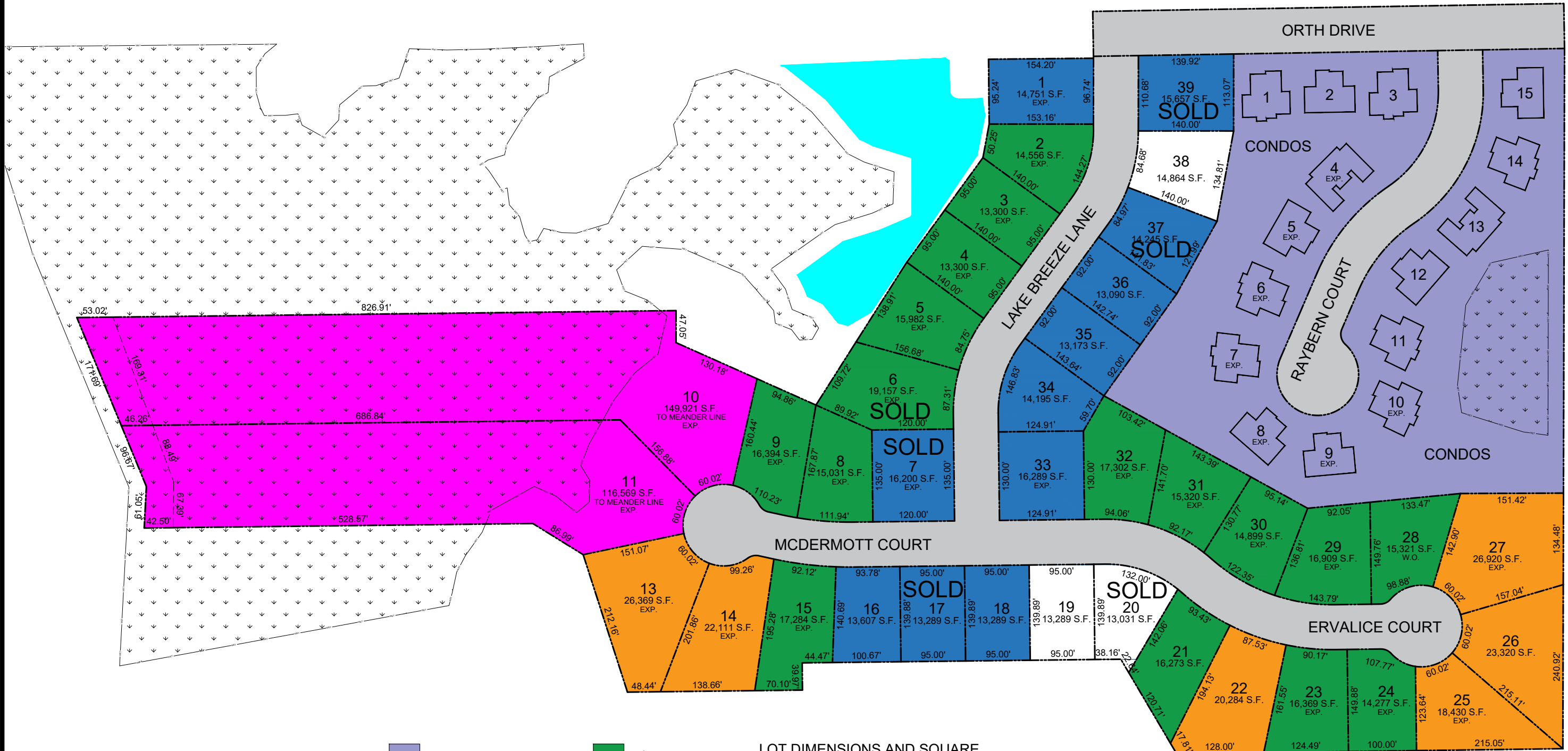




CONDOS	\$72,500
\$89,900	\$65,000
\$78,000	\$59,900

LOT DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE

EXP. - EXPOSURE
W.O. - WALK OUT

July 20, 2022

WOODLAND VIEW SUBDIVISION

Random Lake, WI



FIELDtree

CUSTOM CONSTRUCTION

Woodland View

Part of Lot 2 of Certified Survey Map recorded in Volume 14 of Certified Survey Maps on pages 217 and 218, as Document No. 1490209 and part of Government Lot 3 and Government Lot 4 of the SW 1/4 and part of the SW 1/4 of the SE 1/4 of Section 35, Township 13 North, Range 21 East, Village of Random Lake, Sheboygan County, Wisconsin.

