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Moose Creek Estates

Part of Lot 1, Volume 33, Certified Survey Maps, Page 104, Map Number 5088, and Part of the Southwest 1/4 of the Northwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4, Section 33, T25N-R2OE, Village of Suamico, Brown County, Wisconsin.

Notes:

1) The property owner, at the time of construction, shall implement the appropriate soil erasion control methods outlined in the Wisconsin Department of Natural Resources, "Wisconsin Construction Site Best Management Practice Handbook" to present soil erasion. However, if the Willage, at the time of construction, the adopted so all recision control ordinarce, it shall govern over this requirement. This provision applies to any construction or installation related activities associated with streets and utilities.

A land use permit from the Village of Suamico Zoning Administrator's office is required prior to any construction, fill, or grading activity within 300 feet of a stream.

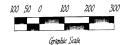
Lots 1, 2, 8-10, 16-20, 23-26, 41-51, include welland areas that may require permits from the Misconsin Department of Natural Resources, Army Carp of Engineers, or the Village of Suomico Zoning Administrators Office prior to any development activity.

4) ESA area is subject to WDNR easement as detailed on Sheet 3

160 Ascord MOUTCH 24 2006

at 8:16 ables A Mand recorded as

men#<u> 2246832</u> 988 00 page 00 page



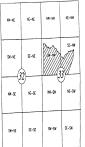
There are no objections to this plat with respect to

Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),

Wis Stats, as provided by s. 236.12, Wis. Stats.

Certified Lybray 14,20 Ub

Location Sketch





Leny'L. Polley Osha a Dre Dyrute Department of Administration Revised October 10, 2003 Revised November 3, 2004 Revised December 8, 2005 (added points on line) Revised February 2, 2006 (state and county corrections) Unplatted Lands Unplotted Lands Unplotted Lands

16 587'47'57"E 220.00' <u>Future</u> Mosse Creek Trail

> Moose Creek Trail \$8747'57'E 298.79'

> > .43

S88'46'10'W 1589.75

Unplotted Lands

45

Legend

Unplotted Lands

- o 2.38"O.D.X 18" Iron pipe weighing
- 3.65 lbs/fin. foot set.

 1" iron pipe set (Point on line)

 1" Iron pipe found.
- a foot. All distances on curves are arc lengths.

12' Utility easement

_____ 35' Building Setbock (except Lots 23–28 which have a 30' Building Setb 600.00 100 Year Floodplain Elevation

Sunny Lane

DRAWING NO. P-1910

C-1295 SHEET NO. 1 of 3

SCALE:

Calewarts Creek

Robert

Moose

Unplatted Lands

Unplotted Lands

28.09

38,837 SF , 0.89 Ac.

Moose Creek Estates

Part of Lot 1, Volume 33, Certified Survey Maps, Page 104, Map Number 5088, and Part of the Southwest 1/4 of the Northwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4, Section 33, T25N-R2OE, Village of Suamico, Brown County, Wisconsin.

Surveyor's Certificate

I, David J. Chrouser, Registered Land Surveyor, hereby certify:

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the the Village of Suamico and the Brown County Planning Commission and under the direction of the owners listed herean, I have surveyed, divided Commission for other interests on that such plot correctly represents all exterior boundaries and the subdivision of the land surveyed and is part of Part of Let 1, Volumee 33, Certified Survey Mops, Pope 104, Map Number 5088, and Part of the Southwest 1/4 of the Northwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4, Section 33, T25N-R20E, Village of Suamico, Brown County, Wisconsin, more fully

Commencing at the West 1/4 Corner, Section 33, T25N-R20E; thence N88°46'10°E, 132.14 feet along the East-West 1/4 line of said Section 33 to the point of beginning; thence NO1*41'38'W, 1032.81 feet to a point being S01*41'38'E, 135'± from the nence NU141.08 N, 100.261 test to a point being S01141.08E, 1.03.5 from the centerline of the creek and is the start of a meander line; thence S5055028E, 308.13 feet along soul meander line; thence S505028E, 308.13 feet along soul meander line; thence S4514512E, 285.74 feet along soil amender line; thence S4514512E, 285.74 feet along soil amender line; thence S52352E, 335.55 feet along soil meander line; thence S52352E, 335.04 feet along soil meander line; thence S5240612E, 284.30 feet along soil meander line to a point on the Mest Right-tof-ling of Cardinal Line and S5240626E 135464. reet along soo meutoer in the confort one mesting it only of sound the being 507/02/58/W, 130/± from the centerline of the creek and is the end of soid meander line; thence 250.57 feet along soid West Right-of-Way being the arc of a 568.97 foot radius curve to the right whose long chard bears S19/39/57/W, 248.55 feet; 350.37 foot routes curre to the right mixed rang fants 357.33 57.35 across the state of the second sold likest Right-of-Wey, thence 126.35 feet along sold West Right-of-Wey being the orc of a 1335.00 foot radius curve to the left whose long chard bears \$29.34.15 W, 126.31 feet to the said East-West 1/4 line; thence S88°46'10°W, 1589.75 feet along said East-West 1/4 line to the point of

