

Notice of Allotment of Residential Development  
Lot Line Adjustment Form

The following landowner(s): Joseph R DeBaker, Town of Herman, Shawano County, of real property located in Shawano County, State of Wisconsin; hereby declare that the Residential Development Rights of this real property shall be divided amongst those affected parcel(s) as stated below.

Parcel A - Legal Description: Attached  
in the Town of Herman, Shawano County, Wisconsin

Name and return address:  
JOSEPH R DEBAKER  
N4985 FOURTH STREET  
LEOPOLIS, WI 54948

Parcel B - Legal Description: Attached  
in the Town of Herman, Shawano County, Wisconsin.

024-31340-0020 & 024-31430-0000

Parent Parcel Number(s)

Pursuant to the Shawano County Zoning Ordinance No. 7-14 Sec. (8.11), the Shawano County Planning & Development Department has determined the parcel(s) listed below is/are allowed a maximum of 1 Residential Development Rights, distributed as follows:

Parcel(s)

- 1 Residential development exists on Parcel # B of description above, Parcel Number 024-31340-0020
- Additional Residential developmental rights are allocated for Parcel # B of description above, Parcel Number 024-31340-0020
- 0 Residential development exists on Parcel # A of description above, Parcel Number 024-31430-0000
- Additional Residential developmental rights are allocated for Parcel # A of description above, Parcel Number 024-31430-0000

THIS NOTICE SHALL RUN WITH THE LAND AND IS MADE FOR THE PROTECTION AND BENEFIT OF FUTURE SUCCESSORS, ASSIGNS, AND ALL OTHER PARTIES HEREAFTER DEALING WITH OR WHO MAY ACQUIRE AN INTEREST IN THE SUBJECT PREMISES THAT THIS PROPERTY IS SUBJECT TO DENSITY BASED ZONING REGULATIONS AND MAY OR MAY NOT BE ALLOWED NEW OR ADDITIONAL DWELLING UNITS. YOU ARE FURTHER ADVISED TO REVIEW THE CURRENT SHAWANO COUNTY ZONING ORDINANCE FOR A COMPLETE LISTING OF RULES AND RESTRICTIONS PERTAINING TO THIS MATTER AS THESE RULES AND RESTRICTIONS BIND ALL FUTURE OWNERS OF THE PROPERTY UNTIL SUCH TIME THIS LAND IS EITHER NO LONGER REGULATED UNDER THE SHAWANO COUNTY ZONING ORDINANCE OR A COMPREHENSIVE PLAN AMENDMENT AND REZONE TO A DISTRICT PERMITTING MORE INTENSIVE RESIDENTIAL DEVELOPMENT ARE COMPLETED AND APPROVED BY THE SHAWANO COUNTY BOARD OF SUPERVISORS.

As the current owner(s), I hereby agree to the terms set forth and acknowledge my agreement with such terms by my signature(s) below.

Laura Geske POA for Joseph R DeBaker  
Signature Date 7-27-18

Bob Kristof, Town of Herman - Shawano Cty.  
Signature Date

Laura Geske, POA for Joseph R DeBaker  
\* Print name

Bob Kristof, Chairman, Town of Herman, Shawano County  
\* Print name

Signature Date

Signature Date

\* Print name

\* Print name

ACKNOWLEDGMENT

STATE OF WISCONSIN, County of SHAWANO  
Subscribed and sworn to before me this 27 day of July, 2018 the above named  
LAURA GESKE  
BOB KRISTOF

ACKNOWLEDGMENT

STATE OF WISCONSIN, County of \_\_\_\_\_  
Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, the above named

to me known to the person \_\_\_\_\_ who executed the foregoing instrument and acknowledge the same.  
GINA PATZER

to me known to the person \_\_\_\_\_ who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin - My commission is permanent. (if not, state expiration date: 9/20/2019)

\* Notary Public, State of Wisconsin - My commission is permanent. (if not, state expiration date: \_\_\_\_\_)



This document was drafted by:  
(print or type name below)

Joseph R DeBaker

\*Names of persons signing in any capacity must be typed or printed below their signature.



