

# Autumn Heights

All of Lot 2, Volume 60, Certified Survey Maps, Page 227, Map No. 8552, Document No. 2709147, Brown County Records, and all of Lot 2, part of Lot 1 and part of Outlot 1, Volume 48, Certified Survey Maps, Page 293, Map No. 7172, Document No. 2148650, Brown County Records, all being in part of Government Lots 2 and 3, Section 36, T23N-R19E, Town of Lawrence, Brown County, Wisconsin.

Graphic Scale



REGISTER'S OFFICE  
Brown Co., Wis  
Received for record the 16th day  
of May A.D. 2017  
at 4:05 o'clock P.M. and recorded in  
Vol. 24 of 2017 on page 47  
Chief Clerk

SCALE  
1"=100'

DRAWN BY  
MRA

TAX PARCEL NO. L-170, L-170-9, L-171-7

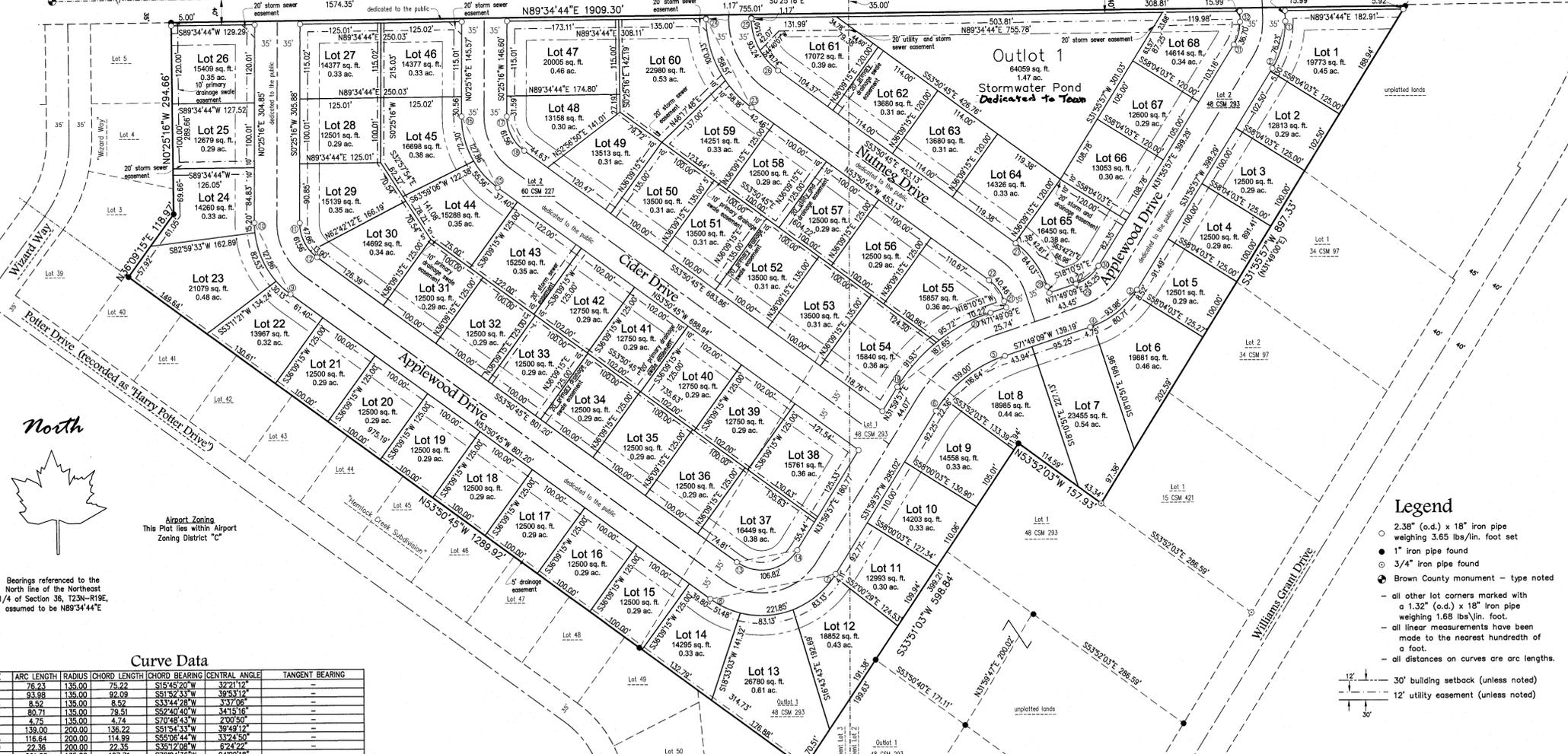
## Final Plat

**Mau & Associates**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Fax: 920-434-9672

## VBS, LLC

PROJECT NO.  
V-9516  
SHEET NO.  
1 of 2  
DRAWING NO.  
P-2315

Northwest Corner of Government  
Lot 3, Section 36, T23N-R19E  
(mag nail w/ washer found)



Bearings referenced to the  
North line of the Northeast  
1/4 of Section 36, T23N-R19E,  
assumed to be N89°34'44"E.

### Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	76.23	135.00	75.22	S15°45'20"W	32°21'12"	--
3-4	93.89	135.00	92.09	S51°32'33"W	39°53'12"	--
Lot 5	8.92	135.00	8.92	S33°44'08"W	33°07'06"	--
Lot 6	80.71	135.00	79.51	S52°40'40"W	34°15'16"	--
Lot 7	4.75	135.00	4.74	S70°48'43"W	2°01'30"	--
E-6	139.00	200.00	136.22	S51°54'33"W	39°49'12"	--
Lot 8	116.84	200.00	114.99	S55°06'44"W	33°24'50"	--
