NOT FOR RECORDING

WINDMOR

BEING PARTS OF THE NE1/4, SE1/4, NW1/4 AND SW1/4 OF THE NE1/4 SECTION 7, T15N, R23E LOCATED IN THE TOWN OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

NOTES:

NO HABITABLE STRUCTURES SHALL BE CONSTRUCTED ON OUTLOTS 1-5.

12' UTILITY EASEMENTS ARE FOR BENEFIT OF TELEPHONE, ELECTRIC, GAS, AND CABLE PRIVATE UTILITIES

25' WIDE CONSERVATION AREA RESTRICTS AND PROHIBITS THE ALTERATION OR REMOVAL OF NATURAL VEGETATION

20' SANITARY SEWER AND WATER MAIN EASEMENTS ARE FOR THE BENEFIT OF THE TOWN OF SHEBOYGAN PUBLIC UTILITIES

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT AND ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND.

ALL LENGTHS SHOWN ALONG CURVES ARE ARC LENGTHS.

NO UTILITIES MAY BE PLACED WITHIN 1.00' OF ANY LOT OR PROPERTY CORNER SHOWN HEREON.

BUILDING SETBACK REQUIREMENTS PER LOCAL ZONING ORDIANCE SHALL BE AS FOLLOWS:
FRONT (STREET) YARD – 30' MINIMUM
SIDE YARD – 10' MINIMUM
REAR YARD – 25' MINIMUM

(__) – INDICATES "RECORDED AS (SHOWING RECORDED BEARING, LENGTH OR LOCATION)" WHERE VARIES FROM RECORD.

(s. 236.21 (1))

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH STATUTE

Having surveyed, divided, and mapped the land, I do hereby certify that:

(a). The Survey, subdivision, and plat of the land described on this plat have been made by the direction of: WINDRIDGE GROUP CORPORATION, (Owner).

(b). Metes and bounds description of the land surveyed, divided, and mapped / A-E 7.03 boundary location:

(s. A-E 7.04)
BOUNDARY DESCRIPTION / 236.28 LEGAL / A-E 7.03 BOUNDARY LOCATION:

BEING PARTS OF THE NE1/4, SE1/4, NW1/4 AND SW1/4 OF THE NE1/4 SECTION 7, T15N, R23E LOCATED IN THE TOWN OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN;

MORE PARTICULARLY DESCRIBED AS;

