

**DECLARATION OF
RESTRICTIONS - FOR
CRESTVIEW SOUTH
SUBDIVISION**

Document No.

The undersigned, CORNERSTONE PROPERTY GROUP, LLC, a Wisconsin limited liability company, being the fee simple owner of the real property to be comprised of all of the lots of the Crestview South Subdivision plat, having acquired such fee simple ownership from FIRST STATE BANK, which was the successor in right, title, and interest to Breezewood Properties with respect to such real property, hereby makes the following Declaration of Restrictions for Crestview South Subdivision affecting the following described real estate in Outagamie County, Wisconsin:

Part of the SW1/4 of the SW1/4, Section 20, Township 21 North, Range 16 East, Town of Greenville, Outagamie County, Wisconsin, as more particularly described in the attached Exhibit A.

WHEREAS, the purpose of this declaration of restrictions is to ensure that the lots in the Crestview South subdivision plat are improved and maintained as an attractive residential community, consistent with and comparable to the existing Crestview [North] Subdivision plat; and to ensure that certain portions of the lots described herein and certain outlots are restricted and maintained for natural open space and/or drainage purposes; and

WHEREAS, this declaration of restrictions is intended to secure to each property owner the full benefits and enjoyment of their property with no greater restriction on the development and use of their property than is necessary to secure the same benefits and advantages to other property owners and to engage with the existing Crestview Homeowners' Association for the recreational use, conservation, maintenance, retention, access, and enforcement of open space restrictions and outlots for the Crestview Subdivision development as a whole.

NOW, THEREFORE, in consideration of the above, and the mutual covenants, terms and conditions contained herein, the undersigned hereby declares these restrictions on the property of the nature and extent set forth below, and is joined by and with the affirmation and approval and acceptance of CRESTVIEW HOMEOWNERS' ASSOCIATION, INC. (the "Association").

PART I. RESTRICTIONS ON USE AND DEVELOPMENT OF LOTS 37 THROUGH 60.

Document #: **2152041**
Date: **01-11-2019** Time: **01:53 PM**
Pages: **17** Fee: **\$30.00**
County: **OUTAGAMIE COUNTY** State: **WI**



SARAH R VAN CAMP, REGISTER OF DEEDS
Returned to: **MENN LAW FIRM**

Return to:
Robert N. Duimstra
Menn Law Firm, Ltd.
2501 East Enterprise Avenue
Appleton, WI 54913

17

Tax Parcel Number 110 076600

1. **Single Family Residential.** No lot shall be used for any purpose other than as a single family residence.
2. **Building Materials.** No building materials shall be placed or stored on the lot more than thirty (30) days prior to the commencement of construction. At all times during construction, the site shall be maintained in a neat and orderly manner.
3. **Nuisances.** No activity shall be conducted and no equipment or processes shall be used or maintained on the property that creates unusual noise, vibration, glare, fumes, odors or electrical interference that is detectable by normal senses beyond the lot boundary, except in connection with the undersigned's real estate development work with respect to the property and the subsequent construction, repair or maintenance of the property.
4. **Animals and Pets.** No livestock or poultry may be kept on any lot. Other animals may be kept provided such animals are bona fide domestic household pets which are under complete control within the confines of the lot, or on a leash, and which do not constitute a nuisance or unreasonable annoyance to other lot owners. Lot owners shall obtain any licenses required by the Town of Greenville for such pets.
5. **Storage and Equipment.** No vehicles except those licensed and used primarily for general personal transportation on a recurrent basis shall be parked or stored on any lot unless parked or stored within the garage. There shall be no customary parking or storage of any lawn equipment, boat, camper, RV, snowmobile, personal watercraft, fishing shanty, trailer, or other like personal property unless parked or stored within the garage. No camper or trailer shall be used or stored on the lot prior to completion and occupancy of the dwelling. No vehicle parts or salvage materials shall be regularly parked or stored outside on any lot. Notwithstanding the foregoing restrictions in this paragraph 5 of Part I, lot owners shall be permitted to temporarily park or store such vehicles and equipment on a lot for no more than fourteen (14) days within a six (6) month time period.
6. **Woodpiles.** Outside storage of wood is permissible provided it is split and neatly stacked, does not exceed a maximum of five (5) face cords, and is not stored in the front yard.
7. **Signs.** No signs shall be displayed or exposed to public view except one sign identifying the occupant of the dwelling, not to exceed one square foot in area, and one sign advertising the sale or lease of the premises, not to exceed six square feet in area. The Association may use signs of any reasonable size for carrying out its purposes in such manner as is consistent with this Declaration.
8. **Trash.** All trash and waste shall be kept in sanitary containers. No sanitary container shall be placed in front of any dwelling prior to the date before regularly scheduled collection.
9. **Temporary and Accessory Buildings and Structures.** No temporary building, accessory building or accessory structure, including trailers, mobile homes, campers,

