

Harrison Heights 3

Part of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 20 North,
Range 18 East, Village of Harrison, Calumet County, Wisconsin.

NOTES

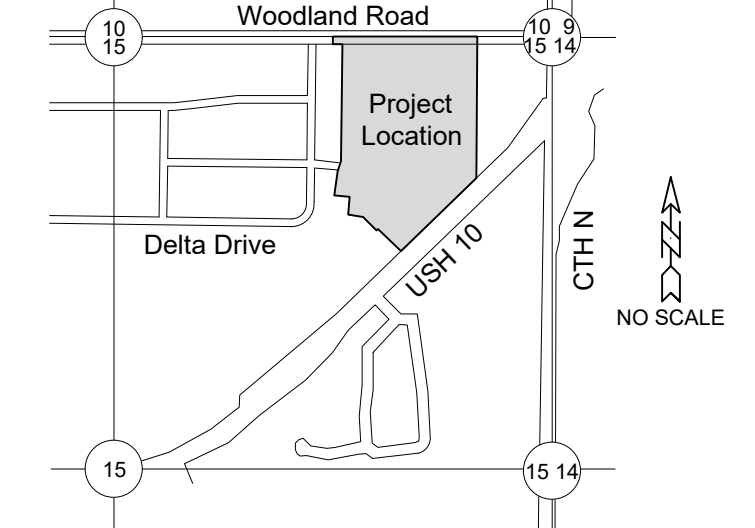
- All linear measurements have been made to the nearest one hundredth of a foot.
- All bearings are computed and measured to the nearest second.
- Highway Setback Note: No improvements or structures are allowed between the right-of-way line and the highway setback line. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.
- Access Restriction Statement: As owner I hereby restrict all lots, outlots and blocks in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with USH 10, as shown on the plat, it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s. 236.293, Stats., and shall be enforceable by the Wisconsin Department of Transportation. Outlot 3 of this plat has access rights as granted by a 30' Ingress Egress Easement across Outlot 2 of Harrison Heights 2 Plat.
- Flood Plain Easement: Lot 86 & 87 contain an easement for Flood Plain Storage and is granted by the developers to the Village of Harrison. The easement area contains land that are within the 100 year flood elevation, as currently mapped. No filling or grading will be allowed in the easement area other than what is shown on the approved drainage plan for the development. Said Easement runs with the land.

LEGEND

- 1/4" x 18" Steel Rebar @ 4.30lbs/LF SET
- All Other Corners
- ▲ 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1/4" Rebar Found
- 3/4" Rebar Found
- ⊕ Government Corner
- Delineated Wetlands with 10' Protective Buffer (Typical)
- SF Lot Areas in Square Feet

LOCATION MAP

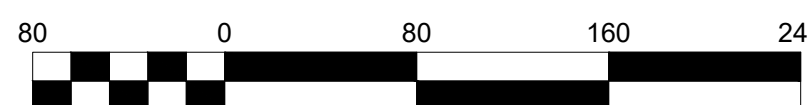
NE 1/4 SEC 15, T 20 N, R 18 E,
VILLAGE OF HARRISON,
CALUMET COUNTY, WI



Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	317.00'	N 02°55'01" E	24.31'	24.32'	4°23'43"	N 05°06'53" E	N 00°43'10" E
C2	133.00'	N 47°56'20" E	195.10'	219.02'	94°21'06"	S 84°53'07" E	N 00°45'46" E
C3	133.00'	N 78°50'25" E	74.54'	75.55'	32°32'55"	S 84°53'07" E	N 62°33'57" E
C4	133.00'	N 45°20'27" E	78.77'	79.97'	34°27'00"	N 62°33'57" E	N 28°06'57" E
C5	133.00'	N 14°26'22" E	62.89'	63.49'	27°21'11"	N 28°06'57" E	N 00°45'46" E
C6	133.00'	N 44°14'31" W	188.11'	208.94'	90°00'35"	N 00°45'46" E	N 89°14'49" W
C7	133.00'	N 14°28'02" W	69.88'	70.71'	30°27'36"	N 00°45'46" E	N 29°41'50" W
C8	133.00'	N 47°17'05" W	80.38'	81.65'	35°10'31"	N 29°41'50" W	N 64°52'21" W
C9	133.00'	N 77°03'35" W	56.15'	56.58'	24°22'28"	N 64°52'21" W	N 89°14'49" W
C10	383.00'	S 02°55'01" W	29.37'	29.38'	4°23'43"	S 00°43'10" W	S 05°06'53" W
C11	67.00'	N 47°56'20" E	98.28'	110.33'	94°21'06"	S 84°53'07" E	N 00°45'46" E
C12	67.00'	N 44°14'31" W	94.76'	105.25'	90°00'35"	N 00°45'46" E	N 89°14'49" W

Line	Bearing	Length
L1	N 45°00'00" W	153.04'
L2	S 45°00'00" W	8.53'
L3	N 84°53'07" W	95.00'
L4	N 24°42'35" E	70.06'
L5	N 05°06'53" E	53.27'
L6	S 05°06'53" W	53.27'
L7	N 05°06'53" E	40.28'
L8	N 49°57'18" E	70.96'
L9	N 87°04'15" E	22.79'
L10	N 45°54'53" E	204.15'
L11	S 44°05'07" E	35.00'
L12	S 45°54'53" W	322.14'

Scott R. Andersen Date
Professional Land Surveyor S-3169
scott@davel.pro



Bearings are referenced to the North line of the
Northeast 1/4, Section 15, T20N, R18E,
assumed to bear N89°14'49"W, base on the
Calumet County Coordinate System.

