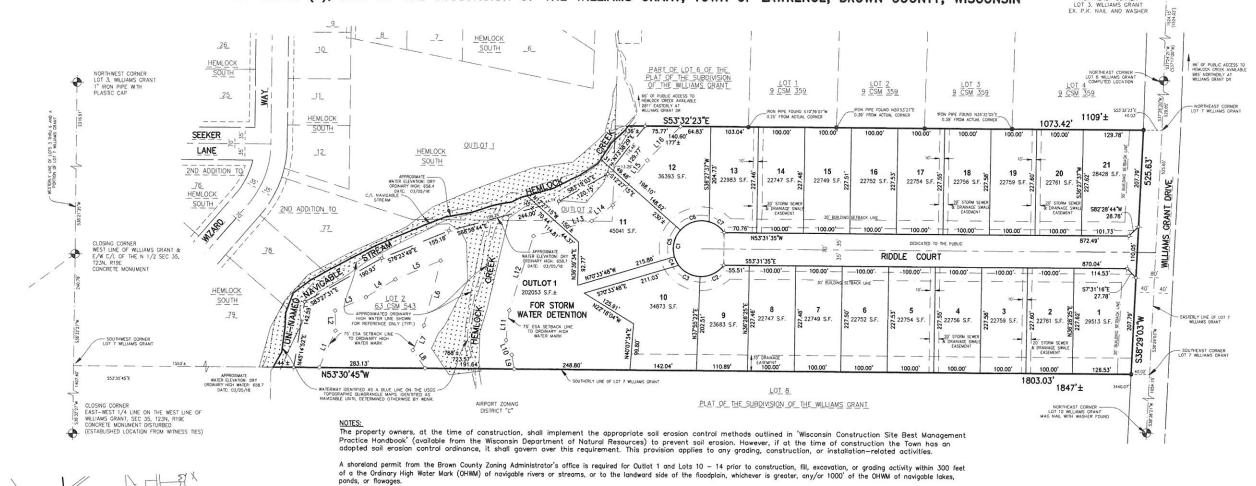
## HEMLOCK EAST

ALL OF OUTLOT 2 OF HEMLOCK SOUTH RECORDED IN VOLUME 24 OF PLATS ON PAGES 79 & 80 AS DOCUMENT NO. 2835530 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8936 RECORDED IN VOLUME 63 OF MAPS ON PAGES 543-549 AS DOCUMENT NO. 2827132 LOCATED IN LOT SEVEN (7), PLAT OF THE SUBDIVISION OF THE WILLIAMS GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN



POTTER TORINE 1 6 7 3

LOCATION MAP
PLAT OF THE SUBDIVISION OF WILLIAMS GRANT,
TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

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

NOTE: THIS SUBDIVISION IS ALL OF TAX PARCEL NOS. L-379 & L-1939

OWNER & SUBDIVIDER: SEVEN FOR LAND, LLC C/O MIKE SELNER 516 N. 8TH STREET B DEPERE, WISCONSIN 54115 #920-680-6100

The Austin Straubel International Airport Director shall be contacted for review and approval prior to any development and land disturbing activities within Airport Zoning Districts. The argort would not specifically object to the establishment of any storm water pond(s) in association with the lot(s) development. However, the property is located within the approach to the primary instrument runway at Austin Straubel, and as such could see significant numbers of low—flying direcraft headed toward or from the runway. As such, the development of a storm water pond could attract migratory water fowl, which pose a significant threat to aviation.

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state

Development on the remnant unplatted lands requires public sewer and water be available OR acquisition of all state, country, and/or municipal permits concerning onsite sewage disposal

A Brown County Highway Department access permit must be obtained prior to any construction of a new street/road connection or driveway to a County Trunk Highway.

Outlot 1 and Lots 11-12 include wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corps of Engineers, Brown County Planning Commission or the Brown County Zoning Administrator's Office prior to any development activity.

