

Resolution No. 6-24

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF GREENVILLE
APPROVING A CSM FOR PARCEL #111040106 & #111040507**

WHEREAS, a Certified Survey Map (CSM) request has been applied for property on Parkview Drive east of Hwy 76 to create new parcels for a future development called Finale, Parcel #111040106 & #111040507; and

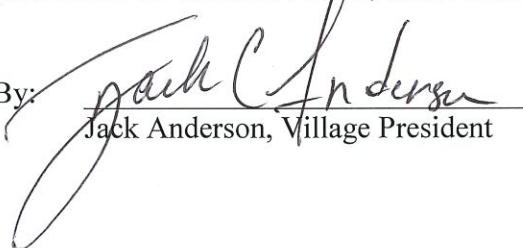
WHEREAS, the Planning Commission has recommended approval to the Village Board; and

WHEREAS, the CSM is as shown in Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of Trustees of the Village of Greenville hereby approves the Certified Survey Map as shown in Exhibit "A". Any conditions of approval shall be added to this resolution before being executed and updated documents replaced in the exhibit.

This resolution was adopted by the Village of Greenville Village Board on the 7th day of February 2024:

VILLAGE BOARD OF THE
VILLAGE OF GREENVILLE, WISCONSIN

By: 
Jack Anderson, Village President

ATTEST:


Wendy Helgeson, Clerk

Motion to Approve Resolution No. 6-24 made by: *Dean Culbertson*
Jack Anderson

Votes:

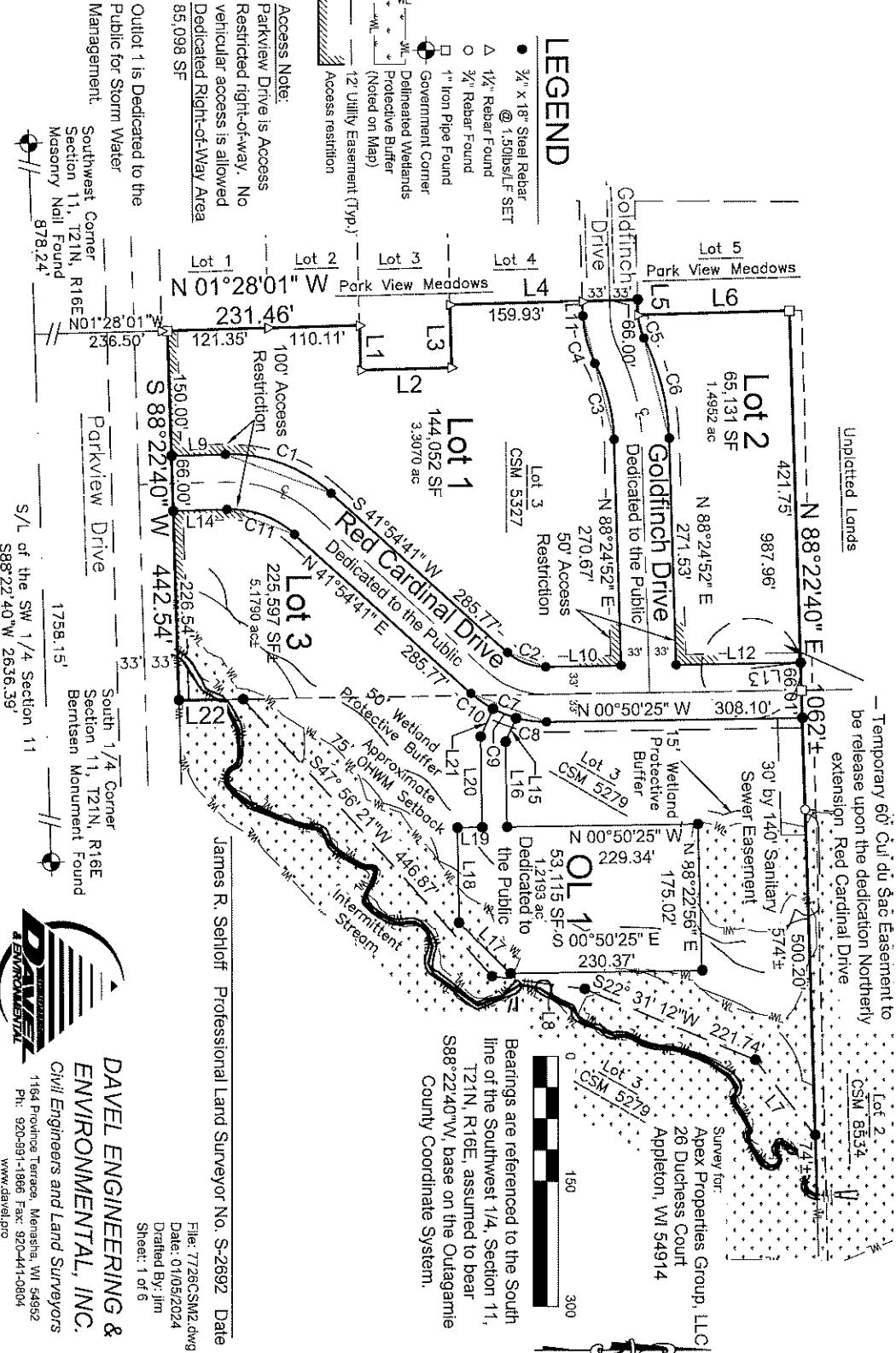
Title	Name	Aye	Nay	Other
Trustee	Culbertson	✓		
Trustee	Peters			✓ Excluded from meeting
Trustee	Mulroy			✓
Trustee	Strobel	✓		
President	Anderson	✓		

