

# 1ST ADDITION TO CHAPEL HILL ESTATES

A PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

### OUTAGAMIE COUNTY STORM WATER DETENTION AND DRAINAGE EASEMENT RESTRICTIONS

1) **PROHIBITED USES AND STRUCTURES.** THE FOLLOWING USES AND STRUCTURES ARE PROHIBITED WITH ALL DRAINAGE EASEMENT: FILLING, GRADING, EXCAVATING, EXCEPT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE WAYS OR DRAINAGE FACILITIES; THE CULTIVATION OF CROPS, FRUITS OR VEGETABLES; THE DUMPING OF ASHES, WASTE, COMPOST OR ANY OTHER GARDEN, LAWN OR DOMESTIC WASTE; THE STORAGE OF VEHICLES, EQUIPMENT, MATERIALS OR PERSONAL PROPERTY OF ANY KIND; CONSTRUCTING, ERECTING OR MOVING ANY BUILDING OR STRUCTURE, INCLUDING FENCES, WITHIN THE DRAINAGE EASEMENT.

2) **MAINTENANCE OF DRAINAGE IMPROVEMENTS.** MAINTENANCE OF DRAINAGE WAYS AND ASSOCIATED DRAINAGE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION PLAT. OUTAGAMIE COUNTY AND THE TOWN OF GREENVILLE RETAIN THE RIGHT TO PERFORM MAINTENANCE OR REPAIRS. THE COST OF THE MAINTENANCE AND REPAIRS SHALL BE EQUALLY ASSESSED AMONG THE PROPERTY OWNERS OF THE SUBDIVISION. THE PURCHASE OF ANY LOT CONSTITUTES A WAIVER OF OBJECTION AND AGREEMENT TO PAY ANY SUCH ASSESSMENT, WHICH SHALL BE PLACED ON THE TAX BILL AS A SPECIAL ASSESSMENT.

3) **MAINTENANCE EASEMENT.** OUTAGAMIE COUNTY AND THE TOWN OF GREENVILLE SHALL HAVE AN UNQUALIFIED RIGHT TO ENTER UPON ANY DRAINAGE EASEMENT FOR INSPECTION AND IF NECESSARY, MAINTENANCE AND REPAIR OF THE DRAINAGE WAYS AND ASSOCIATED DRAINAGE IMPROVEMENTS.

### TOWN OF GREENVILLE 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 DRAINAGEWAYS 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.

### TOWN OF GREENVILLE DRAINAGE MAINTENANCE EASEMENT:

THE TOWN OF GREENVILLE SHALL HAVE AN UNQUALIFIED RIGHT TO ENTER UPON ANY DRAINAGE EASEMENT AND OUTLOT FOR INSPECTION AND TO MAINTAIN AND REPAIR ALL DRAINAGEWAYS AND DRAINAGE IMPROVEMENTS. LOTS SHALL BE EQUALLY ASSESSED FOR MAINTENANCE AND REPAIR OF ALL DRAINAGEWAYS AND DRAINAGE IMPROVEMENTS AND TOWN OF GREENVILLE ADMINISTRATIVE COSTS. THE PURCHASE OF ANY LOT CONSTITUTES A WAIVER OF OBJECTION AND AGREEMENT TO PAY THEIR FAIR SHARE OF SUCH AN ASSESSMENT WHICH SHALL BE PLACED ON THE ANNUAL TAX BILL AS A SPECIAL ASSESSMENT.

**GRADING AND GRADES:** ALL GRADING AND FINAL GRADES FOR THE CONSTRUCTION OF ANY PUBLIC OR PRIVATE IMPROVEMENTS SHALL CONFORM TO THE SURFACE WATER DRAINAGE PLAN AS APPROVED BY THE TOWN OF GREENVILLE PLANNING COMMISSION.

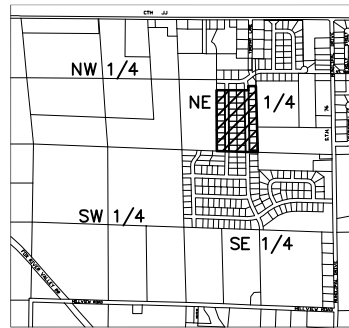
**NOTES:**  
FIELD TILE TO BE RECONNECTED IN A HYDRAULICALLY EFFICIENT FASHION OR TO STORM SEWER IF BROKEN DURING CONSTRUCTION.

