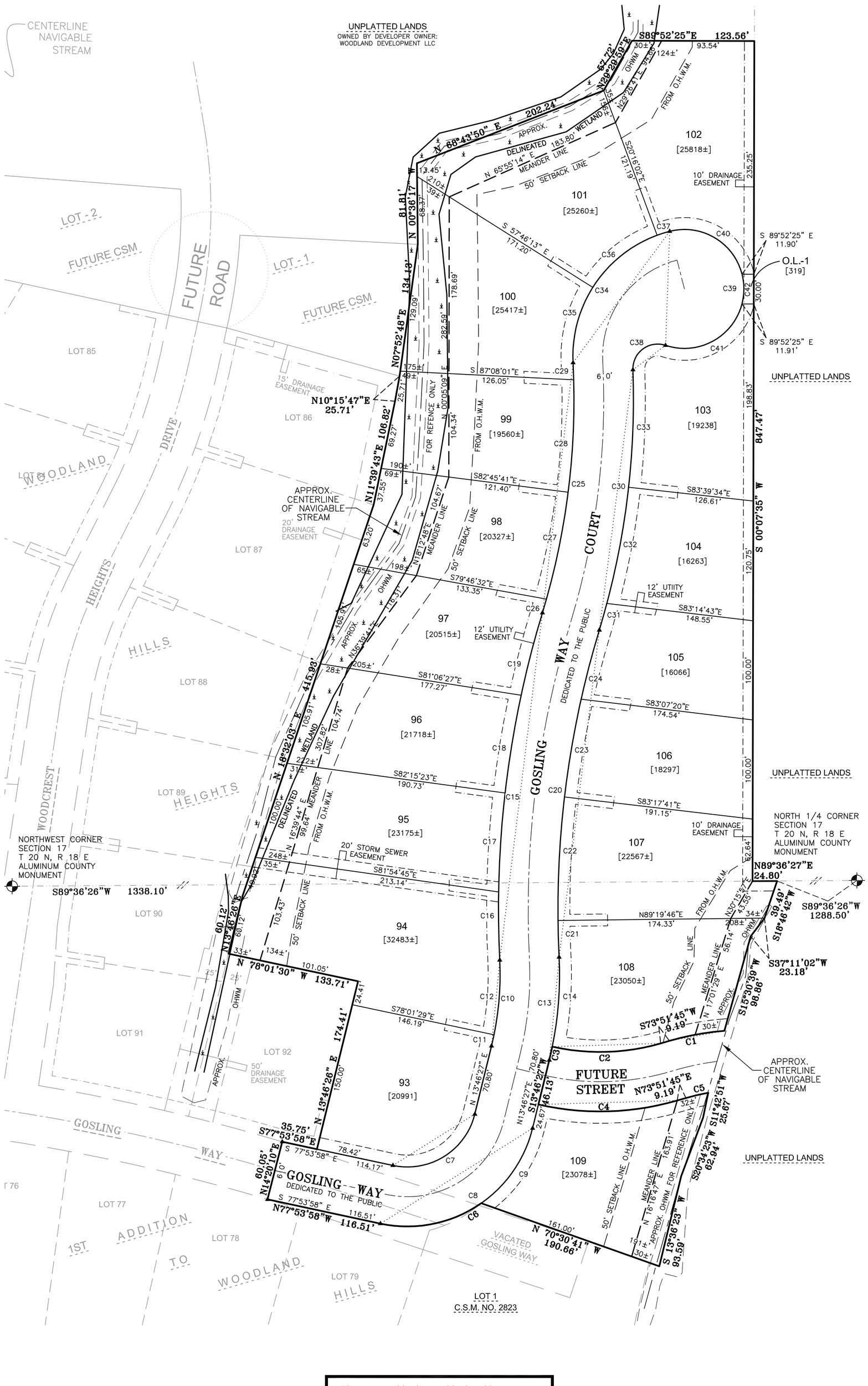
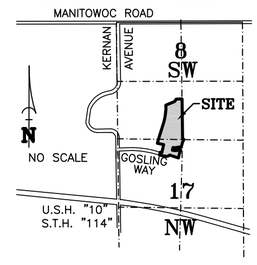
# SECOND ADDITION TO WOODLAND HILLS

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, AND PARTS OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN




## LOCATION MAP




THE SOUTHWEST 1/4 OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN

SCALE
0 60 120

N

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4, SECTION 17, ASSUMED TO BEAR S 89°36'26" W

**LEGEND**

1" O.D. ROUND IRON PIPE SET, 24" LONG, WEIGHING 1.13 LBS. PER LINEAL FOOT AT ALL OTHER LOT CORNERS

▲ 1-1/4" O.D. ROUND REINFORCING BAR SET, 30" LONG WEIGHING 4.303 LBS. PER LINEAL FOOT

△ 1-1/4" O.D. REBAR FOUND

○ 3/4" O.D. REBAR FOUND

[ ] TOTAL LOT AREA IN SQUARE FEET

GOVERNMENT CORNER

10' 6' 6' 12'

**UTILITY EASEMENTS** - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

**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 25 FEET.

ELEVATIONS ARE BASED ON USGS DATUM.

CURVE TABLE:

| NUMBER | RADIUS | DELTA | LENGTH | CHORD BEARING | CHORD |
|---|---|---|---|---|---|
| C1 | 280.00' | 11°33'46" | 56.51' | S 79°38'38" W | 56.41' |
| C2 | 220.00' | 28°47'31" | 110.55' | S 88°15'31" W | 109.39' |
| C3 | 360.94' | 02°12'09" | 13.87' | S 12°40'22" W | 13.87' |
| C4 | 280.00' | 28°58'38" | 141.61' | N 88°21'04" E | 140.11' |
| C5 | 220.00' | 06°01'19" | 23.12' | N 76°52'24" E | 23.11' |
| C6 | 130.00' | 47°01'46" | 106.71' | S 78°35'08" W | 103.74' |
| C7 | 70.00' | 88°19'35" | 107.91' | N 57°56'14" E | 97.54' |
| C8 | 130.00' | 88°19'35" | 200.41' | N 57°56'14" E | 181.14' |
| C9 | 130.19' | 41°13'57" | 93.69' | N 34°24'35" E | 91.68' |
| C10 | 300.94' | 16°37'39" | 87.33' | N 05°27'37" E | 87.03' |
| C11 | 300.94' | 02°11'44" | 11.53' | N 12°40'35" E | 11.53' |
| C12 | 300.94' | 14°25'55" | 75.80' | N 04°21'45" E | 75.60' |
| C13 | 360.94' | 16°37'39" | 104.75' | N 05°27'37" E | 104.38' |
| C14 | 360.94' | 14°25'31" | 90.87' | N 04°21'33" E | 90.63' |
| C15 | 1030.00' | 19°43'40" | 354.64' | N 07°00'37" E | 352.89' |
| C16 | 1030.00' | 03°49'27" | 68.75' | N 00°56'29" W | 68.73' |
| C17 | 1030.00' | 05°33'46" | 100.00' | N 03°45'07" E | 99.96' |
| C18 | 1030.00' | 05°33'46" | 100.00' | N 09°18'53" E | 99.96' |
| C19 | 1030.00' | 04°46'41" | 85.90' | N 14°29'06" E | 85.87' |
| C20 | 970.00' | 19°43'40" | 333.98' | N 07°00'37" E | 332.34' |
| C21 | 970.00' | 02°10'59" | 36.96' | N 01°45'43" W | 36.96' |
| C22 | 970.00' | 07°22'33" | 124.87' | N 03°01'03" E | 124.78' |
| C23 | 970.00' | 05°54'34" | 100.04' | N 09°39'36" E | 100.00' |
| C24 | 970.00' | 04°15'34" | 72.11' | N 14°44'40" E | 72.09' |
| C25 | 740.20' | 19°46'35" | 255.49' | N 06°59'10" E | 254.22' |
| C26 | 740.20' | 01°07'14" | 14.48' | N 16°18'50" E | 14.48' |
| C27 | 740.20' | 08°31'23" | 110.11' | N 11°29'32" E | 110.01' |
| C28 | 740.20' | 08°47'31" | 113.58' | N 02°50'05" E | 113.47' |
| C29 | 740.20' | 01°20'28" | 17.33' | N 02°13'54" W | 17.32' |
| C30 | 800.20' | 19°02'40" | 265.98' | N 07°21'07" E | 264.76' |
| C31 | 800.20' | 01°59'56" | 27.92' | N 15°52'29" E | 27.91' |
| C32 | 800.20' | 08°33'00" | 119.41' | N 10°36'02" E | 119.30' |
| C33 | 800.20' | 08°29'45" | 118.65' | N 02°04'39" E | 118.54' |
| C34 | 130.00' | 78°28'46" | 178.06' | N 36°20'15" E | 164.47' |
| C35 | 130.00' | 35°08'33" | 79.74' | N 14°40'08" E | 78.49' |
| C36 | 130.00' | 37°30'40" | 85.11' | N 50°59'45" E | 83.60' |
| C37 | 130.00' | 05°49'34" | 13.22' | N 72°39'51" E | 13.21' |
| C38 | 25.00' | 110°42'42" | 48.31' | N 53°11'08" E | 41.13' |
| C39 | 60.00' | 212°56'30" | 223.01' | N 02°03'53" E | 115.08' |
| C40 | 60.00' | 104°32'18" | 109.48' | S 52°08'13" E | 94.91' |
| C41 | 60.00' | 108°24'12" | 113.53' | N 54°20'02" E | 97.34' |
| C42 | 60.00' | 28°57'10" | 30.32' | N 00°07'57" E | 30.00' |

