	S 71°37'04" E
C42	233.00	S 44°08'03" E	36.50	36.94	9°04'58"	S 39°35'34" E	S 48°49'32" E
C43	67.00	N 62°50'34" W	55.53	56.71	48°29'40"	N 39°35'34" W	N 88°06'14" W
C44	117.00	S 53°18'23" W	146.01	157.87	77°12'48"	N 68°56'14" W	S 14°42'00" W
C45	67.00	S 11°55'49" E	60.00	62.28	53°19'39"	S 14°42'00" W	S 38°33'38" E
C46	1618.88	S 40°27'54" E	107.46	107.48	3°48'31"	S 38°33'38" E	S 42°22'02" E