LOTS WITHIN THIS PLAT SHALL BE SUBJECT TO ASSESSMENTS ON AN ANNUAL BASIS FOR 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.

BENCHMARKS TO BE PROVIDED ON EACH HYDRANT. SEE THE MASTER GRADING PLAN FOR SPECIFICATIONS.

SUMP PUMPS ARE TO DISCHARGE INTO THE PROPOSED STORM SEWER LATERALS. SUMP PUMPS ARE NOT PERMITTED TO DISCHARGE TO SIDE OR REAR LOTS, OR OFFSITE TO ADJOINING LANDS.

ROOF DRAINS/GUTTERS ARE NOT PERMITTED TO DISCHARGE DIRECTLY INTO THE PROPOSED STORM SEWER LATERALS.



LOCATION MAP

SHOWING SECTION 3, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN

### APPROVAL AGENCIES:

TOWN OF GREENVILLE

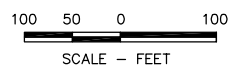
OUTAGAMIE COUNTY PLANNING & ZONING COMMITTEE

AGENCIES HAVING AUTHORITY TO OBJECT:

DEPARTMENT OF ADMINISTRATION

NORTHEAST CORNER  
SECTION 3-21-16  
(P.K. NAIL FOUND)

BEARINGS ARE REFERENCED TO THE EAST LINE FRACTIONAL NE 1/4 OF SECTION 3, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN, WHICH BEARS N00°53'34"W PER OUTAGAMIE COUNTY COORDINATES.



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_

Department of Administration



Revised this 20th day of January, 2006

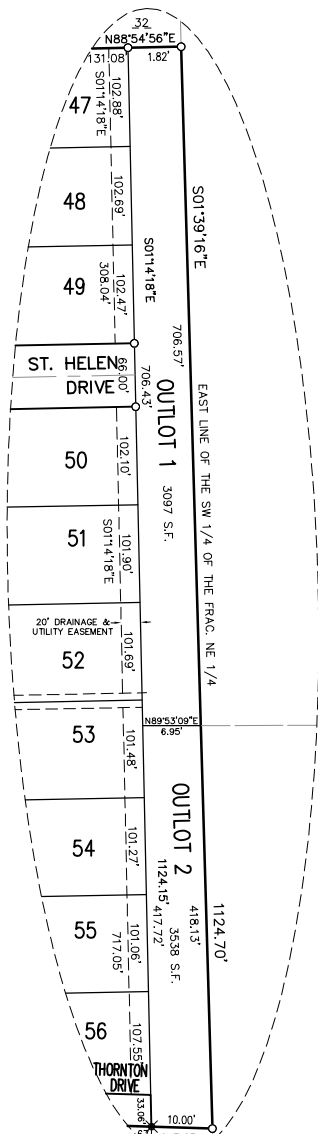
### LEGEND

- - 1 1/4" x 30" ROUND STEEL REBAR WEIGHING 4.30 lbs./lineal ft. SET
- ✕ - 1 1/4" ROUND STEEL REBAR FOUND
- ✎ - 3/4" ROUND STEEL REBAR FOUND
- ⊕ - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
- ( ) - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET
- - UTILITY EASEMENT (10' UNLESS NOTED)

ALL OTHER LOT CORNERS STAKED WITH 3/4" X 24" ROUND STEEL REBAR, WEIGHING 1.50 LBS./LIN. FT.

OWNER & DEVELOPER:  
B & H Properties, Inc.  
c/o Robert A. De Bruin  
Schenck Corporate Finance Solutions  
200 E. Washington Street  
P.O. Box 1739  
Appleton, WI 54912-1739  
Phone: 920-996-1200  
Fax: 920-731-8037

**McMAHON** ENGINEERS  
ASSOCIATES, INC. ARCHITECTS  
SCIENTISTS  
SURVEYORS  
1445 McMahon Drive Neenah, WI 54956  
Mailing Address:  
P.O. Box 1025 Neenah, WI 54957-1025  
TEL: 920-751-4200 FAX: 920-751-4284

