

HIGHLAND RIDGE ESTATES

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. RECORDED AS DOCUMENT NO. LOCATED IN GOVERNMENT LOT 1, SECTION 19 TOWNSHIP 23 NORTH RANGE 20 EAST, VILLAGE OF ASHWAUBENON, BROWN COUNTY, WISCONSIN

Line #	Direction	Length
L1	N68°58'56"E	63.96'
L2	N77°03'05"E	87.75'
L3	N15°36'34"E	11.62'
L4	N11°02'21"E	124.66'
L5	N36°11'32"E	27.34'

SOUTHWEST CORNER
PRIVATE CLAM 23 WSFR
1.23" N R 20 E
MAG NAIL W/ WASHER FD.

NOTE:
OUTLOT 1 TO BE DEEDED TO THE
VILLAGE OF ASHWAUBENON FOR
STORM WATER DETENTION PURPOSES

OWNER & SUBDIVIDER:
HIGHLAND RIDGE PROPERTIES LLC

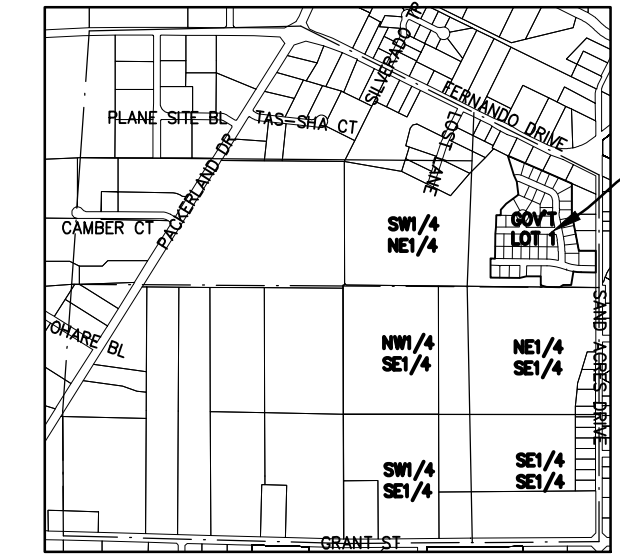
LAND SURVEYOR:
DOUG E. WOELZ
MCMAHON ASSOCIATES
1445 MCMAHON DRIVE
NEENAH, WISCONSIN 54956
PHONE #920-751-4200

