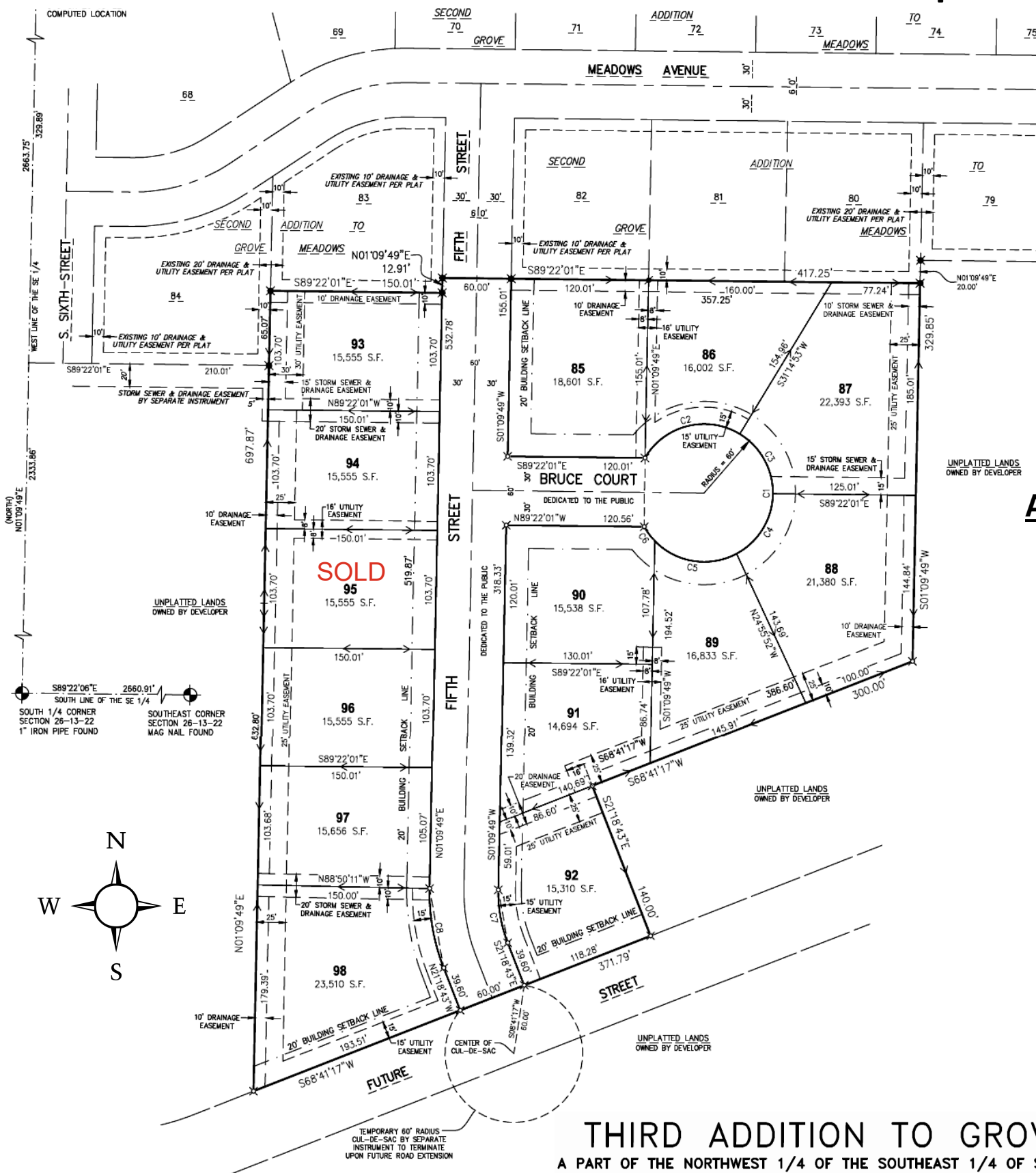


Cedar Grove Lots For Sale By:



1-920-564-2217



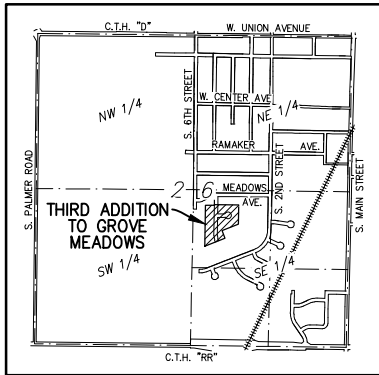
Available Lots:

- #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. VELDBOOM, 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 N01°09'49"E PER THE
WISCONSIN COUNTY COORDINATE SYSTEM AS
PUBLISHED FOR SHEBOYGAN COUNTY

60 30 0 60
SCALE - FEET
1" = 60'

- LEGEND
- 1 1/4" x 18" ROUND STEEL REBAR
WEIGHING 4.3 lbs./lineal 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./LIN. FT.
 - CERTIFIED LAND CORNER
SHEBOYGAN COUNTY
 - S.F. - SQUARE FEET
 - () - RECORDED BEARING AND/OR DISTANCE
 - UTILITY EASEMENT (15' UNLESS NOTED)
 - 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 ADJUTING 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.



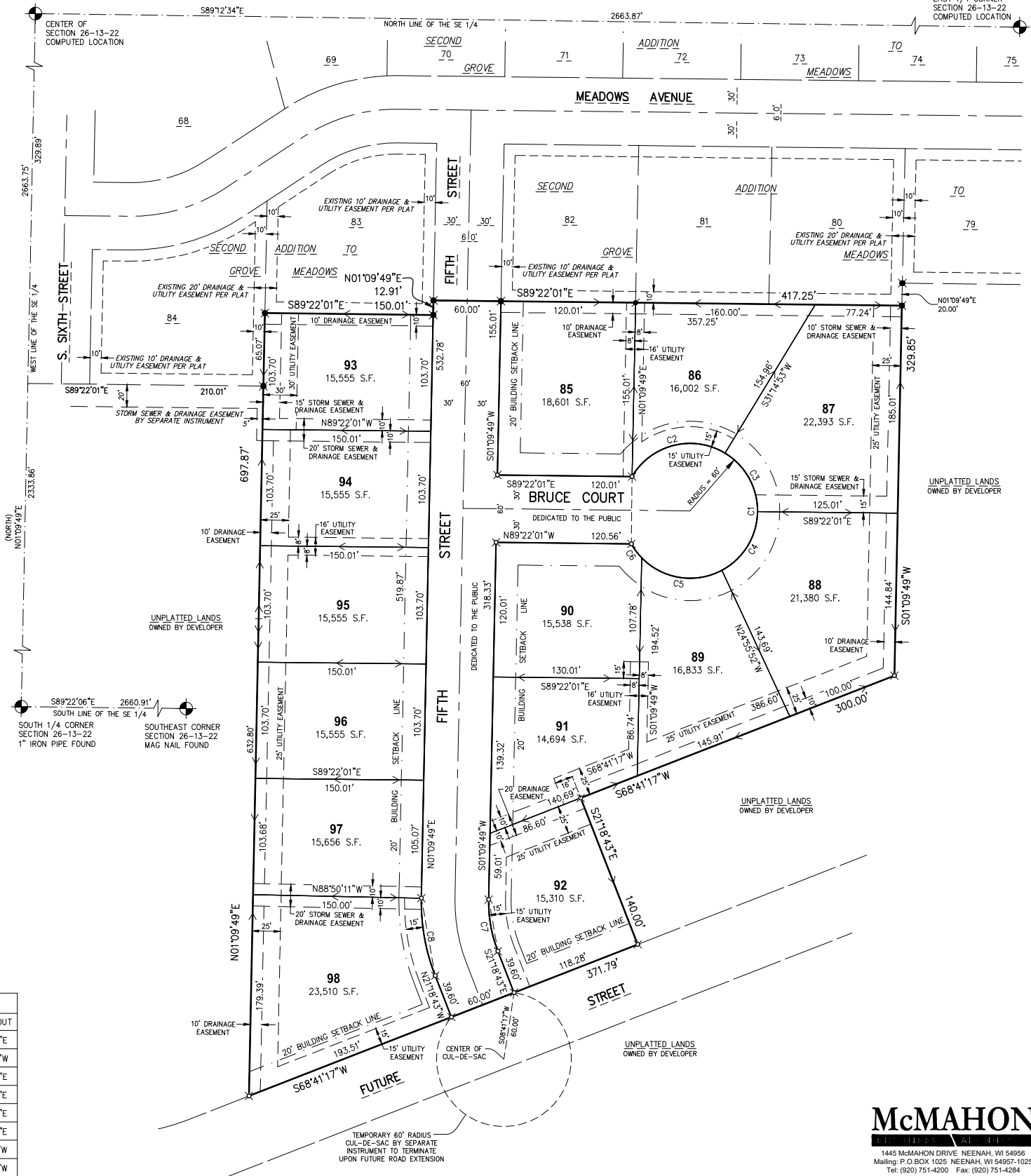
11-20-2023
Revised April 17, 2024
Revised May 21, 2024
Revised August 20, 2024

