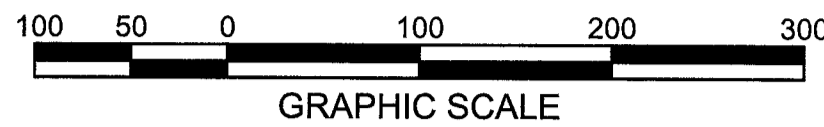
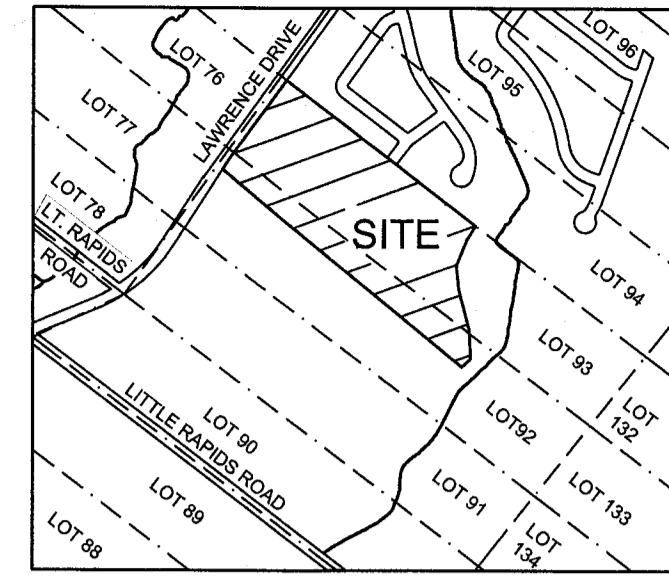


CARPENTER'S CROSSING SOUTH

ALL OF LOT 1 OF CERTIFIED SURVEY MAP #9051 (DOCUMENT #2858283), BROWN COUNTY RECORDS, LOCATED IN PART OF LOT 92 AND 93 OF WILLIAMS GRANT SUBDIVISION, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN.



NORTH IS REFERENCED TO THE WEST LINE OF LOT 93 OF WILLIAMS GRANT SUBDIVISION, RECORDED TO BEAR N35°40'47"E.



