

**DECLARATION OF
PROTECTIVE COVENANTS AND RESTRICTIONS
FOR LINCOLN ESTATES OWNERS ASSOCIATION, INC.**

This Declaration of Covenants and Restrictions (the "Declaration") is made this 1st day of November, 2021, by **AMERICAN DREAM BUILDERS OF SHEBOYGAN COUNTY, LLC**, a Wisconsin limited liability company, (hereinafter the "Developer").

WHEREAS, Developer is the owner of real property located in Sheboygan County, Wisconsin, under the name and Certified Survey Map ("CSM") of Lincoln Estates Owners Association, Inc. (hereinafter the "Subdivision") and more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference; and

WHEREAS, Developer intends to subject the Subdivision and all improvements thereon to certain covenants, rights, restrictions, and obligations with respect to ownership, construction, use, and maintenance of lots in the Subdivision, and improvements; and

WHEREAS, Developer desires to preserve the Subdivision for purely residential development; to provide for the preservation and enhancement of the property values, amenities, environment and opportunities in the Subdivision to ensure the best use of the land and most appropriate ecological development; to prevent the erection of poorly designed and/or constructed improvements.

NOW, THEREFORE, Developer, as fee owner of the Subdivision, by this Declaration (i) establishes and imposes certain provisions, restrictions, conditions, easements, and uses upon such real property identified as the Subdivision, (ii) declares that all lots in the Subdivision shall be used, held, transferred, sold and conveyed subject to the Protective Covenants and Restrictions hereinafter set forth, which shall inure to the benefit of and encumber the lots in the Subdivision, and (iii) specifies that the provisions of this Declaration shall constitute covenants running with the land which shall be binding upon Developer, its successors and assigns, and all subsequent owners and occupants and all parties having any right, title and interest in any lot in the Subdivision, any owner thereof, and the owner of any interest therein, and/or have any interest in any part of the Subdivision.

**ARTICLE I
Administration and Enforcement**

The administration of these Covenants and Restrictions, the authority to enforce and grant approvals hereunder and the discretionary powers granted in this Declaration shall be vested in the Board of Directors (hereinafter "the Board") of the non-stock, not for profit corporation, The Roosevelt Manor Owners Association, Inc., a non-stock, not for profit Wisconsin corporation (hereinafter "the Association").

**ARTICLE II
Architectural and Aesthetic Control**

2.1 Authority and Purposes. The Board shall have the authority to regulate the exterior design, appearance, use, location of structures and maintenance of the Subdivision and of improvements thereon in accordance with the terms and provisions of this Declaration, and in such a

manner as to preserve and enhance values and to maintain harmonious relationship among structures and the natural vegetation and topography.

2.2 Required Approvals. No building shall be erected, placed or altered (pertaining to external alterations or additions) until the complete plans, including elevations, specification and a site plan therefore have been approved by the Board. In seeking Board approval, no less than two sets of any complete plans, specifications or site plan shall be submitted. The drawings at a minimum shall include floor plans, elevations of all sides of the structure, exterior finishes, and grading driveway location and exact location of structure on a lot. The landscape and grading of the lot must be in compliance with the Master Site Grading Plan attached hereto as **Exhibit B**. The Board's approval or disapproval shall be based upon consideration of the quality of materials and harmony of external design with the site and existing structures, and compliance with the provisions of this Declaration. Exteriors may be natural materials, that include face brick, stone, wood, fiber cement siding, hardiplank, and SmartSide. Vinyl siding compliant with Section 3.5 is also an approved exterior material. Aluminum siding is prohibited.

The Board's approval or disapproval of plans submitted to it shall be in writing. If the Board fails to approve or disapprove within 40 days any plans submitted to it, they shall be deemed to have been approved.

Except where otherwise provided in this Declaration, majority vote shall be sufficient at any meeting to approve or disapprove of any matter required by the Declaration to be brought before the Board.

2.3 Liability of Developer and the Board. The Developer and its assignees and the members of the Board shall have no liability for decisions made by them so long as such decisions are made in good faith and are not discriminatory, arbitrary, or capricious. Any errors in and omissions from the documents submitted to the Developer or the Board shall be the responsibility of the entity or person submitting the documents and the Developer or the Board shall have no objection to check for errors in or omissions from any such documents or to check for such document's compliance with the general provisions of these Covenants and Restrictions, local ordinances and regulations, state statutes, or the common law. Developer shall have no responsibility or liability for (i) the creation, selection, management, or operation of the Board, (ii) any actions taken or omitted to be taken by or on behalf of the Board as a result of, in connection with, under, or pursuant to this Declaration, or (iii) any liabilities, obligations, debts, actions, causes of action, claims, debts, suits, or damages incurred by or on behalf of or arising in connection with the Board or the duties and obligations of the Board pursuant to these Covenants and Restrictions.

2.4 Developer Representations. Developer makes no representation or warranty whatsoever, express or implied, regarding the physical condition of any lot. Developer recommends that prospective buyers have their lots inspected and tested by a qualified professional regarding subsurface conditions or any other matter which may be of concern.

2.5 Indemnification. Each member or former member of the Board, together with the personal representatives and heirs of each such person, shall be indemnified by the Association against all loss, costs, damages, and expenses, including reasonable attorneys' fees, asserted against, incurred by, or imposed in connection with or resulting from any claim, action, suit or proceeding, including criminal proceedings, to which such person is made or threatened to be made a party by reason of service as a member thereof, except as to matters resulting in a final determination of

negligence or willful misconduct on the part of such member. In the event of a settlement of such proceeding, this indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has not been guilty of negligence or willful misconduct in such person's performance as a member in the matter involved. This right of indemnification shall be in addition to all other rights and defenses. All liability, loss, damage, costs and expense incurred or suffered by the Association in connection with this indemnification shall be a common expense. Nothing herein shall be deemed an indemnification of such person with respect to such person's status as an owner, occupant or otherwise.

ARTICLE III Use of Subdivision

3.1 Lot Use. All lots shall be used for residential purposes only, and no lot shall be occupied by more than one single-family dwelling unit of not more than two and one-half (2-1/2) stories and a private garage for residential purpose use, together with all buildings and structures compatible with residential use, e.g., a gazebo. The Board shall have final authority to determine that any structure is not compatible with single-family residential use.

No commercial, retail, wholesale, professional or business activity shall be conducted or carried on as a regular activity from any lot or in any structure in the Subdivision.

No trailer, camper, basement, tent, shed, garage or any other type of temporary outbuilding shall at any time be used as a residence whether temporary or permanent.

3.2 Environmental Regulations. All grading, excavation, filling and other construction activities, shall be in strict conformance with the Master Site Grading Plan of the Subdivision, attached hereto and incorporated by reference as **Exhibit B**. Each lot owner shall be obligated to indemnify, defend and hold harmless the Developer, its members, contractors, and agents against any violations or deviation from the Master Site Grading Plan caused by said lot owner, its agents, contractors, occupants or employees.

3.3 Dwelling Size. No dwelling shall be built on any lot that does not have a ground floor living area of at least 1,500 square feet on Lots 1-11 and 1,700 square feet on Lots 12-33 in a one-story structure; or a minimum of 2,100 square feet for a two-story structure, with the first story having no less than 1,100 square feet. The square footage referred to herein is exclusive of garages, breezeways, open porches or covered patios. The Board shall have sole discretion to determine which dwelling size requirement applies to a proposed dwelling and whether those requirements have been met.

