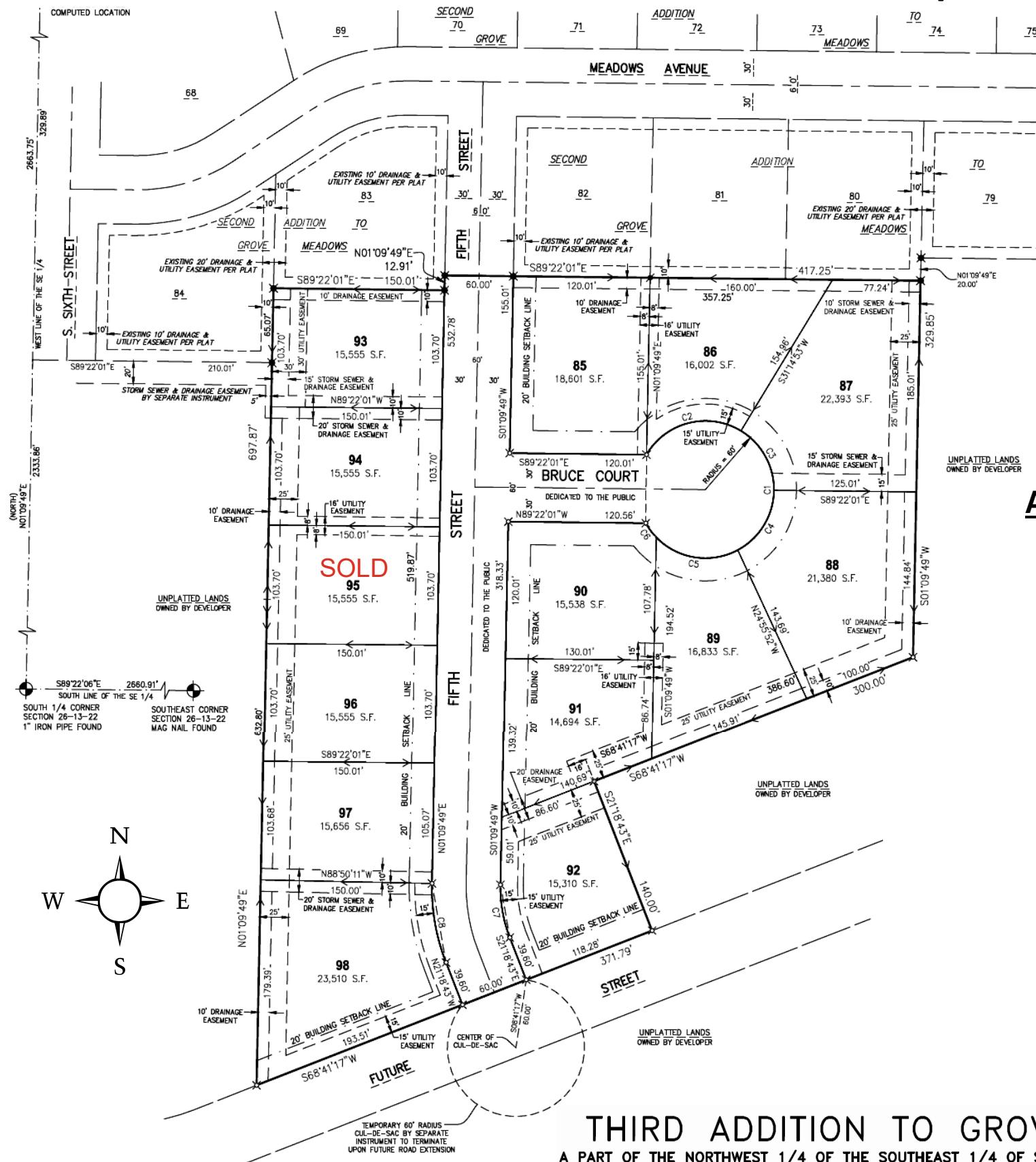


Cedar Grove Lots For Sale By:



1-920-564-2217



Available Lots:

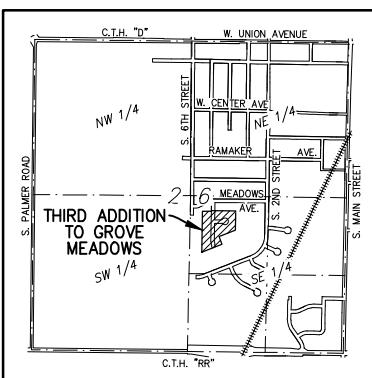
- #85 - \$78,000
#86 - \$78,000
#87 - \$78,000
#88 - \$75,000
#89 - \$70,000
#90 - \$75,000
#91 - \$68,000
#92 - \$68,000
#93 - \$78,000
#94 - \$78,000
#95 - \$68,000
#96 - \$68,000
#97 - \$68,000
#98 - \$78,000

THIRD ADDITION TO GROVE MEADOWS

A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 13 NORTH,
RANGE 22 EAST, VILLAGE OF CEDAR GROVE, SHEBOYGAN COUNTY, WISCONSIN.

THIRD ADDITION TO GROVE MEADOWS

A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 13 NORTH,
RANGE 22 EAST, VILLAGE OF CEDAR GROVE, SHEBOYGAN COUNTY, WISCONSIN.



LOCATION MAP
SECTION 26, TOWNSHIP 13 NORTH, RANGE 22 EAST,
VILLAGE OF CEDAR GROVE, SHEBOYGAN COUNTY, WISCONSIN

OWNER & SUBDIVIDER:
DEVELOPMENT III, LLC
c/o GORDON J. VELDROOM, JR.
OOTSBURG CONCRETE PRODUCTS, INC
110 S. BUSINESS PARK DRIVE
OOTSBURG, WI 53070

LAND SURVEYOR:
DOUG E. WOELZ
MCMAHON ASSOCIATES
1445 McMAHON DRIVE
NEENAH, WISCONSIN 54956
PHONE #920-751-4200

OBJECTING AUTHORITIES:
- DEPARTMENT OF ADMINISTRATION
- SHEBOYGAN COUNTY PLANNING AND RESOURCES DEPARTMENT

APPROVING AUTHORITIES:
- VILLAGE OF CEDAR GROVE

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 22 EAST, VILLAGE OF CEDAR GROVE, SHEBOYGAN COUNTY, WISCONSIN, WHICH BEARS NO109°49' PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR SHEBOYGAN COUNTY

SCALE - FEET
1" = 60'

LEGEND
 - 1 1/4" x 18" ROUND STEEL REBAR WEIGHING 4.3 lbs./lined ft. SET
 - 3/4" STEEL REBAR FOUND
 - 1 1/4" STEEL REBAR FOUND
 - ALL OTHER LOT CORNERS STAKED WITH 3/4" x 24" ROUND STEEL REBAR, WEIGHING 1.50 LBS./LN. FT.
 - CERTIFIED LAND CORNER SHEBOYGAN COUNTY
 - SQUARE FEET
 - () - RECORDED BEARING AND/OR DISTANCE
 - 20' BUILDING SETBACK LINE
 - DIRECTION OF DRAINAGE ARROW AS REQUIRED BY THE VILLAGE OF CEDAR GROVE, THESE ARROWS ARE SHOWN FOR REFERENCE ONLY. FOR THE APPROVED DETAILED DRAINAGE PLAN PLEASE CONTACT MCMAHON ASSOCIATES, INC. OR THE VILLAGE CEDAR GROVE.

NOTES:

FRONT YARD BUILDING SETBACKS TO BE 20' (PER R-2 ZONING) UNLESS NOTED OTHERWISE.

THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE LOT OWNER AND MAINTAINED BY THE ADJACENT PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.