Posted:

EXHIBIT A

Certified Survey Map No.

Part of Lot 3 of CSM 5327 and part of Lot 3 of CSM 5279, being part of the Southwest 1/4 of Section 11, Township 21 North, Range 16 East, Village of Greenville, Outagamie County, Wisconsin



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1164 Prudence Terrace, Menasha, WI 54952
 Ph: 920-991-1866 Fax: 920-441-0804
 WWW.DAVEL.DIC

Certified Survey Map No. _____

All of Lot 3 of Certified Survey Map 5327 and part of Lot 3 of Certified Survey Map 5279,
being part of the Southwest 1/4 of Section 11, Township 21 North, Range 16 East,
Village of Greenville, Outagamie County, Wisconsin

Surveyor's Certificate

I, James R. Sehloff, 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 Greenville, and under the direction of Apex Properties Group, LLC, the property owners of said land, I have surveyed, divided, and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is All of Lot 3 of Certified Survey Map 5327 and part of Lot 3 of Certified Survey Map 5279, being part of the Southwest 1/4 of Section 11, Township 21 North, Range 16 East, Village of Greenville, Outagamie County, Wisconsin, containing 572,992 Square Feet (13.1541 Acres) more or less of land, including all land between the described meander line and and Center line of a intermittent stream, described as follows:

Commencing at the Southwest 1/4 corner of Section 11; thence, along the South line of the Southwest 1/4 of said Section 11, N88°22'40"E, 878.24 feet; thence, N01°28'01"W, 236.50 feet to the Southwest corner of Lot 3 of CSM 5327 said point being the point of beginning; thence along the East line of Lots 1 and 2 of Park View Meadows, N01°28'01"W, 231.46 feet to the South line of Lot 3 of said Park View Meadows; thence, along said South line, N88°31'59"E, 53.30 feet to the East line of said Lot 3; thence, along said East line, N01°28'01"W, 109.95 feet to the North line of said Lot 3; thence, along said North line, S88°31'59"W, 75.20 feet to the East line of Lot 4 of said Park View Meadows; thence, along said East line and the East right-of-way line of Goldfinch Drive, N01°28'01"W, 225.93 feet to the South line of Lot 5 of said Park View Meadows; thence, along said East line, N88°31'59"E, 17.98 feet to the East line of said Lot 5; thence, along said East line, N01°28'01"W, 183.07 feet to the North line of said Lot 3 of CSM 5327; thence, along said North line of Lot 3 and the North line of Lot 3 of CSM 5279, N88°22'40"E, 987.96 feet to a meander corner being S88°22'40"W, 74 feet more or less from the center line of an intermittent stream; thence, along a meander line, S51°36'01"W, 115.91 feet to a meander corner; thence continuing along said meander line, S22°31'12"W, 221.74 feet to a meander corner; thence, continuing along said meander line, S07°55'32"W, 113.03 feet to a meander corner; thence, continuing along said meander line, S47°56'21"W, 446.87 feet to a meander corner on the East line of CSM 5327 being N00°50'25"W, 25 feet more or less from the center line of an intermittent stream; thence, along said East line S00°50'25"E, 51.36 feet to the North right-of-way line of Park View Drive; thence, along the said North right-of-way line, S88°22'40"W, 226.54 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this _____ day of _____, _____.

