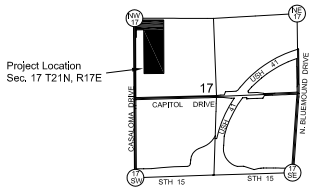
Whispering Groves



Located In part of the Northwest 1/4 of the Northwest 1/4 and part of the Southwest 1/4 of the Northwest 1/4, Section 17, T21N, R17E, Town of Grand Chute, Outagamie County, Wisconsin

Northwest Corner Sec 17, T21N, R17E 1-1/4" Rebar Found

S89°56'17"E 2643.17'

S 1/4 CORNER SECTION 8 T21N,R17E

Unplatted Lands

S89°56'21"E 650.77'

N00°16'59"W 1268.93'

S00°16'59"E 66.03'

33.00' S89°56'21"E

137.81' Drainage Easement 90.00' 90.00' 90.00' Drainage Easement 207.50'

S 06°28'29" W 39.54' 35.46'

20.00'

1 21,075 SF | 2 14,756 SF | 3 14,642 SF | 4 14,529 SF | 5 25,848 SF

OL 1 697 SF

OL 2 7,091 SF

Lot 1 CSM 2987

No Access 116.67'

N 00°03'39" E 164.59' | 163.32' | 162.06' | 160.80'

N 45°29'01" E 206.05'

S 67°03'51" E 255.35'

Floodplain Boundary

Utility Easement 12.00'

90.00' 90.01' 90.01' 8.05'

C1 C7

N 89°15'29" E 368.08'

232.51' 115.84'

33' 6' 6' 33'

Red Tamarack Court

6 23,076 SF

25' Building Setback

C2 C8

S 89°15'29" W 295.00'

S89°15'29"W 175.00'

S 89°43'01" W 169.22' 107.56' 18.22'

Drainage Easement

N 89°33'47" W 53.63'

C9

Unplatted Lands

OL 3 2,326 SF

Lot 3 Woodberry Estates

Lot 1 CSM 2214

23 14,342 SF

N 89°43'01" E

120.00' 119.04' 120.00'

N 18°16'46" E 123.45'

Drainage Easement

Floodplain Boundary

N 00°56'39" W 133.26'

7 34,202 SF

110.00'

S00°16'59"E

22 12,000 SF

Drainage Easement 100.00' 100.00'

25' Building Setback

20.00'

Utility Easement

273.09' 16.68'

OL 4 1,734 SF

Lot 2 Woodberry Estates

Lot 2 CSM 2214

N00°16'59"W

N 00°16'59" W

S 04°41'37" E 54.96'

S 07°55'08" E 52.01'

8 29,561 SF

108.00' 108.01'

N 00°56'39" W

S 02°03'26" E 17.91'

21 12,000 SF

100.00' 100.00'

274.33' 15.43'

S 28°48'52" W 66.82'

S 23°43'52" W 101.84'

9 25,927 SF

Floodplain Boundary

S 18°41'40" W 36.59'

S 60°21'31" W 93.13'

OL 5 5,367 SF

20 12,000 SF

100.00' 100.00'

20.00' S 89°43'01" W 114.99'

10.00' 10.00'

Drainage Easement N 89°43'01" E 108.11'

S 18°41'40" W 14.65'

169.11' 120.65'

S 18°53'22" W 47.20'

S 23°40'26" W 42.40'

10 17,070 SF

OL 6 14,224 SF

Lot 1 Woodberry Estates

33' 6' 33' 6'

Lot 3 CSM 2214

Prairie Song Lane

19 12,000 SF

100.00' 100.00'

Drainage Easement Utility Easement

680.55'

732.90'

S 04°07'09" E 63.51'

157.86' 131.91'

11 17,439 SF

OL 7 13,855 SF

108.00'

S 05°15'00" E 139.86'

S 04°07'09" E 108.24'

Unplatted Lands

2689.03' (SC - SC) 2390.22'

Lot 29 Woodberry Estates

N00°16'59"W

20.00' 25.00'

18 11,981 SF

99.84'

30.00'

Utility Easement

Utility Easement Doc No 1391585

165.10' 124.67'

S 03°36'35" E 73.25'

S 13°11'08" E 73.25'

12 18,169 SF

OL 8 13,125 SF

108.18'

Lot 1 CSM 1189

17 18,427 SF

113.98'

200.07'

S 89°43'01" W 171.37' 118.39'

128.37'

S 15°30'16" W 127.84'

13 16,216 SF

OL 9 19,954 SF

157.52'

Unplatted Lands

Lot 2 CSM 1189

1045.59'

C14 C6

C3 C10 C11

S 77°14'05" E 142.79'