storage units, and the like, shall be occupied for living purposes at any time. Notwithstanding the foregoing restrictions in this paragraph 9 of Part I, lot owners shall be permitted to temporarily occupy such temporary and accessory buildings and structures on a lot for no more than fourteen (14) days within a six (6) month time period.

- 10. Dwellings.** All dwellings erected or constructed on a lot shall be subject to and under the jurisdiction of the Wisconsin Uniform One and Two Family Dwelling Code and shall conform to the specified design parameters and minimum floor areas. The square footage of the main structure above grade, exclusive of basements, open porches, breezeways, and garages, shall be not less than the following:

Lots 39, 40, 49, 50, 51, and 52:

One story:	1,700 square feet
Story and a half:	1,500 square feet of first floor living space and 300 square feet of finished living space on the second floor.
Two story:	2,200 square feet
Split level:	2,400 square feet

Lots 37, 38, 41 through 48, and 53 through 60:

One story:	1,800 square feet
Story and a half:	1,500 square feet of first floor living space and 300 square feet of finished living space on the second floor.
Two story:	2,200 square feet
Split level:	2,400 square feet

The second story living space for Story and a half dwellings can vary, but must be completed at the time of original construction.

- 11. Garages.** Every single family dwelling shall have an attached garage of not less than 720 square feet.
- 12. Building Design.** All roof pitches shall be 6/12 or greater. All buildings shall have aluminum, steel, vinyl, brick, stone or wood siding. No aluminum, steel or vinyl siding shall be highly reflective. All wood siding shall be sealed, stained or painted. All siding and exterior trim shall be installed within 12 months from the date construction commences. No earth or geodesic homes are permitted. No building shall exceed 35 feet in height. All buildings shall have a minimum of 25% brick or stone on the front exterior façade.
- 13. Accessory Buildings.** Not more than one detached accessory building shall be permitted for each residence. Maximum floor area shall be no greater than 225 square feet and building dimensions shall be configured such that no wall of an accessory building shall exceed 16 feet in length. All accessory buildings shall have exterior materials and colors similar to the dwelling and shall have a concrete floor. No accessory building shall

exceed 13 feet in height.