LOCATION MAP
WILLIAMS GRANT LOTS 92 & 93
TOWN OF LAWRENCE-BROWN COUNTY, WI
NOT TO SCALE

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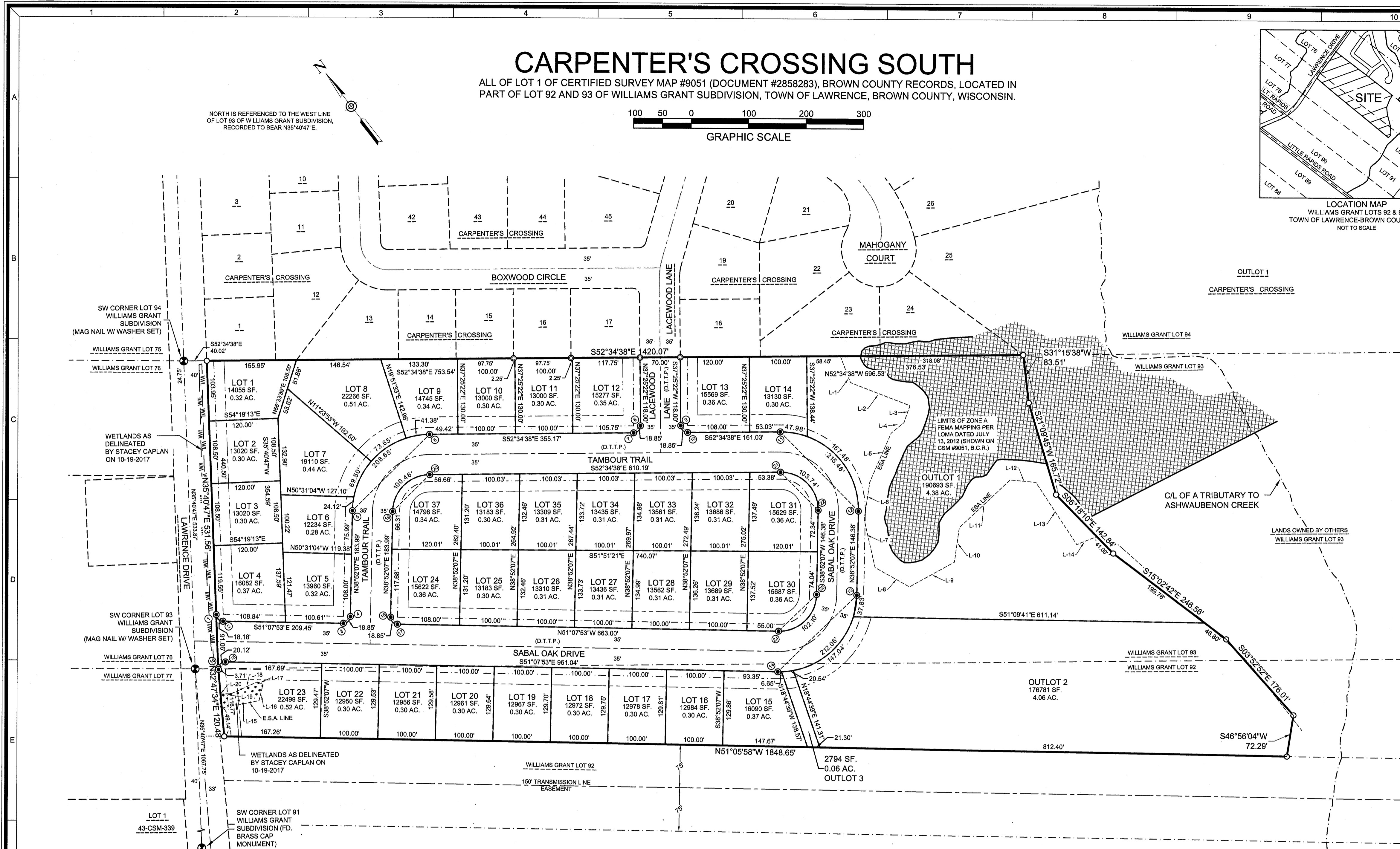
2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.machiv.com

2874417
VOLUME:
PAGE:
CHERYL BERKEN
BROWN COUNTY RECORDER
GREEN BAY, WI
RECORDED ON
09/20/2019 01:28 PM
REC FEE: 50.00
PAGES: 2

CARPENTER'S CROSSING SOUTH

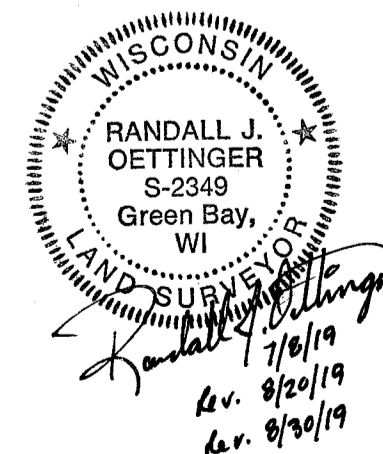
FINAL PLAT

CCLW, LLC



CURVE #	CENT. ANG.	RADIUS	CURVE DIST.	CHORD DIST.	CHORD BRG.
1-2	87°33'34"	12.00'	18.18'	16.49'	S07°43'32"E
3-4	90°00'00"	12.00'	18.85'	16.97'	N83°52'07"E
5-6	88°33'15"	135.00'	208.65'	188.49'	N83°08'44"E
LOT 6	10°14'18"	135.00'	24.12'	24.09'	N43°59'15"E
LOT 7	29°29'43"	135.00'	69.50'	68.73'	N63°51'16"E
LOT 8	31°15'27"	135.00'	73.65'	72.74'	S85°46'10"E
LOT 9	17°33'49"	135.00'	41.38'	41.22'	S61°21'32"E
7-8	90°00'00"	12.00'	18.85'	16.97'	N82°25'22"E
9-10	90°00'00"	12.00'	18.85'	16.97'	S07°34'38"E
11-12	91°26'45"	135.00'	215.46'	193.31'	S06°51'15.5"E
LOT 14	20°21'45"	135.00'	47.98'	47.73'	S42°23'46"E
O.L.1	71°05'00"	135.00'	167.48'	156.95'	N03°19'37"E
13-14	90°00'00"	135.00'	212.05'	190.92'	S83°52'07"W
O.L.1	16°03'22"	135.00'	37.83'	37.71'	N46°53'48"E
O.L.2	62°24'14"	135.00'	147.04'	139.88'	S86°07'36"W
O.L.3	08°43'05"	135.00'	20.54'	20.52'	N58°18'45"W
LOT 15	2°49'19"	135.00'	6.65'	6.65'	S52°32'33"E
15-16	96°04'38"	12.00'	20.12'	17.85'	S80°49'48"W
17-18	90°00'00"	12.00'	18.85'	16.97'	N06°07'53"W
19-20	88°33'15"	65.00'	100.46'	90.76'	N83°08'44"E
21-22	90°00'00"	65.00'	103.74'	93.08'	S06°51'16"E
23-24	90°00'00"	65.00'	102.10'	91.92'	S83°52'07"W

