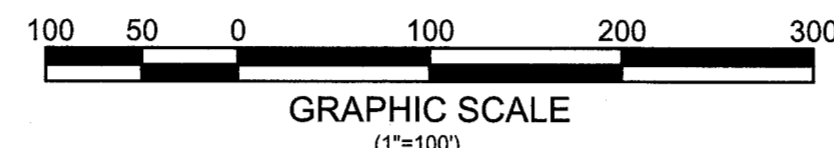
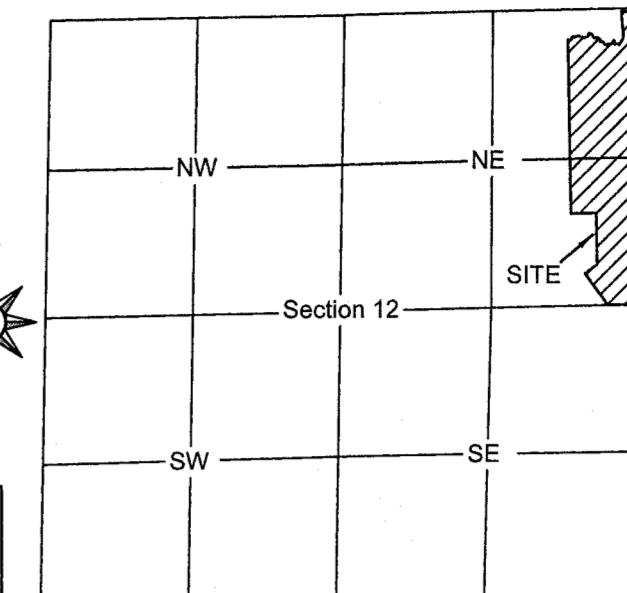


# CRESCENT HILLS

PART OF LOT 1 OF VOLUME 48, CERTIFIED SURVEY MAPS, PAGE 107 (DOCUMENT #2130726-MAP #7111) AND PART OF LOT 1 OF VOLUME 16, CERTIFIED SURVEY MAPS, PAGE 269 (DOCUMENT #1088871-MAP #3135) ALL OF BROWN COUNTY RECORDS, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, T24N-R19E, VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN.



PUBLIC TRUST DOCTRINE:  
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.



LOCATION MAP (PARCEL #VH-56)  
PART OF THE NE-1/4 & SE-1/4 OF SECTION 12, T24N-R19E, VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN (NOT TO SCALE)