Parcel contains 1,629,853 square feet\37.42 acres more or less, including all lands lying between the meander line and the centerline of the creek.

DAVED I. CHROUSER

S-1579 GRENBAY, WIS.

Road Dedication contains 185,017 square feet\4.25 acres more or less

Subject to easements and restrictions of record.

David J. Chrouser August 14, 2003 Revised October 10, 2003 Revised November 3, 2004

Revised December 8, 2005 (added points on line) Revised February 2, 2006 (state and county corrections)

Revised February 2, 2000 Commission

Brown County Planning Commission

County Plan, Commission this 22 day of MARCH. Approved for the Brown County Plan Co.

iten Peter Schleinz Senior Planner Certificate for the Village of Suamico Approved for the Village of Suamico this 22 dog 10 m su

, a corporation duly organized and existing under and by virtue of the land of Wisconsin, mortgages of the above described and, does hereby consent to the surveying, priding, mapping and decibition of the land described on this plot and does hereby consent to the obove certificate of ... Owners.

IN WINNESS WHEREOF,

_____ its ______ and countersigned by _____ ____ at Green Bay, Wisconsin, this ___, day of ______

Personally come before me this __ day of __ 20_ the above named officers of said corporation to me known to be the persons who excuded the foregoing instrument and to me known to be such 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 STATE OF WISCONSIN]

My Commission Expires _

Owner's Certificate, a Colemants Living Trust,

As Owner, Calewarts Family Trust, We hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented hereon. We also certify that this Plat is required by S.236.10 or S.236.12 to be submitted to the following

VILLAGE OF SUAMICO BROWN COUNTY PLANNING COMMISSION DEPT. OF ADMINISTRATION

Robut A. Galewerts

Joya M. alwarte

Personally came before me this 2D day of 12/2000 the above named owners, to me known to be the persons who executed the forgoing instrument and

My Commission Expires 8-23-09 Prown County, Wisconsin

STATE OF WISCONSIN

AUGUSTAN

Treasurers Certificate

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

Kay Mr. Magyan 2/23/2006 nevy finhed Sandre Linke Kay m. mpgya. Date Village Treasurer

Kerry M. Blåney Brown County Treasurer apuly Transvier

i ss ACCULATE OF BROWN

> 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.

Certificital What 14.20 DL

Zenih. Dohan Department of Administration

Restrictive Covenants

Minimum of 1600 square feet of fiving space for a rauch style home and 2100 square feet of living space for a two story home. Any home not a ranch style shall be considered a two story home.

- 3) All home shall have a roof pitch of at least 6/12.
- 4) All buildings have to be erected on site.
- 5) No temporary structures to be used for dwelling purposes.
- 6) No permanent exterior storage of boats, motor homes, trailers, campers, R.V.'s or vehicles
- 7) Exterior of all buildings shall be completed within 12 months after commencement of
- 8) One detached building with a maximum of 1100 square feet, exterior to match the principle residence, No metal pole buildings allowed.

10) Satellite dishes not over 20" in diameter, mounted on the principle structure, and not visible form the street shall be permitted. All other TV antennas must be contained within the house and not mounted on the roof.

