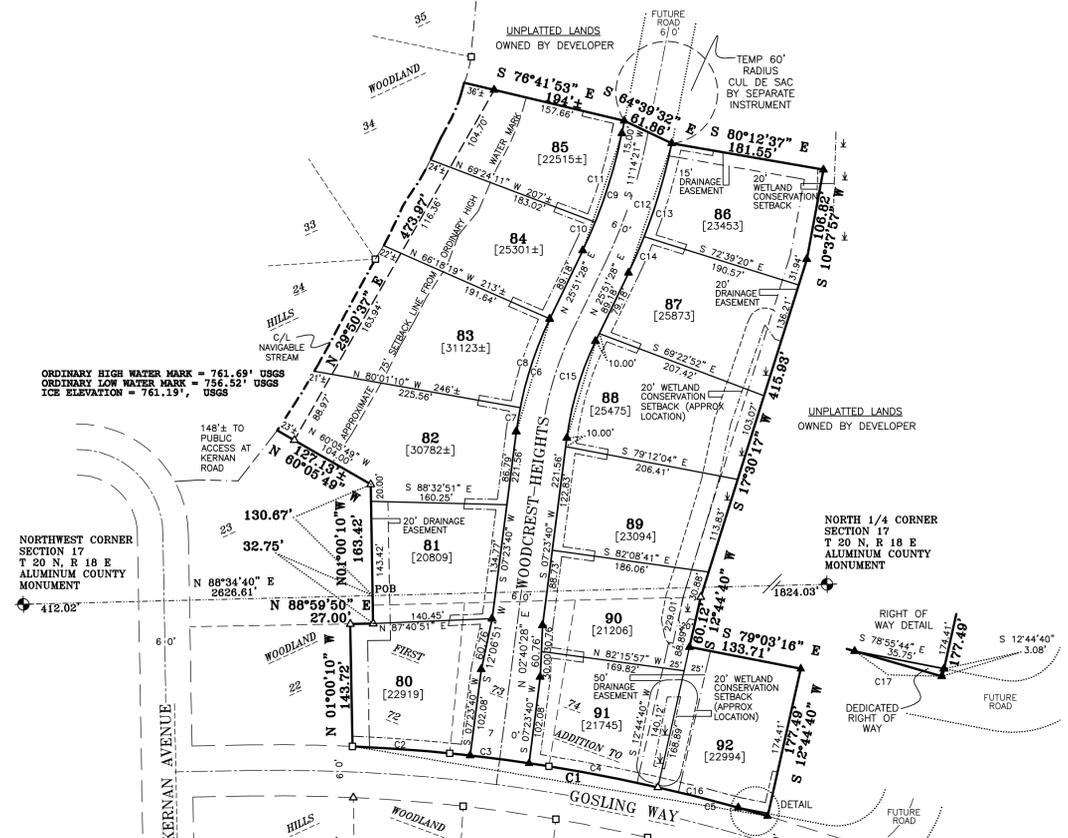


WOODLAND HILLS HEIGHTS

ALL OF LOTS 72-74 OF FIRST ADDITION TO WOODLAND HILLS AS DOCUMENT #394976, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN



UTILITY EASEMENT PROVISIONS
 AN EASEMENT FOR ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY WOODLAND DEVELOPMENT, LLC, GRANTOR, TO MENASHA ELECTRIC UTILITY, WISCONSIN GAS LLC d/b/a WE ENERGIES, WISCONSIN SELL, INC., d/b/a A&E WISCONSIN, A WISCONSIN CORPORATION, TIME WARNER ENTERTAINMENT COMPANY, L.P., WAVERLY SANITARY DISTRICT, CITY OF MENASHA GRANTEES.