3.4 Restrictions on Further Subdivision. Because the Developer believes the platted size of the lots is essential to maintaining the rural and aesthetic qualities of the Subdivision, no lot shall be further subdivided so as to form additional building lots within the Subdivision.

3.5 Exterior Materials. Exterior materials allowed are cedar, stone, brick, fiber cement board, hardiplank, SmartSide or other natural materials. A minimum of twenty percent (20%) of the structures front elevation must include stone or brick. Double 5 Vinyl siding, which is five (5) inch lap siding is also an approved exterior material. Aluminum siding or trim is specifically prohibited.

3.6 Accessory Buildings. No more than one accessory building will be allowed per lot. Design, construction and placement of such accessory buildings must be approved by the committee. No accessory buildings may be constructed until the residential dwelling is constructed on the lot. Accessory buildings must be constructed with the same exterior material as used on the residence.

3.7 Storage. No bus, trailer, camper, boat, fish shanty, snowmobile, recreational vehicle, unlicensed or inoperable vehicle or untidy material (except during construction of a residence) shall be stored, kept or maintained on any lot other than in the residential dwelling, garage or accessory building. Lot owners are permitted to park a boat, camper, RV or other recreational vehicle in the driveway of the lot for a period of three (3) days prior to or three (3) days after use, but no longer than three (3) consecutive days.

3.8 Fences. No lot perimeter fence, wall or other barrier shall be built or maintained in the Subdivision; chain link fences of any kind are specifically forbidden.

3.9 Signs. No sign of any kind shall be erected or maintained upon the roadway fronting on any lot or upon any lot within the subdivision other than a sign no larger than 800 square inches, identifying the residential inhabitants of the dwelling on each lot or an advertising sign advertising the Subdivision for sale during such time as the lot and dwelling are actually for sale. The restriction shall not apply to Developer until such time as it has divested itself of ownership of all Subdivision lots.

3.10 Noxious Activities and Firearms. No noxious or offensive activity which is or may become a nuisance or which creates unusually loud sounds or noises shall be suffered or permitted on any lot. Use of firearms of any kind is prohibited on any lot or in any structure within the Subdivision. No one may hunt, trap or use firearms of any kind in the Subdivision. All garbage cans or containers shall be maintained inside a garage or otherwise screened from public view. Each lot owner shall use his best efforts to enforce this prohibition.

3.11 Animals. No livestock, poultry or animals other than household pets (not to exceed three (3) in number and in any event not kept, bred or maintained for commercial purposes or allowed to annoy or injure neighbors) shall be maintained on any lot. No outside animal kennels or enclosures shall be constructed without the approval of the Board.

3.12 Solar Panels. No solar panels or windmills may be attached to any residence.

3.13 TV Antennas. No roof mounted TV antenna, no ham radio or other tall antennas are allowed and no satellite dish larger than three (3) feet in diameter shall be allowed.

3.14 Lights. Each lot owner may place a coach light between their dwelling and the roadway. All exterior lights, including the coach light, shall be soft and diffused lighting. No security lights or street-type lights shall be permitted on the Subdivision lots.

3.15 Grass. Grass and ground cover shall be planted at the first opportunity. Grass on individual lots shall be maintained so that it appears neat and well kept in accordance with neighboring properties.

3.16 Swimming Pools. Swimming pools are permitted only with the approval of the Board.

ARTICLE IV

Association of Owners

4.1 Administration. Developer shall establish the Association to administer the Property. Developer shall include provisions in the Bylaws for the governance and administration of the Subdivision. The Board may, but need not, from time to time adopt and amend rules that are binding on all owners and occupants. The Board shall administer and enforce the provisions of this Declaration and the Bylaws and the rules, and all other uses of and restrictions on the Property. Until the establishment of the Association, all powers of the Association, shall be exercised by Developer.

4.2 Membership and Voting. Each lot owner shall be a member of the Association. Except for Developer, the owner of each lot shall be entitled to one (1) vote. If more than one person owns a lot, then the owners shall determine between themselves who has the right to cast the one (1) vote or may divide their vote in relation to their ownership interest, but in no event shall the owner of any one lot have more than one (1) vote. A party holding a land contract purchaser's interest or any other similar equitable interest in a lot shall be considered the lot owner, as long as the land contract or other document establishing the equitable interest has been recorded. Developer shall be entitled to one (1) vote for each lot owned by Developer. No member shall be permitted to vote if such member is more than thirty (30) days delinquent in the payment of any amount due to the Association under Article V of this Declaration.

4.3 Control of Association. Developer shall have the right to appoint and remove directors of the Association and to exercise any and all powers and responsibilities assigned to the Association, the Board, or its officers, by the Articles of Incorporation, Bylaws, this Declaration or the Wisconsin Nonstock Corporation Law (as amended from time to time), until the earliest of: (i) thirty (30) days after the receipt of occupancy permits from the Town of Sheboygan for all of the lots and the transfer of all lots to individual homeowners from Developer, Developer's affiliates or agents; or (ii) Developer's election to waive its rights to control.

ARTICLE V

Assessments

5.1 Budget and Assessments. The association shall annually adopt a budget of common expenses and levy assessments on the lots allocating such assessments equally to each lot, subject to the limitations herein. The budget shall include amounts representing assessments that are bad debts. The Association may also levy: (i) special assessments on all lots for any purpose for which a general assessment may be levied, and (ii) special assessments or fines on particular lots or owners for the purpose of collecting any amounts due the Association or enforcing compliance by such owners with any provision of this Declaration, the Bylaws or any rules. The Board may adopt a rule to impose uniform charges for services which the Association provides related to transfer of lots, review of proposals, and the like. The Board may adopt an initial budget showing the anticipated amounts necessary to cover common expenses.

5.2 Installments; Late Payments. General assessments shall be due and payable as determined by the Board from time to time. Special assessments shall be due and payable at such time and in such manner as the Board may determine. Any assessment or installment of an assessment not paid within ten (10) days of its due date may be subject to a late charge and/or interest as set forth in the Bylaws or in a rule.

5.3 Enforcement; Liens. If an owner defaults in any payment, the Association shall take appropriate measures as permitted by law. The defaulting owner shall be responsible for all costs incurred by the Association in seeking to enforce payment including the Association's reasonable attorneys' fees. Owners shall be personally liable for assessments or fines and a lien shall be imposed against such owner's lot for any unpaid assessments. The lien shall be effective as of the recording of a notice thereof in the Sheboygan County Register of Deeds' Office. Liens for unpaid assessments shall also extend to and secure interest, fines and reasonable costs of collection, including attorneys' fees incurred by the Association incident to the collection of assessments or enforcement of liens. The Association may purchase a lot upon the foreclosure of its lien. An owner delinquent in payments may in some cases not be permitted to vote on matters before the membership of the Association.

5.4 Association Statements. Within five (5) business days of written request from an owner or a mortgagee, the Association shall provide a letter stating the existence and amount of outstanding general or special assessments against the owner's lot, if any. Notwithstanding anything to the contrary in the preceding sentence, all property conveyed by Developer shall be deemed conveyed free from outstanding general, special or working capital assessments and no such letter shall be required or given as to such property.