14. **Off-site Buildings.** No building shall be moved onto any lot. Any structure on any lot shall be new construction built in accordance with applicable codes and regulations.
15. **Fences.** Fences may be permitted provided they do not exceed six (6) feet above natural grade. No fences may be constructed or installed without the prior written approval of an architectural review committee established by the undersigned, or in lieu thereof, by the Crestview Homeowners' Association, Inc. architectural review committee, with such approval being obtained in compliance with the same procedural requirements set forth for architectural review under paragraph 24 of Part I hereof. Any solid fence must have an exterior the same as the interior. No fence is permitted in the front yard. No chain link metal fences are allowed except for dog runs, which may not exceed 6' wide by 6' high by 10' long and must be out of public view.
16. **Division of Lots.** No lot shall be subdivided where such division would create a lot or building site smaller than the original lot shown on the recorded plat.
17. **Utilities.** All electrical, telephone, cable, and other utilities shall be run underground from the lot line to the building.
18. **Filling and Grading.** No filling or grading shall obstruct drainage swales or drainage ways, or otherwise impede drainage easements or the flow of surface water from other lots. Lots 39 through 43 and Lots 47 through 50 shall not alter, impede, or impair the designated drainage easements designated or described in the attached Exhibit A. Lot 56 shall not alter, impede, or impair the wetland designated or shown on the attached Exhibit A. All excess excavated material in connection with lot development shall be made available to any other lot owner in the subdivision in need of fill. The recipient lot owner shall be responsible for hauling and leveling of fill.
19. **Finished Grades.** All finished grades of the lot shall comply with the drainage plan approved and on file with the Town of Greenville and/or Outagamie County.
20. **Setback Lines.** Setback lines shall conform to local zoning ordinances and regulations.
21. **Lot Maintenance.** The lot owner is required to perform all necessary maintenance and upkeep of the lot and its easement areas, and must comply with the Town or other local weed control ordinances and any other applicable residential lot regulations. Trash, waste, brush, noxious weeds, and long grass are not permitted.
22. **Completion of Homes.** Construction of each residential building shall be completed prior to occupancy and within twelve (12) months of the start of construction. Lawns shall be completed within one (1) year of occupancy. All driveways shall be installed, with final concrete or blacktop completed, within 1 year of occupancy.
23. **Accessory Structures.** No accessory structures, including swimming pools, swing sets,

playground equipment, dog runs, sheds, and the like, shall be permitted forward of the rear exterior line of the main residential structure.

- 24. Architectural Review.** No residential buildings or other structures may be constructed on a lot without the prior written approval of (i) the architectural review committee appointed by the undersigned, or (ii) in the alternative, following written notice of delegation and assignment by the undersigned given to the lot owner, upon the written approval of the architectural review committee appointed by the Association's Board of Directors. Such architectural review committee shall be charged with the power to approve or deny proposed plans of residential buildings and other structures in the Crestview South Subdivision. Denial or approval of plans and specifications by the undersigned's (or, in the alternative, the Association's) appointed architectural review committee may be based on aesthetic or other grounds in such committee's sole discretion. Color schemes that complement the natural setting of the Crestview South Subdivision shall be used. No building permit may be applied for prior to the written approval by such architectural review committee of the plans and specifications for the building which is the subject matter of the building permit application. The undersigned's (or, in the alternative, the Association's) appointed architectural review committee shall have sole discretion of a lot owner's compliance with the building design, materials, and color scheme requirements under this Declaration. All plans and specifications shall be delivered pursuant to subsection (i) above to:

Crestview South
Attn: John W. Wolf
5601 West Grande Market Drive, Suite E
Appleton, WI 54913

If the undersigned gives written notice of delegation and assignment to the lot owner with respect to architectural review as set forth pursuant to subsection (ii) above, then all plans and specifications shall be delivered to:

Crestview Homeowners' Association, Inc.
Attn: Board of Directors
P.O. Box 51
Greenville, WI 54942

Delivery shall be by hand delivery or by certified mail, postage prepaid, return receipt requested. If the Association's appointed architectural review committee fails to approve or to deny such plans and specifications within thirty (30) days after they have been so delivered and received, such plans and specifications shall be deemed to have been approved by such review committee.

The undersigned (or, in the alternative, the Association) may, from time to time, change such delivery address by providing notice of such change to the lot owners of Crestview South Subdivision.

PART II. RESTRICTIONS ON USE AND DEVELOPMENT OF OUTLOTS.