ESA RESTRICTIVE COVENANT

Outlot 1 and Lots 11-12 contain an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes wetlands, all land within 35 feet of wetlands 2 acres or greater, navigable waterways, all land within 75 feet of the ordinary high water mark of navigable waterways. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for

			le	Curve Tab					Length	Direction	Line #	Length	Direction	ine #
G	BEARING	TANGENT	Chord Length	Chord Direction	Length	Delta	Radius	Curve #	31.02'	N26'01'26"E	L9	86.46'	N59*41'56"E	L1
3"W	S00°47′18″W	S72'09'32'W	70.00'	S36*28'25"W	302.25	288*37'46"	60.00'	C1	33.89'	N13'57'19"E	L10	43.24'	N34'33'56"E	L2
			56.12'	S79'57'33"E	58.40'	55*45'49"	60.00'	C2	64.25'	N41'56'25"E	L11	72.24'	S77*26'13"E	L3
			52.64'	S26'03'21"E	54.50'	52'02'34"	60.00'	C3	167.99'	N53*36'03"E	L12	74.14'	S85'18'10"E	L4
			20.29'	S09'42'04"W	20.39'	19'28'16"	60.00'	C4	129.47'	S68*35'19"E	L13	104.70'	S76'29'11"E	L5
			58.28'	S48*29'29"W	60.85'	58'06'33"	60.00'	C5	56.56'	N88*28'34"E	L14	143.93'	S50'00'06"W	L6
-			64.32'	N70'02'24"W	67.88'	64'49'43"	60.00'	C6	120.67	N73*28'45"E	L15	58.22'	S60°20'20"W	L7
			39.48'	N18'25'07"W	40.23'	38'24'51"	60.00'	C7	101.46	N79'57'52"E	L16	47.17	S01'37'43"W	L8

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. 7-7-2021

THIS INSTRUMENT DRAFTED BY: Marty Abing

WOELZ 8-2327

LEGEND

- 1 1/4" x 30" ROUND STEEL REBAR

- 1" IRON PIPE FOUND (1.315" O.D.)

( ) - RECORDED BEARING AND/OR DISTANCE

s.f. - SQUARE FEET

- ESA SETBACK POINT, NOTHING SET IN THE FIELD

- WETLANDS AS DELINEATED BY STACEY CAPLAN ON 5-10-2018 & 06-08-18

- 30' BUILDING SETBACK LINE

- 12' UTILITY EASEMENT

ALL OTHER LOT CORNERS STAKED WITH 1 5/16" OUTSIDE DIAMETER X 18" ROUND IRON PIPE, WEIGHING 1.68 LBS./LIN. FT.

OBJECTING AUTHORITIES:
- DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES:

- TOWN OF LAWRENCE

- BROWN COUNTY PLANNING COMMISSION

BEARINGS ARE REFERENCED TO THE WESTERLY LINE OF LOTS 3 THRU 6 AND A PORTION OF LOT 7, PLAT OF THE SUBDIVISION OF THE WILLIAMS GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN, WHICH BEARS \$36"21"35"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR BROWN COUNTY.

SCALE - FEET SCALE 1" = 100'

SHEET 1 OF 2 **McMAHON** 

## Hemlock East Subdivision - Pricing 10/18/21

Lot #	Lot Prices	<u>Phase</u>		
1	\$69,900.00	Riddle Ct		The second second second
2	\$74,900.00	Riddle Ct	Charles de la laction de la company de la co	Landing Charles
3	\$76,900.00	Riddle Ct		
4	\$78,900.00	Riddle Ct	-	OF SERVICE SERVICE THE
5	\$80,900.00	Riddle Ct	Personal National	The Contract of the Contract o
6	\$82,900.00	Riddle Ct		
7	\$84,900.00	Riddle Ct	A/O	Es Pentre di Ponti
8	\$86,900.00	Riddle Ct	A/O	
9	\$90,900.00	Riddle Ct	Sold	THE DESCRIPTION OF THE PARTY OF
10	\$109,900.00	Riddle Ct	A/O	IN CHICAGO PRO
11	\$119,900.00	Riddle Ct	A/0	
12	\$109,900.00	Riddle Ct	A/O	
13	\$89,900.00	Riddle Ct	A/O	IS SHEET STATE
14	\$86,900.00	Riddle Ct	Maria Samuella	to bayallahar dahara
15	\$84,900.00	Riddle Ct	Sold	
16	\$82,900.00	Riddle Ct	Parties Attended	to design the second
17	\$80,900.00	Riddle Ct	Name of the last o	
18	\$78,900.00	Riddle Ct	A/O	(C) Continue to recognition (c)
19	\$76,900.00	Riddle Ct	Sold	St. Buching St. St.
20	\$74,900.00	Riddle Ct		In the second of the
21	\$69,900.00	Riddle Ct	Party Control of the	A PARTY OF THE REAL PROPERTY.
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	<b>电影声诗声</b>		Name of the same	RESIDENCE PROPERTY.
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A/O- Accepted Offer