

**Resolution #39-18**

**RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF GREENVILLE  
APPROVING A CERTIFIED SURVEY MAP LOCATED AT N971 W. LAKE CT, PARCELS  
110284800 & 110284900**

**WHEREAS**, a CSM request has been applied for a land division located at N971 W. LAKE CT, PARCELS 110284800 & 110284900 as shown on Exhibit A; and

**WHEREAS**, the approval shall be conditioned on the following

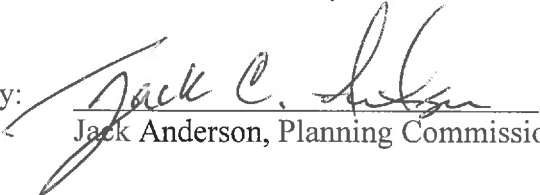
1. The CSM shall be in compliance with all town ordinances prior to town signature.

**WHEREAS**, the certified survey map shall expire and become null and void within 6 months of final approval if not recorded;

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the Town of Greenville hereby approves the CSM as shown on Exhibit A.

This resolution was adopted by the Town of Greenville Planning Commission on the 27<sup>th</sup> day of August, 2018:

PLANNING COMMISSION OF THE  
TOWN OF GREENVILLE, WISCONSIN

By:   
Jack Anderson, Planning Commission Chair

ATTEST:

  
Wendy Helgeson, Clerk

Motion to Approve Resolution No. #39-18 made by: *Anderson / Strobel*

Votes:

Title	Name	Aye	Nay	Other
Chairperson	Anderson	X		
Commissioner	Cotter	X		
Commissioner	Ecker	X		
Commissioner	Kippenhan			<i>Excused</i>
Commissioner	Meidam-Wincentsen			<i>Excused</i>
Commissioner	Strobel	X		
Commissioner	Zilisch	X		

Posted:

# CERTIFIED SURVEY MAP

BEING ALL OF LOTS 6 AND 7 OF SPRING VALLEY PRESERVE, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

NOTE: THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH ALL OF THE PROVISIONS OF CHAPTER "270-37. CERTIFIED SURVEY MAP" OF THE TOWN OF GREENVILLE ORDINANCE.

## LEGEND

- = 1" X 18" I.D. IRON PIPE SER, WEIGHING 1.1.3 LBS. PER LIN. FT.
- = 3/4" IRON REBAR EXISTING
- = 1 1/4" IRON REBAR EXISTING
- () = RECORDED AS BEARING/ DIMENSION

NORTH IS REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN, WHICH BEARS N00°29'24"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY)

