

1st Addition To Whispering Groves

Combined Conveyance Restriction:

The following parcels are consolidated for all purposes, including those of assessment, taxation, devise, descent and conveyance:

Outlot 13 shall be deemed restricted to Lot 26
Outlot 14 shall be deemed restricted to Lot 27.

Outlot 15 and Outlot 16 shall be owned by:
1st Addition to Whispering Groves Homeowners Association

Airport Zoning Restriction:

Lots 24, 25, 83-86, & 89-94 are in Zone 3 of the Airport Zoning a safety district for Outagamie County. Outagamie County zoning must be contacted during construction for approval.

Special Town of Grand Chute Restriction:

This subdivision Preliminary Plat is subject to all of the requirements of Section 6.16 (E) Municipal Code of the Town of Grand Chute. The subdivisor, for himself, his heirs, and his assigns, shall be responsible for all municipal improvements, including gravelled and dirt topped streets, gravelled road shoulders, sewer and water curb and gutter if determined necessary by the Town of Grand Chute Board of Supervisors, sewer lift stations when determined necessary by the Town of Grand Chute Board of Supervisors, storm sewers when determined necessary by the Town of Grand Chute Board of Supervisors, dedicated and open clear water drainage easements and street lighting. Pursuant to Section 6.16 (E) Municipal Code of the Town of Grand Chute, the Town of Grand Chute reserves the right to withhold building permits for this subdivision if there are outstanding municipal improvements that have not been completed in a timely and orderly fashion by the subdivisor/owner, according to the terms and conditions of 6.16 (E). That, in addition, all subdivisors and property owners are put on notice that a three hundred dollar (\$300.00) hookup contribution charge for sewer services may be payable by owner lot within the plat subdivision to the Town of Grand Chute Sanitary District for sewer services. Furthermore, when decorative street lighting is requested by the owner/subdivisor, the difference in cost between regular street lighting and decorative street lighting will be assessed annually to property owners within the subdivision areas, on an annual cost basis as incurred by the Town of Grand Chute (the Town of Grand Chute's annual interest charge); the Town of Grand Chute shall be responsible only for base and regular street lighting costs at intersections and cul-de-sacs, with any excess lighting costs as requested by the subdivisor or property owners being assessed directly to the abutting property owners.

Surface Water Drainage Covenants:

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 plat.

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.

Walking Trail Covenant:

Maintenance of walking trail and associated walking trail improvements shall be the responsibility of the 1st Addition to Whispering Groves Homeowners Association. The Town of Grand Chute retains 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.

Access Restriction Clause:

Lots 83, 91, 88, and 24 are hereby restricted so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress from or egress to the right-of-way of Cobble Creek as shown on this land division map; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.299, Wisconsin Statutes, and shall be enforceable by the Outagamie County or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