Notes:

Wetlands have been delineated and located by SEH in November, 2020.

The water elevation and utility elevations are per Abacus Architects provided on August 26, 2021.

The 100-year floodplain location has been traced from FEMA 5517C040F which is effective 04/02/2009. This floodplain has a Zone A classification.

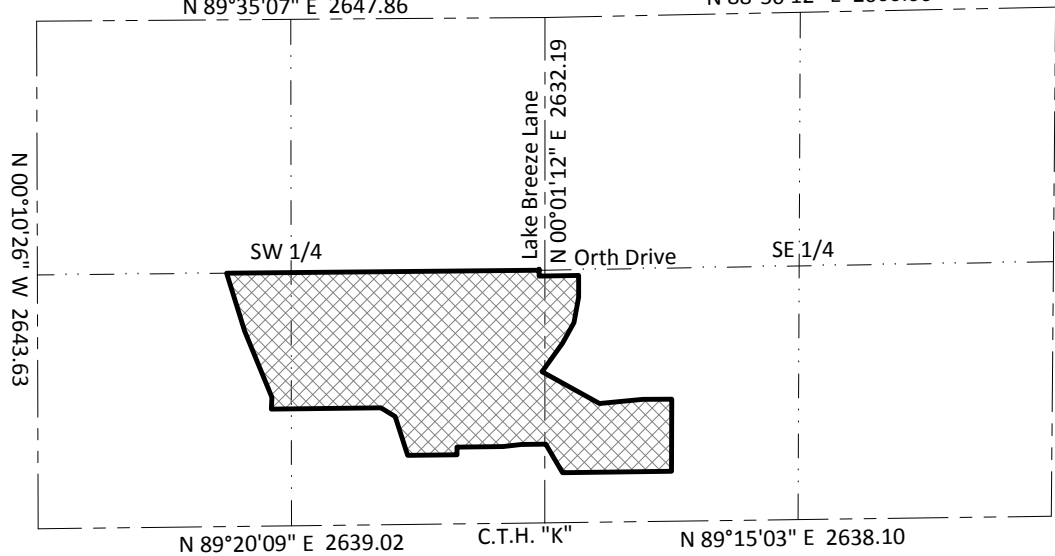
Each utility easement, as shown, is a "Municipal Utility Easement to the Village of Random Lake"

Location Sketch

SW 1/4 and SE 1/4 of Sec. 35-13-21

Scale: 1" = 100'

Center
Sec. 35-13-21
cut "+ in curb found
N:103602.95
E:155684.46



Owner/Subdivider

Scholler Development, LLC
W5102 Cty. Rd. K
Random Lake, WI 53075-1700

Engineer

Joel Van Ess
Abacus Architects, Inc.
1135A Michigan Ave.
Sheboygan, WI 53081

Surveyor

David J. Leininger
Homeland Surveying, LLC
2079 Cold Springs Rd.
Saukville, WI 53080

× - indicates a cut "+ in concrete drive set.

● indicates a 0.75" rebar found unless otherwise noted.

○ indicates a 1.25" x 18" rebar weighing 4.17 lbs./ft. set.

Set 0.75" x 18" rebar at all other lot, outlot, and meander corners.

All lengths shown on curves are curve distances

(r.a.) - means "recorded as"

Bearings are referenced to the WISCRS, Sheboygan County. The east line of the SW 1/4 of Sec. 35-13-21 has a field determined bearing of N 00°01'12" E.