Lot 9	22.36	200.00	22.35	S35°12'08"W	6°24'22"	--
7-8	221.85	135.00	197.71	S79°04'36"W	84°09'18"	--
Lot 11	4.11	135.00	4.11	S32°52'18"W	144°42'42"	--
Lot 12	83.13	135.00	81.82	S51°23'02"W	35°16'46"	--
Lot 13	83.13	135.00	81.82	S86°39'47"W	35°16'46"	--
Lot 14	51.48	135.00	51.17	N84°48'17"W	21°51'04"	--
8-10	127.86	135.00	123.14	N26°42'45"W	54°16'00"	--
Lot 22	30.13	135.00	30.07	N47°27'09"W	12°47'12"	--
Lot 23	82.53	135.00	81.25	N22°32'41"W	35°01'40"	--
Lot 24	15.20	135.00	15.19	N2°48'19"W	6°27'06"	--
11-12	61.56	65.00	59.29	S26°42'45"E	54°16'00"	--
Lot 29	47.66	65.00	46.60	S20°35'00"E	42°00'30"	--
Lot 30	13.90	65.00	13.86	S47°43'00"E	12°15'30"	--
13-14	106.82	65.00	95.20	N78°04'36"E	94°09'18"	--
15-16	127.86	135.00	123.14	N26°42'45"W	54°16'00"	--
Lot 44	56.56	135.00	55.17	N44°03'17"W	23°34'58"	--
Lot 45	72.30	135.00	71.44	N14°55'16"W	30°41'02"	--
17-18	61.56	65.00	59.29	S26°42'45"E	54°16'00"	--
19-20	187.65	270.00	183.89	N51°54'33"E	39°49'12"	--
Lot 54	91.93	270.00	91.48	N41°45'09"E	19°36'30"	--
Lot 55	93.72	270.00	93.22	N61°39'45"E	20°18'46"	--
21-22	40.46	65.00	39.81	N36°00'48"W	35°39'54"	--
23-24	198.51	170.00	192.83	N27°08'01"W	53°25'28"	--
Lot 59	58.18	170.00	57.80	N44°02'30"W	19°36'30"	--
Lot 60	100.33	170.00	98.88	N17°19'45"W	33°48'58"	--
25-26	93.24	100.00	89.90	S27°08'01"W	53°25'28"	--
Lot 67	84.03	135.00	82.68	S36°00'48"W	35°39'54"	--
27-28	45.25	65.00	44.34	N51°54'33"E	39°49'12"	--
31-32	36.70	65.00	36.22	N18°45'21"E	32°21'12"	--

