

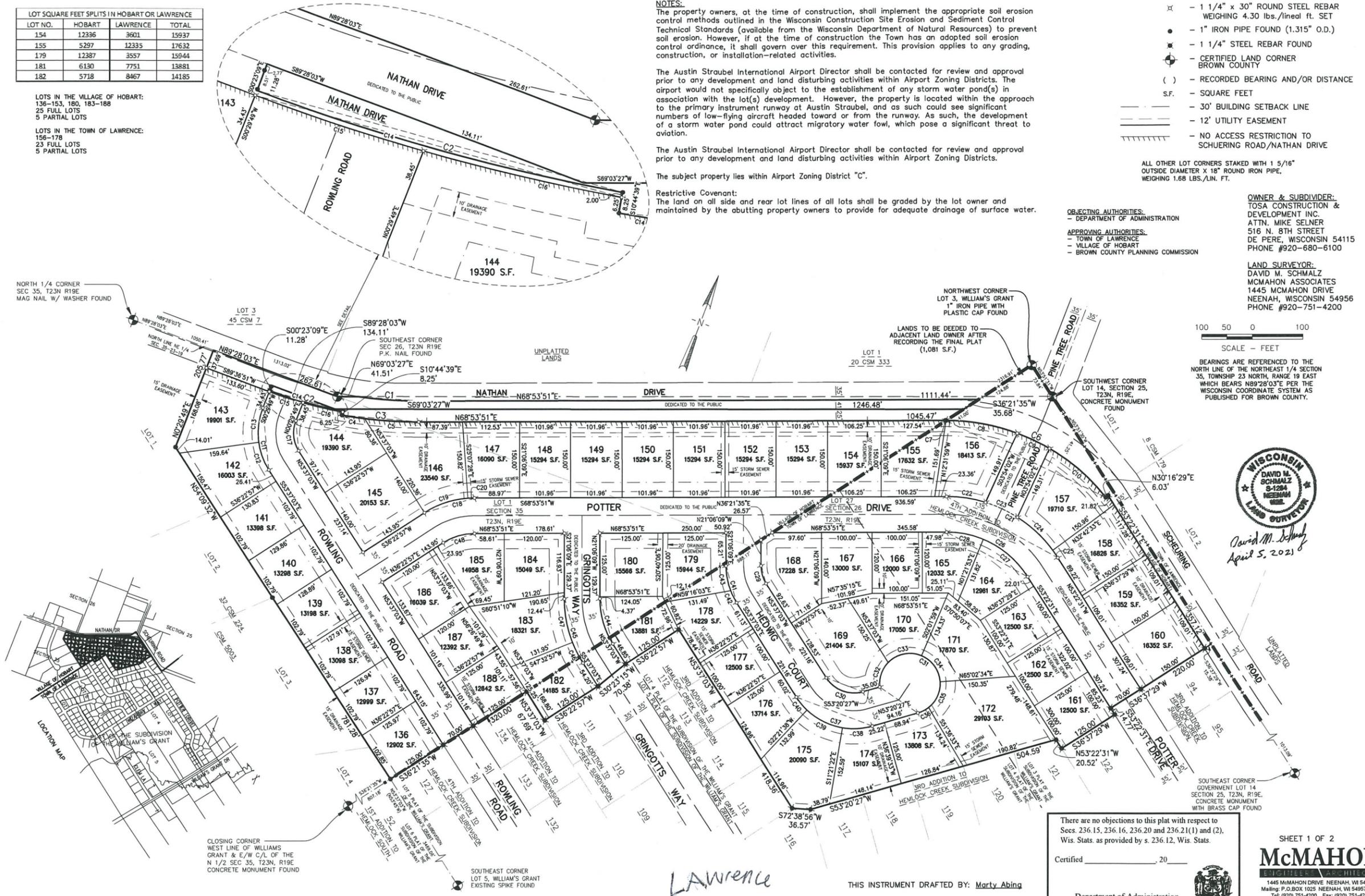
5TH ADDITION TO HEMLOCK CREEK SUBDIVISION

ALL OF LOT 135 OF THE FOURTH ADDITION TO HEMLOCK CREEK SUBDIVISION LOCATED IN LOTS THREE (3), FOUR (4) AND FIVE (5), PLAT OF THE SUBDIVISION OF WILLIAM'S GRANT, TOWN OF LAWRENCE, ALSO LOCATED IN A PART OF LOT 27 OF SECTION 26 AND A PART OF LOT 1 OF SECTION 35, BOTH IN TOWNSHIP 23 NORTH, RANGE 19 EAST, VILLAGE OF HOBART, ALL IN BROWN COUNTY, WISCONSIN

LOT SQUARE FEET SPLITS IN HOBART OR LAWRENCE			
LOT NO.	HOBART	LAWRENCE	TOTAL
154	12336	3601	15937
155	5297	12335	17632
179	12387	3557	15944
181	6130	7751	13881
182	5718	8467	14185

LOTS IN THE VILLAGE OF HOBART:
136-153, 180, 183-188
25 FULL LOTS
5 PARTIAL LOTS

LOTS IN THE TOWN OF LAWRENCE:
156-178
23 FULL LOTS
5 PARTIAL LOTS



NOTES:
The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (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.

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 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 subject property lies within Airport Zoning District "C".

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.

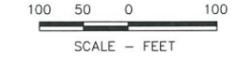
- LEGEND**
- ⊗ - 1 1/4" x 30" ROUND STEEL REBAR WEIGHING 4.30 LBS./LINEAL FT. SET
 - - 1" IRON PIPE FOUND (1.315" O.D.)
 - ⊗ - 1 1/4" STEEL REBAR FOUND
 - ⊕ - CERTIFIED LAND CORNER BROWN COUNTY
 - () - RECORDED BEARING AND/OR DISTANCE
 - S.F. - SQUARE FEET
 - - 30' BUILDING SETBACK LINE
 - - 12' UTILITY EASEMENT
 - - NO ACCESS RESTRICTION TO SCHUERING ROAD/NATHAN DRIVE
- 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

OWNER & SUBDIVIDER:
TOSA CONSTRUCTION & DEVELOPMENT INC.
ATTN. MIKE SELNER
516 N. 8TH STREET
DE PERE, WISCONSIN 54115
PHONE #920-680-6100

LAND SURVEYOR:
DAVID M. SCHMALZ
MCMAHON ASSOCIATES
1445 MCMAHON DRIVE
NEENAH, WISCONSIN 54956
PHONE #920-751-4200



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 SECTION 35, TOWNSHIP 23 NORTH, RANGE 19 EAST WHICH BEARS N89°28'03"E PER THE WISCONSIN COORDINATE SYSTEM AS PUBLISHED FOR BROWN COUNTY.



David M. Schmalz
April 5, 2021

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

SHEET 1 OF 2

McMAHON

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