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

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



McMAHON
SURVEYING & MAPPING
1445 MCMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmaprp.com

THIS INSTRUMENT DRAFTED BY: Marty Abing/Amy Sedlar

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.

SURVEYOR'S CERTIFICATE

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S-2327, certify that I have surveyed, divided and mapped the Third Addition to Grove Meadows being 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, containing 298,229 square feet (6.846 acres) of land and described as follows:

Commencing at the South 1/4 corner of said Section 26; Thence N01°09'49"E (recorded as North), 2333.86 feet along the West line of said Southeast 1/4 to the Westerly extension of the South line of Lot 84 Second Addition to Grove Meadows; Thence S89°22'01"E, 210.01 feet along said South line to the Southeast corner thereof and the Point of Beginning; Thence N01°09'49"E, 65.07 feet along the East line of said Lot 84 to the Southwest corner of Lot 83 of said Second Addition to Grove Meadows; Thence S89°22'01"E, 150.01 feet along the South line of said Lot 83 to the Southeast corner thereof being the West right-of-way line of Fifth Street; Thence N01°09'49"E, 12.91 feet along the East line of said Lot 83 also being the West right-of-way line of Fifth Street; Thence S89°22'01"E, 417.25 feet along the South line of Lots 80, 81 & 82 of the Second Addition to Grove Meadows to the Southeast corner of said Lot 80; Thence S01°09'49"W, 329.85 feet; Thence S68°41'17"W, 300.00 feet; Thence S21°18'43"E, 140.00 feet; Thence S68°41'17"W, 371.79 feet; Thence N01°09'49"E, 632.80 feet to the Point of Beginning.

That I have made such survey, land division and plat under the direction of the owners of said land, that such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Cedar Grove in surveying, dividing and mapping the same.

Dated this 20th day of November, 2023

Douglas E. Woelz, PLS-2327
Wisconsin Professional Land Surveyor
Revised April 17, 2024
Revised May 21, 2024
Revised August 20, 2024



VILLAGE OF CEDAR GROVE APPROVAL:

We hereby certify that the plat of the Third Addition to Grove Meadows in the Village of Cedar Grove, Sheboygan County was approved and accepted by the Village of Cedar Grove on this ____ day of _____, 20____.

Village President – Mike DeHaai Date

STATE OF WISCONSIN

)ss
COUNTY OF _____

I, Julie Brey, being the duly elected, qualified and acting clerk of the Village of Cedar Grove, Sheboygan County do hereby certify that the Village Board of the Village of Cedar Grove approved this Subdivision by voice vote on _____ authorizing me to issue a certificate of approval of the final plat of the Third Addition to Grove Meadows, Development III LLC, as owners upon satisfaction of certain conditions, and I do also hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ day of _____, 20____.