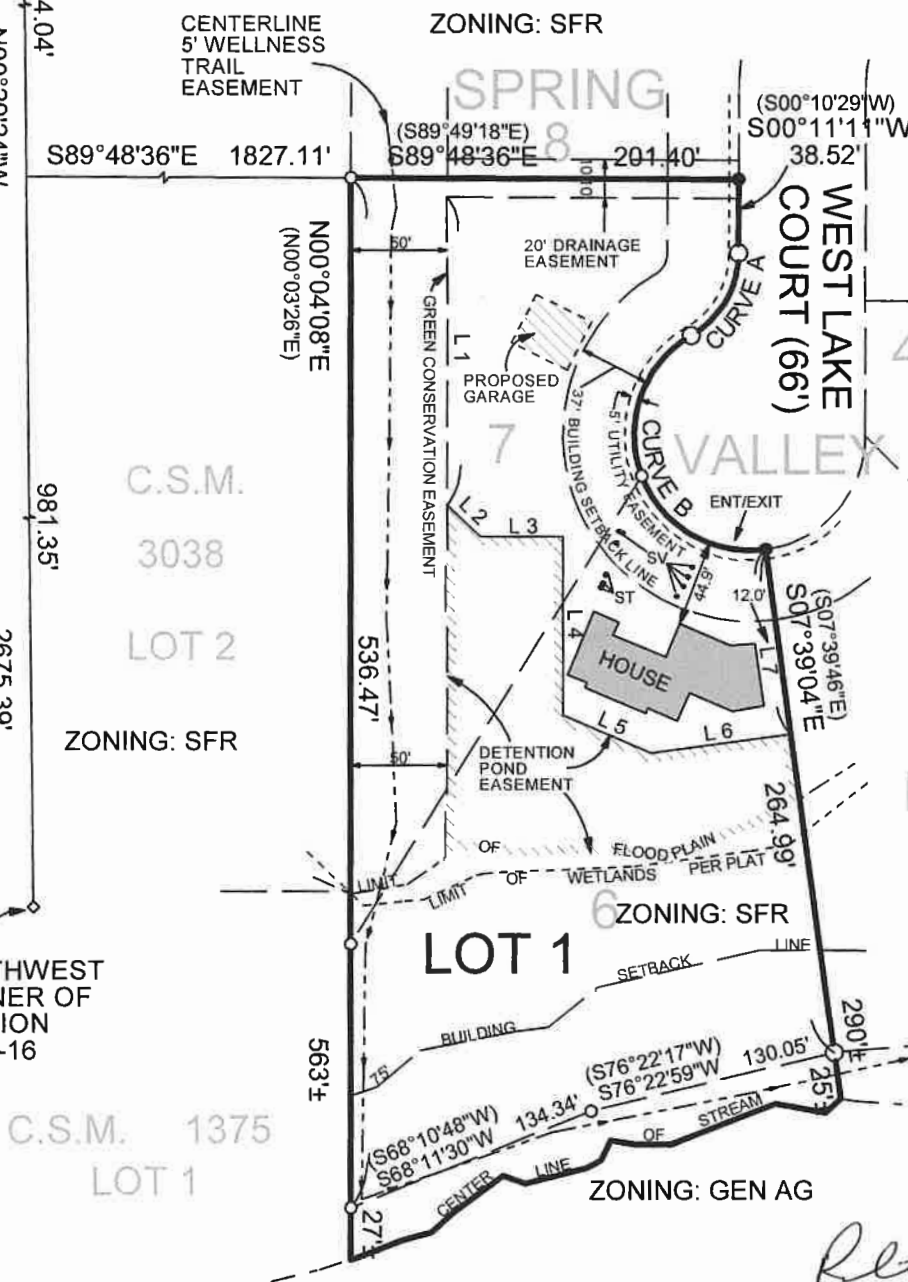
CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
A	59°23'48"	50.00'	51.83'	28.52'	49.54'	S 29°53'05" W (S 29°52'23" W)
B	157°27'50"	60.00'	164.90'	301.14'	117.69'	S 19°08'56" E

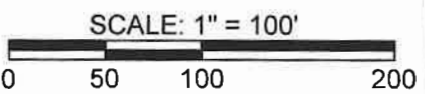
WEST 1/4 CORNER SECTION 21-21-16

WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 21, T21N, R16E

SOUTHWEST CORNER OF SECTION 21-21-16

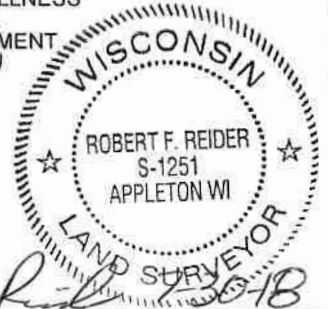


**LOT 1**  
110,200 SQ. FT. ±  
2.53 ACRES ±



LINE TABLE

LINE	BEARING	DISTANCE
L 1	S 00°04'08" W (S 00°03'26" W)	160.00'
L 2	S 46°35'26" E (S 46°36'08" E)	23.60'
L 3	S 89°55'52" E (S 89°56'34" E)	43.00'
L 4	S 00°04'08" W (S 00°03'26" W)	93.00'
L 5	S 66°10'21" E (S 66°11'03" E)	50.00'
L 6	N 82°11'46" E (N 82°11'04" E)	73.27'
L 7	N 07°39'04" W (N 07°39'46" W)	97.45'



ROBERT F. REIDER, PLS-1251 DATE  
CAROW LAND SURVEYING CO., INC.  
615 N LYNNDALE DR., PO BOX 1297  
APPLETON, WI 54912-1297  
(920) 731 4168  
A1805.27 (CEP mr jb) 7/5/2018  
REVISED 7/27/2018

NOTES:  
- BEARINGS DO NOT MATCH PLATTED BEARINGS DUE TO CHANGES IN THE PUBLISHED COORDINATES FOR OUTAGAMIE COUNTY  
- SEE SHEET 3 OF 3 SHEETS FOR NOTES AFFECTING LOT 1 OF THIS CERTIFIED SURVEY MAP

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING ALL OF LOTS 6 AND 7 OF SPRING VALLEY PRESERVE, LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

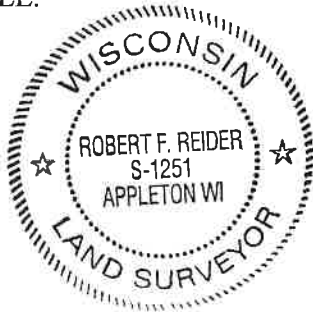
**SURVEYOR'S CERTIFICATE:**

I, ROBERT F. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOTS 6 AND 7 OF SPRING VALLEY PRESERVE, LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF PAT RAATHS, N971 W. LAKE COURT, HORTONVILLE, WISCONSIN 54944.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF OUTAGAMIE COUNTY AND THE TOWN OF GREENVILLE.



