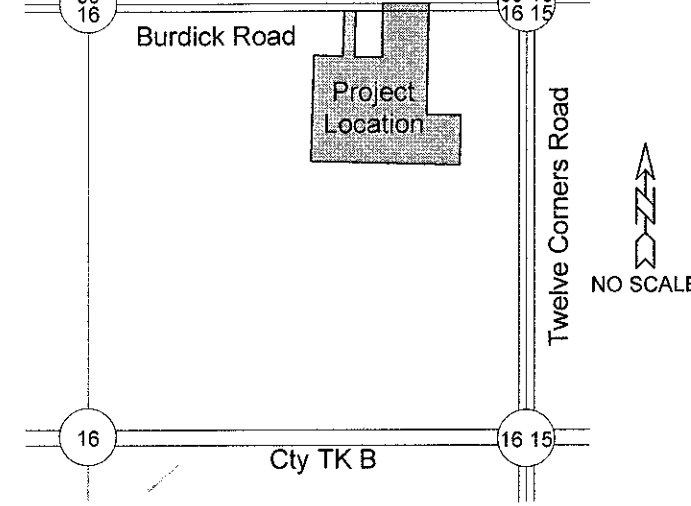


# Zilla Meadows

All of Lot 1 and Lot 2, Certified Survey Map 5305, located in the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 23 North, Range 17 East, Town of Black Creek, Outagamie County, Wisconsin

## LOCATION MAP

NE 1/4 SEC 16, T 23 N, R 17 E,  
TOWN OF BLACK CREEK  
OUTAGAMIE COUNTY, WI



## 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.

## LEGEND

- Masonry (PK) Nail Found
- 3/4" Rebar Found
- 1.3" O.D. Iron Pipe 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
- Government Corner Found/Set
- ( ) Recorded As
- Delineated Wetlands
- Driveway Culvert

## LINE TABLE

Line	Bearing	Length
L1	S 01°26'35" W	6.14'
L2	N 01°26'35" E	6.66'

## Surface Water Drainage Covenant

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 county and/or township retains the right to perform maintenance and/or repairs and shall be equally assessed among the property owners of the subdivision with a drainage covenant.

## CURVE TABLE

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	383.00'	S 23°43'19" E	325.72'	336.44'	50°19'48"	S 01°26'35" W	S 48°53'13" E
C2	383.00'	S 16°45'17" E	239.22'	243.29'	36°23'45"	S 01°26'35" W	S 34°57'10" E
C3	383.00'	S 41°55'11" E	92.92'	93.15'	13°56'03"	S 34°57'10" E	S 48°53'13" E
C4	60.00'	N 37°25'58" E	66.16'	306.91'	293°04'38"	S 03°58'17" W	S 70°53'38" W
C5	60.00'	S 32°53'55" E	72.00'	77.22'	73°44'23"	S 03°58'17" W	S 69°46'07" E
C6	60.00'	N 73°21'42" E	72.00'	77.22'	73°44'23"	S 69°46'07" E	N 36°29'30" E
C7	60.00'	N 00°22'41" W	72.00'	77.22'	73°44'23"	N 36°29'30" E	N 37°14'53" W
C8	60.00'	N 73°10'37" W	70.41'	75.25'	71°51'28"	N 37°14'53" W	S 70°53'38" W
C9	317.00'	N 23°20'17" W	285.74'	274.21'	49°33'44"	N 48°07'09" W	N 01°26'35" E
C10	317.00'	N 47°07'10" W	11.06'	11.06'	1°59'59"	N 48°07'09" W	N 46°07'10" W
C11	317.00'	N 22°20'18" W	255.66'	263.15'	47°33'45"	N 46°07'10" W	N 01°26'35" E
C12	383.00'	S 30°11'58" E	63.47'	63.55'	9°30'24"	S 25°26'46" E	S 34°57'10" E

Document #: 2332049

Date: 02-14-2025 Time: 1:38 PM  
Pages: 2 Price: \$50.00  
County: OUTAGAMIE COUNTY State: WI

*Sarah R. Van Camp*

SARAH R VAN CAMP, REGISTER OF DEEDS  
Return via RETURN TO FILE  
CABINET PAGE 270

19/12/25

Scott R. Anderson  
Professional Land Surveyor  
No. S-3169

Revision Date: Nov 18, 2024

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.

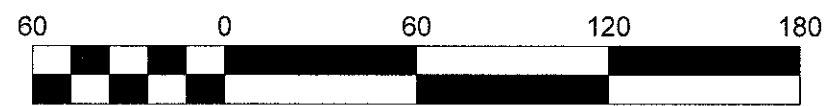
Certified January 02, 2025

*Don Linn*  
Department of Administration

File: 7928Final.dwg  
Date: 11/18/2024  
Drafted By: scott  
Sheet: 1 of 2



**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
Civil Engineers and Land Surveyors  
1164 Province Terrace, Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-441-0804  
www.davel.pro



Bearings are referenced to the North line of the Northeast 1/4, Section 16, T23N, R17E, assumed to bear N89°00'52"W, base on the Outagamie County Coordinate System.