ARTICLE VI General Provisions

6.1 Burning. Outside incinerators and outdoor furnaces are not permitted on any lot.

6.2 Underground Utilities Service. All utility service, including but not limited to electric, gas, telephone and propane tanks, shall be underground.

6.3 Off-Street Parking. No dwelling shall be built on any lot without provision for off-street parking for a minimum of two cars, exclusive of garage parking.

6.4 Construction Timing. Residential dwelling construction must be completed within twelve (12) months of the issuance of a building permit.

6.5 Duration. The covenants and restrictions of this Declaration shall run with the land and shall be binding on all parties and owners of such lands and any parties holding under them for a period of forty (40) years from the date this Declaration is recorded.

6.6 Enforcement. The Developer, Association, Board or any owner shall have the right to enforce, by any proceeding at law or in equity, all covenants and restrictions now or hereafter imposed by this Declaration. Such action may be either to restrain violation or to recover damages. As to many of the restrictions, it would be impossible to measure the monetary loss suffered by violation so that equitable or injunctive relief may be the only remedy.

6.7 Severability. Invalidity of any one of these covenants or restrictions by judgment, court order or change of law shall in no way affect any other provisions which shall remain in full force and effect.

6.8 Amendment. This Declaration may be amended at any time by a written instrument, executed so as to be recordable by owners of not less than seventy-five percent (75%) of the lots subject to this Declaration.

6.9 Acceptance and Cost of Enforcement. Each owner, by accepting an interest in any Subdivision lot, hereby and thereby agrees to be bound by all conditions, limitations, reservations and restrictions contained herein and in the Articles of Incorporation and Bylaws of the Association, and in the event of a breach, agrees to pay all costs, including reasonable attorneys' fees for enforcement thereof.

6.10 Notice. Whenever under this Declaration one party is required or permitted to give notice to another, such notice shall be deemed given when delivered in hand or when mailed by First Class United States mail, postage prepaid, and addressed to the addressee at his notice address. The notice address for lot owners shall be the one given to the Association, and if no address has been given to the Association, the notice address will be at the street address of the lot.

6.11 Limitations on Assessments. The annual general assessments against each Subdivision lot under this Declaration shall not exceed One Hundred Dollars (\$100.00) in the first year and increasing by three percent (3%) per year thereafter, except that assessments for maintenance or replacement of the private sanitary sewer shall not be so limited.

6.12 Release of Developer. All lot owners hereby release the Developer, the Association, the Committee and Board members, and the committee from any liability for any loss or damage of any kind or for any injury to or death of persons or damage to property of lot owners or any other person from any cause whatsoever by reason of the construction, use, occupancy or enjoyment of the lot or any buildings, structures, or improvements thereon by lot owner, his family, guests, invitees, servants, tenants or agents. Lot owner agrees to, and hereby does, defend, indemnify and save harmless the Developer, the Association, the Committee and Board members from all claims, actions, demands, damages, costs and expenses and liability whatsoever, including reasonable attorneys' fees, on account of any such real or claimed loss or damage or liability, and from all claims and demands occurring in, or at the lot, or arising out of the construction, use, occupancy or enjoyment of the lot or any buildings, structure or improvements thereon.

[The rest of this page intentionally left blank; signatures are on the following page.]

IN WITNESS WHEREOF, American Dream Builders of Sheboygan County, LLC, by its duly authorized member, has executed this Declaration.

AMERICAN DREAM BUILDERS
OF SHEBOYGAN COUNTY, LLC

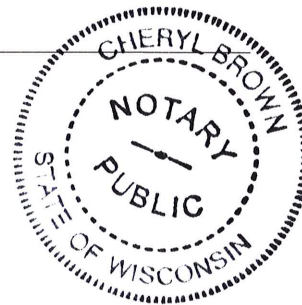
Dated: November 1st, 2021.

By: Michael L. Werner
Michael L. Werner, Member

STATE OF WISCONSIN)
)
SHEBOYGAN COUNTY)

Personally came before me this 1st day of November, 2021, the above-named Michael L. Werner, Member of American Dream Builders of Sheboygan County, LLC, to be known to be the person who executed the foregoing instrument and acknowledged the same.

Cheryl Brown
Print Name: Cheryl Brown
Notary Public, State of Wisconsin
My Commission: 1/10/2022



This Instrument Drafted By:

Attorney J. Phil Mueller
HOPP NEUMANN HUMKE LLP
2124 Kohler Memorial Drive, Suite 310
Sheboygan, WI 53081
T: (920) 457-8400
F: (920) 457-8411

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LINCOLN ESTATES

Being a part of the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 5, Town 15 North, Range 23 East, Town of Shelbygan, Shelbygan County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Benjamin J. Reinders, Professional Land Surveyor, hereby certify:

That I have surveyed, divided, and mapped Lincoln Estates, being a part of the Northeast 1/4 of the Southwest 1/4, and the Northwest 1/4 of the Southeast 1/4 of Section 5, Town 15 North, Range 23 East, Town of Shelbygan, Shelbygan County, Wisconsin, described as follows:

Commencing at South 1/4 Corner of said Section 5, thence N67°59'37"W 1338.63 feet along the East line of said Southwest 1/4 to the North-east corner of Paine Ridge Subdivision and the POINT OF BEGINNING of this description, thence N88°07'33"W 663.98 feet along the North line of said Paine Ridge Subdivision, thence N1°22'28"W 330.03 feet along the East right-of-way line of Town 50th Street, thence S88°18'29"E 666.75 feet along the North line of said Southwest 1/4 to the Center of said Section 5, thence S88°45'40"E 111.11 feet along the North line of said Southwest 1/4, thence S48°05'31"E 31.28 feet along the Southeast right-of-way line of State Highway 42, thence S48°19'22"W 127.98 feet, thence S0°0'0" 37'E 1327.32 feet along the East line of said Southwest 1/4 and the West line of West Mart Subdivision to the point of beginning.

This parcel contains 892,615 square feet or 20.492 acres.

I further certify that I have made such survey, land division, and plat by the direction of American Dream Builders of Shelbygan County, LLC, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Ordinance of the Town of Shelbygan, Wisconsin, in surveying, dividing, and mapping the same.

Dated this 16th day of September, 2020.

Benjamin J. Reinders
Benjamin J. Reinders



OWNER'S CERTIFICATE OF DELEGATION

American Dream Builders of Shelbygan County, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and divided as is represented on this plat.

American Dream Builders of Shelbygan County, LLC, does further certify that this plat is required by s. 236.10 and s. 236.12 to be submitted to the following for approval or objection:

Wisconsin Department of Administration
Wisconsin Department of Transportation
Town of Shelbygan
City of Shelbygan
Shelbygan County Planning Department

American Dream Builders of Shelbygan County, LLC

Michael L. Wimmer, Sole Member

STATE OF WISCONSIN
SHELBYGAN COUNTY

Personally came before me this day of 2020, Michael L. Wimmer of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Sole Member of said limited liability company, and acknowledges that they executed the foregoing that acted as such officer in the deed of said limited liability company, by his authority.