*Robert F. Reider 7-30-18*

ROBERT F. REIDER, PLS-1251 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDALE DRIVE, P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
A1805.27 (RFR) 7-6-2018

**DEVELOPMENT AND LAND SERVICES APPROVAL:**

THIS CERTIFIED SURVEY MAP WAS REVIEWED BY OUTAGAMIE COUNTY DEVELOPMENT AND LAND SERVICES OFFICE.

\_\_\_\_\_  
SIGNED DATED

**TOWN BOARD APPROVAL:**

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE TOWN OF GREENVILLE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
TOWN CHAIRPERSON TOWN CLERK

**TREASURER'S CERTIFICATE:**

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

\_\_\_\_\_  
COUNTY TREASURER DATED

**NOTES:**

- 1) THIS CSM IS ALL OF TAX PARCEL NO. (S): 110 284800 & 110 284900.
- 2) THE PROPERTY OWNER (S) OF RECORD IS (ARE): PATRICK RAATHS AND BETH RAATHS.
- 3) THIS CERTIFIED SURVEY MAP IS WHOLLY CONTAINED WITHIN THE FOLLOWING RECORDED INSTRUMENT (S): DOCUMENT NO. 2034644 & 2105503.

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING ALL OF LOTS 6 AND 7 OF SPRING VALLEY PRESERVE, LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE:**

AS OWNERS, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF GREENVILLE AND OUTAGAMIE COUNTY.

WITNESS THE HAND AND SEAL OF SAID OWNER (S) THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
PATRICK RAATHS

\_\_\_\_\_  
BETH RAATHS

STATE OF WISCONSIN    )  
                                  )SS  
COUNTY OF OUTAGAMIE)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

**NOTES:**

- THE LOT(S) SHOWN ON THIS MAP ARE LOCATED IN THE SPECIAL WELL CASING PIPE DEPTH AREA ("SWCPDA"). THE "SWCPDA" HAS BEEN ESTABLISHED DUE TO NATURALLY OCCURRING ARSENIC CONTAMINATION PROBLEMS AFFECTING WELLS IN THIS AREA. ANYONE PLANNING ON DRILLING A WELL WITHIN THE "SWCPDA" SHALL, PRIOR TO ANY DRILLING, CONSULT THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, OR A DRILLING PROFESSIONAL, TO DETERMINE HOW TO COMPLY WITH THE PROVISIONS OFS. NR 812.12(3) OF THE WISCONSIN ADMINISTRATIVE CODE.
- THE LOT(S) CREATED IN THIS CERTIFIED SURVEY MAP ARE ADJACENT TO PROPERTY THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH THE AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THEIR QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTY.
- ANY AGRICULTURAL DRAIN TILE WHICH IS DISTURBED, CUT OR BROKEN AS PART OF THE DEVELOPMENT OF THE CSM OR EXCAVATION FOR CONSTRUCTION MUST BE REPAIRED AND/OR RELOCATED TO ALLOW FOR THE DRAIN TILE TO CONTINUE TO DRAIN AS ORIGINALLY DESIGNED. THE COST OF REPAIR AND/OR REPLACEMENT OF THE DRAIN TILE MUST BE BORNE BY THE PARTY DAMAGING THE DRAIN TILE.
- THE ORDINARY HIGH WATER MARK SETBACK IS NOT BASED ON AN OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MUST BE MADE BY THE OUTAGAMIE COUNTY ZONING DEPARTMENT OR OTHER AUTHORIZED PERSON. ALSO ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE OUTAGAMIE COUNTY ZONING OFFICE PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.
- THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.
- FUTURE DEVELOPMENT OF LOTS 1 & 2 MAY REQUIRE A WETLAND DELINEATION DUE TO THE PRESENCE OF WETLAND INDICATORS



*Robert F. Reider*      *7-30-18*  
 \_\_\_\_\_  
 ROBERT F. REIDER, PLS-1251      DATED  
 CAROW LAND SURVEYING CO., INC.  
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