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	183.00'	S 20°08'40" W	135.72'	139.04'	43°32'01"	S 41°54'41" W	S 01°37'20" E
C2	67.00'	S 20°32'08" W	48.84'	49.99'	42°45'06"	S 00°50'25" E	S 41°54'41" W
C3	217.00'	N 75°51'39" E	94.33'	95.09'	25°06'26"	N 63°18'26" E	N 88°24'52" E
C4	133.00'	N 75°55'13" E	58.08'	58.56'	25°13'33"	N 88°31'59" E	N 63°18'26" E
C5	67.00'	N 75°55'13" E	29.26'	29.50'	25°13'33"	N 88°31'59" E	N 63°18'26" E
C6	283.00'	N 75°51'39" E	123.02'	124.01'	25°06'26"	N 63°18'26" E	N 88°24'52" E
C7	133.00'	N 21°30'59" E	30.04'	30.11'	12°58'11"	N 28°00'04" E	N 15°01'53" E
C8	133.00'	N 07°05'44" E	36.73'	36.84'	15°52'18"	N 15°01'53" E	N 00°50'25" W
C9	133.00'	N 21°30'59" E	30.04'	30.11'	12°58'11"	N 28°00'04" E	N 15°01'53" E
C10	133.00'	N 34°57'23" E	32.21'	32.29'	13°54'36"	N 41°54'41" E	N 28°00'04" E
C11	117.00'	N 20°08'40" E	86.77'	88.90'	43°32'01"	N 01°37'20" W	N 41°54'41" E

File: 7726CSM2.dwg
Date: 01/05/2024
Drafted By: jim
Sheet: 2 of 6

Certified Survey Map No. _____

Part of Lot 3 of Certified Survey Map 5327 and part of Lot 3 of Certified Survey Map 5279, being part of the Southwest 1/4 of Section 11, Township 21 North, Range 16 East, Village of Greenville, Outagamie County, Wisconsin

30' Sanitary Sewer and Easement Provisions

An easement for Sanitary Sewer is hereby granted by:

Apex Properties Group, LLC, Grantor, to:

Village of Greenville, Grantee,

1. Purpose: The purpose of this easement is for the Grantee to access, install, regrade, replace, relocate, operate, maintain an existing sanitary sewer line and associated appurtenances. Grantee does hereby agree to compensate Grantor fully for any damage caused directly or indirectly from said maintenance, repair, replacement or relocation of said sanitary sewer and associated appurtenances that occur outside of the easement area. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with grantee's use of the easement area.
2. Access: Grantee or its agents shall have the right to enter the grantor's land for the purpose of exercising its rights in the easement area.
3. Buildings or Other Structures: Buildings or any other type of structure shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Sanitary Sewer Easement".
4. Restoration: Grantee agrees that it will restore subsurface materials on grantor's land, as nearly as is reasonably possible, to the prior existing condition when conducting all future maintenance, resizing or repair activities. Grantor shall be responsible for all surface restoration. Grantee shall not be required to restore or compensate for any improvements or improved surfaces such as, but not limited to, curb and gutter, hard pavements, sidewalks, structures, trees, shrubs and landscaping, disturbed as a result of the maintenance activities described herein.
5. Notification: Grantee agrees that it shall give timely notice to the Grantor of routine maintenance work. Grantee and Grantor agree to cooperate in good faith to minimize interference or disruption to the normal facility operations. Grantee shall provide advance notice to Grantor (except in emergency situations, in which event notice shall be provided as soon as is practical) of any activity with a reasonable likelihood of interfering or disrupting the operation Grantor's facility, and to conduct such activities at mutually agreeable times.

This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Apex Properties Group, LLC,

Michael Blank
Managing Member

Date

James R. Sehloff Professional Land Surveyor No. S-2692 Date

File: 7726CSM2.dwg
Date: 01/04/2024
Drafted By: kristy
Sheet: 4 of 6

Certified Survey Map No. _____

Part of Lot 3 of Certified Survey Map 5327 and part of Lot 3 of Certified Survey Map 5279, being part of the Southwest 1/4 of Section 11, Township 21 North, Range 16 East, Village of Greenville, Outagamie County, Wisconsin

Utility Easement Provisions

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

Apex Properties Group, LLC, Grantor, to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee,
SBC, 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.

Apex Properties Group, LLC,

Michael Blank
Managing Member

Date

James R. Sehloff Professional Land Surveyor No. S-2692 Date

Certified Survey Map No. _____

Part of Lot 3 of Certified Survey Map 5327 and part of Lot 3 of Certified Survey Map 5279, being part of the Southwest 1/4 of Section 11, Township 21 North, Range 16 East, Village of Greenville, Outagamie County, Wisconsin

Village Board Approval Certificate

Resolved, that this certified survey map in the Village of Greenville, Outagamie County, Apex Properties Group, LLC, the property owner, is hereby approved and dedicated right-of-way is accepted by the Village Board of the Village of Greenville.

Chairman

Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Greenville.

Clerk

Date

Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' of the Village of Greenville and Outagamie 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 certified survey map.

Village Treasurer

Date

County Treasurer

Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

The property owners of record:
Apex Properties Group, LLC

Recording Information:
Doc 2295014

Parcel Number(s):
111040106 & 111040507

James R. Sehloff Professional Land Surveyor No. S-2692 Date