Notary Public:

My Commission expires:

TOWN OF SHELBYGAN RESOLUTION

Resolved that this plat titled "Lincoln Estates" located in the Town of Shelbygan, being developed by American Dream Builders of Shelbygan County, LLC, is hereby APPROVED by the Town Board of the Town of Shelbygan.

Town Chair: Date:

Hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Shelbygan.

Town Clerk: Date:

CITY OF SHELBYGAN COMMON COUNCIL RESOLUTION

Resolved that this plat titled "Lincoln Estates" located in the Town of Shelbygan is hereby approved by the Common Council of the City of Shelbygan.

on this day of 2020.

Mayor: Date:

Hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Shelbygan.

City Clerk: Date:

COUNTY OF SHELBYGAN PLANNING DEPARTMENT CERTIFICATE

Resolved that this plat titled "Lincoln Estates" located in the Town of Shelbygan is hereby approved by the Shelbygan County Planning Department.

on this day of 2020.

Title:

CERTIFICATE OF TOWN TREASURER

I, being the duly appointed, qualified and acting treasurer of the Town of Shelbygan, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of 2020 on any of the lands included in Lincoln Estates.

Dated this day of 2020.

Town Treasurer

CERTIFICATE OF COUNTY TREASURER

I, being the duly elected, qualified and acting treasurer of the County of Shelbygan, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of 2020 on any of the lands included in Lincoln Estates.

Dated this day of 2020.

County Treasurer

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



OWNER/SUBDIVIDER:
MICHAEL L. WIMMER
AMERICAN DREAM BUILDERS
1710 WILSON VIEW CT
SHELBYGAN, WI 53081

ENGINEER:
JOE BRONKHORST
JOE BRONKHORST AND ENGINEERING, LLC
1720 WILSON VIEW CT
SHELBYGAN, WI 53081

SURVEYOR:
BENJAMIN J. REINDERS
CEDAR CREEK SURVEYING, LLC
841 CENTER AVE., SUITE 1
OOSTICHUK, WI 53070

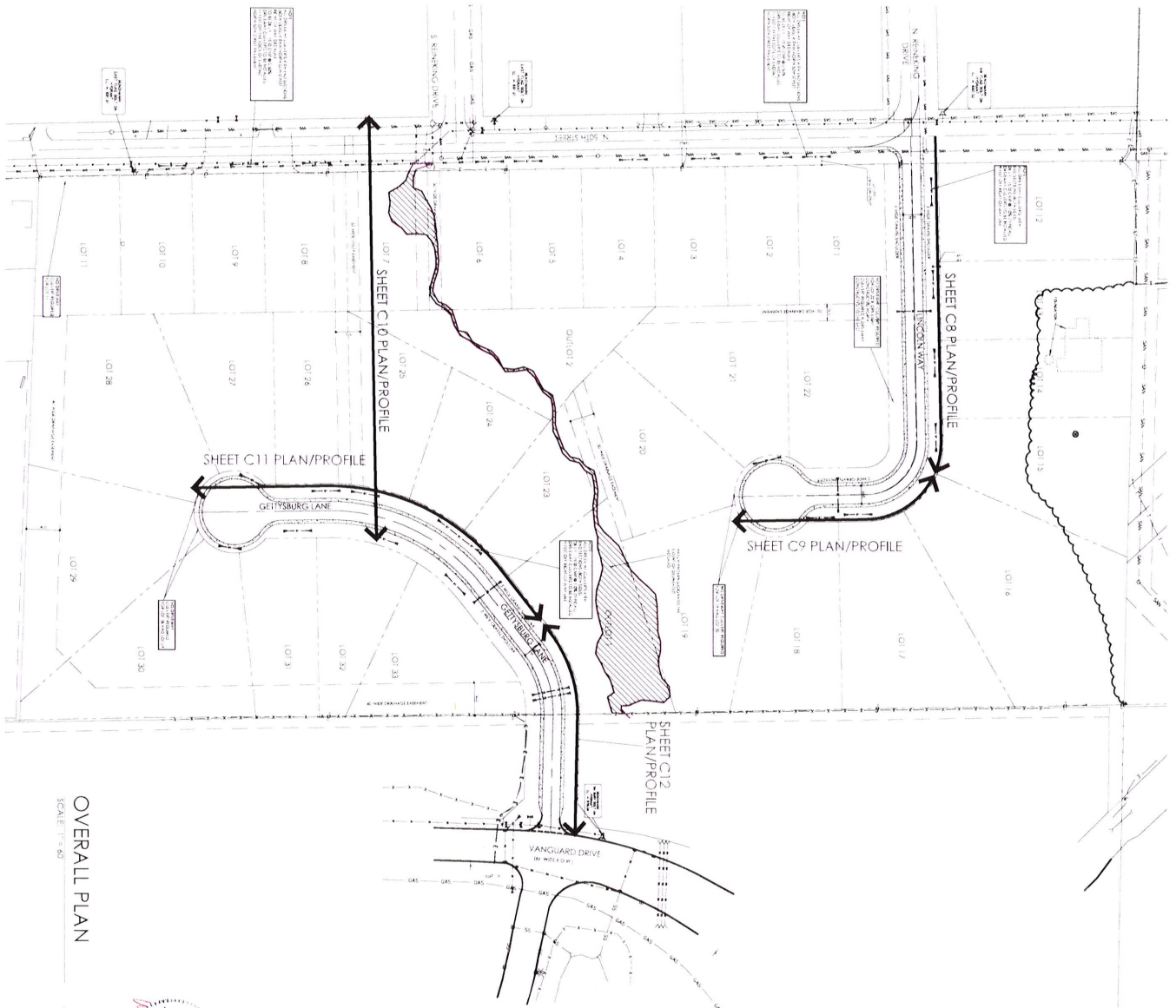
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REVISION: 12/20/2020

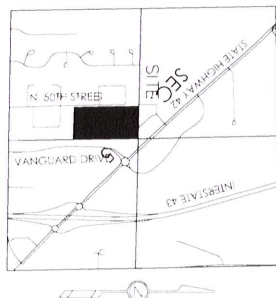
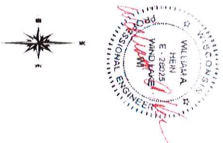
441 Center Avenue - Suite 1
Oostichuk, WI 53070
CEDAR CREEK SURVEYING, LLC
WWW.CEDARCREEKSURVEYING.COM