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 FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED AND FOR SOUNDS AND SIGNALS, 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 GRANTEE AGREES 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 GRANTEE OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEE. THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
1	2030.00'	014°02'48"	497.68'	N 80°30'15.0" W	496.43'	N 73°28'51" W	N 87°31'39" W
2	2030.00'	003°56'02"	139.39'	N 85°33'30.0" W	139.35'	N 85°33'37" W	N 87°31'39" W
3	2030.00'	001°58'33"	70.00'	N 82°36'26.5" W	70.00'	N 81°37'04" W	N 83°35'37" W
4	2030.00'	004°21'44"	154.56'	N 79°26'12.0" W	154.52'	N 77°15'20" W	N 81°37'04" W
5	2030.00'	003°46'29"	133.73'	N 75°22'05.5" W	133.71'	N 73°28'51" W	N 77°15'20" W
6	430.00'	014°21'48"	138.57'	S 16°37'34.0" E	137.97'	S 25°51'28" W	N 21°38'33" E
7	430.00'	003°46'11"	28.29'	S 09°16'45.5" W	28.29'	S 11°09'51" W	S 07°23'40" W
8	430.00'	014°41'37"	110.28'	S 18°30'39.5" W	109.97'	S 25°51'28" W	S 11°09'51" W
9	570.00'	014°37'07"	145.43'	N 18°32'54.5" E	145.04'	N 25°51'28" E	N 11°14'21" E
10	570.00'	001°59'58"	36.47'	N 24°01'29.0" E	36.47'	N 25°51'28" E	N 22°11'30" E
11	570.00'	010°57'09"	108.96'	N 16°42'55.5" E	108.79'	N 22°11'30" E	N 11°14'21" E
12	630.00'	014°36'46"	160.68'	N 18°33'05.0" E	160.24'	N 25°51'28" E	N 11°14'21" E
13	630.00'	010°23'51"	114.33'	N 16°26'37.5" E	114.17'	N 21°38'33" E	N 11°14'21" E
14	630.00'	004°21'48"	46.35'	N 23°45'00.5" E	46.34'	N 25°51'28" E	N 21°38'33" E
15	2030.00'	014°27'48"	119.23'	S 16°37'34.0" W	118.92'	S 25°51'28" W	S 07°23'40" W
16	2030.00'	002°45'52"	97.94'	N 75°52'24.0" W	97.94'	N 74°29'28" W	N 77°15'20" W
17	2030.00'	001°00'37"	35.79'	N 73°59'09.5" W	35.79'	N 73°28'51" W	N 74°29'28" W

MICHAEL H. HAGENS
 CARL A. BOWERS

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

SURVEYOR'S CERTIFICATE

I, DAVID D. EISELE, REGISTERED LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED, AND MAPPED WOODLAND HILLS HEIGHTS BEING ALL OF LOTS 72-74 OF FIRST ADDITION TO WOODLAND HILLS AS DOCUMENT #394976, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 88 DEGREES 34 MINUTES 40 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 412.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 00 MINUTES 10 SECONDS WEST, ALONG THE EAST LINE OF LOT 23 OF WOODLAND HILLS, 130.67 FEET; THENCE NORTH 60 DEGREES 05 MINUTES 49 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 23 OF WOODLAND HILLS, 104.00 FEET TO A MEANDER CORNER WHICH IS SOUTH 60 DEGREES 05 MINUTES 49 SECONDS EAST, 23 FEET MORE OR LESS FROM THE CENTERLINE OF A NAVIGABLE STREAM; THENCE NORTH 29 DEGREES 50 MINUTES 37 SECONDS EAST, ALONG A MEANDER LINE 473.97 FEET TO A MEANDER CORNER WHICH IS SOUTH 76 DEGREES 41 MINUTES 53 SECONDS EAST, 36 FEET MORE OR LESS FROM SAID CENTERLINE OF A NAVIGABLE STREAM; THENCE SOUTH 76 DEGREES 41 MINUTES 53 SECONDS EAST, 157.66 FEET; THENCE SOUTH 64 DEGREES 39 MINUTES 32 SECONDS EAST, 61.96 FEET; THENCE SOUTH 80 DEGREES 12 MINUTES 37 SECONDS EAST, 181.55 FEET; THENCE SOUTH 10 DEGREES 37 MINUTES 57 SECONDS WEST, 106.82 FEET; THENCE SOUTH 17 DEGREES 30 MINUTES 17 SECONDS WEST, 415.93 FEET; THENCE SOUTH 12 DEGREES 44 MINUTES 40 SECONDS WEST, 60.12 FEET; THENCE SOUTH 79 DEGREES 03 MINUTES 16 SECONDS EAST, 133.71 FEET; THENCE SOUTH 12 DEGREES 44 MINUTES 40 SECONDS WEST, 177.49 FEET; THENCE, ALONG THE NORTH RIGHT OF WAY LINE OF GOSLING WAY, 497.68 FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2030.00 FEET A CHORD WHICH BEARS NORTH 80 DEGREES 30 MINUTES 15.0 SECONDS WEST, 496.43 FEET; THENCE NORTH 01 DEGREE 00 MINUTES 10 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 72 OF FIRST ADDITION TO WOODLAND HILLS, A DISTANCE OF 143.72 FEET; THENCE NORTH 88 DEGREES 59 MINUTES 50 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 72, A DISTANCE OF 27.00 FEET; THENCE NORTH 01 DEGREE 00 MINUTES 10 SECONDS WEST, ALONG THE EAST LINE SAID LOT 23 OF WOODLAND HILLS, 32.75 FEET TO THE POINT OF BEGINNING, CONTAINING 364,302 SQUARE FEET MORE OR LESS (8.363 ACRES MORE OR LESS) INCLUDING LANDS LYING BETWEEN THE MEANDER LINE AND THE CENTERLINE OF A NAVIGABLE STREAM.