A DRAINAGE PLAN FOR THIS PLAT IS ON FILE WITH THE VILLAGE OF CEDAR GROVE. RESTRICTIONS APPLY TO ALL LOTS REGARDING GROUND ELEVATIONS.

THIS PLAT IS PART OF TAX PARCEL NUMBER 59112555672.



11-20-2023
Revised April 17, 2024
Revised May 21, 2024
Revised August 20, 2024

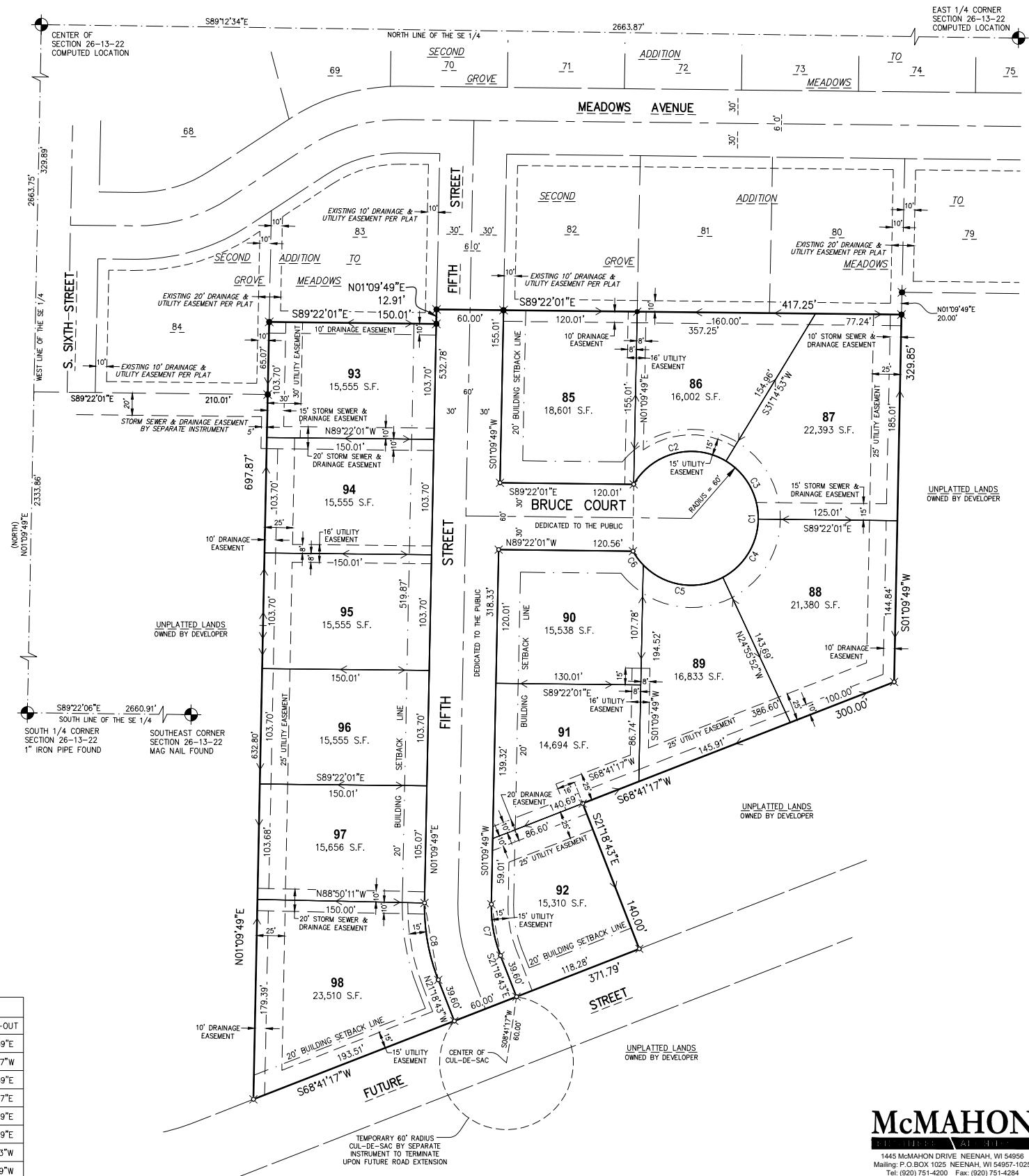
There are no objections to this plat with respect to
Sects. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