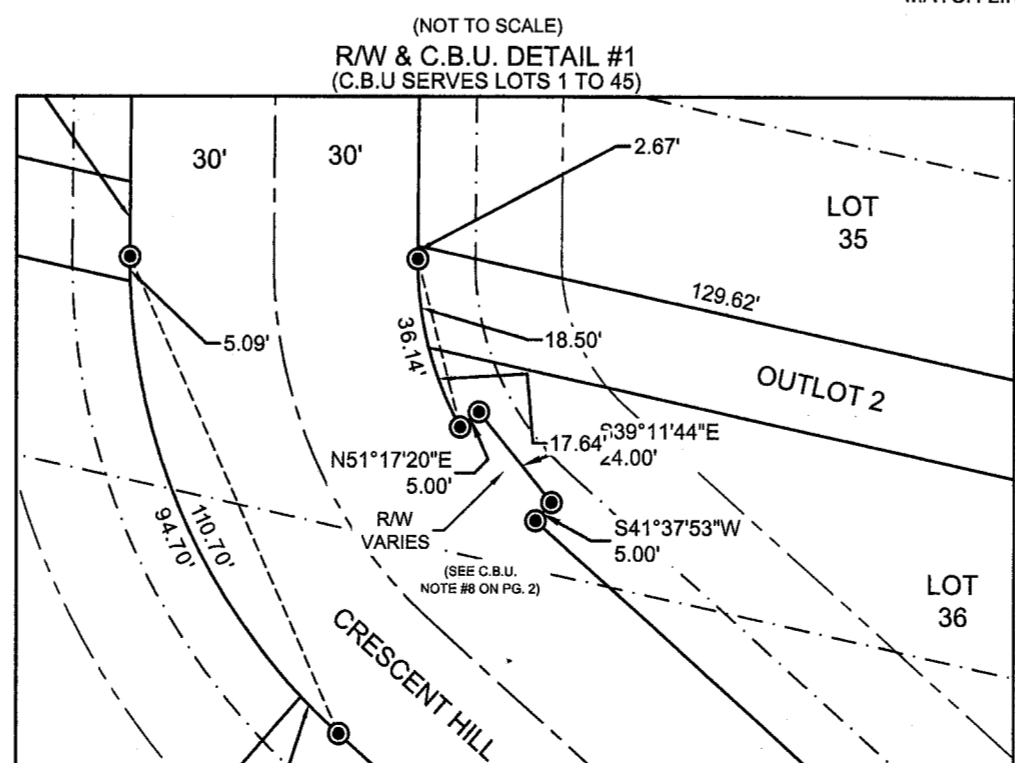
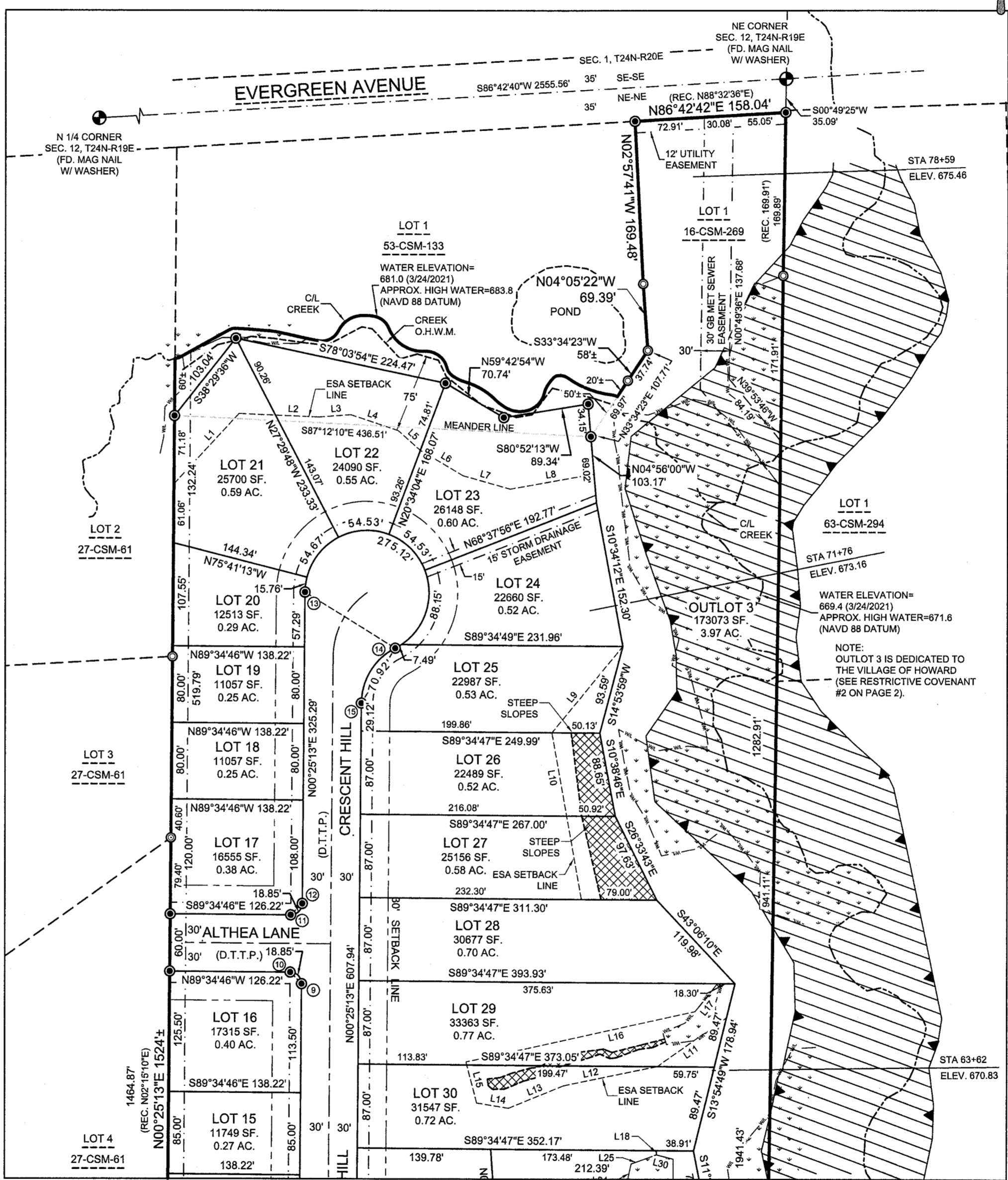
LINE #	LENGTH	DIRECTION
L1	100.06'	N42°50'28"E
L2	83.88'	S87°35'17"E
L3	33.52'	N85°44'25"E
L4	52.18'	S71°41'23"E
L5	31.00'	S48°24'32"E
L6	52.21'	S59°35'41"E
L7	51.18'	S74°25'27"E
L8	88.94'	N79°52'43"E
L9	116.70'	N39°28'45"E
L10	177.00'	N10°08'29"W
L11	86.54'	N54°55'12"E
L12	100.32'	N78°33'51"E
L13	62.02'	N67°55'04"E
L14	33.67'	S80°53'18"E
L15	43.95'	S14°50'30"E
L16	245.40'	S77°35'37"W
L17	37.55'	S38°55'55"W
L18	4.34'	N0°25'13"E
L19	148.48'	N0°13'08"W
L20	35.71'	N87°11'18"E
L21	53.03'	S8°22'28"W
L22	35.86'	S4°28'06"E
L23	42.19'	S25°17'31"E
L24	19.21'	S12°25'56"W
L25	28.01'	S70°12'01"W
L26	57.29'	S46°41'01"W
L27	66.44'	S10°45'22"W
L28	65.76'	S22°38'50"E
L29	57.29'	S85°42'56"E
L30	18.24'	S76°04'25"E
L31	61.43'	N76°07'39"W
L32	110.16'	S57°08'59"W
L33	61.03'	S12°26'18"E

