

Forest Ridge

NOTES

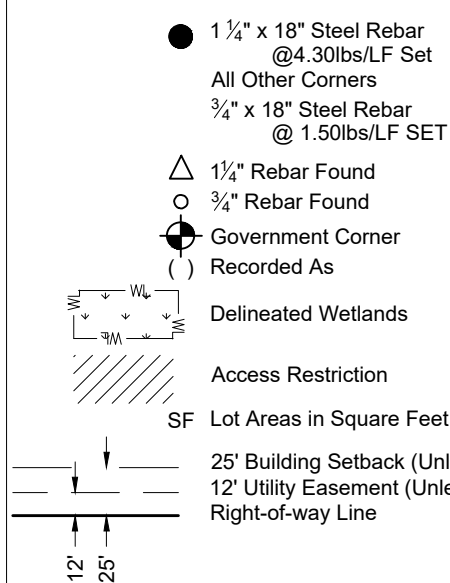
1. All linear measurements have been made to the nearest one hundredth of a foot.

2. All bearings are computed and measured to the nearest second.

3. 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 information. The phone number may be obtained by contacting the County Highway Department.

4. Access Restriction Clause: Lots 1-13, 37, 39, and 65 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 any highway lying within the right-of-way of Highway 114 and North Shore Road 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 Calumet 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.

LEGEND



All of Lot 3, Certified Survey Map No. 3963, being located in the Southwest 1/4 of the Southeast 1/4; and Part of the Northwest 1/4 of the Southeast 1/4 of Section 15, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin

LOCATION MAP

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

County Road N

State Road 114

Project Location

North Shore Road

←ZZ→

Unplatted Lands
Owner: Zetseberger & L.M. Seiler

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Forest Ridge

All of Lot 3, Certified Survey Map No. 3963, being located in the Southwest 1/4 of the Southeast 1/4; and Part of the Northwest 1/4 of the Southeast 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 Dercks DeWitt, LLC, owner of said land, I have surveyed, divided and mapped Forest Ridge; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 3, Certified Survey Map No. 3963 (Doc. 569157), being located in the Southwest 1/4 of the Southeast 1/4, and part of the Northwest 1/4 of the Southeast 1/4 of Section 15, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 1,710,540 Square Feet (39.2686 Acres) of land, described as follows:

Commencing at the South 1/4 Corner of Section 15, Township 20 North, Range 18 East; thence S89°17'05"E along the South Line of the Southeast 1/4, 513.93 feet to the Southeast corner of Lot 2, Certified Survey Map No. 3963 and to the Point of beginning of the parcel to be described; thence N00°39'52"E along the east line of said Lot 2, 622.26 feet; thence N89°20'08"W along the north line of said Lot 2, 300.56 feet; thence N00°40'55"E along the east line and extension of Tract 1, Certified Survey Map No. 400 and along the east line and extension of Lot 2, Certified Survey Map No. 555, 550.21 feet; thence N89°23'30"W, 180.54 feet to the East right-of-way of North Shore Road; thence N00°39'52"E, along said East right-of-way, 755.39 feet; thence N08°12'25"E along said East right-of-way, 197.81 feet; thence N80°00'36"E along the Westerly right-of-way of State Highway 114, 105.69 feet; thence S52°00'21"E along said Westerly right-of-way line, 526.36 feet; thence S43°48'51"E along said Westerly right-of-way line, 765.18 feet; thence S80°36'48"E along said Westerly right-of-way line, 173.58 feet to the east line of Lot 3, Certified Survey Map No. 3963; thence S03°53'54"W along said east line, 1254.47 feet to the South Line of the Southeast 1/4 of said Section 15; thence N89°17'04"W along said South line, 704.37 feet to the Point of Beginning. Described parcel is subject to all 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

Dercks DeWitt, 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.

Dercks DeWitt, 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 Dercks DeWitt, LLC, has caused these presents to

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

this _____ day of _____, 20_____.

In the Presence of: Dercks DeWitt, 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.