THAT THIS PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF.

THAT I HAVE MADE SUCH LAND DIVISION AND PLAT BY THE DIRECTION OF THE OWNER SHOWN HEREON.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND THE SUBDIVISION REGULATIONS OF THE CITY OF MENASHA IN SURVEYING, DIVIDING AND MAPPING THE SAME.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2009.

DAVID D. EISELE, WISCONSIN REGISTERED LAND SURVEYOR NO. 974

CORPORATE OWNER'S CERTIFICATE OF DEDICATION
 WOODLAND DEVELOPMENTS, LLC, A CORPORATION DULY ESTABLISHED 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 ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED ALL AS SHOWN AND REPRESENTED ON THIS PLAT.

WOODLAND DEVELOPMENTS, LLC, FURTHER CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.

CITY OF MENASHA
 CALUMET COUNTY
 DEPARTMENT OF ADMINISTRATION

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS _____ DAY OF _____, 2009.

MICHAEL H. HAGENS MEMBER

CARL A. BOWERS MEMBER

STATE OF WISCONSIN)
 CALUMET COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2009, THE ABOVE OWNERS TO BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

COMMON COUNCIL RESOLUTION
 RESOLVED, THAT WOODLAND HILLS HEIGHTS, IN THE CITY OF MENASHA, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF MENASHA.

DATE _____ SIGNED _____ MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MENASHA.

DATE _____ SIGNED _____ CITY CLERK

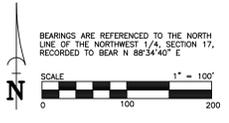
CERTIFICATE OF FINANCE OFFICER
 I, _____, BEING THE DULY QUALIFIED AND ACTING TREASURER OF THE CITY OF MENASHA, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN WOODLAND HILLS HEIGHTS.

DATE _____ SIGNED _____ CHIEF FINANCIAL OFFICER

COUNTY TREASURER'S CERTIFICATE
 STATE OF WISCONSIN)
 CALUMET COUNTY) SS

I, _____, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF CALUMET, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID DUES OF UNPAID SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN WOODLAND HILLS HEIGHTS.

DATE _____ SIGNED _____ COUNTY TREASURER



LOCATION MAP

THE SOUTHWEST 1/4 OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 17, T 20 N, R 18 E, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN



LEGEND
 1" O.D. ROUND IRON PIPE SET, 18" LONG, WEIGHING 1.13 LBS. PER LINEAL FOOT AT ALL OTHER LOT CORNERS AND MEANDER CORNERS

- ▲ 1-1/4" O.D. ROUND STEEL BAR SET, 24" LONG WEIGHING 4.303 LBS. PER LINEAL FOOT
- 1" IRON PIPE FOUND
- △ 1-1/4" REBAR FOUND
- ⊕ GOVERNMENT CORNER

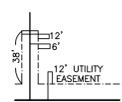
NOTES
 ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 20 SECONDS AND COMPUTED TO THE NEAREST HALF SECOND.