LINE	BEARING	DISTANCE
L1	S 16°47'23" W	49.05'
L2	S 31°12'14" E	110.75'
L3	S 73°02'4" W	30.88'
L4	S 88°24'00" W	29.10'
L5	S 61°21'16" W	92.41'
L6	S 46°23'31" W	85.73'
L7	S 24°59'51" W	85.97'
L8	S 23°11'14" E	68.35'
L9	S 80°50'58" E	89.06'
L10	N 45°49'15" E	89.88'
L11	N 84°38'43" E	121.18'
L12	S 46°43'01" E	45.00'
L13	S 04°32'21" W	129.55'
L14	S 73°52'16" E	37.55'
L15	S 63°22'05" E	66.06'
L16	N 51°27'49" E	29.18'
L17	N 29°53'48" W	11.09'
L18	N 76°26'43" W	49.06'
L19	N 54°51'31" W	17.98'
L20	N 20°47'49" W	1.12'



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 September 6th 2019

Rene H. Pann
Department of Administration

LEGEND

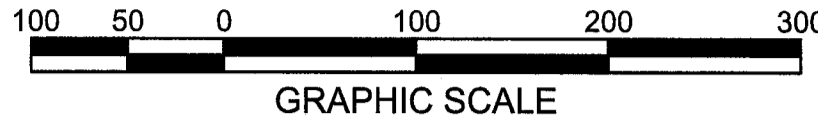
- 1" IRON PIPE W/ CAP FOUND
- 1" IRON PIPE FOUND
- 2.38" (O.D.) X 18" IRON PIPE
- WEIGHING 3.65 LBS/LIN. FOOT SET
- RW CURVE NUMBER
- BROWN COUNTY MONUMENT
- TYPE NOTED
- ALL OTHER LOT CORNERS MARKED WITH A 1.13" (O.D.) X 18" IRON PIPE/W/ CAP WEIGHING 1.68 LBS/LIN. FOOT.
- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST HUNDREDTH OF A FOOT.
- ALL DISTANCES ON CURVES ARE ARC LENGTHS.
- () RECORDED AS
- D.T.T.P. DEDICATED TO THE PUBLIC
- E.S.A. ENVIRONMENTALLY SENSITIVE AREA
- 30' BUILDING SETBACK (UNLESS NOTED)
- 12' UTILITY EASEMENT (UNLESS NOTED)
- WETLANDS AS DELINEATED BY STACEY CAPLAN ON 10-19-2017
- FLOODWAY/FLOODPLAIN LIMITS OF ZONE A FEMA MAPPING PER LOMA DATED JULY 13, 2012 (SHOWN ON CSM #9051, B.C.R.)

NO.	REVISION DESCRIPTION
2	AUGUST 30, 2019 (FINAL PLAT REVIEW COMMENTS)
1	AUGUST 20, 2019 (FINAL PLAT REVIEW COMMENTS)

DATE: JANUARY 31, 2019
DRAFTED BY: RJO
CHECKED BY:
PROJECT NO.: 0023-40-18
DRAWING NUMBER: 1454
SHEET NUMBER: 1

CARPENTER'S CROSSING SOUTH

ALL OF LOT 1 OF CERTIFIED SURVEY MAP #9051 (DOCUMENT #2858283), BROWN COUNTY RECORDS, LOCATED IN PART OF LOT 92 AND 93 OF WILLIAMS GRANT SUBDIVISION, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN.