S 20°20'45" W 167.76'

N 89°43'01" E 12.00'

N36°49'01"E 30.08'

14 11,237 SF

150.42' Drainage Easement

S 50°24'08" E 122.21'

S 36°07'47" W 121.93'

S 39°24'47" W 124.94'

C4 C12 C13

15 11,684 SF

12.00'

N 23°34'11" W 149.06'

Floodplain Boundary

Wetlands Delineated By the Wis DNR

OL 10 36,906 SF

Unplatted Lands

226.64'

16 22,993 SF

30' Drainage Easement

S 50°24'08" E 198.99'

182.81'

S 89°24'47" W 703.54'

S 42°21'24" W 43.82'

OL 11 16,068 SF

N 88°00'10" E 74.33'

36.17' 42.16'

218.21' 88.61'

West 1/4 Corner Sec 17, T21N, R17E RR Spike Found

126.80'

OL 12 703 SF

S89°15'07"W 475.78'

Outlot 2 Bentwood Estates

Outlot 1 Bentwood Estates

Unplatted Lands

Unplatted Lands

Unplatted Lands

Unplatted Lands

Unplatted Lands

Unplatted Lands

Unplatted Lands

Unplatted Lands

Casaloma Drive

Maple Edge Court

Special Town of Grand Chute Restriction

This subdivision Final Plat is subject to all of the requirements of Section 6.16 (E) Municipal Code of the Town of Grand Chute. The subdivider, for himself / itself, and his / its assigns, shall be responsible for all municipal improvements, including graveled and blacktopped streets, graveled 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 the above stated municipal improvements have not been completed in a timely and orderly fashion by the subdivider / owner, according to the terms and conditions of 6.16 (E). That, in addition, all subdividers and property owners are put on notice that a three hundred dollar ($300.00) hookup contribution charge for sewer services may be payable by each lot within the platted subdivision to the Town of Grand Chute Sanitary District for sewer services. Furthermore, where decorative street lighting is requested by the owner / subdivider, the difference in cost between regular street lighting and decorative street lighting will be assessed annually to property owners within the subdivided areas, on an annual cost basis as incurred by the Town of Grand Chute, plus 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 subdivider or property owners being assessed directly to the abutting property owners.

Combined Conveyance Restriction

All Outlots on this plat shall be attached to the adjoining lots as shown on this plat and are to remain unimproved

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

Lot 5 and Outlot 1 combined total area: 26,545 Sq Ft
Lot 6 and Outlot 2 combined total area: 30,167 Sq Ft
Lot 7 and Outlot 3 combined total area: 36,528 Sq Ft
Lot 8 and Outlot 4 combined total area: 31,295 Sq Ft
Lot 9 and Outlot 5 combined total area: 31,294 Sq Ft
Lot 10 and Outlot 6 combined total area: 31,294 Sq Ft
Lot 11 and Outlot 7 combined total area: 31,294 Sq Ft
Lot 12 and Outlot 8 combined total area: 31,294 Sq Ft
Lot 13 and Outlot 9 combined total area: 36,170 Sq Ft
Lot 14 and Outlot 10 combined total area: 48,143 Sq Ft
Lot 15 and Outlot 11 combined total area: 27,752 Sq Ft
Lot 16 and Outlot 12 combined total area: 23,696 Sq Ft

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.

Access Restriction Clause

Lot 1 is hereby restricted so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of Casaloma Drive 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.236.293, 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

- △ 1¼" Rebar Found
- ○ ¾" Rebar Found
- ● 1¼" x 24" Steel Rebar @ 4.30lbs/LF SET

All other corners 1⁵⁄₁₆" outside diameter x 18" Iron Pipe @ 1.68lbs/LF SET

SF Lot areas in square feet

( ) Recorded As

12' 6'

TYPICAL UTILITY EASEMENT AREAS - No POLES or BURIED CABLES are to be placed such that the Installation would disturb any survey stake or obstruct vision along any lot line or street line. The disturbance of a survey stake by any one is a violation of Section 236.32 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.

Scale: 1" = 60'

60 0 60 120 180

Bearings are referenced to the West line of the Northwest 1/4 of Section 17, T 21 N, R 17 E, Recorded to Bear N00°16'59"W Based on Outagamie County Coordinate System

File: 2579plat.dwg
Date: 08/11/2004
Drafted By: wll
Sheet: 1 of 2

Davel Engineering, Inc.
Civil Engineers and Land Surveyors
1811 Racine Street
Menasha, Wisconsin
Ph. 920-991-1866, Fax 920-830-9595

Revision Date: Aug 11, 2004