FRONT YARD SETBACKS ARE A MINIMUM OF 30 FEET.

ELEVATIONS ARE BASED ON USGS DATUM.

WETLAND SETBACK NOTES
 THE WETLAND SETBACK LINES SHOWN ON THIS MAP ARE APPROXIMATE. THE SETBACKS NEED TO BE DETERMINED BY A FIELD WETLAND DELINEATION PRIOR TO CONSTRUCTION.



THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

CONSENT OF CORPORATE MORTGAGEE
 THE BANK OF KAUKAUNA, A CORPORATION DULY ESTABLISHED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE LANDS HEREIN DESCRIBED, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING, AND DEDICATION OF THE LANDS DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF WOODLAND HILLS. IN WITNESS WHEREOF, THE BANK OF KAUKAUNA HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, AND ITS CORPORATE SEAL TO BE HERETO AFFIXED THIS _____ DAY OF _____, 2009.

NAME _____ TITLE _____

STATE OF WISCONSIN)
 COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2009, THE ABOVE OWNER TO BE KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

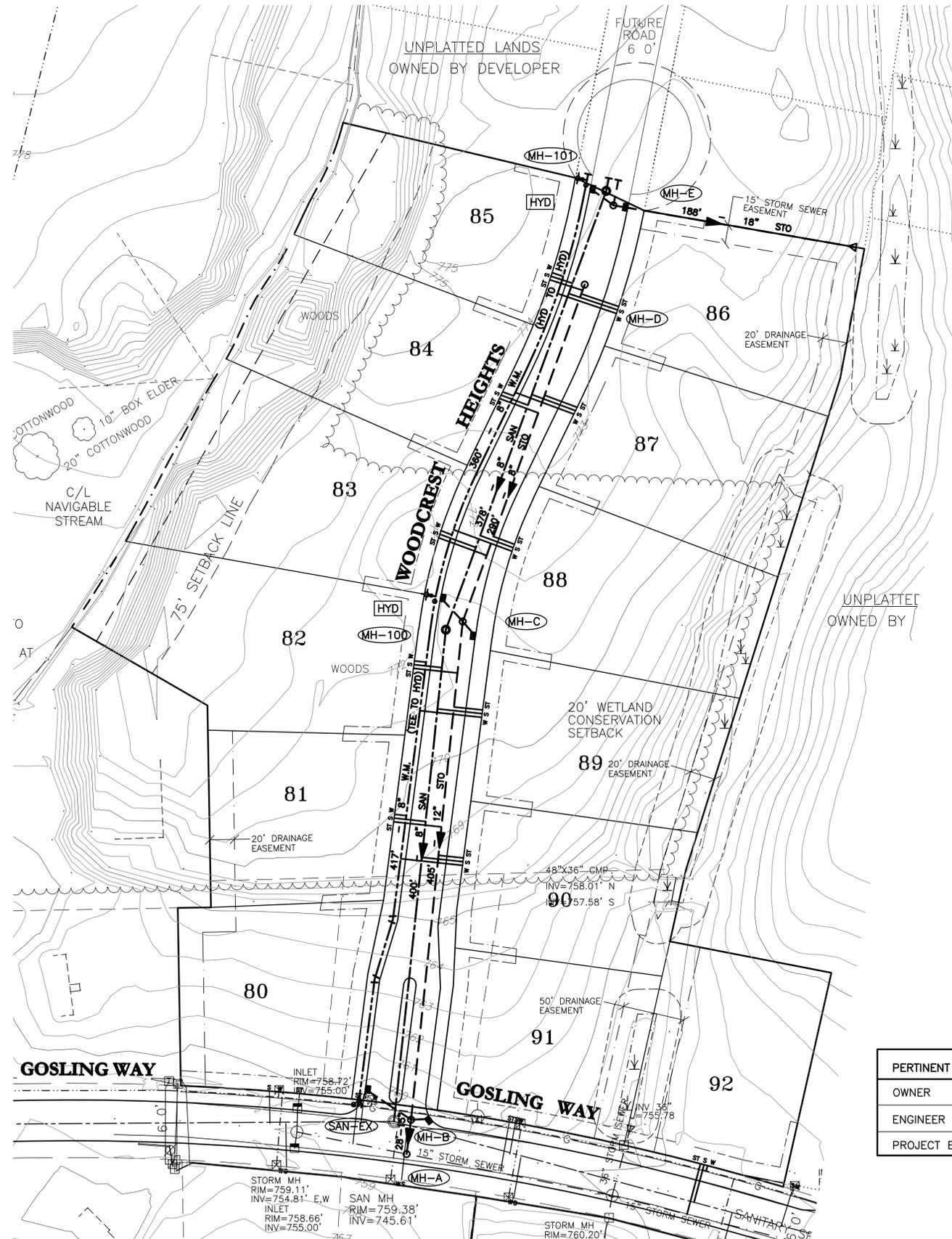
Martenson & Eisele, Inc.