- LEGEND**
- 2.38" (O.D.) X 18" IRON PIPE
  - WEIGHING 3.65 LBS/LIN. FOOT SET
  - 1" IRON PIPE FOUND
  - MAG NAIL SET
  - 2" IRON PIPE FOUND
  - BROWN COUNTY MONUMENT
  - TYPE NOTED
  - ALL OTHER LOT AND MEANDER CORNERS MARKED WITH A 1.32" (O.D.) X 18" IRON PIPE, W/ CAP WEIGHING 1.13 LBS/LIN. FOOT.
  - ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST HUNDREDTH OF A FOOT.
  - ALL DISTANCES ON CURVES ARE ARC LENGTHS. DEDICATED TO THE PUBLIC RECORDED AS
  - NO ACCESS TO C.T.H.C
  - 30' BUILDING SETBACK (UNLESS NOTED)
  - 12' UTILITY EASEMENT (UNLESS NOTED)
  - WETLANDS DELINEATED BY GEORGE & HOLDT, LLC CONSULTANTS.
  - STEEP SLOPES (SEE NOTES & COVENANTS ON PAGE 2)
  - FLOOD STUDY BY MACH IV ENGINEERING & SURVEYING, DATED 3/22/2021
  - FLOOD STUDY TRANSECT (NAVD 88 DATUM)

