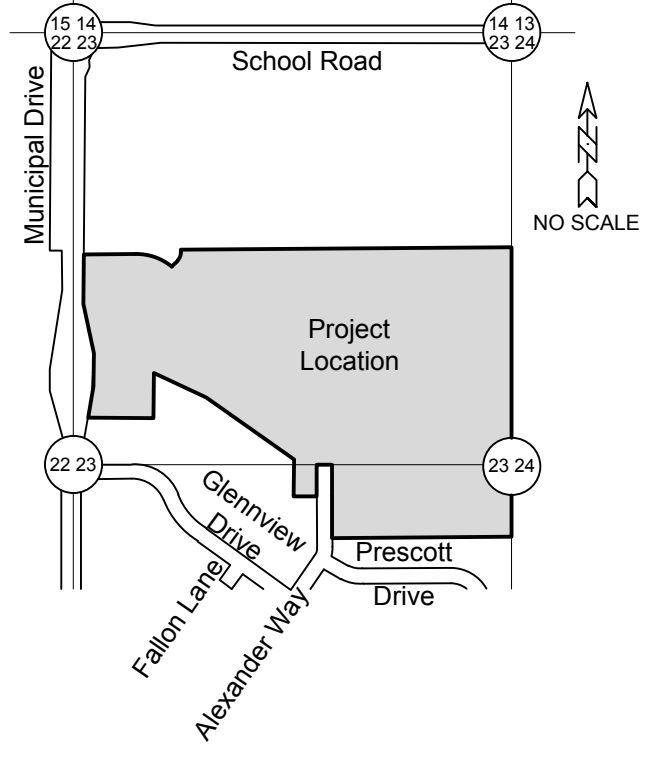


LOCATION MAP

W 1/2 SEC 23, T 21 N, R 16 E,
TOWN OF GREENVILLE,
OUTAGAMIE COUNTY, WI



LEGEND



Preliminary Plat for
Savannah Heights

Part of the Northeast 1/4 of the Southwest 1/4, part of the Southwest 1/4 of the Northwest 1/4, part of the Northwest 1/4 of the Northwest 1/4, part of the Northeast 1/4 of the Northwest 1/4 and all of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 21 North, Range 16 East, Town of Greenville, Outagamie County, Wisconsin

LINE TABLE

Line	Bearing	Length
L1	N 44°58'05\" E	49.21'
L2	N 00°31'34\" E	22.86'
L3	S 89°28'29\" W	66.00'
L4	S 00°31'30\" E	55.00'

CURVE TABLE

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle
C1	340.00'	S 70°35'45\" E	232.51'	237.29'	39°59'16\"
C2	67.00'	N 22°44'49\" E	50.68'	51.97'	44°26'30\"

SUPPLEMENTARY DATA

Total Area: 3,388,085 SF 77.7797 acres
R/W Area: 645,719 SF 14.8237 acres
Net Area: 2,742,366 SF 62.9561 acres
Number of Lots: 125
Phase 1: 48 Lots
Phase 2: 55 Lots
Phase 3: 13 Lots
Average lot size = 21,200 SF
Typical lot dimension = 100' x 212'
Lineal feet of street = 8,869 LF
Existing zoning = AGD
Proposed zoning = R1

Approving Authorities
Town of Greenville
Outagamie County

Objecting Authorities
Department of Administration

NOTES

- Utility and Drainage Easements will be shown on Final Plat
- Outlot ownership will be dedicated to the public for retention pond and trail purposes.
- The anticipated use of Lot 16 is for Commercial Development
- The trail shown noted on the map will be owned by the Town. The construction and maintenance of the trail will be specified in the developers agreement.
- Lots contains wetlands will have a 20' conservation easement around all delineated wetlands.

DEVELOPER

Name: Tom Dercks
Address: W 857 CTW 54130
Kaukauna, WI ZI 54130
Phone: (920) 585-9637

SURVEYOR'S CERTIFICATE

I, James R. Schloff, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the Town of Greenville, Outagamie County.

James R. Schloff, P.L.S. No. S-2692 Date

BENCHMARKS (NAVD 88)

- BM 0 USGS PID 6092
Appleton GPS
Elev 818.84
- BM 1 Nail in PP
SE entrance to Lions Park
Elev 905.94
- BM 2 RR Spike in PP
NE Entrance to Lions park
Elev 900.18



Bearings are referenced to the E/L of the NW 1/4 of Section 23, T21N, R16E Assumed to Bear S00°39'00\" W based on the Outagamie County coordinate system

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro



Drainage Easement Statement:
The Town of Greenville shall have an unqualified right to enter upon any drainage easement for inspection and to maintain and repair all drainage ways and drainage improvements. Lots shall be equally assessed for maintenance and repair of all drainage way and drainage improvements.

Conservancy Assessments Note:
Lots within this plat shall be subject to assessments on an annual basis for operation and maintenance of conservancy and detention pond area 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

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 drainage ways 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.

Tree Conservancy Note:
A site plan for tree cutting limits shall be submitted to the Town of Greenville for Lots 9 through 14. Rear tree cutting limits are advisory and may be changed by the Town of Greenville staff. Only minimum tree cutting is to be allowed around each home. There is to be no clear cutting of wooded areas.

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.

Revision Date: Feb 22, 2017
File: 4541Plat.dwg
Date: 02/22/2017
Drafted By: Jim
Sheet: 1 of 1