1. **Outlots 1, 6 and 7 of Crestview [North] Subdivision and Outlot 8 of Crestview South Subdivision.**
 - a. **Purpose.** Outlots 1, 6 and 7 with respect to the Crestview [North] Subdivision and Outlot 8 of Crestview South Subdivision shall be permanently retained in a scenic natural and open condition for conservation and passive recreational use for the mutual benefit of the owners of Lots 1 through 36 of Crestview [North] Subdivision and the owners of Lots 37 to 60 of the Crestview South Subdivision.
 - b. **Permitted Uses.** The following uses and structures are permitted on Outlots 1, 6, 7 and 8: woodland and prairie management and restoration; nature and hiking trails; picnic areas and shelters limited to Outlots 1 and 6; and comfort stations limited to Outlot 6.
 - c. **Prohibited Uses.** The following uses and structures are prohibited: filling, grading or ditching, except in connection with a permitted use and subject to any required approvals and permits from State, County and Town departments and agencies; hunting or trapping; construction or placement of any building or structure except in connection with a permitted building or structure and subject to approvals and permits from State, County and Town departments and agencies; cultivation of crops, fruits or vegetables; the depositing of any material; the storage of any vehicles, equipment, materials, or personal property; or the use of any motorized vehicle or bike except for repair and maintenance purposes.
2. **Outlots 3 and 4 of Crestview [North] Subdivision.**
 - a. **Purpose.** Outlots 3 and 4 with respect to the Crestview [North] Subdivision shall be permanently retained and maintained for drainage purposes.
 - b. **Permitted Uses.** The following uses and structures are permitted on Outlots 3 and 4: drainageways, drainage detention and retention facilities, and open space uses that will not interfere with the use of the outlots for drainage purposes.
 - c. **Prohibited Uses.** The following uses and structures are prohibited on Outlots 3 and 4: filling, grading, ditching or excavating, except for the construction and maintenance of drainage facilities pursuant to an approved drainage plan; hunting, fishing or trapping; buildings or non-drainage structures; the cultivation of crops, fruits or vegetables; the depositing of any material; the storage of vehicles, equipment, materials or personal property; and the use of any motorized vehicle or bike, except for repair and maintenance purposes.
 - d. **Maintenance and Access.** Maintenance and repair of all drainage facilities shall be the responsibility of the Association. The Town of Greenville shall have an unqualified right to enter upon any drainage easement or Outlots 3 or 4 for

inspection, and if necessary, for maintenance or repair on any drainage facilities. The cost of the maintenance and repair shall be equally assessed among all lots in the subdivision. The purchase of any lot constitutes a waiver of objection, and agreement to pay any such assessment which shall be placed on the tax bill as a special assessment.

3. **Outlots 2 and 5 of Crestview [North] Subdivision.** Outlots 2 and 5 have been dedicated to the Town in accordance with the recording of the Plat of Crestview [North] Subdivision. Outlot 2 is limited in use to water supply facilities and such other uses which will not interfere with water supply facilities. Outlot 5 is limited in use to sewage treatment and disposal and such other uses which will not interfere with sewage treatment and disposal.

PART III. HOMEOWNERS ASSOCIATION AND ASSESSMENTS.

1. Organization and Implementation.

- a. **Organization.** The Association is a non profit and non stock corporation organized in 2016. The Association holds fee simple title of Outlots 1, 3, 4, 6, and 7. The undersigned intends to convey fee simple title of Outlot 8 to the Association unencumbered by any lien or encumbrance other than the exceptions set forth in the conveyance instrument. Upon and following the undersigned's sale and conveyance of any lot comprising the Crestview South Subdivision plat as approved by the Town, the lot owner thereof shall be a member of the Association in accordance with the provisions of this declaration of restrictions, or of any amended and restated declaration of restrictions in effect at that time.

- b. **Purpose of Association.**

1. To own, improve and maintain the common open space in the outlots of the North and South portions of the Crestview Subdivision development consistent with Part II of this Declaration.

2. To aid and cooperate with the members of the Association and property owners in the subdivision in the enforcement of these restrictions.

3. To arrange social and recreational functions for its members.

4. To do things necessary to promote the general welfare of the lot owners of Crestview.

- c. **Mandatory Membership.** The Association shall have only one class of members. Upon and following the undersigned's sale and conveyance of any lot comprising the Crestview South Subdivision plat as approved by the Town, every beneficial owner (fee simple ownership as distinguished from a security holder) of Lots 37 through 60 shall be a member. Membership shall terminate on such

member's ceasing to be the beneficial owner of a Lot. While the undersigned remains a fee simple owner of any lot being part of Crestview South Subdivision, the undersigned shall be an ex officio member of the Association, without voting rights but entitled to attend meetings, receive information concerning the Association's business and affairs, and assist the Association in carrying out its purposes as needed or requested.

