

# JEFF'S MEADOW

A PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 10, TOWNSHIP 20 NORTH, RANGE 18 EAST, TOWN OF HARRISON CALUMET COUNTY, WISCONSIN

**NOTES:**

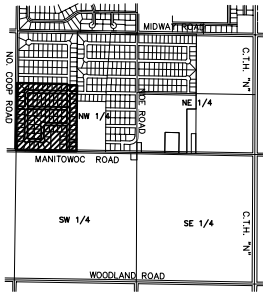
FRONT YARD BUILDING SETBACK TO BE 25 FEET UNLESS NOTED OTHERWISE.  
 PUBLIC SEWER AND WATER SERVICE IS PROVIDED FROM DARBOY SANITARY DISTRICT.  
 ALL STORM WATER FOR LOTS 1 THROUGH 91 DRAIN INTO THE STORM WATER DETENTION POND ON THIS PLAT.  
 LOTS MAY HAVE FUTURE ASSESSMENTS FOR STORM WATER DETENTION, SIDEWALKS AND/OR STREET LIGHTING BY THE TOWN OF HARRISON.  
 LOT FENCING IS REGULATED BY THE TOWN OF HARRISON AND CALUMET COUNTY ORDINANCE AND/OR BY PRIVATE COVENANTS.  
 GARNERS CREEK COMMUNITIES STORM WATER UTILITY DISTRICT MAY APPLY FUTURE LOT ASSESSMENTS FOR STORM WATER DRAINAGE AND DETENTION POND FACILITY MAINTENANCE.  
 ALL LOTS WHICH ARE ADJACENT TO STORM WATER DRAINAGE EASEMENTS ARE RESTRICTED IN THAT NO EXPOSED BASEMENT WINDOWS ARE ALLOWED TO FACE THE DRAINAGE EASEMENT.  
 THERE ARE ORDINANCE REGULATIONS THAT HAVE BEEN PASSED BY THE TOWN OF HARRISON REQUIRING THE MAINTENANCE OF LOT DRAINAGE PLANS ON A PERMANENT BASIS. SAID REGULATIONS HAVE BEEN PASSED BY THE TOWN OF HARRISON BOARD AS ORDINANCE #73 SERIES 03-2001 AND SHALL APPLY TO ALL SUBDIVISIONS APPROVED AFTER THE 24TH DAY OF APRIL 2002.

**DRAINAGE & DETENTION EASEMENT RESTRICTIONS:**

1. MAINTENANCE OF ALL DRAINAGE WAYS AND ASSOCIATED STRUCTURES WITHIN THE SUBDIVISION OR SERVING THE SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE OWNER/SUBDIVIDER UNTIL ACCEPTANCE BY OR DEDICATION TO THE TOWN OF HARRISON.  
 2. UPON FAILURE OF THE OWNER/SUBDIVIDER TO PERFORM MAINTENANCE OF THE DRAINAGE WAYS AND ASSOCIATED STRUCTURES, THE TOWNSHIP, COUNTY AND/OR GARNER'S CREEK COMMUNITIES STORM WATER UTILITY 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 SUBDIVISION WITH A DRAINAGE COVENANT.  
 3. A DRAINAGE PLAN HAS BEEN FILED WITH THE DEPARTMENT OF PLANNING & ZONING OFFICE WHICH STATES THE REQUIRED LEVELS OF MAINTENANCE FOR ALL THE IDENTIFIED STORM WATER MANAGEMENT SYSTEMS.

**RESTRICTIONS:**

BUILDING PERMITS AND OCCUPANCY PERMITS MAY BE WITHHELD FOR NON COMPLIANCE WITH THE PLAT OR TOWN ORDINANCE AS FOLLOWS:  
 A) 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.  
 B) 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.



LOCATION MAP  
 SHOWING SECTION 10, TOWNSHIP 20 NORTH, RANGE 18 EAST, TOWN OF HARRISON, CALUMET COUNTY, WISCONSIN

**ACCESS RESTRICTION:**  
 AS OWNER, I HEREBY RESTRICT LOTS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, AND OUTLOT 3 IN THAT NO OWNER, POSSESSOR, USER NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS AND EGRESS WITH N. COOP ROAD AND/OR MANITOWOC ROAD AS SHOWN ON THIS PLAT, IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO SECTION 236.293 OF THE WISCONSIN STATUTES.

**OWNERS & SUBDIVIDERS:**  
 JEFF'S MEADOW INVESTMENTS, LLC  
 MIKE HAGENS (PRESIDENT)  
 N319 BREEZWOOD DRIVE  
 APPLETON, WISCONSIN 54915  
 PHONE #788-5879

