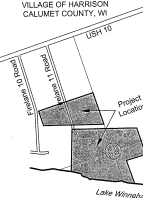


LOCATION MAP

PART OF SEC 15, 16, 21, 22, T20N, R18E,
VILLAGE OF HARRISON
CALUMET COUNTY, WI

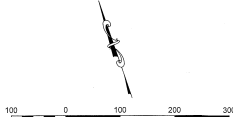


LEGEND

- 2" Rail Faint
- 2.3" x 18" Iron Pipe @ 3.656bsLF SET
- All Other Corners
- 1/8" Steel Rebar @ 1.500bsLF SET
- 1" P.O.D. Iron Pipe Found
- ◻ Government Corner
- ◻ Lot Areas In Square Feet
- ⬇ Recorded As
- ⬇ Metal Fence

North Shore Ridge

Part of Lot 2, Certified Survey Map 3993; part of Lots 7-11 Block 1, part of Block 3 & part of Block 3B, Shore Acres; part of the right of way of North Shore Drive, a private road; and unplatted lands all located in the Southeast 1/4 of the Southeast 1/4 of the unplatted lands located in part of the Southwest 1/4 of the Southeast 1/4, all being in Section 16, part of Lots 7-11, Block 1, Shore Acres and unplatted lands all located in Section 21; part of unplatted lands located in the Southwest 1/4 of the Southwest 1/4 of Section 15; and all of Outlot 2 of Certified Survey Map 3914, located in Government Lot 4, Section 22; all being located in Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin



Bearings are referenced to the East line of the Southeast 1/4, Section 16, T20N, R18E, surveyed to bear S00°42'00" W, base on the Calumet County Coordinate System.

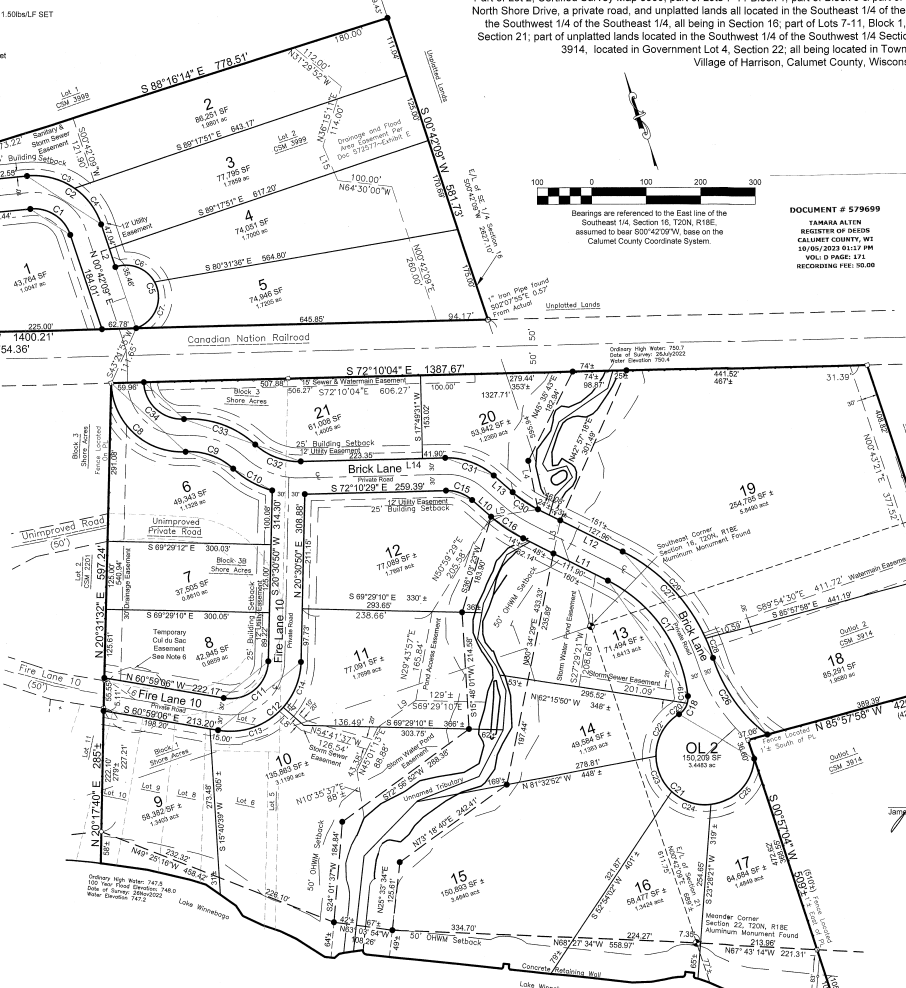
DOCUMENT # S79699
TAMARA ALLEN
REGISTERED SURVEYOR
CALUMET COUNTY, WI
10/05/2023 9:13 AM
VOL. D PAGE: 1/2
RECORDING FEE: \$0.00