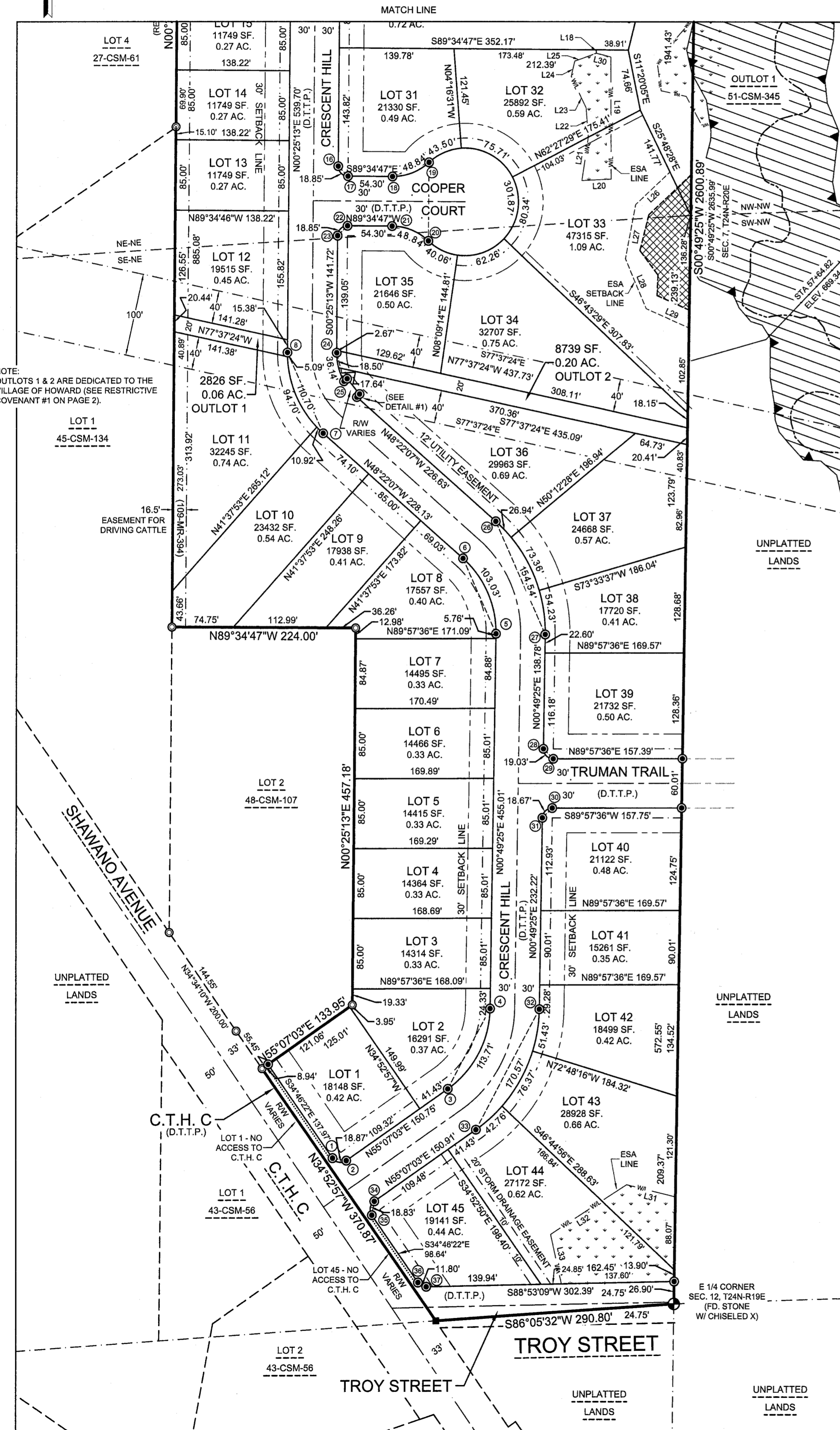
There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified July 15, 2021

*Rene M. Power*  
Department of Administration



BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 12, T24N-R19E, WHICH BEARS S88°42'40"W. THIS MAP IS BASED ON THE CURRENT BROWN COUNTY COORDINATE SYSTEM OF RECORD.