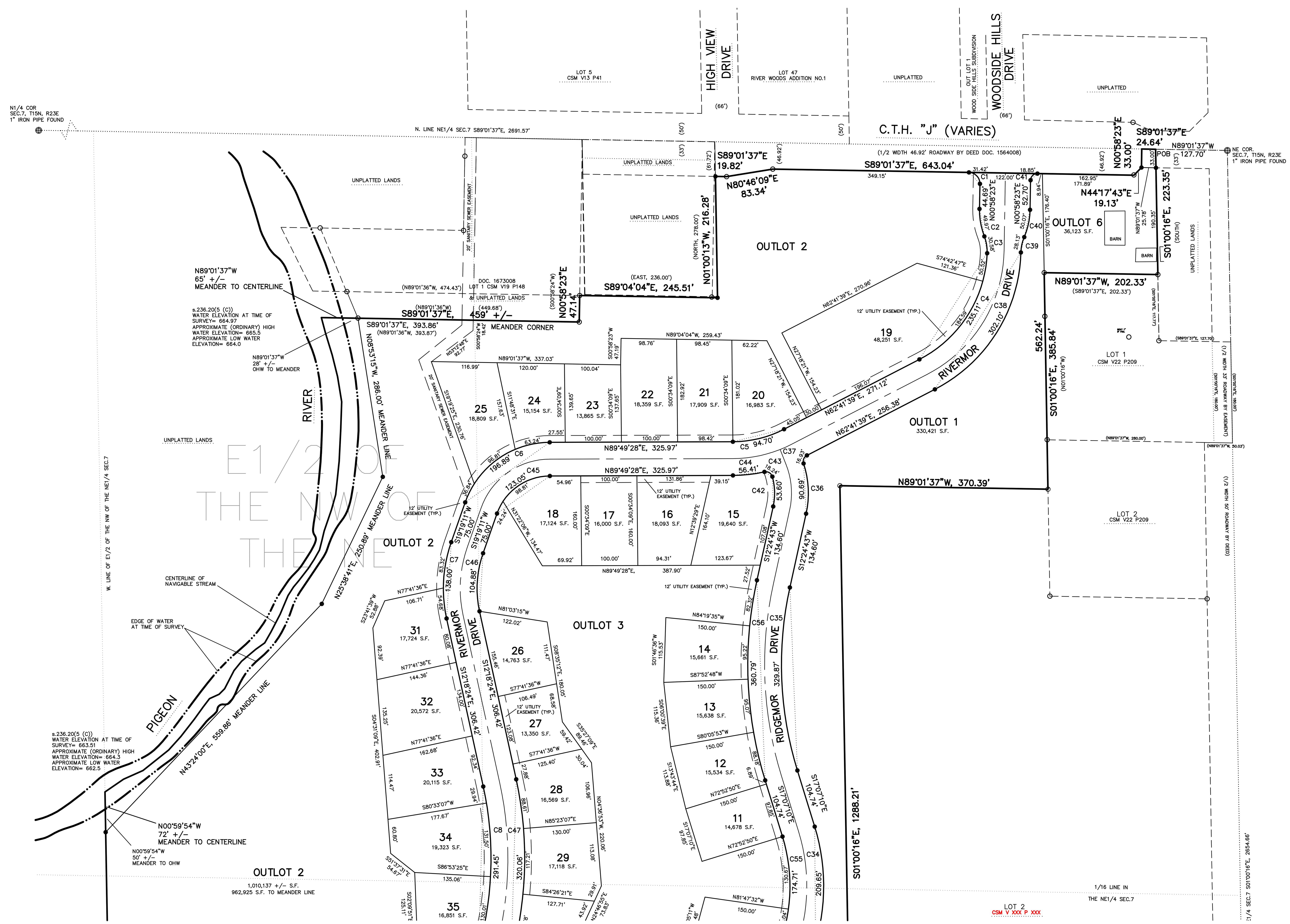
COMMENCING AT NE COR NE1/4 SAID SECTION 7, T15N, R23E; THENCE N89°01'37"W ALONG THE NORTH LINE OF SAID NE1/4, 127.70 FEET TO THE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING S01°00'16"E (REC. SOUTH), 223.35 FEET TO THE NORTHERLY LINE OF CSM V22 P209;
THENCE N89°01'37"W ALONG SAID CSM, 202.33 FEET;
THENCE S01°00'16"E ALONG SAID CSM, 385.84 FEET TO THE NORTHERLY LINE OF CSM VOL. XXX, PA. XXX;
THENCE N89°01'37"W ALONG SAID CSM, 370.39 FEET;
THENCE S01°00'16"E ALONG SAID CSM, 1288.21 FEET;
THENCE S89°00'25"E ALONG SAID CSM, 53.49 FEET;
THENCE S01°00'16"E ALONG SAID CSM, 365.10 FEET;
THENCE S89°00'25"E ALONG SAID CSM, 596.91 FEET TO THE WESTERLY LINE OF C.T.H. "Y";
THENCE S01°00'16"E ALONG SAID WESTERLY LINE, 391.93 FEET TO THE SOUTH LINE OF THE SAID NE1/4;
THENCE N89°00'25"W ALONG SAID SOUTH LINE, 1968.95 FEET TO THE WEST LINE OF THE E1/2 OF THE SW1/4 OF THE SAID NE1/4;
THENCE N00°59'54"W ALONG SAID WEST LINE, 1405.04 FEET TO AN OPENING MEANDER CORNER BEING LOCATED S00°59'54"E 72'+/- FROM THE CENTER OF THE PIGEON RIVER;
THENCE N43°24'00"E ALONG A MEANDER LINE OF THE PIGEON RIVER, 559.86 FEET TO A MEANDER CORNER;
THENCE N25°38'41"E ALONG A MEANDER LINE OF THE PIGEON RIVER, 250.89 FEET TO A MEANDER CORNER;
THENCE N08°53'15"W ALONG A MEANDER LINE OF THE PIGEON RIVER, 286.00' TO A CLOSING MEANDER CORNER BEING LOCATED S89°01'37"E 67'+/- FROM THE CENTER OF THE PIGEON RIVER;
THENCE S89°01'37"E (REC. N89°01'36"W), 393.86 (REC. 393.87') FEET;
THENCE N00°58'23"E (REC. S00°58'24"W), 47.14 FEET;
THENCE S89°04'04"E (REC. EAST), 245.51 (REC. 236.00') FEET;
THENCE N01°00'13"W (REC. NORTH), 216.28 FEET TO THE SOUTHERLY LINE OF C.T.H. "J";
THENCE S89°01'37"E ALONG SAID SOUTHERLY LINE, 19.82 FEET;
THENCE N80°46'09"E ALONG SAID SOUTHERLY LINE, 83.34 FEET;
THENCE S89°01'37"E ALONG SAID SOUTHERLY LINE, 643.04 FEET;
THENCE N44°17'43"E ALONG SAID SOUTHERLY LINE, 19.13 FEET;
THENCE N00°58'23"E 33.00 FEET TO THE NORTH LINE OF SAID NE1/4;
THENCE S89°01'37"E ALONG SAID NORTH LINE, 24.64 FEET TO THE POINT OF BEGINNING;
CONTAINING 3,385,036 S.F. (77.710 AC.) MORE OR LESS OF LAND TO THE CENTERLINE OF THE PIGEON RIVER; THEREIN BEING 3,337,820 S.F. (76.626 AC.) TO THE MEANDER LINE; THEREIN BEING 461,207 S.F. (10.588 AC.) OF LAND WITHIN THE RIGHT OF WAYS OF C.T.H. J, RIVERMOR DRIVE, RIDGEMOR DRIVE, WINDMOR DRIVE AND HEATHMOR DRIVE BEING HEREBY DEDICATED TO SHEBOYGAN COUNTY OR THE TOWN OF SHEBOYGAN FOR ROADWAY PURPOSES.