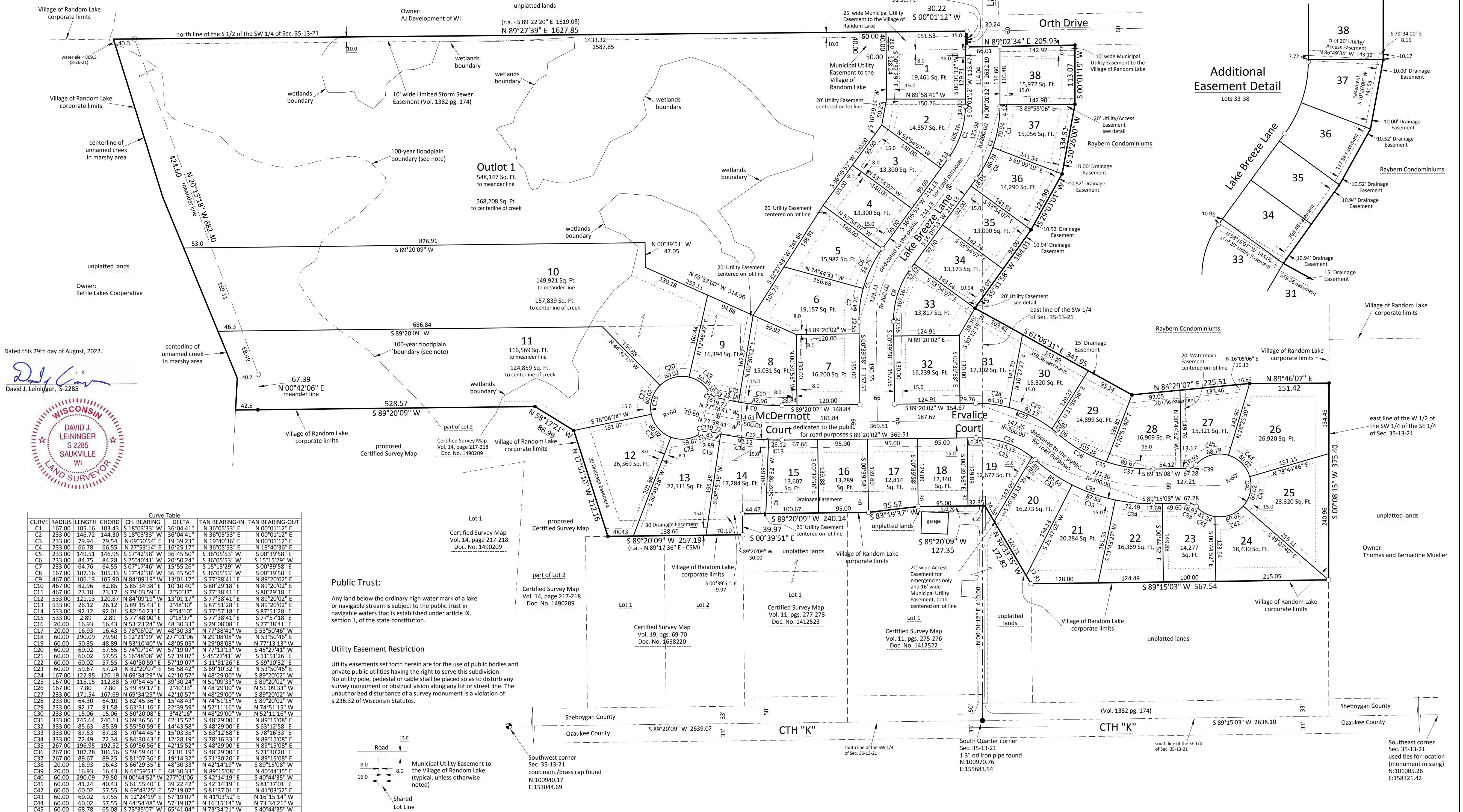
Scale in feet
1" = 100'



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.

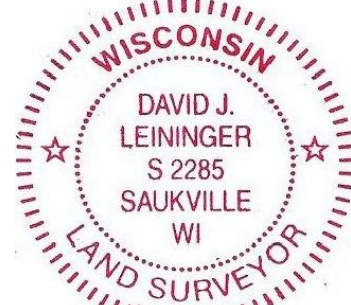
Certified _____, 20__

Department of Administration



Dated this 29th day of August, 2022.