- The land occupied by public utility easements of the lots shall not be graded in such a manner as to interfere with drainage of stormwater.
- 12) All dwellings to have a minimum of two stall garage.
- 13) Developer to approve all fencing.
- 14) Any unlicensed vehicles must be stored inside buildings
- 15) All wire, cables, or conduits to or from homes and garages/utility buildings shall be
- 16) No mercury or vapor lights allowed. Any lights mounted on a pole shall not exceed a height of 10 feet from the ground level.
- 17) These covenants are enforceable by the subdivision proprietors and or owners of any lot in the subdivision by injunctive relief as well as any and every legal right and the proprietors and/or owners shall be entitled to cost and attorney fees incurred to enforce any remedy to
- 18) The land on all side and rear lot lines of all lots shall be graded by the property 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.
- 20) No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.
- 21) Lot 35 is exempt from covenants 1-17 due to the fact there is an existing residence on said lot. At such time the buildings are taken down, said lot must conform to all
- 22) Lots 1, 2, 8-11, 16-20, 22-27, 35, 40-51 contain an Environmentally Sensitive Area (ESA) as defined in the 1935 Brown County Sewage Plan. The ESA includes the wetlands and all lands within 50' of the wetland or 50' from the Floodway/Rooplain Line, slopes 128 use will make multin out on the measure or out front the recommy/propagnat Unit, stopes 1/2 or greater and 20' from slopes of 20% or greater whicherer is greater. Development and land disturbing activities are restricted within the ES, unless amendments are approved by the Brown County Planning Commission and the Misconsin Department of Natural Resources.

COUNTY OF BROWN]

TU & ASSOCIATES—8 WATER RESOURCE ENGINEERING WATER RESOURCE ENGINEERING Phone: 920-454-9670 Fax: 920-454-9672

Mau

REUSE OF THIS DA
All rights including or
& Associates. The office fullest extent per
the fullest extent per
chainges made to the
without prior written

Calewarts

Robert

Creek

Moose

Moose Creek Estates

Part of Lot 1, Volume 33, Certified Survey Maps, Page 104, Map Number 5088, and Part of the Southwest 1/4 of the Northwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4, Section 33, T25N-R20E, Village of Suamico, Brown County, Wisconsin.