CERTIFICATE FOR THE TOWN OF LAWRENCE

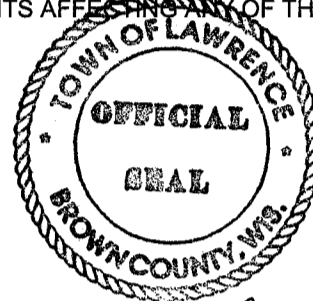
APPROVED FOR THE TOWN OF LAWRENCE THIS 11 DAY OF March, 2019.

PATRICK WETZEL
TOWN OF LAWRENCE ADMINISTRATOR

TOWN OF LAWRENCE TREASURER'S CERTIFICATE

AS DULY ELECTED TOWN 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.

CINDY KOCKEN
TOWN TREASURER
DATE: 9/13/2019



CERTIFICATE FOR THE CITY OF DEPERE

APPROVED FOR THE CITY OF DEPERE ON September 12, 2019.

CAREY E. DANEN
CITY CLERK
DATE: 9-12-19

BROWN COUNTY PLANNING COMMISSION

APPROVED FOR THE BROWN COUNTY PLAN COMMISSION THIS 18 DAY OF Sept, 2019.

DAN TEATERS
SENIOR PLANNER



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: 9/19/19



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 TOWN OF LAWRENCE AND THE BROWN COUNTY PLANNING COMMISSION AND UNDER THE DIRECTION OF THE OWNERS LISTED HEREON, I HAVE SURVEYED, DIVIDED AND MAPPED "CARPENTER'S CROSSING SOUTH", AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED AND IS MORE FULLY DESCRIBED AS FOLLOWS:

ALL OF LOT 1 OF CERTIFIED SURVEY MAP #9051 (DOCUMENT #2858283), BROWN COUNTY RECORDS, LOCATED IN PART OF LOT 92 AND LOT 93 OF WILLIAMS GRANT SUBDIVISION, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN.

PARCEL CONTAINS 1,081,446 S.F. 1.24.83 AC., MORE OR LESS.
ROAD DEDICATION CONTAINS 195,196 SQUARE FEET/ 4.48 ACRES, MORE OR LESS.
PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

RANDALL J. OETTINGER
DATE: JULY 08, 2019
REVISED: AUGUST 20, 2019 (FINAL PLAT REVIEW COMMENTS)
REVISED: AUGUST 30, 2019 (FINAL PLAT REVIEW COMMENTS)



NOTES:

- 1) ALL ROADS WITHIN THE PLAT BOUNDARY ARE DEDICATED TO THE PUBLIC (D.T.T.P.).
 - 2) SIDE YARD SETBACK IS 10 FEET FOR ALL LOTS.
 - 3) REAR YARD SETBACK IS 25 FEET FOR LOTS.
 - 4) THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, "WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK" 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.
 - 5) LOT 23 INCLUDES WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ARMY CORP OF ENGINEERS, BROWN COUNTY PLANNING COMMISSION, OR THE BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY.
 - 6) WETLANDS DELINEATED BY STACEY CAPLAN ON 10-19-2017.
 - 7) A SHORELAND PERMIT FROM THE BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE IS REQUIRED FOR OUTLOT 1 AND OUTLOT 2 PRIOR TO ANY CONSTRUCTION, FILL, EXCAVATION OR GRADING ACTIVITY WITHIN 300 FEET OF A STREAM.
 - 8) DEVELOPMENT ON THE REMNANT UNPLATTED LANDS REQUIRES PUBLIC SEWER AND WATER BE AVAILABLE OR ACQUISITION OF ALL STATE, COUNTY, AND/OR MUNICIPAL PERMITS CONCERNING ONSITE SEWAGE DISPOSAL SYSTEMS FOR SANITARY WASTE DISPOSAL.
- RESTRICTIVE COVENANTS:**
- 1) OUTLOT 3 IS DEDICATED TO THE TOWN OF LAWRENCE FOR TRAIL PURPOSES.
 - 2) THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE LOT OWNER AND MAINTAINED BY THE ADJUTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.
 - 3) LOT(S) 23, OUTLOT 1 AND OUTLOT 2 CONTAIN AN ENVIRONMENTALLY SENSITIVE AREA (ESA) AS DEFINED IN THE BROWN COUNTY SEWAGE PLAN. THE ESA INCLUDES WETLANDS LESS THAN 2 ACRES IN SIZE AND FLOODWAY, ALL LAND WITHIN 35 FEET OF THE FLOODWAY OR 75 FEET BEYOND THE ORDINARY HIGH WATER MARK - WHICHEVER IS GREATER. 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.