FILE: 2020-14 DATE: 9/16/2020 SHEET 2 OF 2

EXHIBIT B



OVERALL PLAN



LOCATION MAP

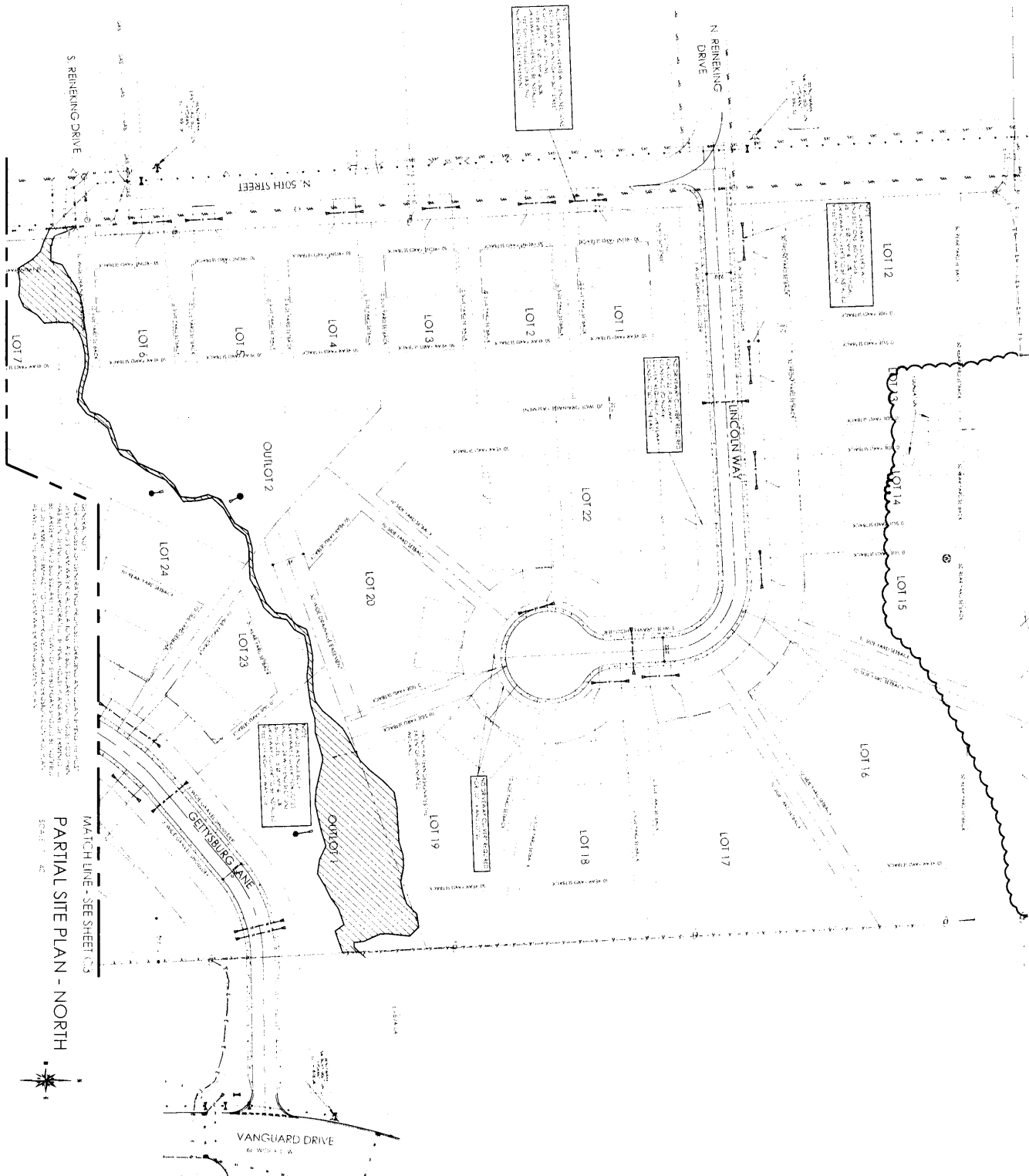
ENGINEERING SHEET INDEX		SHEET TITLE	
C1	COVER SHEET	DRAWN BY	
C2	GENERAL NOTES	CHECKED BY	
C3	SECTION 01100 - EXTERIOR	DATE	
C4	SECTION 02100 - FINISHS	PROJECT NO.	
C5	SECTION 03100 - CONCRETE AND MASONRY	SHEET NO.	
C6	SECTION 04100 - METALS AND FABRICATED	SHEET NO.	
C7	SECTION 05100 - WOOD AND PLASTICS	SHEET NO.	
C8	SECTION 06100 - PAINTS AND COATINGS	SHEET NO.	
C9	SECTION 07100 - ELECTRICAL	SHEET NO.	
C10	SECTION 08100 - MECHANICAL	SHEET NO.	
C11	SECTION 09100 - PLUMBING	SHEET NO.	
C12	SECTION 10100 - TELECOMMUNICATIONS	SHEET NO.	
C13	SECTION 11100 - SPECIALTIES	SHEET NO.	
C14	SECTION 12100 - EARTHWORK	SHEET NO.	
C15	SECTION 13100 - UTILITIES	SHEET NO.	
C16	SECTION 14100 - TRANSPORTATION	SHEET NO.	
C17	SECTION 15100 - STRUCTURES	SHEET NO.	
C18	SECTION 16100 - FURNITURE	SHEET NO.	
C19	SECTION 17100 - EQUIPMENT	SHEET NO.	
C20	SECTION 18100 - SPECIALTIES	SHEET NO.	
C21	SECTION 19100 - SPECIALTIES	SHEET NO.	
C22	SECTION 20100 - SPECIALTIES	SHEET NO.	
C23	SECTION 21100 - SPECIALTIES	SHEET NO.	
C24	SECTION 22100 - SPECIALTIES	SHEET NO.	
C25	SECTION 23100 - SPECIALTIES	SHEET NO.	
C26	SECTION 24100 - SPECIALTIES	SHEET NO.	
C27	SECTION 25100 - SPECIALTIES	SHEET NO.	
C28	SECTION 26100 - SPECIALTIES	SHEET NO.	
C29	SECTION 27100 - SPECIALTIES	SHEET NO.	
C30	SECTION 28100 - SPECIALTIES	SHEET NO.	
C31	SECTION 29100 - SPECIALTIES	SHEET NO.	
C32	SECTION 30100 - SPECIALTIES	SHEET NO.	
C33	SECTION 31100 - SPECIALTIES	SHEET NO.	
C34	SECTION 32100 - SPECIALTIES	SHEET NO.	
C35	SECTION 33100 - SPECIALTIES	SHEET NO.	
C36	SECTION 34100 - SPECIALTIES	SHEET NO.	
C37	SECTION 35100 - SPECIALTIES	SHEET NO.	
C38	SECTION 36100 - SPECIALTIES	SHEET NO.	
C39	SECTION 37100 - SPECIALTIES	SHEET NO.	
C40	SECTION 38100 - SPECIALTIES	SHEET NO.	
C41	SECTION 39100 - SPECIALTIES	SHEET NO.	
C42	SECTION 40100 - SPECIALTIES	SHEET NO.	
C43	SECTION 41100 - SPECIALTIES	SHEET NO.	
C44	SECTION 42100 - SPECIALTIES	SHEET NO.	
C45	SECTION 43100 - SPECIALTIES	SHEET NO.	
C46	SECTION 44100 - SPECIALTIES	SHEET NO.	
C47	SECTION 45100 - SPECIALTIES	SHEET NO.	
C48	SECTION 46100 - SPECIALTIES	SHEET NO.	
C49	SECTION 47100 - SPECIALTIES	SHEET NO.	