1377 Midway Road
 Menasha, WI 54952
 www.martenson-eisele.com
 info@martenson-eisele.com
 920.731.0361 1.800.238.0361

Planning
 Environmental
 Surveying
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Drawing No. 632-010
 This instrument drawn by: DMS-2325

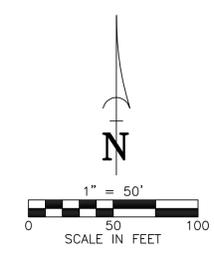
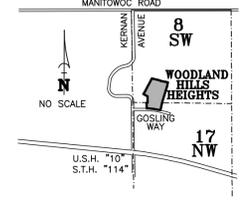
WOODLAND HILLS HEIGHTS: UTILITY LAYOUT PLAN



TOPOGRAPHIC LEGEND

1" x 16" IRON PIPE SET	1" x 16" IRON PIPE SET
1-1/4" x 30" REBAR SET	1-1/4" x 30" REBAR SET
CHISELED "X" SET	CHISELED "X" SET
3/4" REBAR FOUND	3/4" REBAR FOUND
1" IRON PIPE FOUND	1" IRON PIPE FOUND
1-1/4" REBAR FOUND	1-1/4" REBAR FOUND
2" IRON PIPE FOUND	2" IRON PIPE FOUND
CHISELED "X" FOUND	CHISELED "X" FOUND
GOVERNMENT CORNER	GOVERNMENT CORNER
RECORDED AS	RECORDED AS
CONTOUR W/ ELEVATION	CONTOUR W/ ELEVATION
SOIL BORING	SOIL BORING
INFILTRATION SOIL BORING	INFILTRATION SOIL BORING
TOPSOIL DEPTH	TOPSOIL DEPTH
CONIFEROUS TREE	CONIFEROUS TREE
DECIDUOUS TREE	DECIDUOUS TREE
EXIST. WOODS LINE	EXIST. WOODS LINE
WETLANDS	WETLANDS
OVERHEAD POWER LINES	OVERHEAD POWER LINES
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
UNDERGROUND GAS	UNDERGROUND GAS
UNDERGROUND CABLE TV	UNDERGROUND CABLE TV
EXIST. FENCE LINE	EXIST. FENCE LINE
SIGN	SIGN
EXIST. HYDRANT	EXIST. HYDRANT
POWER POLE	POWER POLE
GUY	GUY
LIGHT POLE	LIGHT POLE
TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
ELECTRIC PEDESTAL	ELECTRIC PEDESTAL
CABLE PEDESTAL	CABLE PEDESTAL
WATER VALVE	WATER VALVE
GAS VALVE	GAS VALVE
WATER STOP BOX	WATER STOP BOX
EXIST. STORM MANHOLE	EXIST. STORM MANHOLE
STORM INLET	STORM INLET
YARD DRAIN	YARD DRAIN
EXIST. SANITARY MANHOLE	EXIST. SANITARY MANHOLE
EXIST. SAN. SEWER	EXIST. SAN. SEWER
EXIST. STO. SEWER	EXIST. STO. SEWER
EXIST. WATER MAIN	EXIST. WATER MAIN
EXIST. SPOT ELEVATION	EXIST. SPOT ELEVATION
FF = 800.00	FIRST FLOOR = 800.00