### Description of Parcel 'A'

That part of the SE1/4 of the SW1/4 and part of the SW1/4 of the SE1/4, Section 31, Township 27 North, of Range 14 East, Town of Herman, Shawano County, Wisconsin bounded and described as follows: Commencing at the South 1/4 corner of the said Section 31, thence N00°18'51"E along the 1/4 section line 394.31 feet to a set 1" iron pipe at the intersection with the south line of Fourth Street; thence N89°10'48"W along the said south line 100.00 feet to a set 1" iron pipe; thence S00°18'51"W 59 feet more or less to the water's edge of Leopolis Pond and the place of beginning; thence retrace the last described line N00°18'51"E 59 feet more or less to the said 1" iron pipe; thence S89°10'48"E along the said north line of Fourth Street 116.43 feet to a set 1" iron pipe at the intersection with the west line of Water Street; thence S44°04'23"E along the said west line 38.55 feet to a set 1" iron pipe; thence S31°25'17"E continuing along the said west line 376.63 feet to a set 1" iron pipe at the intersection with the north line of Shawano Avenue; thence S76°34'43"W along the said north line 68.32 feet; thence continuing along the said north line following the arc of a 325.10-foot radius curve to the right a distance of 78.05 feet to a set 1" iron pipe, the chord of which bears S83°27'24"W 77.86 feet; thence N89°39'56"W continuing along the said north line 97.83 feet to a set 1" iron pipe at the intersection with the 1/4 section line; thence N00°18'51"E along the 1/4 section line 311 feet more or less to the water's edge of the Leopolis Pond; thence following the said water's edge of the Leopolis Pond in a general westerly direction to the place of beginning.

### Description of Parcel 'B'

That part of the Southeast Quarter of the Southwest Quarter (SE 1/4 of SW 1/4), Section Thirty-one (31), Township Twenty-seven (27) North, Range Fourteen (14) East, in the Town of Herman, Shawano County, Wisconsin, described as follows:

Commencing at the Southwest corner of Block 17 of the Plat of the Village of Leopolis, Shawano County, Wisconsin; thence South in line with the West line of said Block, 66 feet to the South line of Fourth Street; thence East on the South line of Fourth Street, 65 feet and there shall be place of beginning; thence continue East on South line of said street, 88 feet; thence South, in line with the West boundary of aforementioned Block Number 17 to water edge of the North Branch of the Embarrass River; thence Westerly along said water edge 88 feet, more or less, to a point intersected by a line drawn South from the place of beginning, parallel with the East line of the parcel above described; thence North to place of beginning.

AND;

That part of the Southeast Quarter of the Southwest Quarter (SE 1/4 of SW 1/4), Section Thirty-one (31), Township Twenty-seven (27) North, Range Fourteen (14) East, in the Town of Herman, Shawano County, Wisconsin, described as follows:

Commencing at the Southwest corner of Block 17 of the Plat of the Village of Leopolis; thence Easterly along the South line of said Block 17, 55.00 feet; thence angle 90 deg. 19 min. to the right, 78.00 feet to the South line of County Trunk Highway "D"; thence angle 90 deg. 19 min. to the left along the said South line of County Trunk Highway "D", 88.00 feet; thence angle 90 deg. 19 min. to the right, 251 feet, more or less, to the water's edge of the North Branch of the Embarrass River, said point being the point of beginning of the land to be described; thence retrace the last described line, 251 feet, more or less, to the South line of County Trunk Highway "D"; thence angle 89 deg. 41 min. to the right, 50.00 feet; thence angle 90 deg. 19 min. to the right, 243 feet, more or less to the water's edge of the North Branch of the Embarrass River; and thence following said water's edge in a Westerly direct to the point of beginning.

AND;

That part of the Southeast Quarter of the Southwest Quarter (SE 1/4 of SW 1/4), Section Thirty-one (31), Township Twenty-seven (27) North, Range Fourteen (14) East, in the Town of Herman, Shawano County, Wisconsin, described as follows:

Commencing at the Southwest corner of Block 17 of Plat of the Village of Leopolis; thence Easterly along South line of said Block 17, 55 feet; thence angle 90 deg. 19 min. to the right 78 feet to the South line of Highway "D"; thence angle 90 deg. 19 min. to the left along said South line of Highway "D", 138 feet; thence angle 90 deg. 19 min. to the right 243 feet, more or less, to the water edge of the North Branch of Embarrass River for the place of beginning; thence retrace the last described line 243 feet, more or less, to the South line of County Trunk "D"; thence angle 89 deg. 41 min. to the right 621 feet to the East line of the SW 1/4 of said Section 31; thence angle 90 deg. 19 min. to the right along said East line 77 feet, more or less, to water edge of North Branch of Embarrass River; thence following said water edge in a Southwesterly direction to the place of beginning.

### Less and Excepting

That part of the SE1/4 of the SW1/4, Section 31, Township 27 North, of Range 14 East, Town of Herman, Shawano County, Wisconsin bounded and described as follows: Commencing at the South 1/4 corner of the said Section 31, thence N00°18'51"E along the 1/4 section line 394.31 feet to a set 1" iron pipe at the intersection with the south line of Fourth Street; thence N89°10'48"W along the said south line 100.00 feet to a set 1" iron pipe; thence S00°18'51"W 59 feet more or less to the water's edge of Leopolis Pond and the place of beginning; thence retrace the last two (2) metes and bounds N00°18'51"E 59 feet more or less to the said 1" iron pipe; thence S89°10'48"E 100.00 feet to the said 1" iron pipe; thence S00°18'51"W along the 1/4 section line 62 feet more or less to the water's edge of the Leopolis Pond; thence following the said water's edge of the Leopolis Pond in a general westerly direction to the place of beginning.