- d. **Voting Rights.** Each Association member in good standing shall be entitled to vote on each matter submitted for a vote to the members. A member shall have one vote for each lot owned. Where two or more owners own a lot, only one vote for such lot shall be allowed and the joint owners shall designate and register with the Secretary of the Association, the name of the owner entitled to cast such single vote.
- e. **Assignment of Rights.** An owner who is a member of the Association may assign his or her membership rights to any tenant residing on the lot. Such assignment shall be effected by filing with the secretary of the Association a written notice of assignment signed by the beneficial owner.
- f. **Annual Meeting.** An annual meeting of the members shall be held in March of each year. The time and place shall be fixed by the Board of Directors.
- g. **Regular and Special Meetings.** In addition to the annual meeting, regular and special meetings may be held at a time and place to be determined by the Board of Directors of the Association.
- h. **Notice of Meetings.** Written notice stating the date, time and place of any meeting of members of the Association shall be delivered personally or by mail or by electronic transmission to each member not less than 10 days before the date of such meeting. Each member may, from time to time, change such delivery address by providing notice of such change to the Board of Directors of the Association.
- i. **Quorum.** The members holding at least twenty-five percent (25%) of the votes that may be cast at any meeting shall constitute a quorum at any meeting, i.e. at least twenty-five percent (25%) of the lot owners of the Crestview Subdivision constitute such a quorum. Members shall be permitted to cast votes by proxy or by electronic means established by the Board of Directors of the Association for such purpose.

2. **Board Of Directors.**

- a. **General Powers.** The affairs of the Association shall be managed by the Board of Directors subject to any instructions of the members or subject to the approval of the members as may be expressed by a vote of the members. The Board shall consist of not less than three members of the Association. Directors must be

members of the Association.

- b. **Terms and Offices.** The Board of Directors of the Association shall be elected by the members at the annual meeting for a term of three (3) years. Members may designate nominees to serve on the Board of Directors prior to or at such annual meeting. Directors may be elected by the members for successive terms of three years each following the expiration of such directors' current terms. The Board of Directors shall elect officers consisting of president, secretary and treasurer. The president shall preside at all meetings. The secretary shall keep the minutes of all meetings of the Association and the Board of Directors. The treasurer shall receive and deposit all Association funds.
- c. **Vacancies.** Vacancies because of death, resignation, disqualification or otherwise may be filled by appointment of the Board until the next annual meeting of the members of the Association.
- d. **Staggered Terms.** Notwithstanding the terms set forth in paragraph 2.b. of Part III hereof, the Board of Directors of the Association shall establish a schedule of staggered terms for the Directors in order to assure that no more than forty percent (40%) of the Directors' terms expire on an annual basis and no more than forty percent (40%) of the Directors' terms commence on an annual basis. The Board of Directors shall inform the members of the Association of the schedule of staggered terms established under this paragraph 2.d. of Part III as reasonably necessary or appropriate.

3. Fees And Assessments.

- a. **Annual Fees.** Upon and following the undersigned's sale and conveyance of any lot comprising the Crestview South Subdivision plat as approved by the Town, all such lots shall be subject to a general annual fee in the minimum amount of \$240.00 or in such other amount as may be determined annually by the Association (or such prorated amount as calculated upon and following the undersigned's sale and conveyance of any lot comprising the Crestview South Subdivision) for the purpose of defraying the cost of improving and maintaining the common open space areas and conducting the affairs of the Association. The rate of the annual fee shall be determined during the annual meeting. Fee increases above fifteen percent (15%) may be determined and changed only by two-thirds of the members of the Association approving such increase.
- b. **Payment of Fees.** The annual fee (or prorated portion thereof) shall be due and payable to the Association on or before January 31st following the undersigned's sale and conveyance of any lot comprising the Crestview South Subdivision and on or before each January 31st of each subsequent year thereafter. Such fee shall be timely delivered to:

Crestview Homeowners' Association, Inc.

Attn: Treasurer
P. O. Box 51
Greenville, WI 54942

The Association may, from time to time, change such delivery address by providing notice of such change to the lot owners of Crestview South Subdivision.