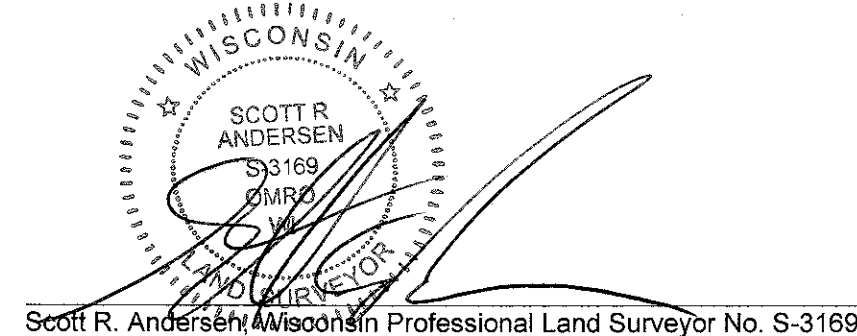
# Zilla Meadows

All of Lot 1 and Lot 2, Certified Survey Map 5305, located in the Northeast 1/4 of the Northeast 1/4 of Section 16,  
Township 23 North, Range 17 East, Town of Black Creek, Outagamie County, Wisconsin

## Surveyor's Certificate

I, Scott R. Andersen, 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 Town of Black Creek and Outagamie County, and under the direction of Thomas Ashman, owner of said land, I have surveyed, divided, and mapped Zilla Meadows; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in all of Lot 1 and Lot 2, Certified Survey Map 5305, Document No. 1699972, located in the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 23 North, Range 17 East, Town of Black Creek, Outagamie County, Wisconsin, containing 587,352 Square Feet (13.4837 Acres) of land. Described parcel is subject to easement and restrictions of record.

Given under my hand this 9<sup>th</sup> day of January, 20 25.

  
Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

## Owner's Certificate of Dedication

As the property owner(s), we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on the plat. We also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Outagamie County Planning and Zoning Committee  
Town of Black Creek  
Village of Black Creek (Extraterritorial)  
Department of Administration


WITNESS the hand and seal of said owners this 10 day of Jan, 20 25.

In presence of:

  
Thomas Ashman

State of Wisconsin)  
Calumet County) ss

Personally came before me this 10<sup>th</sup> day of January, 20 25  
the above named to me known to be the persons who executed the foregoing instrument and acknowledged the same.

  
Notary Public, Wisconsin My commission expires: 12/22/28

## Utility Easement Provisions

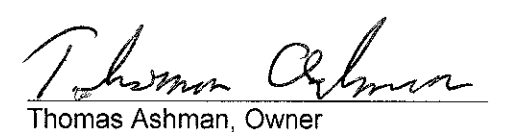
An easement for electric, natural gas, telephone and cable TV service is hereby granted by

Thomas Ashman, 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 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.

  
Thomas Ashman, Owner 1-10-25  
Date

## Town Board Approval Certificate

Resolved, that the plat of Zilla Meadows in the Town of Black Creek, Outagamie County, Thomas Ashman, owner, is hereby approved by the Town Board of the Town of Black Creek.


  
Chairman 2-10-2025  
Date


I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Black Creek.

  
Clerk 2/10/2025  
Date

## Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the Town of Black Creek 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.

  
Town Treasurer 2-10-25  
Date

  
County Treasurer 2/14/25  
Date

## Village Board Approval Certificate

Resolved, that the plat of Zilla Meadows in the Town of Black Creek, Outagamie County, Thomas Ashman, owner, is hereby approved by the Village Board of the Village of Black Creek.


Chairman \_\_\_\_\_ Date \_\_\_\_\_

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Black Creek.

Clerk \_\_\_\_\_ Date \_\_\_\_\_

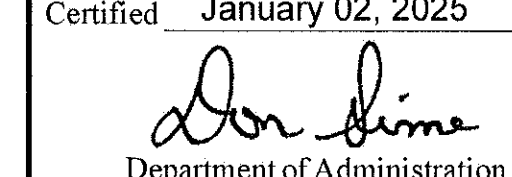
## County Development And Land Services Approval Certificate

Resolved, that the plat of Zilla Meadows in the Town of Black Creek, Outagamie County, Thomas Ashman, owner, is hereby approved by Outagamie County.

  
Department Representative 2-14-25  
Date

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

the property owner of record: Thomas Ashman	Recording Information: Doc No. 1073875 Doc No. 1655533	Parcel Number(s): 010030313 010030305
--	--	---

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 02, 2025  
  
Department of Administration

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