Village Clerk – Julie Brey Dated

OWNER'S CERTIFICATE:

Development III LLC, as owner, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

Village of Cedar Grove
Department of Administration
Sheboygan County Planning and Resources Department

WITNESS the hand and seal of said Owner this ____ day of _____, 20 ____.

In the Presence of: Development III LLC

Larry Lukens, Member Date

State of Wisconsin)
)ss
_____ County)

Personally appeared before me on the ____ day of _____, 20 ____ the above named owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

_____ County, WI

My commission expires _____

Inscon, LLC, member of Development III LLC

Gordon Veldboom Jr., Member Date
of Inscon, LLC

State of Wisconsin)
)ss
_____ County)

Personally appeared before me on the ____ day of _____, 20 ____ the above named owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

_____ County, WI

My commission expires _____

CERTIFICATE OF VILLAGE TREASURER

I, Julie Brey, being the duly elected, qualified and acting Village Treasurer of the Village of Cedar Grove, do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments as of _____ affecting any of the lands included in the plat of the Third Addition to Grove Meadows.

Village Treasurer, Julie Brey Date

CERTIFICATE OF COUNTY TREASURER

I, Laura M. Henning-Lorenz, being the duly elected, qualified and acting County Treasurer of Sheboygan County, do hereby certify that in accordance with the records in my office there no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting any of the lands included in the plat of the Third Addition to Grove Meadows.

County Treasurer, Laura M. Henning-Lorenz Date

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Development III LLC, Grantors, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations, both doing business as We Energies, FRONTIER NORTH INC., a Wisconsin corporation and SPECTRUM MID-AMERICA, LLC, 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, 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" 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 caused to have restored, the property, as nearly as is reasonably possible, to the conditions 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 services, or telephone 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" 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.

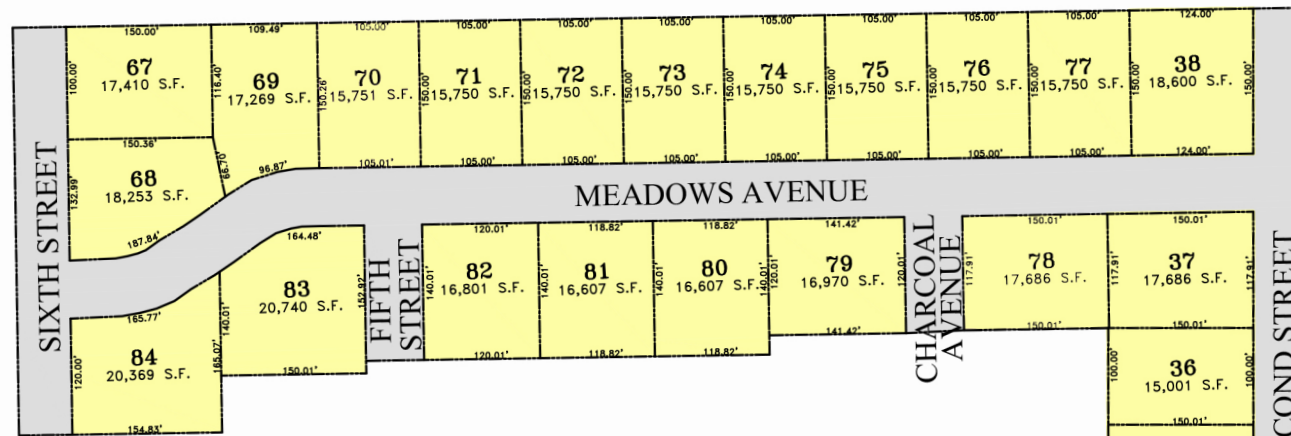
The Grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A PROPERTY CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.

McMAHON
SURVEYING & MAPPING

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



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- \$ 51,000
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