- c. **Special Assessments.** Special assessments may be levied on all lots only by two-thirds of the members of the Association approving such special assessment and only on lots of Crestview South Subdivision following the undersigned's sale and conveyancer thereof. Special assessments shall be due and payable on or before the first January 31st following the levy.
- d. **Default in Payments.** Any fee or special assessment not paid when due shall bear interest at the rate of twelve percent (12%) per annum until paid.
- e. **Liens.** All fees and assessments which are not paid when due shall become and remain a lien on the lot in favor of the Association until paid with interest thereon. The owner of any lot shall be personally liable to pay any fee or assessment. The Association may bring any action against a lot owner for the collection of fees and assessments.
- f. **Assignment of Fees and Assessments.** In the event any member whose fees and assessments are paid in full, shall, during the year in which such fees and assessments are paid, terminate his or her membership by sale of his or her lot, he or she shall be entitled to assign to the buyer the benefit of the paid fees and assessment.

PART IV. GENERAL PROVISIONS.

- 1. **Relation to Public Regulations.** Where the provisions in this Declaration impose greater restrictions than any statute, ordinance or rule, the provisions of this Declaration shall prevail. Where the provisions of any statute, ordinance or rule impose greater restrictions than this Declaration, the provisions of the statute, ordinance or rule shall prevail.
- 2. **Severability.** Invalidation of any one of the provisions of this Declaration by judgment or order of a court of competent jurisdiction shall not affect any other provision which shall remain in full force and effect.
- 3. **Enforcement.** These restrictions shall run with the land and be binding upon the Association, the lot owners, and their respective successors and assigns. All future transfers of any lots shall be made subject to the restrictions, obligations and conditions set forth in this Declaration. It is understood that the acceptance of a deed for any lot by any purchaser is to be considered as an agreement to abide by the restrictions, obligations

and conditions of this Declaration. The Association or any lot owner may enforce the provisions of this Declaration by proceedings in law or equity against any person violating or attempting to violate the provisions of this Declaration, either to restrain violation or to recover damages, or both.

4. **Modification.** Part I of this Declaration can be amended, waived or terminated in whole or part at any time by execution of a written instrument in recordable form by the owners of at least two-thirds of the lots; provided, however, that any modification to the provisions of Part II and Part III shall require the approval of any Town or County plat approval authority, so long as such an amendment, supplement, waiver, or removal would not interfere with any rights of the Town of Greenville with respect to Crestview Subdivision under any development agreement, operating agreement, road pavement and lien agreement, special assessment agreement, or other applicable agreements, and would not interfere with storm-water management or drainage, wastewater and sewage collection and treatment, water supply and distribution, and other public improvements serving the Crestview Subdivision.
5. **Suitability.** The Association makes no representation or warranty whatsoever, express or implied, regarding the physical condition of any lot in the Crestview Subdivision, including without limitation as to any surface or sub-surface conditions or any other matters.
6. **Effect.** This Declaration of Restrictions for Crestview South Subdivision is intended to supplement, modify, supersede, or replace, as necessary or appropriate, that certain Declaration of Restrictions-For Crestview Subdivision dated August 1, 2007 and recorded on January 10, 2010 at 2:45 p.m. as Document No. 1863143 (the "Original Declaration") and that certain Amended and Restated Declaration of Restrictions – for Crestview Subdivision dated May 7, 2012 and recorded May 9, 2012 at 3:38 p.m. as Document No. 1945325 (the "First Amended Declaration"). In the event of a conflict between this Declaration and the Original Declaration and/or the First Amended Declaration, the terms and provisions of this Declaration shall control.

(signature pages follow)

Owner of Crestview South Subdivision Real Property:
CORNERSTONE PROPERTY GROUP, LLC

By: 
John W. Wolf, Managing Member

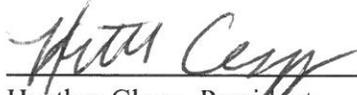
AUTHENTICATION

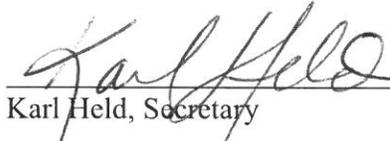
Signatures of John W. Wolf, Managing Member of Cornerstone Property Group, LLC,
authenticated this 13th day of April, 2018.


