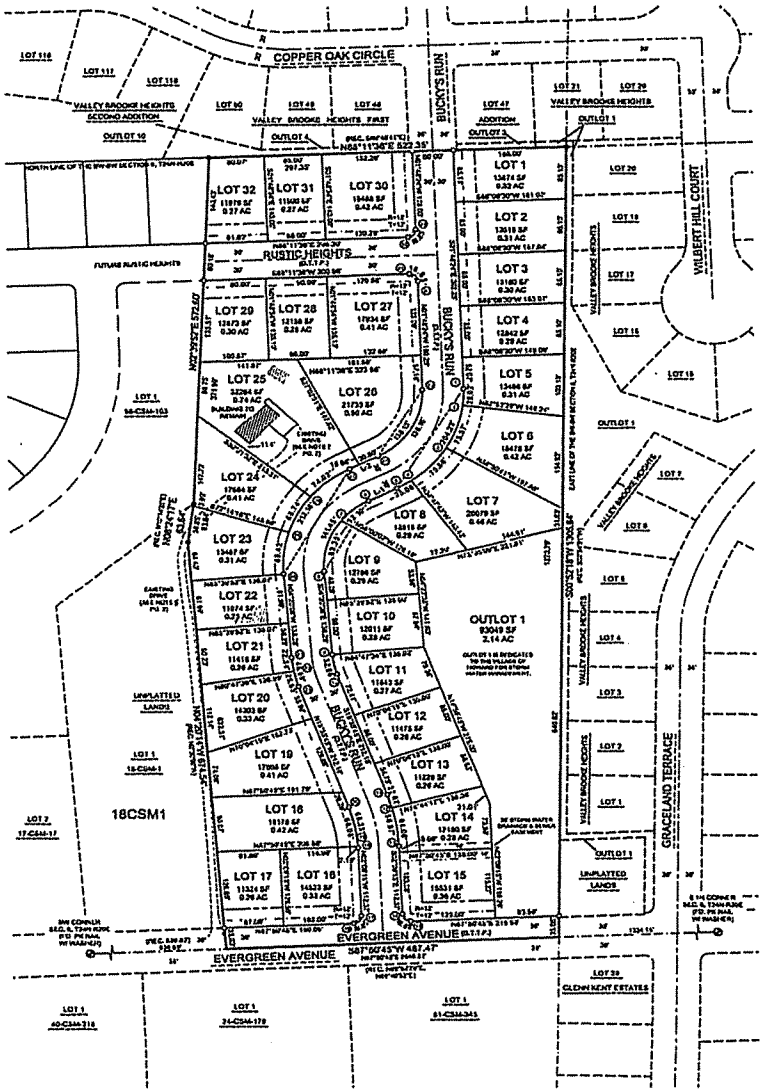
RUSTIC HEIGHTS

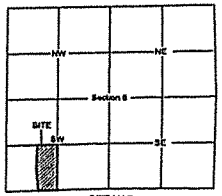
PART OF SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 6, T24N-R20E, VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN.



Graphic Scale: 100 50 0 100 200 300

THIS IS AN UNOFFICIAL COPY OF A DOCUMENT RECORDED IN THE REGISTER OF DEEDS OFFICE.

NORTH IS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 6, T24N-R20E, RECORDED TO BEAR N68°50'45"E, FROM BROWN COUNTY COORDINATE SYSTEM.



SITE MAP
PART OF THE SW-SW OF SECTION 6, T24N-R20E
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 "RUSTIC HEIGHTS", AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED AND IS PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 6, T24N R20E, VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE N68°50'45"E, 536.66 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, SAID LINE ALSO BEING THE CENTERLINE OF EVERGREEN AVENUE, TO THE POINT OF BEGINNING; THENCE N04°26'15"W, 671.44 FEET ALONG THE EAST LINE OF LOT 1 OF VOLUME 18, CERTIFIED SURVEY MAPS, PAGE 1 (DOCUMENT #1134167 AND MAP #3308), BROWN COUNTY WISCONSIN; THENCE N89°01'17"E, 63.94 FEET ALONG SAID LOT; THENCE N02°26'53"E, 672.90 FEET TO THE SOUTH LINE OF OUTLOT 4 OF THE PLAT OF VALLEY BROOKE HEIGHTS FIRST ADDITION, RECORDED IN VOLUME 21, PLATS, PAGE 40 (DOCUMENT #1660656); THENCE N68°11'36"E, 522.35 FEET ALONG THE SOUTH LINE OF SAID OUTLOT 4 AND OUTLOT 3 OF SAID PLAT AND ALSO THE SOUTH LINE OF OUTLOT 1 OF THE PLAT OF VALLEY BROOKE HEIGHTS, RECORDED IN VOLUME 20, PLATS, PAGE 180 (DOCUMENT #1660458) AND ALSO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, TO THE NORTHEAST CORNER OF SAID QUARTER-QUARTER; THENCE S00°53'15"W, 1306.94 ALONG THE EAST LINE OF SAID QUARTER-QUARTER AND THE WEST LINE OF SAID OUTLOT 1; THENCE S68°50'45"W, 487.47 FEET ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 885,729 SQ. FT./ 13.74 ACRES OF LAND, MORE OR LESS.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

ROAD DEDICATION CONTAINS 118,033 SQ. FT./ 2.72 ACRES OF LAND, MORE OR LESS.