C50	SECTION 48100 - SPECIALTIES	SHEET NO.	
C51	SECTION 49100 - SPECIALTIES	SHEET NO.	
C52	SECTION 50100 - SPECIALTIES	SHEET NO.	
C53	SECTION 51100 - SPECIALTIES	SHEET NO.	
C54	SECTION 52100 - SPECIALTIES	SHEET NO.	
C55	SECTION 53100 - SPECIALTIES	SHEET NO.	
C56	SECTION 54100 - SPECIALTIES	SHEET NO.	
C57	SECTION 55100 - SPECIALTIES	SHEET NO.	
C58	SECTION 56100 - SPECIALTIES	SHEET NO.	
C59	SECTION 57100 - SPECIALTIES	SHEET NO.	
C60	SECTION 58100 - SPECIALTIES	SHEET NO.	
C61	SECTION 59100 - SPECIALTIES	SHEET NO.	
C62	SECTION 60100 - SPECIALTIES	SHEET NO.	
C63	SECTION 61100 - SPECIALTIES	SHEET NO.	
C64	SECTION 62100 - SPECIALTIES	SHEET NO.	
C65	SECTION 63100 - SPECIALTIES	SHEET NO.	
C66	SECTION 64100 - SPECIALTIES	SHEET NO.	
C67	SECTION 65100 - SPECIALTIES	SHEET NO.	
C68	SECTION 66100 - SPECIALTIES	SHEET NO.	
C69	SECTION 67100 - SPECIALTIES	SHEET NO.	
C70	SECTION 68100 - SPECIALTIES	SHEET NO.	
C71	SECTION 69100 - SPECIALTIES	SHEET NO.	
C72	SECTION 70100 - SPECIALTIES	SHEET NO.	
C73	SECTION 71100 - SPECIALTIES	SHEET NO.	
C74	SECTION 72100 - SPECIALTIES	SHEET NO.	
C75	SECTION 73100 - SPECIALTIES	SHEET NO.	
C76	SECTION 74100 - SPECIALTIES	SHEET NO.	
C77	SECTION 75100 - SPECIALTIES	SHEET NO.	
C78	SECTION 76100 - SPECIALTIES	SHEET NO.	
C79	SECTION 77100 - SPECIALTIES	SHEET NO.	
C80	SECTION 78100 - SPECIALTIES	SHEET NO.	
C81	SECTION 79100 - SPECIALTIES	SHEET NO.	
C82	SECTION 80100 - SPECIALTIES	SHEET NO.	
C83	SECTION 81100 - SPECIALTIES	SHEET NO.	
C84	SECTION 82100 - SPECIALTIES	SHEET NO.	
C85	SECTION 83100 - SPECIALTIES	SHEET NO.	
C86	SECTION 84100 - SPECIALTIES	SHEET NO.	
C87	SECTION 85100 - SPECIALTIES	SHEET NO.	
C88	SECTION 86100 - SPECIALTIES	SHEET NO.	
C89	SECTION 87100 - SPECIALTIES	SHEET NO.	
C90	SECTION 88100 - SPECIALTIES	SHEET NO.	
C91	SECTION 89100 - SPECIALTIES	SHEET NO.	
C92	SECTION 90100 - SPECIALTIES	SHEET NO.	
C93	SECTION 91100 - SPECIALTIES	SHEET NO.	
C94	SECTION 92100 - SPECIALTIES	SHEET NO.	
C95	SECTION 93100 - SPECIALTIES	SHEET NO.	
C96	SECTION 94100 - SPECIALTIES	SHEET NO.	
C97	SECTION 95100 - SPECIALTIES	SHEET NO.	
C98	SECTION 96100 - SPECIALTIES	SHEET NO.	
C99	SECTION 97100 - SPECIALTIES	SHEET NO.	
C100	SECTION 98100 - SPECIALTIES	SHEET NO.	
C101	SECTION 99100 - SPECIALTIES	SHEET NO.	
C102	SECTION 100100 - SPECIALTIES	SHEET NO.	