My commission expires: _____
Notary Public, Wisconsin

Utility Easement Provisions

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

Dercks DeWitt, 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.

Dercks DeWitt, LLC

Scott DeWitt, Managing Member

Date

Village Board Approval Certificate

Resolved, that the plat of Forest Ridge in the Village of Harrison, Calumet County, Dercks DeWitt, 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

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

This Final Plat is contained wholly within the property described in the following recorded instruments:

the property owner of record: Dercks DeWitt, LLC
Recording Information: Doc No. 590634
Parcel Number(s): 39522
39526

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 lawns 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-2025-00437-JLK and Non-Federal Exemption File # EXE-NE-2025-8-01874 exist within the plat. Additional permits or exemptions will be required prior to building on lots 6, 7, 14-18, 23-36, 46, 51, 52, 54, 55, 5-, 60, 65 if wetlands will be impacted by the development of the lot.

CURVE TABLE								
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out	
C1	133.00'	N 70°40'15" W	85.13'	86.65'	37°19'47"	N 52°00'21" W	N 89°20'08" W	
C2	233.00'	S 48°00'09" E	32.53'	32.56'	8°00'24"	S 43°59'57" E	S 52°00'21" E	
C3	434.00'	N 55°49'15" W	177.82'	179.09'	23°38'36"	N 67°38'33" W	N 43°59'57" W	
C4	434.00'	S 48°49'11" E	72.94'	73.03'	9°38'28"	S 53°38'25" E	S 43°59'57" E	
C5	434.00'	S 60°11'03" E	98.92'	99.14'	13°05'16"	S 66°43'41" E	S 53°38'25" E	
C6	434.00'	S 67°11'07" E	6.93'	6.93'	0°54'52"	S 67°38'33" E	S 66°43'41" E	
C7	133.00'	N 31°52'19" W	155.49'	166.07'	71°32'27"	N 03°53'54" E	N 67°38'33" W	
C8	133.00'	S 50°05'06" E	80.24'	81.51'	35°06'54"	S 32°31'39" E	S 67°38'33" E	
C9	133.00'	S 17°37'31" E	68.41'	69.19'	29°48'17"	S 02°43'22" E	S 32°31'39" E	
C10	133.00'	S 00°35'16" W	15.36'	15.37'	6°37'16"	S 03°53'54" W	S 02°43'22" E	
C11	133.00'	S 47°18'25" W	182.79'	201.53'	86°49'02"	S 03°53'54" W	N 89°17'04" W	
C12	133.00'	S 15°00'41" W	51.27'	51.59'	22°13'35"	S 03°53'54" W	S 26°07'29" W	
C13	133.00'	S 40°47'22" W	67.34'	68.08'	29°19'47"	S 26°07'29" W	S 55°27'16" W	
C14	133.00'	S 63°17'34" W	36.28'	36.39'	15°40'37"	S 55°27'16" W	S 71°07'52" W	
C15	133.00'	S 80°55'24" W	45.24'	45.46'	19°35'04"	S 71°07'52" W	N 89°17'04" W	
C17	60.00'	S 25°08'25" W	66.53'	306.47'	292°39'41"	N 58°48'34" E	N 88°31'45" W	
C18	60.00'	N 85°19'21" E	53.57'	55.53'	53°01'33"	N 58°48'34" E	S 68°09'52" E	
C19	60.00'	S 40°05'31" E	56.47'	58.79'	56°08'42"	S 68°09'52" E	S 12°01'10" E	
C20	60.00'	S 16°03'11" W	56.47'	58.79'	56°08'42"	S 12°01'10" E	S 44°07'31" W	