### SURVEYOR'S CERTIFICATE

I, David J. Chrouser, Professional Land Surveyor, PLS-1579, hereby certify:  
That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Town of Lawrence and the Brown County Planning Commission and under the direction of the owners listed herein, I have surveyed, divided and mapped "Autumn Heights", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is all of Lot 2, Volume 60, Certified Survey Maps, Page 227, Map No. 8552, Document No. 2709147, Brown County Records, and all of Lot 2, part of Lot 1 and part of Outlot 1, Volume 48, Certified Survey Maps, Page 293, Map No. 7172, Document No. 2148650, Brown County Records, all being in part of Government Lots 2 and 3, Section 36, T23N-R19E, Town of Lawrence, Brown County, Wisconsin, more fully described as follows:

Commencing at the North 1/4 corner of Section 36, T23N-R19E; thence N89°34'44"E, 883.03 feet along the North line of the Northeast 1/4 of said Section 36; thence S31°55'57"W, 41.43 feet to the South right of way of Scheuring Road and the point of beginning; thence continuing S31°55'57"W, 807.33 feet along the East line of Lot 2, Volume 48, Certified Survey Maps, Page 293, Map No. 7172, Document No. 2148650, Brown County Records; thence N53°52'03"W, 157.93 feet along the South line of said Lot 2; thence S33°51'03"W, 598.84 feet; thence N53°50'45"W, 1289.92 feet along the South line of Outlot 1 of said Certified Survey Map and the South line of Lot 2, Volume 60, Certified Survey Maps, Page 227, Map No. 8552, Document No. 2709147, Brown County Records; thence N36°09'15"E, 118.97 feet along a West line of Lot 2 of said Map No. 8552; thence N02°51'16"W, 294.66 feet along a West line of Lot 2 of said Map No. 8552; thence N89°34'44"E, 1909.30 feet along the South right of way of Scheuring Road to the point of beginning.

Parcel contains 1,357,597 square feet / 31.17 acres more or less.  
Road dedication contains 295,444 square feet / 6.78 acres more or less.  
Parcel subject to easements and restrictions of record.

David J. Chrouser  
PLS-1579  
March 2, 2017  
revised May 5, 2017

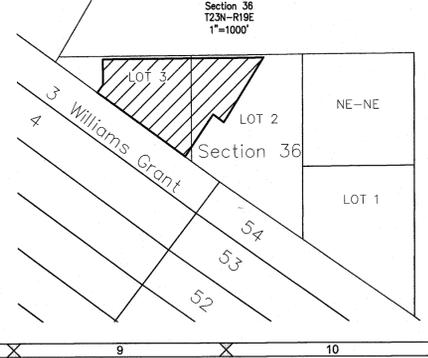


There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified May 10th, 2017  
Benjamin P. Dowling  
Department of Administration

- ### Legend
- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs./in. foot set
  - 1" iron pipe found
  - ⊙ 3/4" iron pipe found
  - ⊙ Brown County monument - type noted
  - all other lot corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs./in. foot.
  - all linear measurements have been made to the nearest hundredth of a foot.
  - all distances on curves are arc lengths.
  - 12' 30' building setback (unless noted)
  - 12' utility easement (unless noted)

### Location Sketch



# Autumn Heights

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SCALE  
1"=100'