**MACH IV**  
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salschelder Court Green Bay, WI 54313  
PH: 920-569-5765; Fax: 920-569-5767  
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**2970173**  
VOLUME: 24  
PAGE: 183-184  
CHERYL BERKEN  
BROWN COUNTY  
REGISTER OF DEEDS  
GREEN BAY, WI  
RECORDED ON  
08/02/2021 04:12 PM  
REC FEE: 50.00  
PAGES: 2

KHM DEVELOPMENT, LLC  
**CRESCENT HILLS**  
FINAL PLAT

NO.	REVISION DESCRIPTION
1	REVISED MAY 25, 2021 (REVIEW COMMENTS)

DATE: JANUARY 13, 2021  
DRAFTED BY: RJO  
CHECKED BY:  
PROJECT NO.: 1740-01-20  
DRAWING NUMBER: 1576  
SHEET NUMBER: 1

CRESCENT HILLS

PART OF LOT 1 OF VOLUME 48, CERTIFIED SURVEY MAPS, PAGE 107 (DOCUMENT #2130726-MAP #7111) AND PART OF LOT 1 OF VOLUME 16, CERTIFIED SURVEY MAPS, PAGE 269 (DOCUMENT #1088871-MAP #3135) ALL OF BROWN COUNTY RECORDS, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 12, T24N-R19E, VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, RANDALL J. OETTINGER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236, WISCONSIN STATUTES, AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF HOWARD AND THE BROWN COUNTY PLANNING COMMISSION AND UNDER THE DIRECTION OF THE OWNERS LISTED HEREON, I HAVE SURVEYED, DIVIDED AND MAPPED "CRESCENT HILLS," AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED AND IS PART OF LOT 1 OF VOLUME 48, CERTIFIED SURVEY MAPS, PAGE 107 (DOCUMENT #2130726-MAP #7111) AND PART OF LOT 1 OF VOLUME 16, CERTIFIED SURVEY MAPS, PAGE 269 (DOCUMENT #1088871-MAP #3135), ALL OF BROWN COUNTY RECORDS, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 12, T24N-R19E, VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, T24N-R19E; THENCE S00°49'25"W, 35.09 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION, SAID LINE ALSO BEING THE EAST LINE OF VOLUME 16, CERTIFIED SURVEY MAPS, PAGE 269, (DOCUMENT #1088871-MAP #3135), BROWN COUNTY RECORDS, TO THE SOUTH RIGHT OF WAY OF EVERGREEN AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING S00°49'25"W, 2600.89 FEET ALONG SAID LINE, ALSO BEING THE EAST LINE OF LOT 1 OF VOLUME 48, CERTIFIED SURVEY MAPS, PAGE 107, BROWN COUNTY RECORDS; THENCE S86°05'32"W, 290.80 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 1 OF VOLUME 48, CERTIFIED SURVEY MAPS, PAGE 107; THENCE N34°52'57"W, 370.87 FEET ALONG THE EASTERLY RIGHT OF WAY OF SHAWANO AVENUE (A.K.A. C.T.H. C); THENCE N55°07'03"E, 133.95 FEET ALONG THE SOUTHERLY LINE OF LOT 2 OF SAID VOLUME 48, CERTIFIED SURVEY MAPS, PAGE 107; THENCE N00°25'13"E, 457.18 FEET ALONG THE EAST LINE OF SAID LOT; THENCE N89°34'47"W, 224.00 FEET ALONG THE NORTH LINE OF SAID LOT; THENCE N00°25'13"E, 1464.87 FEET ALONG THE WEST LINE OF LOT 1 OF SAID MAP TO THE STARTING POINT OF A MEANDER LINE, SAID POINT BEING S00°25'13"W, 80 FEET, MORE OR LESS, FROM THE CENTER OF A CREEK; THENCE S87°12'10"E, 436.51 FEET ALONG SAID MEANDER LINE; THENCE N33°34'23"E, 69.97 FEET TO THE ENDING POINT OF SAID CREEK; THENCE CONTINUING N33°34'23"E, 37.74 FEET ALONG THE EAST LINE OF LOT 1 OF VOLUME 53, CERTIFIED SURVEY MAPS, PAGE 133 (MAP #7272-DOCUMENT #2337530), BROWN COUNTY RECORDS; THENCE N04°05'22"W, 69.39 FEET ALONG SAID LOT; THENCE N02°57'41"W, 169.48 FEET ALONG SAID LOT TO THE SOUTH RIGHT OF WAY OF SAID EVERGREEN AVENUE; THENCE N86°42'42"E, 158.04 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