LOCATION MAP
THE SOUTHWEST 1/4 OF SECTION 8
AND THE NORTHWEST 1/4 OF SECTION 17
T 20 N, R 18 E, CITY OF MENASHA
CALUMET COUNTY, WISCONSIN



BENCHMARKS:

BM#1
TAG BOLT ON HYDRANT ON KERNAN AVENUE 500' NORTH OF GOSLING WAY AT LOTS 25 AND 26 OF WOODLAND HILLS
ELEVATION = 760.29'

BM#2
TAG BOLT ON HYDRANT ON KERNAN AVENUE 200' SOUTH OF GOSLING WAY AT LOTS 14 AND 15 OF WOODLAND HILLS
ELEVATION = 758.99'

SHEET INDEX

SHEET I.D.	DESCRIPTION
632-010 UL	UTILITY LAYOUT PLAN
632-010 DP	DRAINAGE PLAN
632-010 EC	EROSION CONTROL PLAN
632-010-1	WOODCREST HEIGHTS P&P SHEET
632-010 DETAIL	STANDARD DETAIL SHEET

PERTINENT CONTACTS	CONTACT PERSON	PHONE
OWNER	MIKE HAGENS	1-920-850-6333
ENGINEER (CITY)	MARK RADTKE	1-920-967-5102
PROJECT ENGINEER	BRIAN OLESEN	1-920-731-0381

UTILITY LAYOUT PLAN
WOODLAND HILLS HEIGHTS
CITY OF MENASHA, CALUMET COUNTY, WISCONSIN

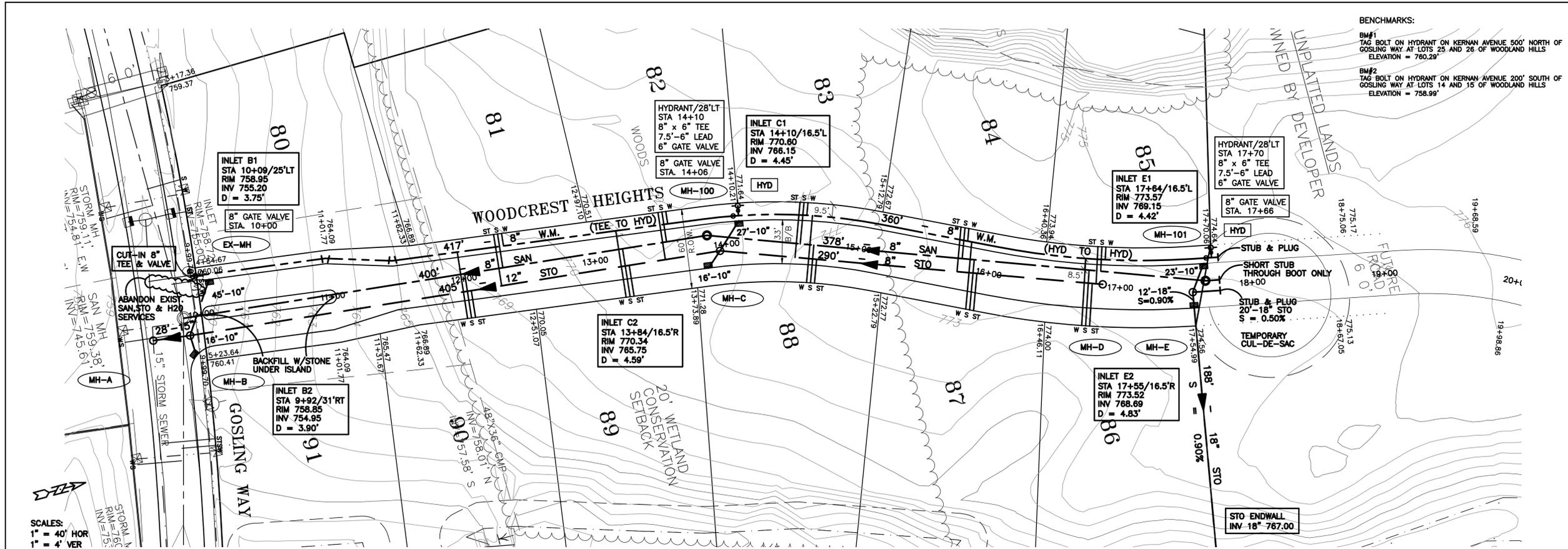
SCALE	DATE
1"=50'	03/03/09
COMPUTER FILE	
632010de.dwg	