OBJECTING AUTHORITIES:
- DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES:
- VILLAGE OF ASHWAUBENON

- BROWN COUNTY PLANNING COMMISSION

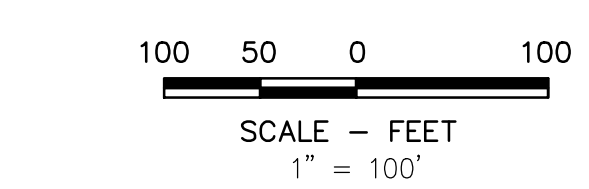
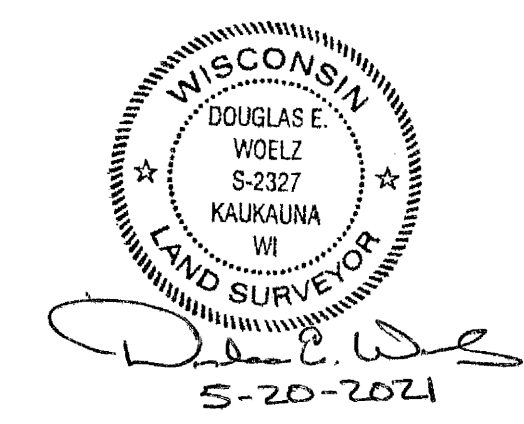
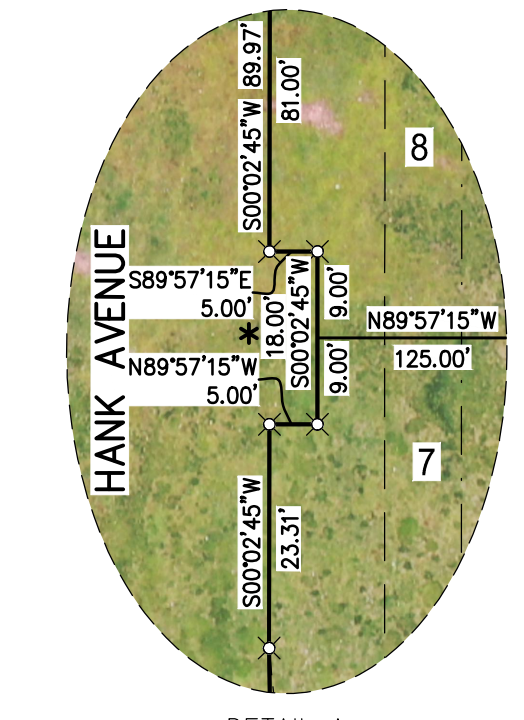
- LEGEND**
- ⊗ - 1 1/4" x 30" ROUND STEEL REBAR WEIGHING 4.30 lbs./lineal ft. SET
 - - MAG NAIL FOUND
 - - 1" IRON PIPE FOUND (1.315" O.D.)
 - ⊕ - CERTIFIED LAND CORNER BROWN COUNTY
 - () - RECORDED BEARING OR DISTANCE
 - S.F. - SQUARE FEET
 - ESA - ENVIRONMENTALLY SENSITIVE AREA
 - * - PROPOSED 2-13 UNIT CLUSTER MAILBOX UNIT
 - - BUILDING SETBACK LINE
 - - 12' UTILITY EASEMENT
 - - 100-YEAR FEMA FLOODPLAIN LINE ZONE AE
 - - ENVIRONMENTALLY SENSITIVE AREA (ESA) SETBACK LINE 35' FROM FEMA MAPPED FLOODWAY
 - - FEMA MAPPED FLOODWAY LINE
 - - 300' SHORELAND ZONING LIMITS FROM NAVIGABLE STREAM



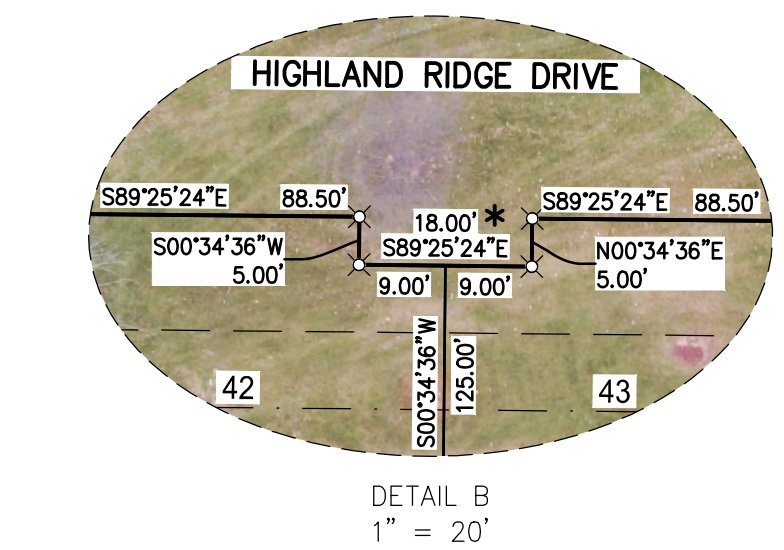
LOCATION MAP
SHOWING SECTION 19, T23N, R20E,
VILLAGE OF ASHWAUBENON,
BROWN COUNTY, WISCONSIN.



ALL OTHER LOT CORNERS STAKED WITH 1 5/16" OUTSIDE DIAMETER X 18" ROUND IRON PIPE, WEIGHING 1.68 LBS./LIN. FT.