David J. Leininger, S-2285



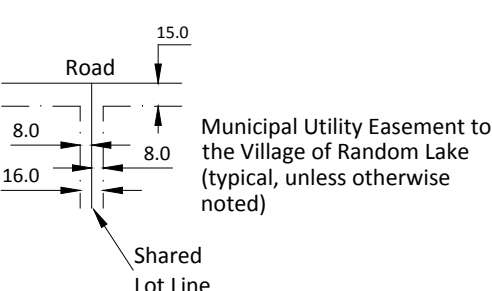
CURVE	RADIUS	LENGTH	CHORD	CH. BEARING	DELTA	TAN BEARING-IN	TAN BEARING-OUT
C1	167.00	105.16	103.43	S 18°03'33" W	36°04'41"	N 36°05'53" E	N 00°01'12" E
C2	233.00	146.72	144.30	S 18°03'33" W	36°04'41"	N 36°05'53" E	N 00°01'12" E
C3	233.00	79.94	79.54	N 09°50'54" E	19°39'23"	N 19°40'36" E	N 00°01'12" E
C4	233.00	66.78	66.55	N 27°53'14" E	16°25'17"	N 36°05'53" E	N 19°40'36" E
C5	233.00	149.51	146.95	S 17°42'58" W	30°45'50"	S 36°05'53" W	S 00°39'58" E
C6	233.00	84.75	84.28	S 25°40'41" W	20°50'24"	S 36°05'53" W	S 15°15'29" W
C7	233.00	64.76	64.55	S 07°17'46" W	15°55'26"	S 15°15'29" W	S 00°39'58" E
C8	167.00	107.16	105.33	S 17°42'58" W	30°45'50"	S 36°05'53" W	S 00°39'58" E
C9	467.00	106.13	105.90	N 84°09'19" W	13°01'11"	S 77°38'41" E	N 89°20'02" E
C10	467.00	82.96	82.85	S 85°34'38" E	10°10'40"	S 80°29'18" E	N 89°20'02" E
C11	467.00	23.18	23.17	S 79°03'59" E	2°50'37"	S 77°38'41" E	S 80°29'18" E
C12	533.00	121.13	120.87	N 84°09'19" W	13°01'11"	S 77°38'41" E	N 89°20'02" E
C13	533.00	26.12	26.12	S 89°15'43" E	2°48'30"	S 87°51'28" E	N 89°20'02" E
C14	533.00	92.12	92.01	S 82°54'23" E	9°54'10"	S 77°57'18" E	S 87°51'28" E
C15	533.00	2.89	2.89	S 77°48'00" E	0°18'37"	S 77°38'41" E	S 77°57'18" E
C16	20.00	16.93	16.43	N 53°23'24" W	42°10'53"	S 29°08'08" E	S 77°38'41" E
C17	20.00	16.93	16.43	S 78°06'02" W	48°30'33"	N 29°08'08" E	S 53°50'46" W
C18	60.00	290.09	79.50	S 12°21'19" W	277°01'06"	N 29°08'08" E	N 53°50'46" W
C19	60.00	50.35	48.89	N 53°10'40" W	48°05'05"	N 29°08'08" E	N 77°13'13" W
C20	60.00	60.02	57.55	S 74°07'14" W	57°19'07"	N 77°13'13" W	S 45°27'41" W
C21	60.00	60.02	57.55	S 16°48'08" W	57°19'07"	S 45°27'41" W	S 11°51'26" E
C22	60.00	60.02	57.55	S 40°30'59" E	57°19'07"	S 11°51'26" E	S 69°10'32" E
C23	60.00	59.67	57.24	N 82°20'07" E	56°58'42"	S 69°10'32" E	N 53°50'46" W
C24	167.00	122.95	120.19	N 69°34'29" W	42°10'53"	N 48°29'00" W	S 89°20'02" W
C25	167.00	115.15	112.88	S 70°54'45" E	39°30'24"	N 51°09'33" W	S 89°20'02" W
C26	167.00	7.80	7.80	S 49°49'17" E	2°40'33"	N 48°29'00" W	N 51°09'33" W
C27	233.00	171.54	167.69	N 69°34'29" W	42°10'53"	N 48°29'00" W	S 89°20'02" W
C28	233.00	64.30	64.10	S 82°45'36" E	15°48'43"	N 74°51'15" W	S 89°20'02" W
C29	233.00	92.17	91.58	S 63°31'16" E	22°39'59"	N 52°11'16" W	N 74°51'15" W
C30	233.00	15.06	15.06	S 50°20'08" E	3°42'16"	N 48°29'00" W	N 52°11'16" W
C31	333.00	245.64	240.11	S 69°36'56" E	42°15'52"	N 48°29'00" W	N 89°15'08" E
C32	333.00	85.63	85.39	S 55°50'59" E	14°43'59"	N 48°29'00" W	S 63°12'58" E
C33	333.00	87.53	87.28	S 70°44'45" E	15°03'35"	S 63°12'58" E	S 78°16'33" E
C34	333.00	72.49	72.34	S 84°30'43" E	12°28'19"	S 78°16'33" E	N 89°15'08" E
C35	267.00	196.95	192.52	S 69°36'56" E	42°15'52"	N 48°29'00" W	N 89°15'08" E
C36	267.00	107.28	106.56	S 59°59'40" E	23°01'19"	N 48°29'00" W	S 71°30'20" E
C37	267.00	89.67	89.25	S 81°07'36" E	19°14'32"	S 71°30'20" E	N 89°15'08" E
C38	20.00	16.93	16.43	S 66°29'35" E	48°30'33"	N 42°14'19" W	S 89°15'08" W
C39	20.00	16.93	16.43	N 64°59'51" E	48°30'33"	N 89°15'08" E	N 40°44'35" E
C40	60.00	290.09	79.50	N 00°44'52" W	277°01'06"	N 42°14'19" E	S 40°44'35" E
C41	60.00	41.24	40.43	S 61°55'40" E	39°22'42"	S 42°14'19" E	S 81°37'01" E
C42	60.00	60.02	57.55	N 69°43'25" E	57°19'07"	S 81°37'01" E	N 41°03'52" E
C43	60.00	60.02	57.55	N 12°24'19" E	57°19'07"	N 41°03'52" E	N 16°15'14" W
C44	60.00	60.02	57.55	N 44°54'48" W	57°19'07"	N 16°15'14" W	N 73°34'21" W
C45	60.00	68.78	65.08	S 73°35'07" W	65°41'04"	N 73°34'21" W	S 40°44'35" W