Robert N. Duimstra
Member, State Bar of Wisconsin

Dated this 3 day of May, 2018.

**CRESTVIEW HOMEOWNERS'
ASSOCIATION, INC.**

By: 
Heather Clegg, President

By: 
Karl Held, Secretary

ACKNOWLEDGMENT

STATE OF WISCONSIN }
 } ss
OUTAGAMIE COUNTY }

Personally came before me this 3rd day of May, 2018, the above Heather Clegg and Karl Held to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.



Notary Public, State of Wisconsin
My commission expires: is permanent.

This instrument drafted by:

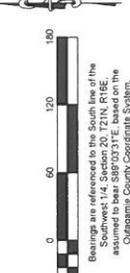
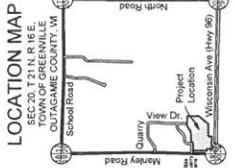
Attorney Robert N. Duimstra
Menn Law Firm, Ltd.
2501 East Enterprise Avenue
Appleton, WI 54913

EXHIBIT A
(see attached survey map and legal description)

Exhibit A

Crestview South

Part of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 21 North, Range 16 East, Town of Greenville, Outagamie County, Wisconsin



- LEGEND**
- △ 1/2" Rebar Found
 - 1/2" Rebar Found
 - 1/2" x 18" Steel Rebar @ 4.30dia/LF SET
 - All other corners
 - 1/2" x 18" Steel Rebar @ 1.50dia/LF SET
 - SF Lot areas in square feet
 - () Recorded As

Delimited Methods, with 20' buffer, per MAMBO Report dated Sept 21, 2015

No Access area 50' each way typical

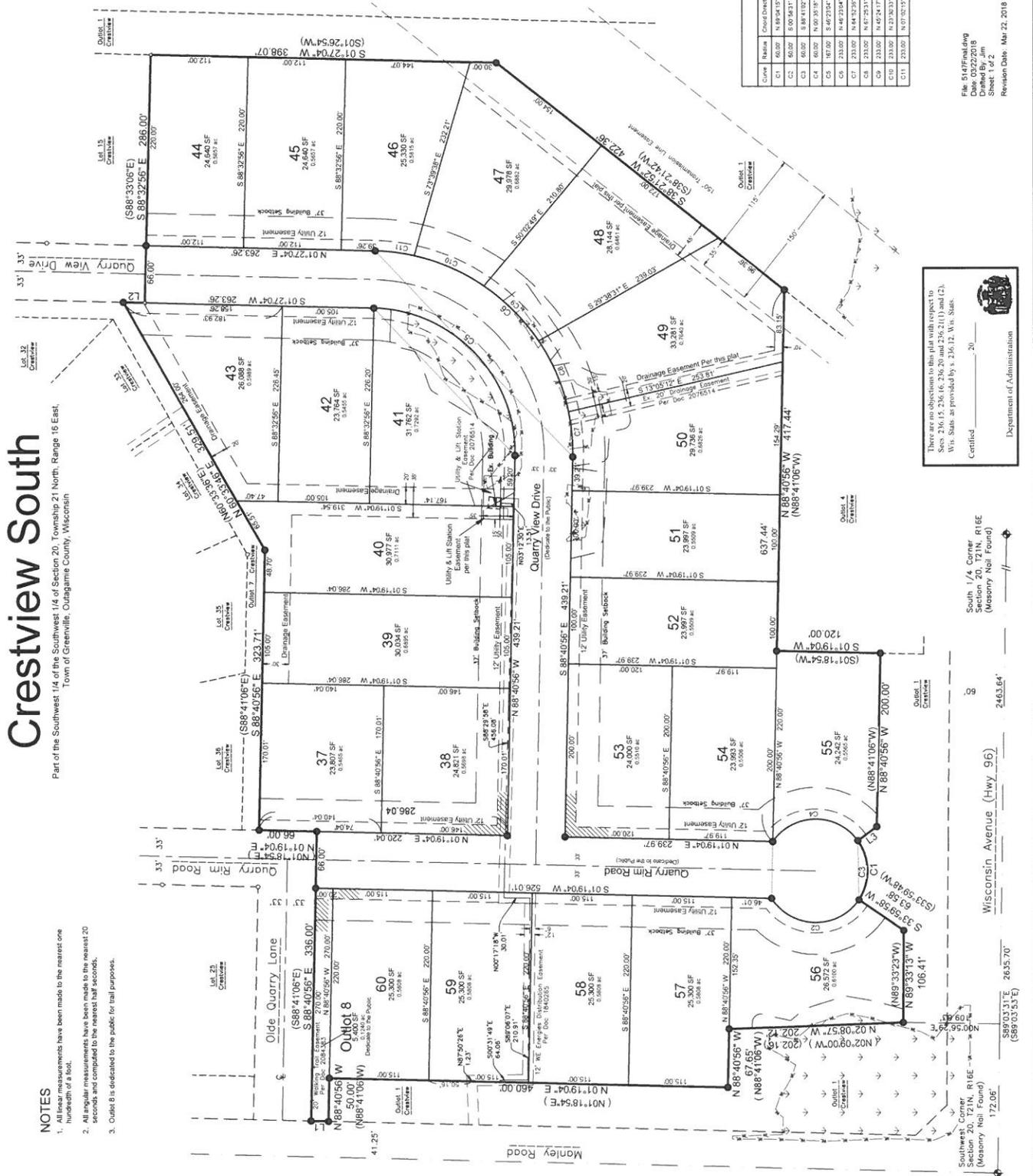
James R. Smitoff PLS 2692 _____ Date _____