BOUNDARY INCLUDES THOSE LANDS LYING BETWEEN THE MEANDER LINE AND THE CENTER OF THE CREEK. BOUNDARY CONTAINS 1,301,627 SQ. FT. / 29.88 ACRES OF LAND, MORE OR LESS, TO THE MEANDER LINE. TOTAL BOUNDARY CONTAINS 1,334,365 SQUARE FEET / 30.53 ACRES, MORE OR LESS, TO THE CENTERLINE. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

ROAD DEDICATION CONTAINS 190,881 SQ. FT. / 4.38 ACRES OF LAND, MORE OR LESS. PARCEL NUMBER AFFECTED THIS PLAT: VH-56

Randall J. Oettinger, RANDALL J. OETTINGER, PLS-2349, DATE: JANUARY 13, 2021, REVISED MARCH 24, 2021 (ESA LINE REVISIONS), REVISED MAY 25, 2021 (REVIEW COMMENTS), REVISED JUNE 02, 2021 (REVIEW COMMENTS)



LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

KHM DEVELOPMENT LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON CRESCENT HILLS TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. KHM DEVELOPMENT LLC ALSO CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

VILLAGE OF HOWARD, BROWN COUNTY PLANNING COMMISSION, DEPT. OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID KHM DEVELOPMENT LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY PATRICIA A. KASTER, ITS MANAGER, ON THIS 19th DAY OF July, 2021.

Patricia A. Kaster, PATRICIA A. KASTER, MANAGER - KHM DEVELOPMENT LLC

PERSONALLY CAME BEFORE ME THIS 19th DAY OF July, 2021, THE ABOVE NAMED MANAGER OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH MANAGER AS THE DEED OF SAID LIMITED LIABILITY COMPANY, BY ITS AUTHORITY.

Bill D. Malace, NOTARY PUBLIC, MY COMMISSION EXPIRES 9/17/2021

STATE OF WISCONSIN, COUNTY OF BROWN

CONSENT OF CORPORATE MORTGAGEE

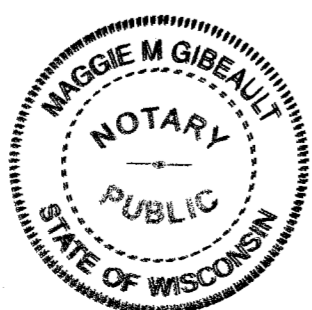
COMMUNITY FIRST CREDIT UNION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF KHM DEVELOPMENT, LLC, OWNER.

IN WITNESS WHEREOF, COMMUNITY FIRST CREDIT UNION HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRENT O. JENSEN, VP - Senior Lender, AND COUNTERSIGNED BY KARALYNNE MOORE, Portfolio Mgr. at De Pere, WI, this 21st day of July, 2021.

PERSONALLY CAME BEFORE ME THIS 21st DAY OF July, 2021, 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 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.