DRAWING NO.
632-010 UL

Martenson & Eisele, Inc.
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

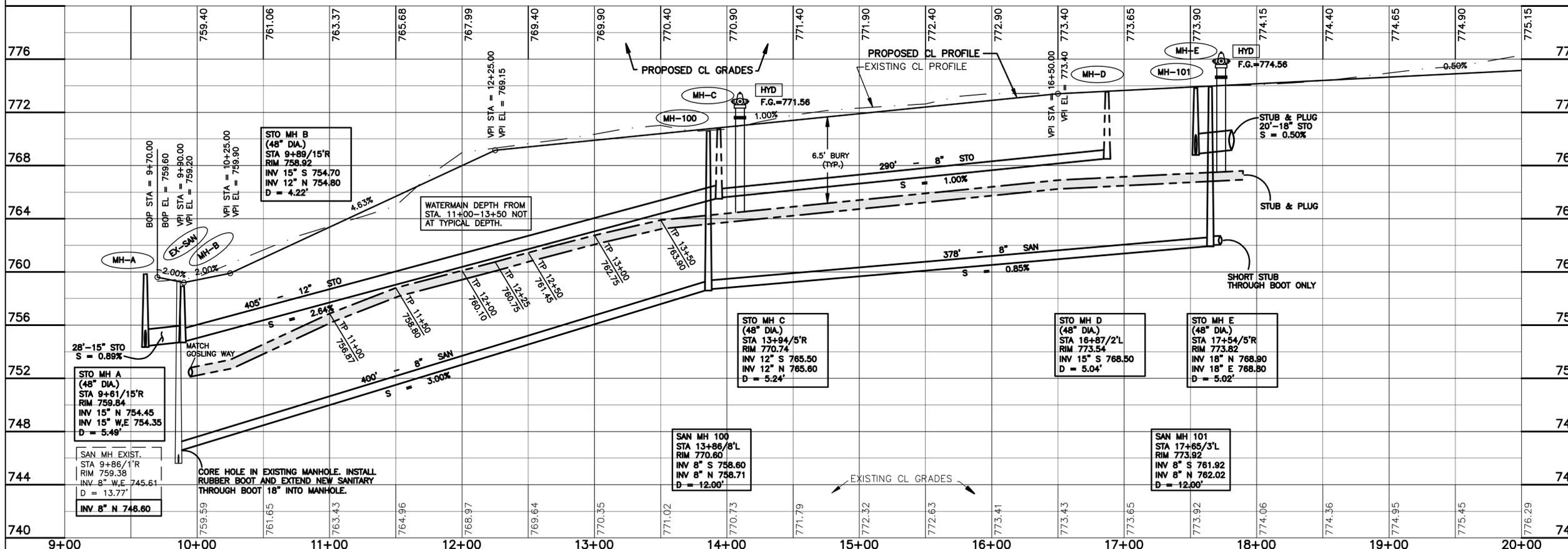
Planning
Environmental
Surveying
Engineering
Architecture

DRAWN BY	CHECKED	APPROVED
CRG	BCO	SCM
NO.	DATE	REVISION



Martenson & Eisele, Inc.
 1377 Midway Road, Menasha, WI 54952
 Phone (920) 761-0061 Fax (920) 738-0078
 www.martenson-eisele.com
 info@martenson-eisele.com

NO.	DATE	BY	CHECKED	APPROVED	SCM	REVISION



WOODLAND HILLS HEIGHTS
WOODCREST HEIGHTS
ROAD CONSTRUCTION PLANS
 CITY OF MENASHA, CALUMET COUNTY, WISCONSIN.

SCALE	VERT
1" = 40'	1" = 4'

DATE: 03-03-09
 COMPUTER FILE: \\632010\topo\RCp01004

DRAWING NO. 632-010-1