C21	60.00'	N 72°11'52" E	56.47'	58.79'	56°08'42"	N 44°07'31" E	S 79°43'47" E	
C22	60.00'	N 44°07'46" W	69.86'	74.56'	71°12'02"	N 79°43'47" W	N 08°31'45" W	
C23	233.00'	N 29°01'05" W	231.12'	241.83'	59°28'02"	N 58°45'06" W	N 00°42'56" E	
C24	233.00'	N 56°20'51" W	19.55'	19.55'	4°48'29"	N 58°45'06" W	N 53°56'37" W	
C25	233.00'	N 45°01'29" W	72.25'	72.54'	17°50'17"	N 36°06'20" W	N 36°06'20" W	
C26	233.00'	N 27°11'11" W	72.25'	72.54'	17°50'17"	N 36°06'20" W	N 18°16'03" W	
C27	233.00'	N 08°46'33" W	76.84'	77.20'	18°58'59"	N 18°16'03" W	N 00°42'56" E	
C28	67.00'	N 29°05'04" W	66.59'	69.69'	59°35'59"	N 00°42'56" E	N 58°53'03" W	
C29	133.00'	N 51°26'30" W	34.46'	34.55'	14°53'06"	N 58°53'03" W	N 43°59'57" W	
C30	117.00'	N 66°40'03" W	90.18'	92.58'	45°20'11"	N 43°59'57" W	N 89°20'08" W	
C31	117.00'	N 61°17'23" W	69.55'	70.62'	34°34'51"	N 43°59'57" W	N 78°34'48" W	
C32	117.00'	N 83°57'28" W	21.93'	21.96'	10°45'20"	N 78°34'48" W	N 89°20'08" W	
C33	183.00'	N 66°40'03" W	141.05'	144.80'	45°20'11"	N 43°59'57" W	N 89°20'08" W	
C34	183.00'	S 78°47'47" E	66.94'	67.32'	21°04'42"	S 68°15'26" E	S 89°20'08" E	
C35	183.00'	S 56°54'40" E	72.01'	72.48'	22°41'33"	S 45°33'53" E	S 68°15'26" E	
C36	183.00'	S 44°46'55" E	5.00'	5.00'	1°33'56"	S 43°59'57" E	S 45°33'53" E	
C37	67.00'	S 51°26'30" E	17.36'	17.41'	14°53'06"	S 58°53'03" E	S 43°59'57" E	
C38	133.00'	N 29°05'04" W	132.19'	138.35'	59°35'59"	N 00°42'56" E	N 58°53'03" W	
C39	133.00'	S 53°22'57" E	25.50'	25.54'	11°00'13"	S 47°52'50" E	S 58°53'03" E	
C40	133.00'	S 32°16'15" E	71.58'	72.47'	31°13'10"	S 16°39'40" E	S 47°52'50" E	
C41	133.00'	S 07°58'22" E	40.18'	40.34'	17°22'36"	S 00°42'56" W	S 16°39'40" E	
C42	67.00'	N 47°18'25" E	92.08'	101.52'	86°49'02"	N 03°53'54" E	S 89°17'04" E	
C43	67.00'	S 31°52'19" E	78.33'	83.66'	71°32'27"	S 67°38'33" E	S 03°53'54" W	
C44	67.00'	N 18°15'18" W	50.53'	51.81'	44°18'23"	N 40°24'29" W	N 03°53'54" E	
C45	67.00'	N 54°01'31" W	31.55'	31.85'	27°14'04"	N 67°38'33" W	N 40°24'29" W	
C46	500.00'	S 55°49'15" E	204.87'	206.33'	23°38'36"	S 43°59'57" E	S 67°38'33" E	
C47	500.00'	N 61°26'21" W	108.06'	108.27'	12°24'23"	N 55°14'10" W	N 67°38'33" W	
C48	500.00'	N 49°52'24" W	93.46'	93.59'	10°43'31"	N 44°30'39" W	N 55°14'10" W	
C49	500.00'	N 44°15'18" W	4.47'	4.47'	0°30'42"	N 43°59'57" W	N 44°30'39" W	
C50	167.00'	N 48°00'09" W	23.32'	23.34'	8°00'24"	N 52°00'21" W	N 43°59'57" W	
C51	67.00'	N 70°40'15" W	42.88'	43.65'	37°19'47"	N 89°20'08" W	N 52°00'21" W	

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: 7958Final.dwg
Date: 08/11/2025
Drafted By: scott
Sheet: 2 of 2



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
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