NOTES

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All bearings are computed and measured to the nearest second.
3. Lots south of the railroad tracks that are expected to be served by individual wastewater grinder pumps.
4. Outlot 2 is a private road for the benefit of Lots 5-21. A maintenance agreement will be recorded in a separate document.
5. Outlot 2 is also a Sanitary/Storm Sewer and Watermain Easement, granted to Harrison Utilities.
6. A temporary Cui'di Sit Easement located on the West end of Fire Lane 10, a private road, will terminate at such time if the public portion of Fire Lane 10, located just West of this plat, is improved to public standards.
7. All Elevation listed on plat are tied to NAVD 88 Datum.
8. Any land below the Ordinary High Water Mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, Section 1, of the state constitution.
9. The ordinary High Water Mark for Lake Winnebago and the un-named tributaries are approximate and shown for reference only.

CURVE TABLE

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing to	Tangent Bearing from
C1	70.00	S 37°58'00" E	61.38	94.37	171°43'00"	S 16°32'00" E	S 02°42'00" W
C2	150.00	S 37°58'00" E	162.20	171.14	171°43'00"	S 16°32'00" E	S 02°42'00" W
C3	100.00	S 89°20'00" E	89.77	91.69	49°23'44"	S 19°23'00" E	S 89°08'42" E
C4	100.00	S 17°43'11" E	82.17	83.60	90°50'51"	S 30°08'42" E	S 02°42'00" W
C5	60.00	N 00°42'00" E	120.00	188.50	180°00'00"	S 89°17'51" E	N 89°17'51" W
C6	60.00	N 89°17'51" W	76.39	83.59	78°52'11"	N 30°08'42" W	N 89°17'51" W
C7	60.00	N 40°28'11" E	61.36	100.21	100°22'00"	N 30°08'42" E	N 02°42'00" W
C8	100.00	S 27°58'00" E	186.64	208.00	91°44'40"	S 17°53'00" E	S 17°51'00" E
C9	100.00	S 11°03'11" E	92.55	95.01	49°15'00"	S 23°52'00" E	S 28°28'33" E
C10	100.00	S 41°37'31" E	81.91	82.83	29°18'00"	S 28°28'33" E	S 84°46'42" E
C11	70.00	S 89°48'33" W	100.00	120.34	98°30'00"	S 28°30'00" W	N 89°59'00" W
C12	150.00	N 89°48'33" E	169.87	224.48	98°30'00"	S 28°30'00" E	N 89°59'00" W
C13	150.00	N 89°51'00" E	150.70	182.34	90°18'00"	N 02°42'00" E	N 89°51'00" E
C14	100.00	N 40°28'00" E	89.30	91.10	49°10'31"	N 02°42'00" E	N 20°30'00" E
C15	100.00	S 50°46'31" E	59.97	52.17	42°41'53"	S 17°21'00" E	S 28°28'33" E
C16	200.00	S 30°46'43" E	71.02	71.21	18°34'20"	S 28°28'33" E	S 41°02'01" E
C17	270.00	S 11°33'33" E	297.67	268.00	58°28'33"	S 44°03'33" E	S 12°56'00" E
C18	350.00	N 45°50'11" E	371.17	381.19	60°10'00"	N 17°54'00" E	N 27°58'00" E
C19	350.00	N 22°48'00" E	315.96	132.38	30°18'00"	N 34°30'00" E	N 12°56'00" E
C20	350.00	N 89°51'00" E	354.34	293.39	42°26'49"	N 17°54'00" E	N 34°30'00" E
C21	90.00	N 89°20'00" W	199.78	308.87	234°44'43"	S 29°15'00" W	N 17°54'00" E
C22	90.00	N 47°46'25" E	88.11	92.07	58°36'48"	N 18°28'11" E	N 17°54'00" E
C23	80.00	N 04°44'28" W	79.83	72.91	48°24'52"	N 27°58'00" W	N 18°28'11" E
C24	80.00	N 89°48'33" E	78.97	77.24	49°27'32"	N 17°54'00" W	N 27°58'00" W
C25	90.00	S 82°03'11" W	128.90	132.50	100°00'00"	S 27°58'00" W	N 17°54'00" W
C26	280.00	N 16°19'12" W	171.80	174.66	38°44'22"	N 14°02'00" W	N 31°09'01" E
C27	330.00	S 21°11'00" E	258.28	263.20	49°41'58"	S 44°03'33" E	S 01°39'00" W
C28	330.00	S 01°42'00" E	38.64	38.66	0°42'43"	S 01°39'00" E	S 01°39'00" W
C29	330.00	S 24°33'11" E	226.24	224.68	38°19'11"	S 44°03'33" E	S 01°39'00" W
C30	330.00	S 89°48'33" E	60.86	55.20	18°34'20"	S 28°30'00" E	S 44°03'33" E
C31	120.00	S 84°46'31" E	84.95	82.74	42°14'11"	S 12°56'00" E	S 28°28'33" E
C32	100.00	S 89°16'31" E	89.32	91.42	43°14'00"	S 28°28'33" E	S 17°10'00" E
C33	180.00	S 51°08'31" E	138.63	142.52	48°21'00"	S 17°54'00" E	S 38°28'33" E
C34	70.00	S 27°58'00" E	100.49	112.07	91°44'51"	S 17°53'32" W	S 17°52'00" E