Maggie M. Gibeault, NOTARY PUBLIC, MY COMMISSION EXPIRES 10/11/2022

STATE OF WISCONSIN, COUNTY OF Brown



VILLAGE OF HOWARD EASEMENT PROVISIONS (UTILITY AND DRAINAGE)

UTILITY EASEMENTS AND DRAINAGE EASEMENTS GRANTED TO THE VILLAGE OF HOWARD, A WISCONSIN MUNICIPAL CORPORATION, BROWN COUNTY, WISCONSIN, GRANTEE HEREIN AND ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT OVER, UNDER AND THROUGH THE PROPERTY, BY THE UNDER SIGNED OWNERS OF THE PROPERTY AND GRANTORS HEREIN:

THIS PERPETUAL DEED OF EASEMENT, WHICH SHALL RUN WITH THE LAND, IS GRANTED UPON THE FOLLOWING CONDITIONS:

- 1. THE EASEMENT IS GIVEN FOR THE PURPOSE OF CONSTRUCTING, USING, REPAIRING, ENLARGING AND FOREVER MAINTAINING UTILITIES (SANITARY SEWER, STORM SEWER, OR WATERMAIN) TOGETHER WITH THE RIGHT OF ACCESS TO SAID EASEMENT FOR SUCH PURPOSES.
2. THAT THE GRANTORS, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO USE AND OCCUPY THE ABOVE DESCRIBED REAL ESTATE, PROVIDING THAT SUCH USE AND OCCUPATION WILL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY OR OBSTRUCT SAID UTILITIES, OR ANY PART THEREOF. NO BUILDINGS, LANDSCAPING, FENCES OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED ON OR OVER THE EASEMENT.
3. THE GRANTEE SHALL HAVE THE RIGHT OF ACCESS TO SAID EASEMENT, AND THE RIGHT TO USE SAID PREMISES FOR THE TRANSPORTATION AND LAYING DOWN OF STORAGE MATERIALS, TOOLS, AND EQUIPMENT, THE DEPOSITING AND REMOVAL OF MATERIALS, THE REMOVAL OF TREES AND OTHER VEGETATION, THE REMOVAL OF ANY ITEMS CONSTRUCTED ON OR OVER THE EASEMENT, AND FOR OTHER PURPOSES INCIDENTAL TO CONSTRUCTION AND MAINTENANCE.
4. THE GRANTEE AGREES TO RESTORE AFTER COMPLETION OF CONSTRUCTION, MAINTENANCE, OR OTHER ACTIVITY, THE EASEMENT WITH 4" TOPSOIL, SEED, FERTILIZER AND MULCH, AND FURTHER PROVIDES THAT IN EVENT ANY DAMAGE IS CAUSED TO THE LAND OR REAL ESTATE ADJACENT TO THE EASEMENT, BY REASON OF ANY NEGLIGENCE OF THE GRANTEE IN ENTERING THEREON AND USING THE ABOVE DESCRIBED PROPERTY, SAID GRANTEE SHALL COMPENSATE THE GRANTORS FOR SUCH DAMAGE.

UTILITY EASEMENT PROVISIONS (ELECTRIC, NATURAL GAS, AND COMMUNICATIONS)

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY:

KHM DEVELOPMENT LLC, A LIMITED LIABILITY COMPANY, GRANTOR, TO:

WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, GRANTEE; NORTHEAST TELEPHONE COMPANY, LLC, GRANTEE; WISCONSIN BELL INC. D/B/A AT&T WISCONSIN, A WISCONSIN CORPORATION, GRANTEE; BROWN COUNTY CO-OP, LLC, GRANTEE; SPECTRUM, GRANTEE.

VILLAGE OF HOWARD, GRANTEE:

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS", TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEE AGREES TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEE OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN SIX INCHES WITHOUT WRITTEN CONSENT OF GRANTEE.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

BROWN COUNTY TREASURER'S CERTIFICATE

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 DATE LISTED BELOW.

Paul Zeller, BROWN COUNTY TREASURER, DATE 8/2/21

VILLAGE OF HOWARD TREASURER'S CERTIFICATE

AS DULY ELECTED VILLAGE TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS PLAT AS OF THE DATES LISTED BELOW.