LINCOLN ESTATES SUBDIVISION
TOWN OF SHEBOYGAN
SHEBOYGAN COUNTY, WISCONSIN



SITE DESIGN AND ENGINEERING, LLC
PO BOX 1067
WOODRUFF, WISCONSIN 54588
19201 201-8977
tsfeathersign1@gmail.com

1	REVISED NORTH 50TH STREET ROW DITCH LINE ADJUSTED GIFTYSBURG LANE CROSS CULVERT SIZE	12/08/2020
2	REVISIONS PER TOWN OF SHERBOYGAN REVIEW PLAN SET DATED 05/08/2021	05/22/2021
NO.	REVISIONS	DATE



PARTIAL SITE PLAN - NORTH
MATCH LINE - SEE SHEET C-3

SHEET TITLE
LINCOLN ESTATES SUBDIVISION
TOWN OF SHEBOYGAN
SHEBOYGAN COUNTY, WISCONSIN

DATE
11.10.2024
PROJECT NO.
2024-12
SHEET NO.
C 2

DRAWN BY
JHE-ELBY



NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	11.10.2024
2	REVISIONS	



SHEET NO.

DATE
11/10/2020

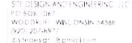
PROJECT NO.
2020-12

CHECKED BY

DRAWN BY

SHEET TITLE

LINCOLN ESTATES SUBDIVISION
TOWN OF SHEBOYGAN
SHEBOYGAN COUNTY, WISCONSIN

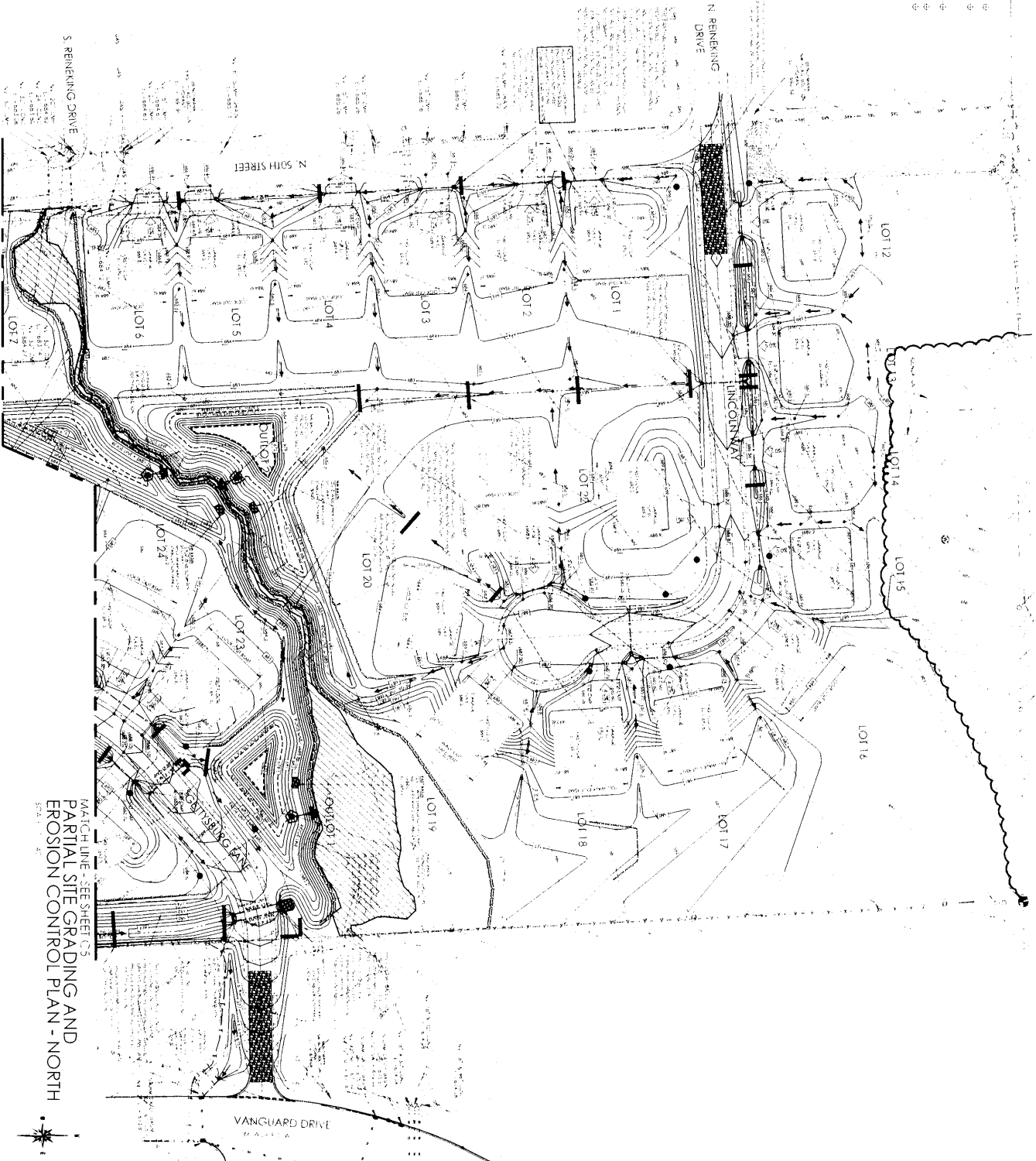


	REVISED NORTH 50TH STREET ROW DECK IMPROVED GUTTER/SLURRY AND CROSS CURB/ S&T	12/08/2020
2	REVISING PER ROW OF SHIBOGAN RIVER PLAN 3/17 DATED 05/06/2020	05/27/2020
NO.	REVISIONS	DATE

STORM WATER BASIN OUTLET SECTION

STORM WATER BASIN OUTLET SECTION

STORM WATER BASIN OUTLET SECTION



MATCH LINE - SEE SHEET C5
PARTIAL SITE GRADING AND
EROSION CONTROL PLAN - NORTH



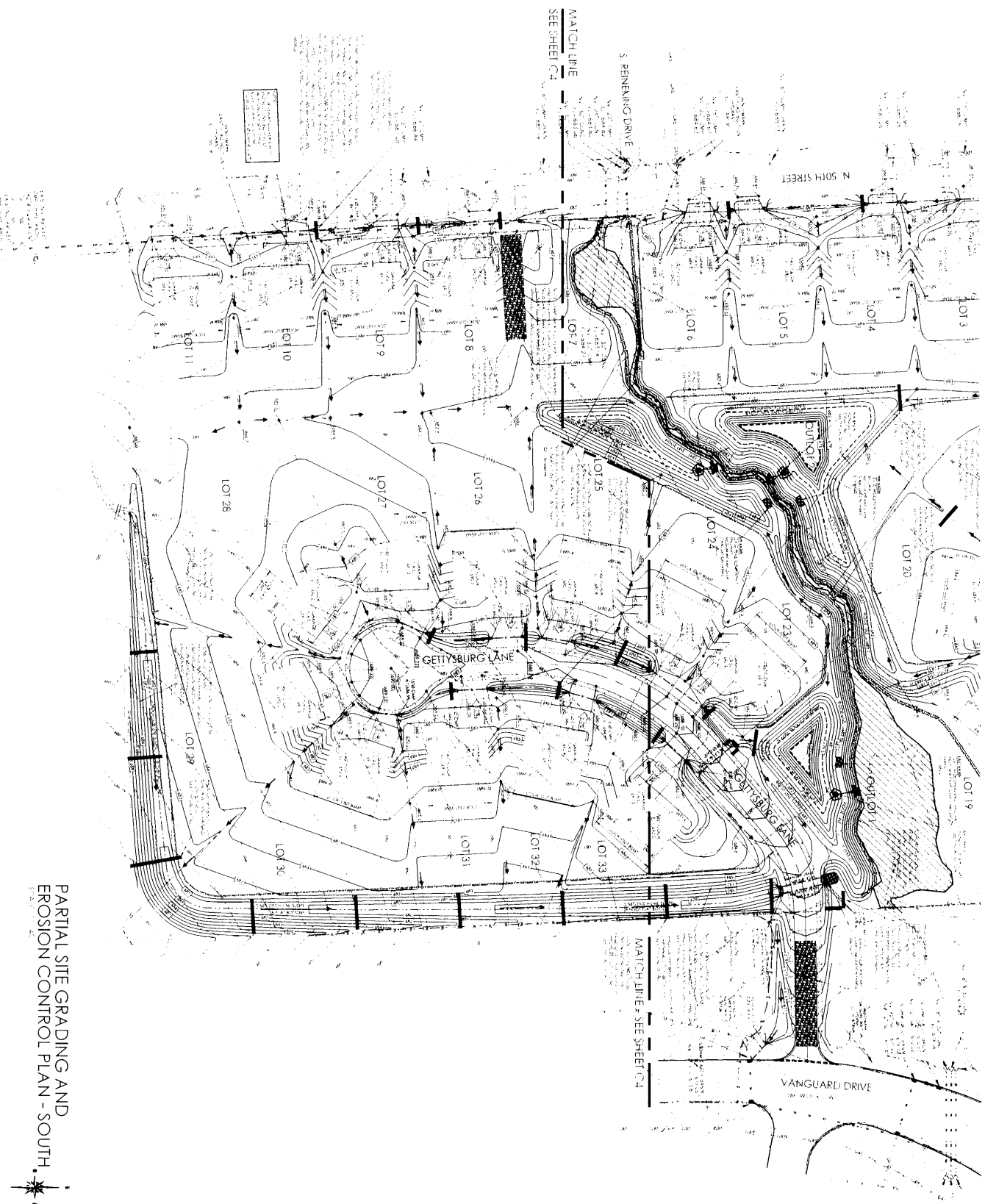
SHEET TITLE
LINCOLN ESTATES SUBDIVISION
TOWN OF SHEBOYGAN
SHEBOYGAN COUNTY WISCONSIN

DATE
11/11/2020
PROJECT NO.
200419-12
SHEET NO.
C 4

DESIGNED BY
JHE/ELB/



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/11/2020
2	FOR RECORD	11/11/2020