**APPROVAL AGENCIES:**  
 CALUMET COUNTY PLANNING AND ZONING COMMITTEE  
 TOWN OF HARRISON  
 CITY OF APPLETON

**AGENCIES HAVING AUTHORITY TO OBJECT:**  
 DEPARTMENT OF ADMINISTRATION  
 CALUMET COUNTY LAND CONSERVATION COMMITTEE

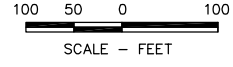
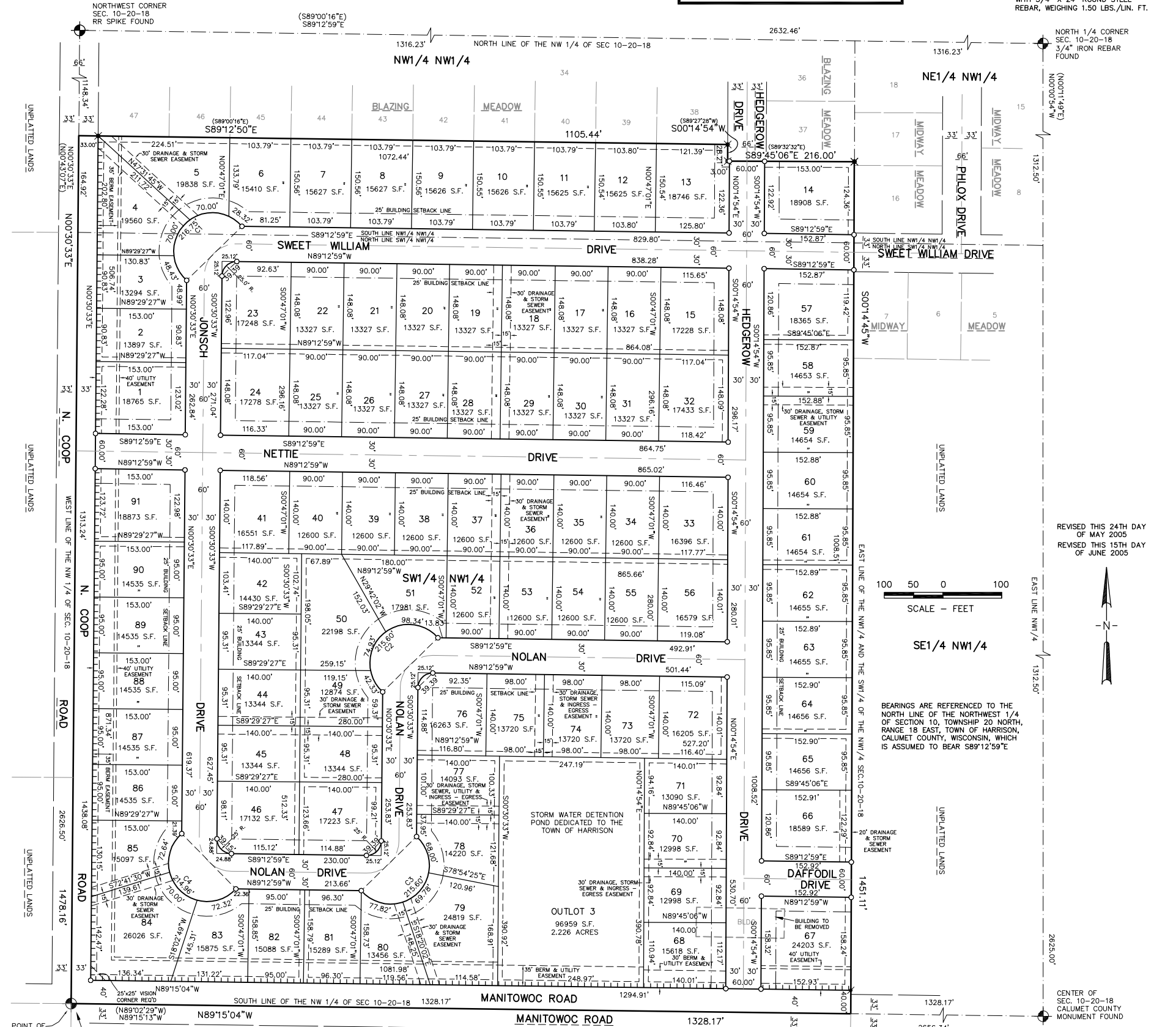
**LEGEND**

- - 1 1/4" x 30" ROUND STEEL REBAR WEIGHING 4.17 LBS./LINEAL FT. SET
  - ✕ - 1 1/4" ROUND STEEL REBAR FOUND
  - - 1" PIPE FOUND
  - ⊙ - CERTIFIED LAND CORNER CALUMET COUNTY
  - ( ) - RECORDED BEARING AND/OR DISTANCE
  - S.F. - SQUARE FEET
  - ==== - ACCESS RESTRICTED ROAD
  - - 25' BUILDING SETBACK LINE
  - - - - - UTILITY EASEMENT (10' UNLESS NOTED)
  - - - - - UTILITY EASEMENT (16' UNLESS NOTED)
- ALL OTHER LOT CORNERS STAKED WITH 3/4" x 24" ROUND STEEL REBAR, WEIGHING 1.50 LBS./LIN. FT.

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



REVISED THIS 24TH DAY OF MAY 2005  
 REVISED THIS 15TH DAY OF JUNE 2005

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 18 EAST, TOWN OF HARRISON, CALUMET COUNTY, WISCONSIN, WHICH IS ASSUMED TO BEAR S89°12'59"E

CENTER OF SEC. 10-20-18 CALUMET COUNTY MONUMENT FOUND

SHEET 1 OF 2

**McMAHON ASSOCIATES, INC.** ENGINEERS ARCHITECTS SCIENTISTS SURVEYORS  
 1445 McMahon Drive Neenah, WI 54956  
 Mailing Address: P.O. Box 1025 Neenah, WI 54957-1025  
 TEL: 920-751-4200 FAX: 920-751-4284