RANDALL J. OETTINGER
DATE: MARCH 03, 2016
APRIL 07, 2016 (COUNTY REVIEW)
APRIL 11, 2016 (STATE REVIEW)

PLS-1741
WISCONSIN
RANDALL J. OETTINGER
S-1741
Green Bay, WI

LINE TABLE:
L-1 S63°12'09"W 40.78'
L-2 N63°12'09"E 40.78'

CURVE DATA

CURVE	ARC	RADIUS	CHORD	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	264.23'	180.00'	183.43'	S30°41'52.5"W	83°90'33"	
1-3	78.03'	180.00'	79.00'	S02°39'12.5"W	06°51'15"	
2-3	73.87'	180.00'	73.07'	S19°06'27.5"W	24°02'12"	
3-4	79.94'	180.00'	79.01'	S47°13'53.5"W	24°03'55"	
4-5	25.09'	180.00'	25.09'	S59°12'37.5"W	07°54'59"	
5-6	151.43'	170.00'	153.40'	S79°28'00.5"W	51°23'11"	
6-7	57.15'	170.00'	51.70'	N36°47'48"W	34°34'42"	
7-8	90.33'	170.00'	87.30'	N16°18'30.5"W	42°29'35"	
8-10	33.66'	170.00'	22.56'	N12°07'56.5"E	19°33'31"	
11-12	59.87'	280.00'	59.67'	S11°53'30"E	12°48'06"	
11-13	32.81'	280.00'	32.82'	S17°33'44"E	06°42'09"	
12-13	84.06'	280.00'	83.82'	S09°43'29"E	13°00'28"	
14-15	15.69'	12.00'	14.62'	S47°07'15"E	90°00'00"	
15-12	15.69'	12.00'	14.62'	N42°52'45"E	90°00'00"	
16-20	52.22'	230.00'	51.96'	N11°50'30"W	13°00'30"	
16-18	2.19'	270.00'	2.19'	N02°26'22"W	00°34'14"	
18-20	50.09'	220.00'	50.01'	N11°19'37"W	13°02'16"	
21-23	45.80'	180.00'	45.64'	N12°07'56.5"W	14°33'37"	
21-22	29.82'	180.00'	29.82'	N01°11'17"W	09°29'06"	
22-23	23.84'	180.00'	77.37'	N07°53'26.5"W	07°09'41"	
24-27	312.15'	180.00'	200.11'	N35°29'00.5"E	87°22'17"	
24-25	69.42'	180.00'	68.99'	N08°42'48"E	22°05'52"	
25-26	68.72'	180.00'	68.32'	N09°17'06"E	21°52'44"	
26-27	74.02'	180.00'	73.50'	N51°29'18.5"E	22°37'41"	
28-29	136.16'	170.00'	126.59'	N30°41'53.5"E	61°90'33"	
30-31	15.69'	12.00'	14.62'	N46°46'45"W	90°00'00"	
31-33	15.69'	12.00'	14.62'	N43°13'15"E	90°00'00"	

LEGEND

- 2.36" (O.D.) X 18" IRON PIPE WEIGHING 3.65 LBS/LIN. FOOT SET
- 1" 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/LIN. FOOT.
- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST HUNDREDTH OF A FOOT.
- ALL DISTANCES ON CURVES ARE ARC LENGTHS.

30' BUILDING SETBACK (UNLESS NOTED)

12' UTILITY EASEMENT (UNLESS NOTED)

(D.T.T.P.) DEDICATED TO THE PUBLIC

RECORDED AS

BUILDING TO BE REMOVED

Office of the Register of Deeds
Brown County, Wisconsin
Received for Record April 27th 20 16
at 12:35 o'clock P. M. and recorded as
Document # 2741252
Volume 24 of Plats on Page 12
Debra A. Dorn, Deputy
Cathy Williquette Lindsey, Register of Deeds

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 April 18th 20 16
Department of Administration

Mach IV
Engineering & Surveying LLC
211 N. Broadway, Suite 114, Green Bay, WI
PH:920-569-5765 Fax: 920-569-5767

KHM DEVELOPMENT, LLC.
RUSTIC HEIGHTS
FINAL PLAT
TAX PARCEL NUMBER: VH-210 & VH-210-1

NO.	REVISION DESCRIPTION
1	REVISE LOT 25/26

DATE: MARCH 03, 2016
DRAFTED BY: RJO
CHECKED BY: ASC
PROJECT# 0014-11-15
SCALE: 1" = 100'
SHEET NUMBER
1 OF 2
DRAWING NUMBER
1171