Christopher Halton, VILLAGE TREASURER, DATE 8/2/21

CERTIFICATE FOR THE VILLAGE OF HOWARD

APPROVED FOR THE VILLAGE OF HOWARD THIS 22nd DAY OF February, 2021

Paul F. Evert, VILLAGE OF HOWARD ADMINISTRATOR

BROWN COUNTY PLANNING COMMISSION

APPROVED FOR THE BROWN COUNTY PLAN COMMISSION THIS 2nd DAY OF August, 2021

Tim Reed, SENIOR PLANNER

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 July 15, 2021. Renee M. Powey, Department of Administration.

NOTES:

- 1) ALL ROADS WITHIN THE PLAT BOUNDARY ARE DEDICATED TO THE PUBLIC (D.T.T.P.).
2) SIDE YARD SETBACK IS 7 FEET FOR ALL LOTS.
3) REAR YARD SETBACK IS 25 FEET FOR ALL LOTS.
4) 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 VILLAGE HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION RELATED ACTIVITIES.
5) LOT(S) 29, 32, 33, 43, 44 AND OUTLOT 3 INCLUDE WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ARMY CORP OF ENGINEERS, BROWN COUNTY PLANNING COMMISSION, OR THE LOCAL MUNICIPALITY'S ZONING ADMINISTRATOR'S OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY.
6) FLOOD STUDY BY MACH IV ENGINEERING & SURVEYING, DATED MARCH 03, 2021.
7) THE LOT OWNERS ASSOCIATED WITH THE DESIGNATED CBU (CLUSTER BOX UNIT) ARE JOINT OWNERS OF THE SPECIFIED CBU STRUCTURE AND ITS FOUNDATION, WHO ARE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE AND REPLACEMENT. IF THE PROPERTY OWNERS DO NOT KEEP THE CBU IN A GOOD-LOOKING FUNCTIONAL STATE, THE MUNICIPALITY MAY ASSESS/CHARGE THE LOT OWNERS FOR THE SHARED COST OF REPAIRS OR REPLACEMENT.

RESTRICTIVE COVENANTS

- 1) OUTLOTS 1 AND 2 ARE DEDICATED TO THE VILLAGE OF HOWARD FOR TRAIL PURPOSES.
2) OUTLOT 3 IS DEDICATED TO THE VILLAGE OF HOWARD FOR CONSERVANCY/TRAIL PURPOSES.
3) 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.
4) LOTS 21-23, 25-27, 29, 30, 32, 33, 43, 44 AND OUTLOT 3 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, FLOODWAY, ALL LAND WITHIN 35 FEET OF THE FLOODWAY OR 75 FEET BEYOND THE ORDINARY HIGH WATER MARK - WHICHEVER IS GREATER, NAVIGABLE WATERWAYS, ALL LAND WITHIN 75 FEET OF THE ORDINARY HIGH WATER MARK OF NAVIGABLE WATERWAYS, AND STEEP SLOPES OF 20% OR GREATER ASSOCIATED WITH ANY AFOREMENTIONED WATER OR NATURAL RESOURCE FEATURES AND A 20-FOOT SETBACK FROM TOP AND BOTTOM OF STEEP SLOPES. 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.

Table with columns: CURVE, DELTA, RADIUS, ARC, CURVE TABLE CHORD, CHORD BRG., TANGENT BRG. Rows 1-2 through 36-37.



2260 Salscheider Court Green Bay, WI 54313, PH: 920-569-5765; Fax: 920-569-5767, www.mach-iv.com

KHM DEVELOPMENT, LLC

CRESCENT HILLS

FINAL PLAT

REVISION DESCRIPTION, 1 REVISED MAY 25, 2021 (REVIEW COMMENTS)

DATE: JANUARY 13, 2021, DRAFTED BY: RJO, CHECKED BY:, PROJECT NO.: 1740-01-20, DRAWING NUMBER 1576, SHEET NUMBER 2