LINE TABLE

Line	Bearing	Length
L1	N 10°41'48" E	63.37
L2	N 02°42'00" E	62.88
L3	N 30°57'00" E	62.11
L4	N 08°01'18" E	90.70
L5	S 17°56'48" E	88.97
L6	S 30°28'00" E	68.84
L7	S 28°18'00" E	59.97
L8	N 29°56'00" E	62.27
L9	N 17°43'00" E	84.63
L10	S 29°28'00" E	48.40
L11	S 44°03'33" E	114.04
L12	S 44°03'33" E	114.04
L13	S 39°28'00" E	48.47
L14	S 21°02'00" E	209.29
L15	N 14°10'59" W	98.00

WISCONSIN
JAMES R. SELLOFF
REGISTERED SURVEYOR
APPLETON
June 8, 2023
James R. Selloff, Professional Land Surveyor 2022
Date

There are no corrections to this plan 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 June 8, 2023
Renée M. Dowd
Department of Administration

File: 713273.dwg Date: 06/07/2023
Drafted By: Jim
Sheet: 1 of 2
Revision Date: Jun 07, 2023

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1184 Province Terrace, Menasha, WI 54952
PH: 920.561.1800 FAX: 920.441.0804
www.davel.com

North Shore Ridge

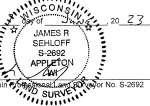
Part of Lot 2 Certified Survey Map 3999; part of Lots 7-11 Block 1, part of Block 3 & part of Block 3B, Shore Acres, part of the right of way of North Shore Drive, a private road and unplatted lands all located in the Southeast 1/4 of the Southeast 1/4 of the unplattd lands located in part of the Southeast 1/4 of the Southeast 1/4, all being in Section 16; part of Lots 7-11, Block 1, Shore Acres and unplatted lands all located in Section 21; part of unplatted lands, located in the Southeast 1/4 of the Southeast 1/4 Section 15; and all of Outlot 2 of Certified Survey Map 3914 located in Government Lot 4, Section 22; all being located in Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin

Surveyor's Certificate

I, James R. Sehoff, professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 233 of the Wisconsin Statutes and the subdivision regulations of the Village of Harrison, and under the direction of North Shore Ridge, LLC, owner of said land, I have surveyed and divided and mapped North Shore Ridge; that said plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Part of Lot 2 Certified Survey Map 3999, part of Lots 7-11 Block 1, part of Block 3 & part of Block 3B, Shore Acres, part of the right of way of North Shore Drive, a private road, and unplatted lands all located in the Southeast 1/4 of the Southeast 1/4, unplatted lands located in part of the Southeast 1/4 of the Southeast 1/4, all being in Section 16; part of Lots 7-11, Block 1, Shore Acres and unplatted lands all located in Section 21; part of unplatted lands located in the Southeast 1/4 of the Southeast 1/4 Section 15; and all of Outlot 2 of Certified Survey Map 3914 Located in Government Lot 4, Section 22; all being located in Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 1,985,900 Square Feet (45,560 Acres) of Land, Described as follows:

Commencing at the East 1/4 Corner of Section 16; thence, along the East Line of Southeast 1/4 of said Section 16, S02°42'00"W, 148.43 feet to the point of beginning; thence, continuing along said East line of the Southeast 1/4, S02°42'00"W, 981.73 feet to the North right-of-way line of the Canadian National Railroad; thence, along said North right-of-way line, N77°10'04"W, 645.85 feet, thence, S43°21'59"W, 11.66 feet to the South right-of-way line of said Canadian National Railroad; thence, along said South right-of-way line, S72°10'04"E, 1387.87 feet, thence, S00°42'31"W, 609.81 feet to the Northeast Corner of Outlot 1 of CSM 3914; thence, along the North line of said Outlot 1, N88°57'59"W, 428.49 feet to the Northwest corner of said Outlot 1; thence, along the West line of said Outlot 1, S00°57'04"W, 405.15 feet to a meander corner being N00°57'04"E, 104 feet more or less from the ordinary high water mark of Lake Moniesee; thence, along a meander line, N87°43'49"W, 221.31 feet to a meander corner on the East line of Section 21, being, along said East line of Section 21, N00°42'00"E, 77 feet more or less from said ordinary high water mark, thence, continuing along said meander line, N88°73'34"W, 626.87 feet to a meander corner being N20°33'47"E, 49.49 feet more or less from said ordinary high water mark, thence, continuing along said meander line, N63°02'54"W, 108.28 feet to a meander corner being N24°01'37"E, 54 feet more or less from said ordinary high water mark, thence, continuing along said meander line, N49°25'16"W, 458.42 feet to a meander point being N20°17'40"E, 58 feet more or less from said ordinary high water mark, thence, N20°17'40"E, 227.21 feet, thence, N02°31'22"E, 598.49 feet to said South right-of-way line of Canadian National Railroad; thence, N32°13'05"E, 111.69 feet to the North right-of-way line of said Canadian National Railroad; thence, along said North right-of-way line, N77°10'04"W, 754.36 feet to the Easterly right-of-way of Fire Lane 10; thence, along said Easterly right-of-way line, N13°37'04"E, 241.26 feet, thence, S78°32'26"E, 518.11 feet, thence, N01°42'49"E, 62.37 feet to the Southwest corner of Lot 1 of Certified Survey Map 3999; thence, along said South line, S88°10'14"E, 170.51 feet to the point of beginning, subject to all easements and restrictions of record

Given under my hand this



James R. Sehoff, Wisconsin Surveyor, Commission No. No. S-2922

Owner's Certificate

North Shore Ridge, 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 owns and controlled the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

North Shore Ridge, LLC, does further certify this plat is required by s.236.11 or s.236.12 to be submitted to the following for approval or objection:

Village of Harrison Planning and Zoning Committee
Calumet County Resource Department
Department of Administration

IN WITNESS WHEREOF, the said North Shore Ridge, LLC, has caused these presents to

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

this 18th day of June, 2023

In the Presence of North Shore Ridge, LLC,

Tom Kistler, Managing Member
State of Wisconsin
Waushara County

Personally came before me this 12th day of June, 2023
the above named to me known to be the persons who executed the foregoing instrument and acknowledged the same.

James R. Sehoff, My commission expires 03/31/2023

Village Board Approval Certificate

Resolved, that the plat of North Shore Ridge in the Village of Harrison, Calumet County, Wisconsin, North Shore Ridge, LLC, is hereby approved by the Village Board of the Village of Harrison.

Carl Schaefer, 9/26/2023
Chairman Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Harrison
Robert Tardos, 9/26/2023
Clerk Date

Utility Easement Provisions

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

North Shore Ridge, LLC, grantor

to:
Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantor,
SBC, Grantor,
Carlyo Sanitary District, Grantor
Village of Harrison, Grantor and
Time Warner Cable, Grantor
TDI Telecom, Grantor

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 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, then, on, or on adjacent lots, also the right to form or cut down trees, brush and roots which may be reasonably required incident to the rights herein given; and the right to enter upon the subdivided property for all such purposes. The Granteee 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 Granteee 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 in any time pursuant to the rights herein granted. Structures shall not be placed over Granteee facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Granteee. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four (4) inches without written consent of grantor.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto

North Shore Ridge, LLC

Tom Kistler, Managing Member
North Shore Ridge, LLC
Tom Kistler, Managing Member

6-12-2023
Date

Mortgagee's Certificate

Bank of Little Chute, 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 North Shore Ridge, LLC, owner.