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

Drawing No. 1-0719-001f.dwg
Sheet 1 of 2
This instrument drawn by: Christopher R. Cleary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Architecture

# SECOND ADDITION TO WOODLAND HILLS

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, AND PARTS OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 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 NEW HEIGHTS DEVELOPMENTS, LLC, GRANTOR,

TO MENASHA ELECTRIC UTILITY
WISCONSIN GAS LLC d/b/a WE ENERGIES
WISCONSIN BELL, INC., d/b/a AT&T 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 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 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 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 THE 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.

_____
NICOLE MILLER MEMBER

**SURVEYORS CERTIFICATION**

I, CHRISTOPHER R. CLEARY, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED 2ND ADDITION TO WOODLAND HILLS, AT THE DIRECTION OF WOODLAND DEVELOPMENT LLC, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, AND PARTS OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 17; THENCE SOUTH 89 DEGREES 36 MINUTES 26 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1288.50 FEET; TO THE POINT OF BEGINNING; THENCE SOUTH 18 DEGREES 46 MINUTES 42 SECONDS WEST, A DISTANCE OF 39.49 FEET; THENCE SOUTH 37 DEGREES 11 MINUTES 02 SECONDS WEST, A DISTANCE OF 23.18 FEET; THENCE SOUTH 15 DEGREES 30 MINUTES 39 SECONDS WEST, A DISTANCE OF 98.86 FEET; THENCE 56.51 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET AND A CHORD THAT BEARS SOUTH 79 DEGREES 38 MINUTES 38 SECONDS WEST, 56.41 FEET; THENCE SOUTH 73 DEGREES 51 MINUTES 45 SECONDS WEST, A DISTANCE OF 9.19 FEET; THENCE 110.55 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET AND A CHORD THAT BEARS SOUTH 88 DEGREES 15 MINUTES 31 SECONDS WEST, 109.39 FEET; THENCE 13.87 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 360.94 FEET AND A CHORD THAT BEARS SOUTH 12 DEGREES 40 MINUTES 22 SECONDS WEST, 13.87 FEET; THENCE SOUTH 13 DEGREES 46 MINUTES 27 SECONDS WEST, A DISTANCE OF 46.13 FEET; THENCE 141.61 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET AND A CHORD THAT BEARS NORTH 88 DEGREES 21 MINUTES 04 SECONDS EAST, 140.11 FEET; THENCE NORTH 73 DEGREES 51 MINUTES 45 SECONDS EAST, A DISTANCE OF 9.19 FEET; THENCE 23.12 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET AND A CHORD THAT BEARS NORTH 76 DEGREES 52 MINUTES 24 SECONDS EAST, 23.11 FEET; THENCE SOUTH 11 DEGREES 42 MINUTES 51 SECONDS WEST, A DISTANCE OF 25.67 FEET; THENCE SOUTH 20 DEGREES 34 MINUTES 23 SECONDS WEST, A DISTANCE OF 62.94 FEET; THENCE SOUTH 13 DEGREES 36 MINUTES 23 SECONDS WEST, A DISTANCE OF 93.59 FEET; THENCE NORTH 70 DEGREES 30 MINUTES 41 SECONDS WEST, A DISTANCE OF 190.66 FEET; THENCE 106.71 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 130.00 FEET AND A CHORD THAT BEARS SOUTH 78 DEGREES 35 MINUTES 08 SECONDS WEST, 103.74 FEET; THENCE NORTH 77 DEGREES 53 MINUTES 58 SECONDS WEST, A DISTANCE OF 116.51 FEET; THENCE NORTH 14 DEGREES 20 MINUTES 10 SECONDS EAST, A DISTANCE OF 60.05 FEET; THENCE SOUTH 77 DEGREES 53 MINUTES 58 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF GOSLING WAY, A DISTANCE OF 35.75 FEET; THENCE NORTH 13 DEGREES 46 MINUTES 26 SECONDS EAST, ALONG THE EAST LINE OF LOT 92 OF WOODLAND HILLS HEIGHTS, A