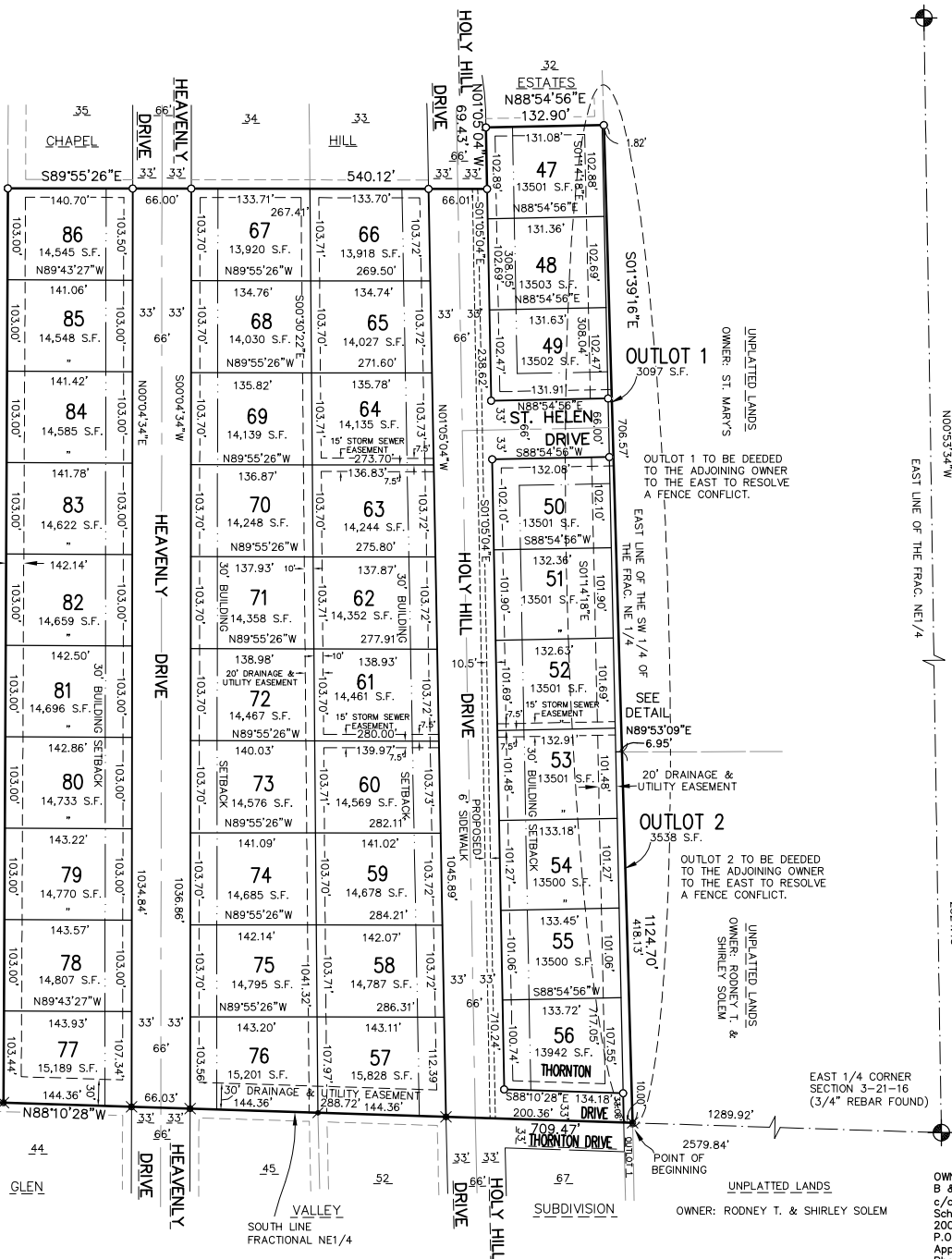


DETAIL

NORTH 1/4 CORNER  
SECTION 3-21-16  
(RAILROAD SPIKE FOUND)

WEST LINE OF THE FRAC. NE 1/4

CENTER OF SECTION 3-21-16  
(BERTSEN MONUMENT)



EAST LINE OF THE FRAC. NE 1/4

EAST 1/4 CORNER SECTION 3-21-16 (3/4" REBAR FOUND)

UNPLATTED LANDS

OWNER: RODNEY T. & SHIRLEY SOLEM

POINT OF BEGINNING