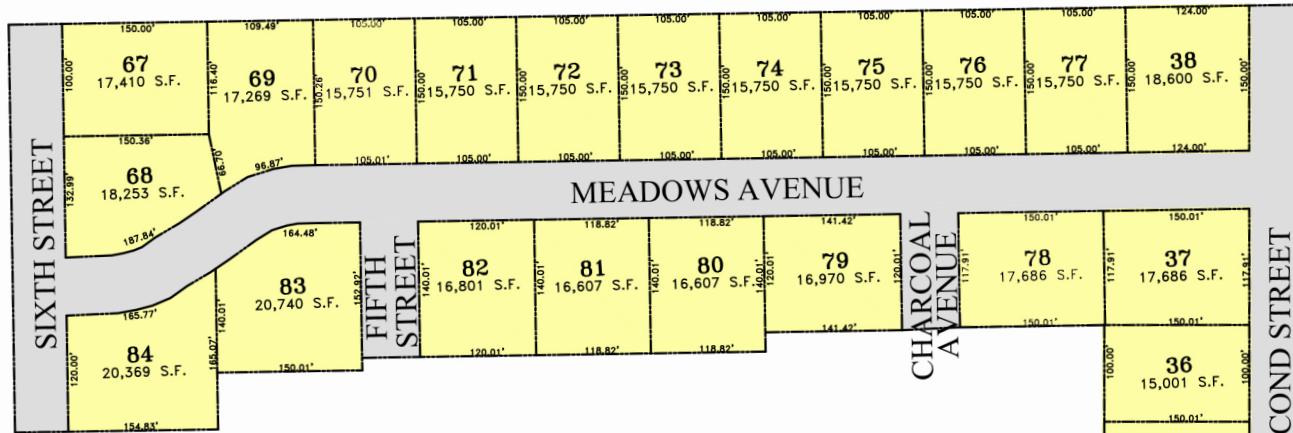
CURVE TABLE							
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT-IN	TANGENT-OUT
C1	60.00'	300'00"00"	314.16'	S00°37'59"W	60.00'	N29°22'01"W	N30°37'59"E
C2	60.00'	090°36'55"	94.89'	S75°56'26"W	85.31'	S30°37'59"W	N58°45'07"W
C3	60.00'	059°23'06"	62.19'	N29°03'34"W	59.44'	N58°45'07"W	N00°37'59"E
C4	60.00'	061°11'57"	64.09'	N31°13'58"E	61.08'	N00°37'59"E	N61°49'57"E
C5	60.00'	074°04'34"	77.57'	S81°07'46"E	72.28'	N61°49'57"E	S44°05'29"E
C6	60.00'	014°43'28"	15.42'	S36°43'45"E	15.38'	S29°22'01"E	S44°05'29"E
C7	120.00'	022°28'33"	47.07'	N10°42'27"W	46.77'	N01°09'49"E	N21°18'43"W
C8	180.00'	022°28'33"	70.61'	S10°04'27"E	70.16'	S21°18'43"E	S01°09'49"W



McMAHON
LAND SURVEYORS
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmgrp.com

THIS INSTRUMENT DRAFTED BY: Marty Abing/Amy Sedor

SHEET 1 OF 2



GROVE MEADOWS SUBDIVISION

FIELDtree

CUSTOM CONSTRUCTION

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- CONDOS
- \$ 51,000
- SOLD