Curve Data

			Curi	e Data		
Curve No.	Arc Length	Rodius	Chord Length	Chord Bearing	Central Angle	Tangent Bearing
1-4	150.94	65.00	119,24	\$25'10'10"E	133'02'56"	S88'18'22'W
1-2	60.00	65.00	57.89	N65'14'59"W	52'53'18"	
2-3	60.00	65.00	57.89	N12'21'41"W	52'53'18"	
3-4	30.94	65.00	30.65	N27'43'08"E	27'16'20"	N41"21"18"E
4-5	48.84	65.00	47.70	\$19'49'50"W \$47'17'12.5"E	43"02"56" 91"11"09"	N87'07'13"E
6-7 7-9	19.10	12.00 865.00	17.15 216.84	547 17 12.3 E 585'40'45'E	14"24"04"	S78'28'43"E
7-8	115.74	865.00	115.65	NB9'02'48"M	07'39'58"	31020401
8-9	101,67	865.00	101.62	N81'50'46"W	06'44'06"	
9-10	19.25	12.00	17.25	N55'34'18"E	91"53"58"	
11-15	180.02	140.00	167.87	N46'27'31"E	73'40'24"	N83*17'43"E
11-12	13,80	140.00	13.79	S12'26'41'W	05'38'44"	
12-13	73.91	140.00	73.05	S30'23'29'W	30'14'52"	
13-14	73.91	140.00	73.05	S60"38'22"W	30'14'54"	
14-15	18.40	140.00	18.39	S79'31'46'W	07'31'54"	
15-16	36.10	65.00	35.64	N67'23'00"E	31'49'26"	N51'28'17"E
16-21	290.90	65.00	102.15	S00'19'01"E	256'25'24"	N52'06'19"W
16-17	47.50	65.00	46,45	\$72'24'31'W	41'52'28" 52'53'18"	
17-18	60.00	65.00	57.89 57.89	N60'12'36'W N07'19'17'W	52'53'20"	
18-19	112.08	65.00	98.70	N68'31'10"E	98'47'34"	
20-21	11.32	65.00	11,31	S57'06'41"E	09'58'44"	
21-22	123.85	60.00	103.01	S68'45'30"W	118'16'22"	
23-24	17.30	12.00	15.84	S31'40'27'E	82'35'32"	S72'58'13"E
24-25	32.02	865.00	32.02	\$71"54"35"E	02'07'16"	\$70'50'57"E
25-27	168.62	570.00	168.01	S79'19'27"E	16'57'00"	
25-26	81.77	570.00	81.70	N74'57'33"N	08'13'12"	
26-27	86.85	570.00	86.76	NB3'26'03"W	08'43'48"	
28-31	167.60	530.00	166.90	\$78'44'23.5"E	18'07'07"	
28-29	34.72	530.00	34.71	NB5'55'21"W	03'45'12"	
29-30	89.57	530.00	89.46	N79'12'15.5"W	09'40'59"	
30-31	43.31 17.92	530.00 470.00	43.30 17.92	N72'01'18'W S70'46'21"E	02'11'02*	\$71'51'52"E
32-33	19.43	12.00	17.37	N61'45'32"E	92'45'12"	3/13/32 C
33-34 35-37	85.02	130.00	83.51	N34'07'06"E	37'28'20"	
35-36	67.33	130.00	66.58	\$30"13"10"W	29'40'28"	
36-37	17.69	130.00	17.68	S48'57'20'W	07'47'52"	
38-42	275.12	65.00	111.13	905'53'20'E	242'30'48"	N64'37'56'W
38-39	23.46	65.00	23.34	963'11'46'W	20"41"00"	
39-40	79.28	65.00	74.45	N71'31'17'W	69'52'54"	
40-41	79.28	65,00	74.45	N01'38'23'W	69'52'54"	
41-42	93.10	65.00	85.35	N74"20"04"E	82'04'00"	
42-44	70.92	65.00	67.45	S84'06'40"W	62'30'48"	
42-43	54.04	65.00	52.49	S88'26'51"E N60'17'45"E	47'37'50" 14'52'58"	
43-44 47-48	16.88	70.00	16.84	S34'07'06'W	3728'20"	
49-50	45.78 20.48	12.00	18.08	S33*30'28*E	9746'48"	S82'23'52"E
50-51	72.45	470.00	72.38	S86'48'51"E	08'49'58"	300 20 00 0
52-53	78.04	130.00	74.96	\$74°28'27"E	33'30'46"	
54-55	19.35	1335.00	19.35	\$31'52'01"W	00'49'50"	S31'27'06'W
55-56	18.68	12.00	16.85	N13'07'59'W	89"10"10"	S31'27'06'W
57-58	40,94	70.00	40.36	N74'28'27"W	33'30'46"	
59-62	199.34	530.00	198,17	N80'27'20'W	21'33'00"	
59-60	23.53	530.00	23.53	S89'57'31"E	02'32'38"	
60-61	102.51	530.00	102.35	S83'08'44'E	11'04'56"	
61-62	73.30	530.00	73.24	\$73'38'33'E	07'55'26"	
63-65	148.63	470.00	148.01	N78'44'23.5'W S74'10'37"E	18'07'07" 08'59'34"	
63-64	73.77 74.86	470.00 470.00	73.69 74.78	\$83'14'10.5"E	09'07'33"	
64-65 66-69	186.37	630,00	185.69	N79'19'27'W	16'57'00"	N70°50′57°W
66-67	28.09	630.00	28.09	\$86'31'18'E	02'33'18"	
67-68	102.01	630.00	101.90	S80'36'19"E	09'16'40"	
68-69	56.27	630.00	56.25	\$73"24'28"E	05'07'02"	
69-73	353.07	805.00	350.24	N83'24'50"W	25'07'46"	S84'01'17"W
69-70	49.31	805.00	49,31	\$72'36'15"E	03'30'36"	
70-71	102.99	805.00	102.92	S78'01'27'E	0719'48"	
71-72	100.70	805.00	100.63	S85'16'22"E	07'10'02"	
72-73	100.07	805.00	100.01	N87'34'57'E	07'07'20"	
74-54	126.35	1335.00	126.31	\$29'34'15"W	05'25'22"	\$26'51'34'W
74-55	107.00	1335.00	106.97	\$29'09'20"W	04'35'32"	
		568 97	248.55	S19'39'57"W	25"13"58"	1
75-77 75-76	250.57 83.78	568.97	83.70	\$28'03'50"W	08'26'12"	

Critical Area Stabilization, Flowage, and Wildlife Habitat Easement (Lots 1, 2, 8-11, 16-20, 22-27, & 35) (located in areas between the Environmentally Sensitive Area line and the Centerline of the Creek)