Public Trust:

Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

Utility Easement Restriction

Utility easements set forth herein are for the use of public bodies and private public utilities having the right to serve this subdivision. No utility pole, pedestal or cable shall be placed so as to disturb any survey monument or obstruct vision along any lot or street line. The unauthorized disturbance of a survey monument is a violation of s.236.32 of Wisconsin Statutes.



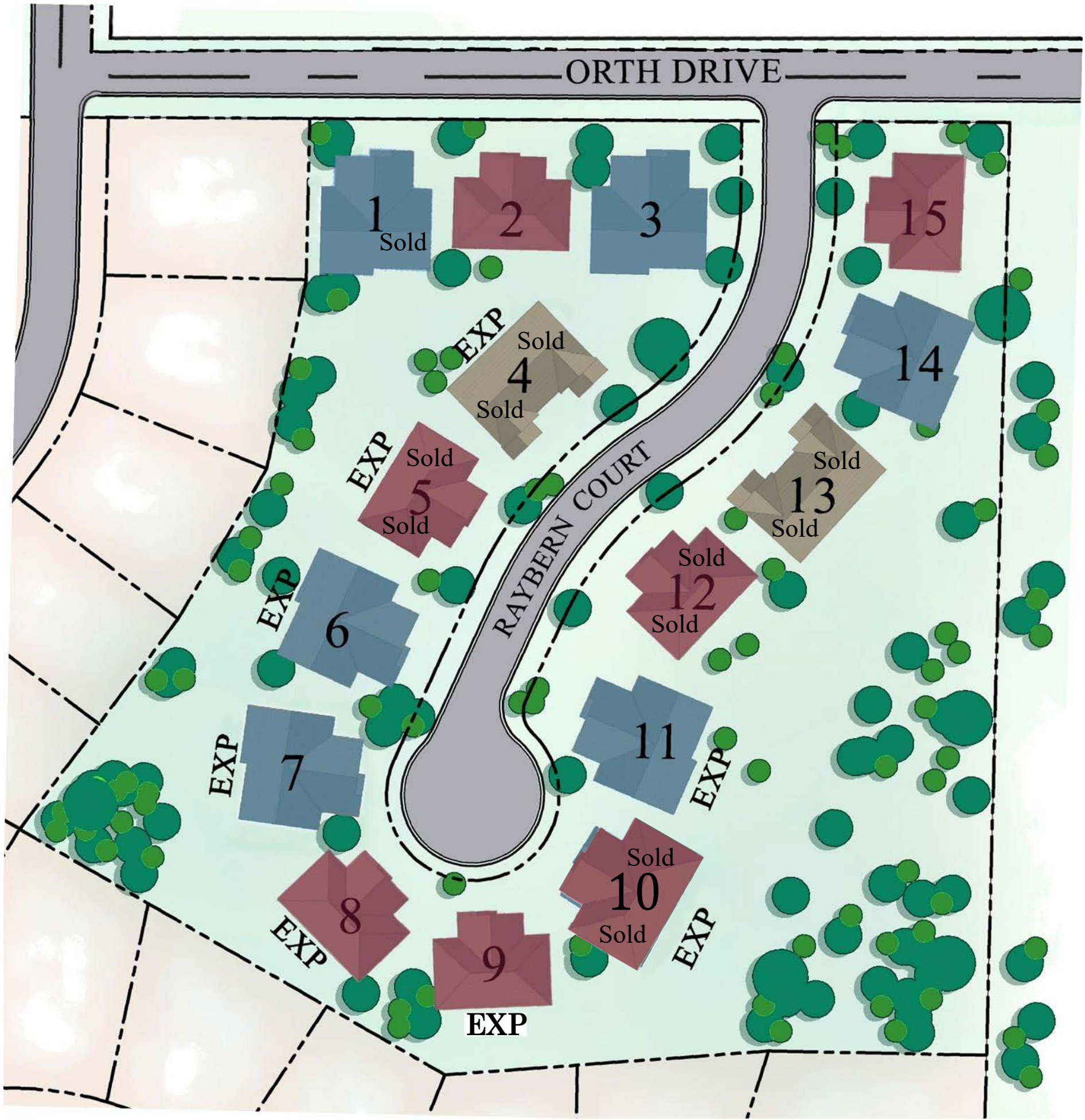


Woodland View Subdivision Random Lake, Wisconsin

Conditions for sale of lots in Woodland View Subdivision
Developer: Scholler Development LLC. For Sale By: Field Tree Construction

- All set backs must meet the village requirements and appropriate permits granted
- A one-story dwelling shall have a minimum of 1400 sq ft
- A two-story dwelling shall have a minimum of 1700 sq ft. With a minimum of 1100 sq ft on the first floor, exclusive of garage, porch or other structure.
- No manufactured homes or mobile homes may be placed on the lot
- No less than a two car attached garage
- Foundations, flat work and masonry to be done by Oostburg Concrete
- Village sidewalk not included in lot price
- All buildings shall be completed within twelve months of the date of commencement of construction.
- Easements for installation and maintenance of utilities are shown on the plat of the subdivision and filed with the village. These easements are specified but the developer reserves the right, if necessary, to grant future easements for public utilities on lots that are not yet sold.
- All lots should be used for residential purposes only.
- The developer must approve the builder.