NOTES

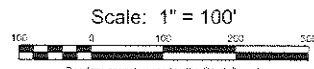
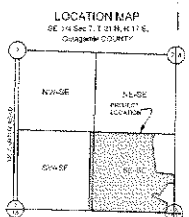
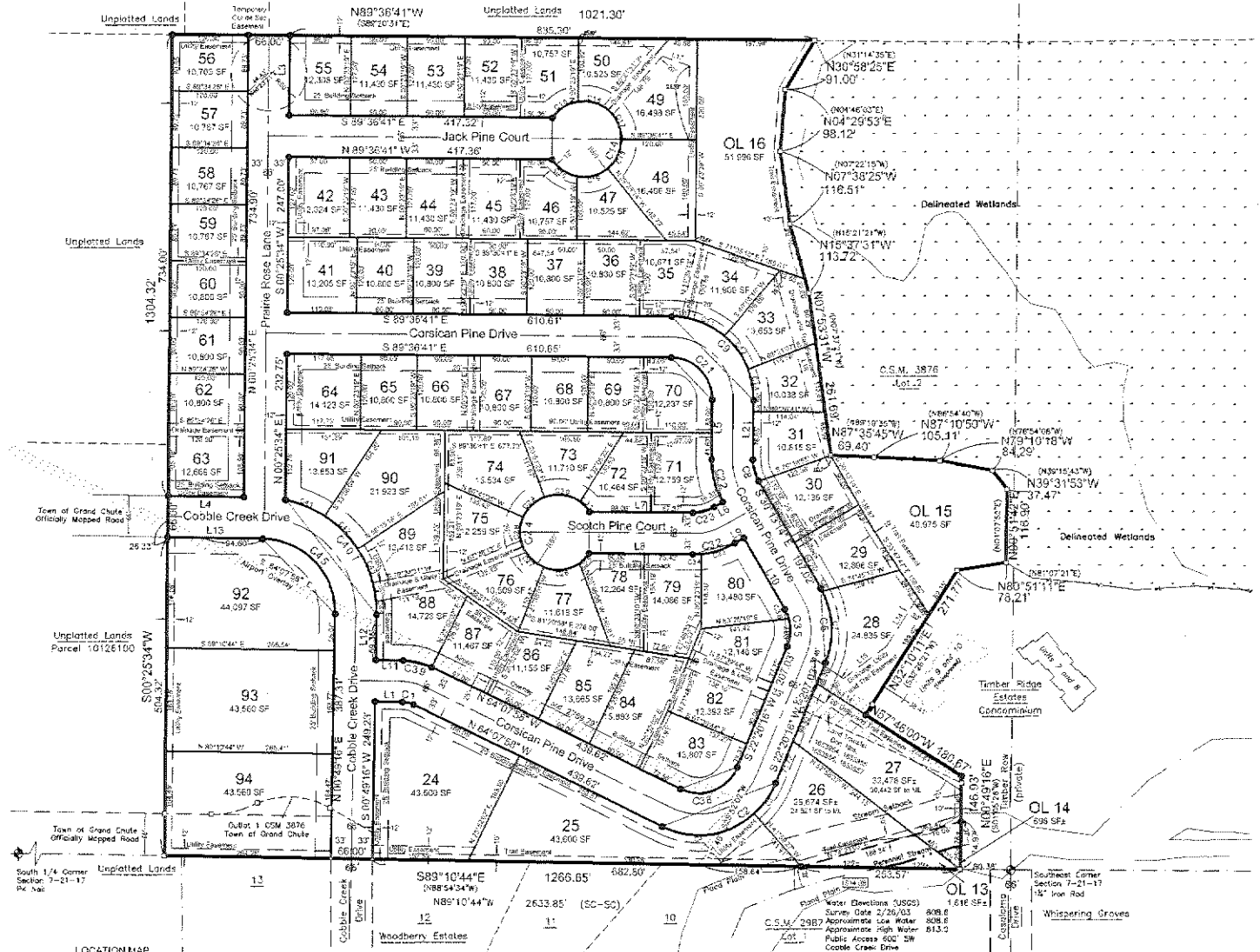
All linear measurements have been made to the nearest one hundredth of a foot.
All angular measurements have been made to the nearest 20 seconds and computed to the nearest half seconds.

LEGEND

- △ 3/4" Rebar Found
- ⊠ 1/2" Rebar Found
- 1" Iron Pipe Found
- ⊞ 2" Iron Pipe Found
- 1/2" x 18" Steel Rebar @ 450lb/LF SET
- All other corners
- ⊞ 1/2" x 18" Steel Rebar @ 1,500lb/LF SET
- SF Lot areas in square feet
- () Recorded As

TYPICAL UTILITY EASEMENT AREAS - No POLES or BURIED CABLES are to be placed such that the installation would disturb any survey stake or monument along any lot line or street line. The disturbance of a survey stake by any one is a violation of Section 252.22 of Wisconsin Statutes. Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

Part of CSM 3876 being part of the Southeast 1/4 of the Southeast 1/4 and part of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin



Bearings are referenced to the South line of the Southeast 1/4 of Section 7, T. 21 N. R. 17 E. Referenced to Bear NE 9° 10' 44" W.

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Sheet: 1 of 2



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