Critical Area Stabilization, Flowage, and Wildlife Habitat Easement (Lots 40-51) (located in areas between the Environmentally Sensitive Area line and the South line of the Subdivision)

1. RIGHTS OF THE DEPARTMENT (GRANTEE, Misconsin, Department of Natural Resources)

A) The Grantee shall have the right to: (a) erect dams, dikes or other works on the premises to flow water back on, over and under or be withdrawn from the premises. As in the contracts and more than finite in common and are offered works on the premises to now work potor on, over an owner or one windown from the premises, the properties with only the rights, extended, whileges, and opportunizes which will be required or needed for the right of booking and flowage and organized with the first and unflowed londs described herein. (b) mole such improvements and installations as ore necessary, convenient and incidental to the full enjoyment and use of the rights and privileges granted by the exement. (c) develop, improve and protect from exempts on the above described and by mechanized privation may not a second protect from exempts on the above described and by mechanized privation may not as the relation of the privation of us returning to exclusive messions, clossivers, by ground and committee and to the extent deemed necessary for the protection of the stream or loke; (a) out trees, brush or otherwise after vegetation and, (e) plant vegetable cover and manages and cover including but not limited to burning, straying the premises with chemicals or moving, if required by low, the Grantor strail co-apply with the Grantee for any and all chapter 30 and 31, Slots, icerases, permits or approvals necessary for implementing the rights granted to the Grantee pursuant to this essement.

way with a largest out of all 1, states, the energy experience or approved increasely or imperienting or any state of the preference provided in the propose of certaining of configurous lands owned by the Center for the purpose of exercising of infats and privileges granted therein. It is understood that field roads, roadways, possogreeys, lones or other normally troubled roads will be utilized for such impass and agrees wherever possible and where such throwbodys exist. Ther Crontor may provide a designated road to and from the premises which the Grantee shall use if said roads is reasonable convenient.

C) The Grantee shall have the right to manage fish and wildlife habitat and populations within the premises.

ONE CONSMITS OF THE OWER, POSSESSOR, ASSIGNS, & HEIRS (GRANTOR, Colevant's Family Trust, Glen Colewarts, and Assigns)

A) The Grantor shall cooperate and assist in the maintenance of the premises as welland, flowage, and wildlife habitat area, including streams, springs, lakes, ponds, regression and could be considered to the control of the Grantar, Grantar ogrees not to obversely affect the natural flow of surface water or permitting the draining frough the transfer of appurtment water rights; (2) by not draining or ony other means (3) by not filling in with earth or any other material; and (4) by not burning any areas covered with marsh vegelation. On properly under the control of the Grantar, Grantar ogrees not to obversely affect the natural flow of surface water or underground waters into, within

and out of the premises. Existing titles draining lands outside the premises may be maintained and/or replaced by the grantor.

B) Except as otherwise provided, the general topography of the landscape including water frontage shall be maintained in its present condition.

On he dumping of heats, trash, porthogon, severge, severals, moruse piles, or any unsightly or offensive material shall be placed upon, under or in the premises.

1) No new structures of any kind shall be placed or erected upon the premises.

E) The Grantor may not (1) Alter vegetative cover or other natural features (2) Plant or produce agricultural crops (3) Mow or spray the premises with chemicals except as necessary to comply with natious weed control laws or to control pests on an emergency basis when such control is necessary to protect public health. (4) Posture or graze the premises (5) Use or authorize use of the premises for any purpose, accept as specified in paragraph 3.

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of this easement. 4 GENERAL PROVISIONS

A) The Grantor releases the Grantee from any claims of damage which may arise as a result of floods and flash floods on the lands.

B) The Grantor shall neither lease nor convey any other easement in any way affecting the use and enjoyment of this easement without the prior written permission of the

C) If any provision of this easement is found to be invalid, the remainder of the provisions shall not be affected thereby.

D) Any ambiguities in this easement shall be construed in a manner which best effectuates conservation and enhancement of water quality and habitat for fish and wildlife.

E) No motorized vehicles shall be used on the premises except for maintenance



Revised October 10, 2003 Revised November 3, 2004 Revised December 8, 2005 (added points on line)
Revised February 2, 2006 (state and county corrections)

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Certified Felyman 14,20 11

Lena'L. Holvey Department of Administration

C-1295 SHEET NO. 3 of 3 DRAWING NO. P-1910