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

File: 6934Final3.dwg
Date: 11/24/2024
Drafted By: scott
Sheet: 1 of 2



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
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Harrison Heights 3

Part of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 20 North, Range 18 East, Village of Harrison, Calumet 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 Village of Harrison, and under the direction of DeWitt Development, LLC, owner of said land, I have surveyed, divided and mapped Harrison Heights 3; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Part of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 873,638 Square Feet (20.0560 Acres) of land, described as follows:

Commencing at the North 1/4 corner of Section 15, thence along the North line of the Northeast 1/4 of said Section 15, S89°14'49"E, 1373.00 feet to the east line of Harrison Heights (Doc 578271), said point being the Point Of Beginning of the parcel being described; thence, continuing along said north line, S89°14'49"E, 808.09 feet; thence, S00°45'46"W, 807.32 feet to the northerly right-of-way line of USH 10; thence, S45°54'53"W along said right-of-way line, 658.94 feet to the westerly line of Outlot 2 of Harrison Heights 2 (Doc 582862); thence, N45°00'00"W along the easterly line of said Outlot 2, 153.04 feet to the Northeast corner of said Outlot 2; thence, S45°00'00"W along the northerly line of said Outlot 2, 8.53 feet to the east most corner of Lot 69 of said Harrison Heights 2; thence, N45°00'00"W along the easterly line of said Lot 69, 116.13 feet to the northeast corner of said Lot 69; thence, N80°18'09"W along the north line of said Lot 69, 95.30 feet to the southeast corner of Lot 70 of said Harrison Heights 2; thence, N05°06'53"E along the east line of said Lot 70, 106.76 feet to the northeast corner of said Lot 70; thence, N84°53'07"W along the north line of said Lot 70, 95.00 feet to the southeast corner of Lot 71 of said Harrison Heights 2; thence, N05°06'53"E along the east line of said Lot 71, 142.29 feet to the northeast corner of said Lot 71 and the south right-of-way line of Roundstone Place; thence, N24°42'35"E, 70.06 feet to the southeast corner of Lot 72 of said Harrison Heights 2 and to the eastern most boundary of said Harrison Heights 2; thence, N00°43'10"E along said eastern most boundary of Harrison Heights 2 and along the eastern most boundary of Harrison Height (Doc 578271), 755.84 feet to the Point Of Beginning of the parcel described. Described Parcel is subject to easements and restrictions of record.

Given under my hand this _____ day of _____, 20_____.

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

Owner's Certificate

DeWitt Development, 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 caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

DeWitt Development, LLC, does further certify this plat is required by s.236.10 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
Department of Transportation

IN WITNESS WHEREOF, the said DeWitt Development, LLC, has caused these presents to

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

this _____ day of _____, 20_____.

In the Presence of: DeWitt Development, LLC

Scott DeWitt, President

State of Wisconsin)
_____)ss
_____ County)

Personally came before me this _____ day of _____, 20_____,
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: _____.

Village Board Approval Certificate

Resolved, that the plat of Harrison Heights 2 in the Village of Harrison, Calumet County, DeWitt Development, LLC, is hereby approved and accepted by the Village Board of the Village of Harrison.

Chairman Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Harrison

Clerk Date

Utility Easement Provisions

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

DeWitt Development, LLC, grantor

to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee, SBC, Grantee, Harrison Utilities, Grantee Village of Harrison, Grantee TDS Metrocom, 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.

DeWitt Development, LLC

Scott DeWitt, Managing Member Date

Mortgagee's Certificate

Nicolet Nation Bank, 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 DeWitt Development, LLC, owner.

IN WITNESS WHEREOF, the said Nicolet Nation Bank has caused these presents to be signed by

_____, its President, and countersigned by

_____, its Secretary or Cashier, at _____, Wisconsin, and its corporate seal

to be hereunto affixed this _____ day of _____, 20_____.

President

Secretary or Cashier

State of Wisconsin)

_____ County) ss

Personally came before me this _____ day of _____, 20_____, _____,
President,

and _____, 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.

_____ My Commission Expires _____

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 unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

Village Treasurer Date

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 331468, 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 house. Failure to maintain grades in accordance with storm water or drainage plans shall entitle the Village or representative thereof to 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 complied 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 drainageways 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 9 for responsibility of owner for maintenance, restrictions 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 subdivider shall incorporate restrictive covenants in the deeds for the aforementioned lots that, "The respective lot owners shall be responsible for maintaining a clear grate on any storm drainage inlets on their lot."
- Upon failure of the Owner/Subdivider to perform maintenance of the drainageways 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 or other structures are allowed in these areas. No grading or filling is allowed in these areas that may interrupt stormwater flows in any way.
 - Any improvement shall be allowed only by special exemption 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. 66.0627.
- There shall be no lower exposed openings on lots containing a drainage easement. Any egress windows will require a window well with a top elevation consistent with the top of the house foundation elevation.
- US Army Corps of Engineers Approved Regional General Permit # MVP-2022-00873-RJH exist within the plat. Additional permits or exemptions will be required prior to building on lots 75-79 92-96 and 98 if wetlands will be impacted by the development of the lot.

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):
DeWitt Development, LLC Doc No. 569379 33536

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



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Sheet: 2 of 2



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