Line	Rebaring	(Revised)	Length (ft)
L1	N 011904° E	N 011904° E	20.00
L2	S 011904° W	S 011904° W	24.67
L3	N 011904° E	N 011904° E	21.71

Curve	Name	Curve Direction	Point Length	Central Angle	Radius	Chord Bearing	Tangent Bearing
C1	01.00	N 011904° E	68.71	73.16	89.51427	S 85°59'55" W	N 84°00'25" E
C2	01.00	S 011904° W	106.87	113.9632	137.96532	S 87°59'55" W	S 85°59'55" E
C3	01.00	S 88°41'06" W	66.00	307.11	203.19348	S 87°59'55" W	N 85°19'00" W
C4	01.00	N 011904° E	99.97	114.62	109.27297	N 84°00'25" E	N 85°19'00" W
C5	01.00	S 88°41'06" W	205.90	201.83	89.50207	S 87°59'55" W	N 84°00'25" E
C6	01.00	N 011904° E	320.13	365.45	272.5255	N 84°00'25" E	N 81°27'04" W
C7	01.00	S 88°41'06" W	52.29	52.29	27.5255	S 88°41'06" W	N 81°27'04" W
C8	01.00	N 011904° E	88.00	88.00	22.0115	N 84°00'25" E	N 81°27'04" W
C9	01.00	S 88°41'06" W	88.00	88.00	22.0115	S 88°41'06" W	N 81°27'04" W
C10	01.00	N 011904° E	88.00	88.00	22.0115	N 84°00'25" E	N 81°27'04" W
C11	01.00	S 88°41'06" W	88.00	88.00	22.0115	S 88°41'06" W	N 81°27'04" W

File: 5147Final.dwg
Date: 03/22/2018
Drawn by: Jim Smitoff
Checked by: Jim Smitoff
Revision Date: Mar 22, 2018

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
911 Racine Street, Monona, WI 53652
Ph: 608.291.9999
www.davel.net



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

Certified _____ 20____

Department of Administration

South 1/4 Corner
Section 20, T21N, R16E
(Manitowish Road NW)

Wisconsin Avenue (Hwy 96)

2463.64'

2635.70'

172.05'

S 88°41'06" W

S 88°41'06" W

S 88°41'06" W

S 88°41'06" W

- NOTES**
- All linear measurements have been made to the nearest one hundredth of a foot.
 - All angular measurements have been made to the nearest 20 seconds and computed to the nearest half second.
 - Outlet 8 is delineated to the public for trail purposes.