BEARINGS ARE REFERENCED TO THE EAST LINE OF GOVERNMENT LOT 1, SECTION 19, TOWNSHIP 23 NORTH, RANGE 20 EAST WHICH BEARS N00°02'45"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR BROWN COUNTY.



Curve #	Radius	Delta	Length	Chord Direction	Chord Length	Tangent	Bearing
C1	535.00'	016°23'08"	153.00'	S81°13'50"E	152.48'		N73°02'16"W
C2	535.00'	008°54'21"	83.16'	N84°58'14"W	83.07'		
C3	535.00'	007°28'47"	69.84'	S76°46'40"E	69.79'		
C4	465.00'	016°23'08"	132.98'	S81°13'50"E	132.53'		
C5	465.00'	003°16'27"	26.57'	N87°47'10"W	26.57'		
C6	465.00'	013°06'41"	106.41'	N79°35'37"W	106.18'		
C7	635.00'	011°45'14"	130.27'	N05°18'01"W	130.04'		
C8	635.00'	006°12'03"	68.73'	N02°31'26"W	68.69'		
C9	635.00'	005°33'11"	61.54'	N08°24'03"W	61.52'		
C10	265.00'	011°13'23"	51.91'	N05°33'57"W	51.83'		
C11	135.00'	066°31'49"	156.76'	N33°13'09"W	148.10'		
C12	135.00'	029°11'29"	68.78'	N14°32'59"W	68.04'		
C13	135.00'	032°22'42"	76.29'	N45°20'05"W	75.28'		
C14	135.00'	004°57'38"	11.69'	N64°00'14"W	11.68'		
C15	135.00'	040°25'17"	95.24'	N86°41'42"W	93.28'	S73°05'39"W	
C16	135.00'	008°02'57"	18.97'	N70°30'32"W	18.95'		
C17	135.00'	032°22'20"	76.27'	S89°16'49"W	75.26'		
C18	65.00'	029°55'19"	33.95'	S81°26'43"E	33.56'	N83°35'37"E	
C19	65.00'	066°31'49"	75.48'	S33°13'09"E	71.31'		
C20	335.00'	011°13'23"	65.62'	S05°33'57"E	65.51'		
C21	335.00'	006°07'59"	35.86'	S03°01'14"E	35.84'		
C22	335.00'	005°05'24"	29.76'	S08°37'56"E	29.75'		
C23	60.00'	288°37'46"	302.25'	N89°25'24"W	70.00'	S54°33'29"W	S53°44'17"E
C24	60.00'	054°02'26"	56.59'	N27°52'16"E	54.52'		
C25	60.00'	058°48'31"	61.58'	N28°33'13"W	58.92'		
C26	60.00'	061°06'15"	63.99'	N88°30'36"W	61.00'		
C27	60.00'	057°22'28"	60.08'	S32°15'03"W	57.60'		
C28	60.00'	057°18'06"	60.01'	S25°05'14"E	57.54'		
C29	565.00'	011°45'14"	115.91'	N05°18'01"W	115.70'		
C30	565.00'	006°53'42"	68.00'	S07°43'47"E	67.95'		
C31	565.00'	004°51'32"	47.91'	S01°51'10"E	47.90'		
C32	535.00'	012°27'26"	116.32'	N83°11'41"W	116.09'	S76°57'58"E	
C33	465.00'	016°23'08"	132.98'	N81°13'50"W	132.53'		

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 _____, 20__

Department of Administration

SHEET 1 OF 2
McMAHON
ENGINEERS, ARCHITECTS
1445 MCMAHON DRIVE, NEENAH, WI 54956
Mailing: P.O. BOX 1025, NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcgrpr.com

THIS INSTRUMENT DRAFTED BY: Marty Abing

W:\PROJECTS\40599\92000648\CADD\Civil3D\Survey Documents\SUBDIVISION PLATS\Highland Ridge Final Plat.dwg, sheet 1, Plot Date: 7/22/2021 1:54 PM, xrefs: (x-exist topo highland ridge, highland ridge comps dew phase 1, fema_floodplain_2009)