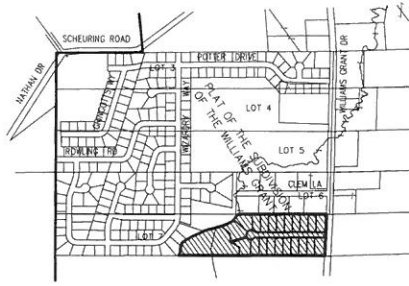
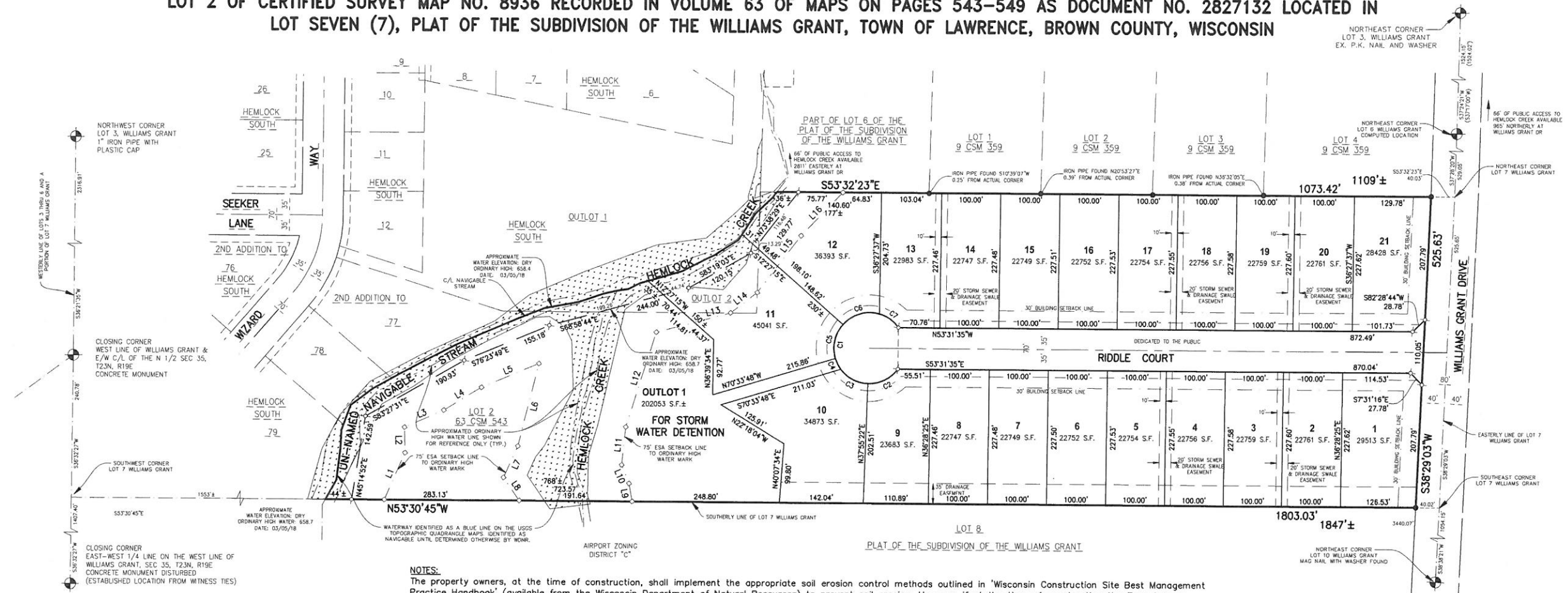


HEMLOCK EAST

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



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

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

NOTES:

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in 'Wisconsin Construction Site Best Management Practice Handbook' (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Town has an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

A shoreland permit from the Brown County Zoning Administrator's office is required for Outlot 1 and Lots 10 - 14 prior to construction, fill, excavation, or grading activity within 300 feet of the Ordinary High Water Mark (OHWM) of navigable rivers or streams, or to the landward side of the floodplain, whichever is greater, any/or 1000' of the OHWM of navigable lakes, ponds, or flowages.

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.

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 airport 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 aircraft 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.

The subject property lies within Airport Zoning District "C".

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 constitution.

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

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.

Restrictive Covenant:

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 adequate drainage of surface water.

Curve Table

Curve #	Radius	Delta	Length	Chord Direction	Chord Length	TANGENT	BEARING
C1	60.00'	288°37'46"	302.25'	S36°28'25"W	70.00'	S72°09'32"W	S00°47'18"W
C2	60.00'	55°45'49"	58.40'	S79°57'33"E	56.12'		
C3	60.00'	52°02'34"	54.50'	S26°03'21"E	52.64'		
C4	60.00'	19°28'16"	20.39'	S09°42'04"W	20.29'		
C5	60.00'	58°06'33"	60.85'	S48°29'29"W	58.28'		
C6	60.00'	64°49'43"	67.88'	N70°02'24"W	64.32'		
C7	60.00'	38°24'51"	40.23'	N18°25'07"W	39.48'		

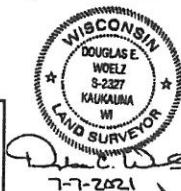
ESA Setback Line Table		
Line #	Direction	Length
L1	N59°41'56"E	86.46'
L2	N34°33'56"E	43.24'
L3	S77°26'13"E	72.24'
L4	S85°18'10"E	74.14'
L5	S76°29'11"E	104.70'
L6	S50°00'06"W	143.93'
L7	S60°20'20"W	58.22'
L8	S01°37'43"W	47.17'

ESA Setback Line Table		
Line #	Direction	Length
L9	N26°01'26"E	31.02'
L10	N13°57'19"E	33.89'
L11	N41°58'25"E	64.25'
L12	N53°36'03"E	167.99'
L13	S68°35'19"E	129.47'
L14	N88°28'34"E	56.56'
L15	N73°28'45"E	120.67'
L16	N79°57'52"E	101.46'

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



THIS INSTRUMENT DRAFTED BY: Marty Abing

LEGEND

- ✕ - 1 1/4" x 30" ROUND STEEL REBAR
WEIGHING 4.30 lbs./lineal ft. SET
- - 1" IRON PIPE FOUND (1.315" O.D.)
- ⊕ - CERTIFIED LAND CORNER
BROWN COUNTY
- () - 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
- VILLAGE OF HOBART
- 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 S36°21'35"W PER THE
WISCONSIN COUNTY COORDINATE SYSTEM AS
PUBLISHED FOR BROWN COUNTY.

SCALE - FEET
SCALE 1" = 100'

SHEET 1 OF 2

McMAHON
SURVEYING & ENGINEERING, INC.

1445 MCMAHON DRIVE NEENAH, WI 54956
Maining P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmapro.com

Hemlock East Subdivision - Pricing 9/30/21

[illegible]

A/O- Accepted Offer