DISTANCE OF 174.41 FEET; THENCE NORTH 78 DEGREES 01 MINUTES 30 SECONDS WEST, ALONG THE NORTH LINE OF LOT 92 OF WOODLAND HILLS HEIGHTS, A DISTANCE OF 133.71 FEET; THENCE NORTH 13 DEGREES 46 MINUTES 26 SECONDS EAST, ALONG THE EAST LINE OF WOODLAND HILLS HEIGHTS, A DISTANCE OF 60.12 FEET; THENCE NORTH 18 DEGREES 32 MINUTES 03 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF WOODLAND HILLS HEIGHTS, A DISTANCE OF 415.93 FEET; THENCE NORTH 11 DEGREES 39 MINUTES 43 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF WOODLAND HILLS HEIGHTS, A DISTANCE OF 106.82 FEET; THENCE NORTH 10 DEGREES 15 MINUTES 47 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF WOODLAND HILLS HEIGHTS, A DISTANCE OF 25.71 FEET; THENCE NORTH 07 DEGREES 52 MINUTES 48 SECONDS EAST, A DISTANCE OF 134.13 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 17 SECONDS WEST, A DISTANCE OF 81.81 FEET; THENCE NORTH 68 DEGREES 43 MINUTES 50 SECONDS EAST, A DISTANCE OF 202.24; THENCE NORTH 29 DEGREES 29 MINUTES 59 SECONDS EAST, A DISTANCE OF 57.72 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 25 SECONDS EAST, A DISTANCE OF 123.56 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 35 SECONDS WEST, A DISTANCE OF 847.47 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 27 SECONDS EAST, A DISTANCE OF 24.80 FEET TO THE POINT OF BEGINNING. CONTAINING 453,469 SQUARE FEET [10.410 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

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

THAT I HAVE MADE SUCH LAND DIVISION AND PLAT BY THE DIRECTION OF THE OWNERS SHOWN HERE ON.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND THE SUBDIVISION REGULATION OF THE TOWN OF GRAND CHUTE AND OUTAGAMIE COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

GIVEN UNDER MY HAND THIS 16th DAY OF DECEMBER, 2015.

_____
CHRISTOPHER R. CLEARY, P.L.S. S-2551

**CORPORATE OWNER'S CERTIFICATE OF DEDICATION**
WOODLAND DEVELOPMENT 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.

NEW HEIGHTS 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 _____ 2015.

_____
NICOLE MILLER MEMBER

STATE OF WISCONSIN )
) SS
CALUMET COUNTY )

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2015, THE ABOVE OWNERS TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

_____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

**COMMON COUNCIL RESOLUTION**
RESOLVED, THAT 2ND ADDITION TO WOODLAND HILLS, 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 _____ ON ANY OF THE LAND INCLUDED IN 2ND ADDITION TO WOODLAND HILLS.

DATE _____ SIGNED _____
CHIEF FINANCIAL OFFICER

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

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 TAXES OF UNPAID SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN 2ND ADDITION WOODLAND HILLS.

DATE _____ SIGNED _____
COUNTY TREASURER

**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 2ND ADDITION TO WOODLAND HILLS. IN WITNESS WHEREOF, THE BANK OF KAUKAUNA HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____ 2015.

NAME _____ TITLE

STATE OF WISCONSIN )
) SS
_____ COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2015, THE ABOVE OWNER TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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

Drawing No. 1-0719-001f.dwg
Sheet 2 of 2
This instrument drawn by: Christopher R. Cleary

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