IN WITNESS WHEREOF, the said Bank of Little Chute has caused these presents to be signed by

Adam Lange, Its President, and countersigned by
Lukas M. VanWinkel, Secretary or Cashier, at Little Chute, Wisconsin, and its corporate seal

to be hereunto affixed this 28 day of September, 2023.

Adam Lange, 9/28/23
President Date

Lukas M. VanWinkel, 9/28/23
Secretary or Cashier Date

State of Wisconsin
Doumenige County

Personally came before me this 28 day of September, 2023, Adam Lange
President,

and Lukas M. VanWinkel 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.

James R. Sehoff, My commission expires 03/31/2023
Notary Public, Wisconsin

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the Village of Harrison and Calumet County, do hereby certify that in accordance with the records in our office, there are no unrecorded tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

Robert Tardos, 9/26/2023
Village Treasurer Date
Michael Schwaab, 10/5/2023
County Treasurer Date

Village Notes

- There are Ordinance regulations that have been passed by the Village of Harrison requiring the maintenance of lot drainage plans on a permanent basis. Said regulations have been recorded as Document Number 331485, Calumet County Register of Deeds and shall apply to all subdivisions approved after the 1st day of May, 2001. Said recording shall have the effect of deed restrictions requiring that permanent laws be established in conformance with the lot drainage plan elevations within one year after initial occupancy of any houses. Failure to maintain drainage plans in accordance with storm water or drainage plans shall entitle the Village or representative thereof to the direct compliance or upon failure of compliance to make said lands come into compliance. The costs and expenses shall be entered on the tax roll as a special charge against the property and collected with other taxes levied thereon.
- Building permits and occupancy permits may be withheld for non-compliance with the plat or Village Ordinances relating to drainage and storm water management.
- In the event that the surface drainage facilities required by the plat which are applicable to the lot for which a building permit has been applied, have not been completed with, the building inspector may withhold building permits required by the building code.
- In the event that, after construction there is a failure to establish surface grades in accordance with the subdivision surface water plan, the building inspector may withhold the occupancy permit required by the building code.
- Maintenance of all driveways and associated structures within the plat or serving the plat is the sole responsibility of the Owner/Subdivider until acceptance by or dedication to the Village of Harrison. After said acceptance please refer to Note 3 for responsibility of owner for maintenance, restorations and related cost of all Drainage Easements.
- Where the final drainage plan requires a storm inlet to adequately drain the rear portion of lots within blocks of the plat, the subdivisor shall incorporate restrictive covenants in the deeds for the aforementioned lots that: "The respective lot owners shall be responsible for maintaining a clean grate on any storm drainage inlets on their lot."
- Upon failure of the Owner/Subdivider to perform maintenance of the drainage ways and associated structures, the Village of Harrison retains the right to perform maintenance and/or repairs. The payments of said maintenance and/or repairs shall be equally assessed among the property owners of the plat.
- Pursuant to the Village of Harrison Subdivision Improvements Policy, the developer and/or owner shall comply with the approved Drainage and Grading Plan as submitted to the Village of Harrison.
- Drainage Easement Notes:
 - All lands within areas labeled "Drainage Easement" are reserved for stormwater collection, conveyance, treatment, or infiltration. No buildings, fences, parking areas and landscaping of other structures are allowed in these areas. No grading or filling is allowed in these areas that may interrupt storm flows in any way.
 - Any improvement shall be allowed only by special exception of the Village of Harrison Planner.
 - Landscaping/plantings shall be restricted to ground cover.
 - If Drainage Easements are not adequately maintained, the Village of Harrison may levy the cost and expenses of such inspections, maintenance, and/or repair related actions as a special charge against the property and collected as such in accordance with the procedures under Wis. Stats. 66.027.

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):
North Shore Ridge, LLC	Doc No: E2027	Parcel 092027-41624-39856
	Doc No: 574200	39812, 41622 & 45710 39854

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 June 8, 2023
Rebecca M. Doney
Department of Administration



File: 7137Final.dwg
Date: 05/07/2023
Drawn By: Jim
Sheet: 21 of 21
Revision Date: Jun 07, 2023