These are not recorded covenants but are stipulations by the developer 5/5/2022



RAYBERN CONDOMINIUMS

THE MEADOW



THE GROVE



THE WOODLAND



FUTURE SUBDIVISION



EXP = PARTIAL EXPOSED
BASEMENT



We are excited to announce our new Condo Association in Random Lake, WI

Woodland View Subdivision will hold the Raybern Condo Association
Field Tree Construction will be working in partnership with Scholler Developing

- 15 condominium buildings / 30 total units and 3 floor plans to choose from
 - **The Woodland** – 1,600 square feet per unit
 - **The Meadow** – 1,406 square feet per unit
 - **The Grove** – 1,392 square feet per unit
- These include: 2 bedrooms, 2 full bath, main floor laundry and 2 car garage with unfinished basements.

If you are interested in purchasing a spec condo, here are the steps:

- Field Tree Construction can either work with you directly to provide an offer to purchase through Integrity Title, or you may work with a realtor to submit an offer to purchase.
- If you obtain an accepted offer through Integrity Title, they will coordinate the closing with you directly, and if you work with a realtor then they will coordinate the closing with you.

If you are interested in purchasing a custom built condo, here are the steps:

- Field Tree Construction will work with you to provide an offer to purchase from Integrity Title
- A 10% down payment is required to reserve the unit with a signed offer to purchase
- A Building contract must be signed prior to any pre-construction planning can start

We look forward to working with you to either sell you or build you a beautiful condo that you can enjoy for many years to come.

Contact Stacy at Field Tree Construction: stacy@oostburgconcrete.com