(c). This plat is a correct representation of all of the exterior boundaries of the land surveyed and the division of it.
(d). The surveyor has fully complied with the provisions of chapter 236 of the Wisconsin statutes in surveying, dividing and mapping the land.

Dated this XXX day of XXX, 20XXX

Signed: ______________________________
William G. Freel, Professional Surveyor S-2554



The surveyor has not been made aware of any claims of encroachments or adverse possession by the client.

In surveys of riparian property; boundaries have been determined per deed and not a delineation of the OHW

The OHW shown is approximate and has been determined by the surveyor as the point on the bank or shore up to which the presence and action of the water is so continuous as to leave a distinct mark, destruction of terrestrial vegetation, or other easily recognized characteristic.

OHW must be field verified prior to construction.

The determination of navigability of streams shown hereon are per: the Wisconsin Department of Natural Resources.

This survey does not constitute a title search by the Surveyor.

For easements, building setbacks, and other restrictions not shown on property survey, refer to property abstract, deed, contract, title policy, and local building regulations.

Note: the northwesterly abutting deeds do not reference natural or artificial monuments other than section corners and lines.

THIS INSTRUMENT WAS PREPARED BY:

MILLER ENGINEERS SCIENTISTS
5308 South Twelfth Street
Sheboygan, Wisconsin 53081

JOB NO. 6-17149-S DATE: XX-XX-XX