DRAWN BY  
MRA

TAX PARCEL NO. L-170, L-170-9, L-171-7

## Final Plat

File: V-9516Final Plat (3/27/17).dwg

**Mau & Associates**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Fax: 920-434-9672

## VBS, LLC

PROJECT NO.  
V-9516  
SHEET NO.  
**2 of 2**  
DRAWING NO.  
**P-2315**

### OWNER'S CERTIFICATE

As Owner, I hereby certify that I caused the land described on Autumn Heights to be surveyed, divided, mapped and dedicated as represented hereon. I 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:

TOWN OF LAWRENCE  
BROWN COUNTY PLANNING COMMISSION  
DEPT. OF ADMINISTRATION

*John R. Verboort*  
JOHN R. VERBOORT as member of VBS LLC

Personally came before me this 11th day of May, 2017, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

*Małena A. Kłosowski*  
Małena A. Kłosowski  
Notary Public  
Brown County, Wisconsin  
My Commission Expires 11/29/2021

STATE OF WISCONSIN ]  
] SS  
COUNTY OF BROWN ]



### CERTIFICATE OF THE BROWN COUNTY PLAN COMMISSION

Approved for the Brown County Plan Commission this 16th day of May, 2017

*Aaron M. Schutte*  
AARON M. SCHUTTE  
Senior Planner  
Principal Planner



### CERTIFICATE OF THE BROWN COUNTY TREASURER

As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Plat as of the dates listed below.

*Charles T. Mahlin* 5/16/17  
Paul D. Zeller  
Brown County Treasurer  
Charles T. Mahlin  
Brown County Deputy Treasurer



### CERTIFICATE OF THE TOWN OF LAWRENCE TREASURER

As duly elected Town of Lawrence Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Plat as of the dates listed below.

*Janet Messersmith* 5/16/17  
Janet Messersmith  
Town of Lawrence Treasurer



### CERTIFICATE OF THE TOWN OF LAWRENCE

Approved for the Town of Lawrence this 16th day of May, 2017

*Janet Messersmith*  
Janet Messersmith  
Town Clerk



### CERTIFICATE OF CORPORATE MORTGAGE

~~\_\_\_\_\_ a corporation duly organized and existing under and by virtue of the laws of Wisconsin mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on the Plat and does hereby consent to the above certificate of John R. Verboort, Owner.~~

~~IN WITNESS WHEREOF, \_\_\_\_\_ has caused these presents to be signed by \_\_\_\_\_ (print name) its \_\_\_\_\_ (print title) and countersigned by \_\_\_\_\_ (print name) its \_\_\_\_\_ (print title) at \_\_\_\_\_ (city) Wisconsin, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.~~

~~In the presence of: \_\_\_\_\_ (Corporate Seal)~~

~~President \_\_\_\_\_ Date \_\_\_\_\_  
Secretary or Cashier \_\_\_\_\_ Date \_\_\_\_\_~~

~~Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be said officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.~~

~~Notary Public  
Brown County, Wisconsin  
My Commission Expires \_\_\_\_\_  
STATE OF WISCONSIN ]  
] SS  
COUNTY OF BROWN ]~~

### 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 adopted a 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.

### RESTRICTIVE COVENANTS

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.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

The Developer hereby grants the Town the right to have storm water runoff from within the rights-of-ways of Scheuring Road, Applewood Drive, Cider Drive and Nutmeg Drive to be discharge and treated within the private storm water management facility located on Outlot 1.

*David J. Chrouser*  
DAVID J. CHROUSER  
PLS-1579  
March 2, 2017  
revised May 5, 2017



There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified May 16th, 2017  
*Renée M. Pankaj*  
Department of Administration

Office of the Register of Deeds  
Brown County, Wisconsin  
Received for Record \_\_\_\_\_, 20\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M and recorded as  
Document # \_\_\_\_\_  
Volume \_\_\_\_\_ of \_\_\_\_\_ on Page \_\_\_\_\_  
Register of Deeds