CONSENT OF CORPORATE MORTGAGEE

LA ENTERPRISES, LLC, 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 CCLW, LLC, OWNER.

IN WITNESS WHEREOF, LA ENTERPRISES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY

Patricia A. Kaster, ITS President/Member AND COUNTERSIGNED BY Patricia A. Kaster
(print name #1 above) (print title #1 above) (print name #2 above)
its at Green Bay, WI, this 9th day of September, 2019
(city) (state) (day) (month) (year)
(signature #1) Patricia A. Kaster (signature #2)
(print name #1) Patricia A. Kaster (print name #2)
(print title #1) President/Member (print title #2)

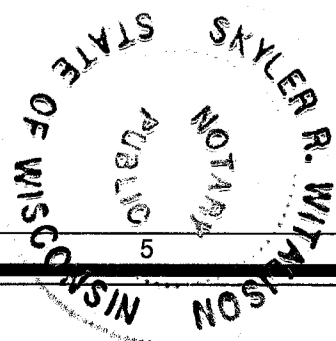
PERSONALLY CAME BEFORE ME THIS 9th DAY OF September, 2019. THE ABOVE NAMED OFFICERS OF SAID

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.

SKYLEE WITALISON
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-25-2021

STATE OF WISCONSIN] ss
COUNTY OF BROWN]

NOTES (OUTLOTS 1 + 2):
No PERMITS shall be issued for outlots 1+2 until such time that the flood study being conducted by McMahon Associates, on behalf of the Town of Lawrence, is completed. At the time the flood study is complete, the property owner shall submit a land division request to both the Town of Lawrence and the Brown County Planning Department for review that includes the FEMA approved flood boundaries.



LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

CCLW, 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 CARPENTER'S CROSSING SOUTH TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. CCLW, 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:

TOWN OF LAWRENCE
CITY OF DEPERE
BROWN COUNTY PLANNING COMMISSION
DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID CCLW, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY PATRICIA A. KASTER, ITS MANAGING MEMBER, ON THIS 9th DAY OF September, 2019.

PATRICIA A. KASTER
MANAGING MEMBER - CCLW, LLC

PERSONALLY CAME BEFORE ME THIS 9th DAY OF September, 2019. THE ABOVE NAMED MANAGERS OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH MANAGER AS THE DEED OF SAID LIMITED LIABILITY COMPANY, BY ITS AUTHORITY.

SKYLEE WITALISON
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-25-2021

STATE OF WISCONSIN] ss
COUNTY OF BROWN]

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

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

CCLW, LLC, A LIMITED LIABILITY COMPANY, GRANTOR, TO:

THE TOWN OF LAWRENCE, GRANTEE;
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 C-LEC, LLC, GRANTEE;
TIME WARNER CABLE, INC., GRANTEE;

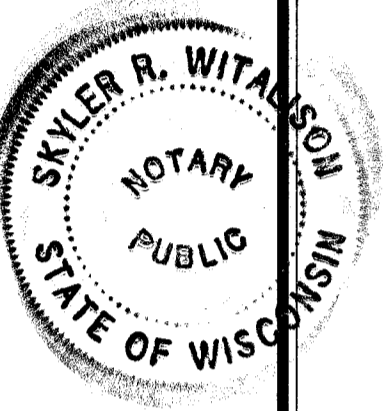
THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH 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" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THERON, 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 GRANTEEES AGREE 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 GRANTEEES 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 GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. 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 GRANTEEES.

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

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 September 6th 2019

Patricia M. Dany
Department of Administration

MACHIV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5766; Fax: 920-569-5767
www.machiv.com



CCLW, LLC
CARPENTER'S CROSSING SOUTH
FINAL PLAT

NO.	REVISION DESCRIPTION
2	AUGUST 30, 2019 (FINAL PLAT REVIEW COMMENTS)
1	AUGUST 20, 2019 (FINAL PLAT REVIEW COMMENTS)

DATE: JANUARY 29, 2019
DRAFTED BY: RJO
CHECKED BY:
PROJECT NO.: 0023-40-18
DRAWING NUMBER: 1454
SHEET NUMBER: 2 OF 2