PARTIAL SITE GRADING AND
EROSION CONTROL PLAN - SOUTH



SHEET TITLE
 LINCOLN ESTATES SUBDIVISION
 TOWN OF SHEBOYGAN
 SHEBOYGAN COUNTY WISCONSIN

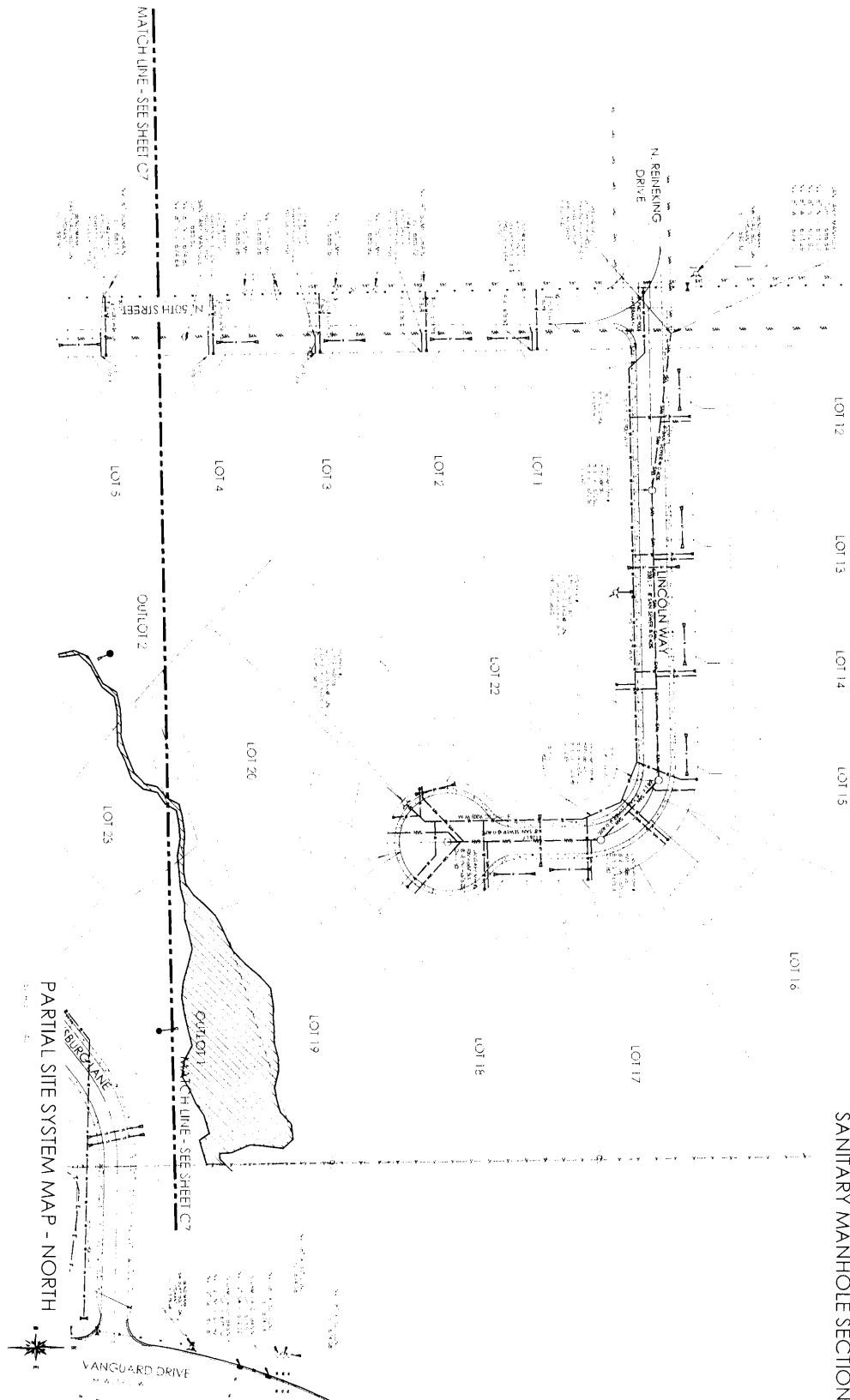
DATE
 11/10/2020
 PROJECT NO.
 2020-12
 SHEET NO.
 C 5

DESIGNED BY
 CHECKED BY
 DRAWN BY

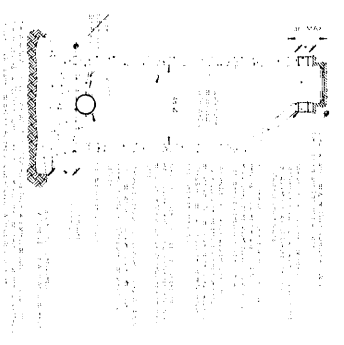


REVISIONS

NO.	REVISIONS	DATE



SANITARY MANHOLE SECTION

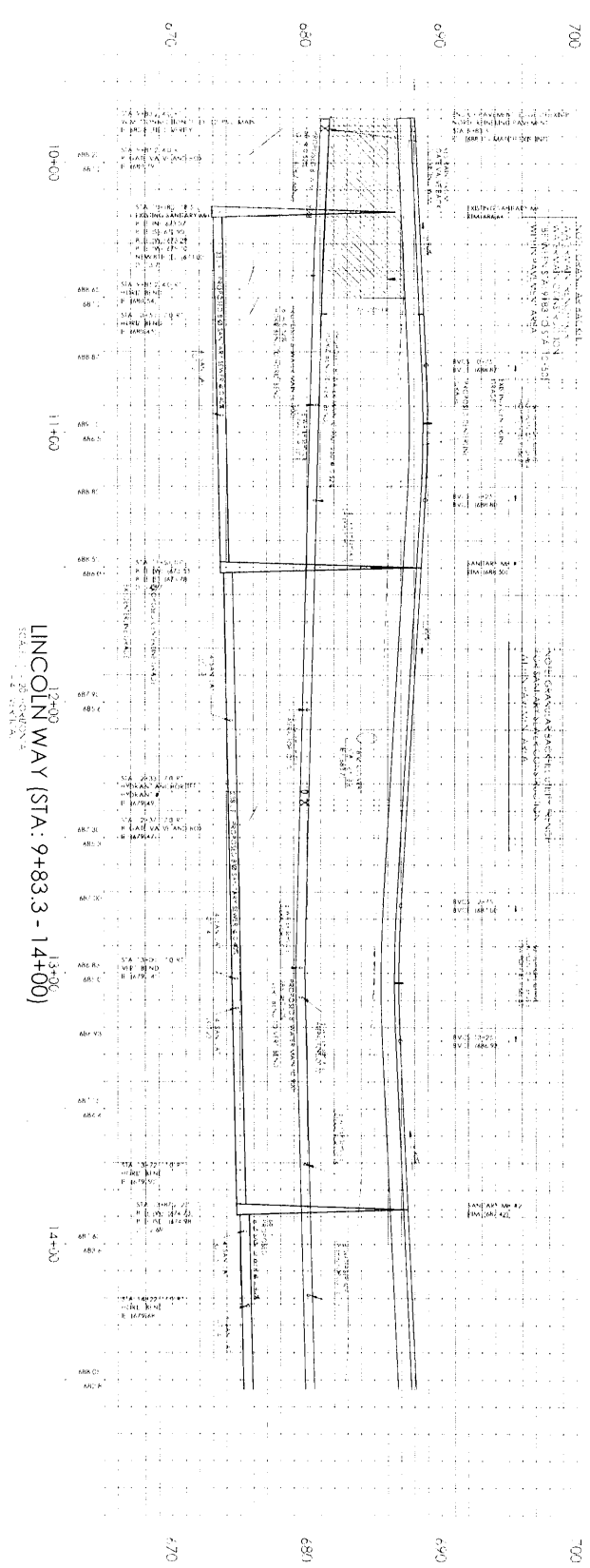


SHEET TITLE
 LINCOLN ESTATES SUBDIVISION
 TOWN OF SHEBOYGAN
 SHEBOYGAN COUNTY WISCONSIN

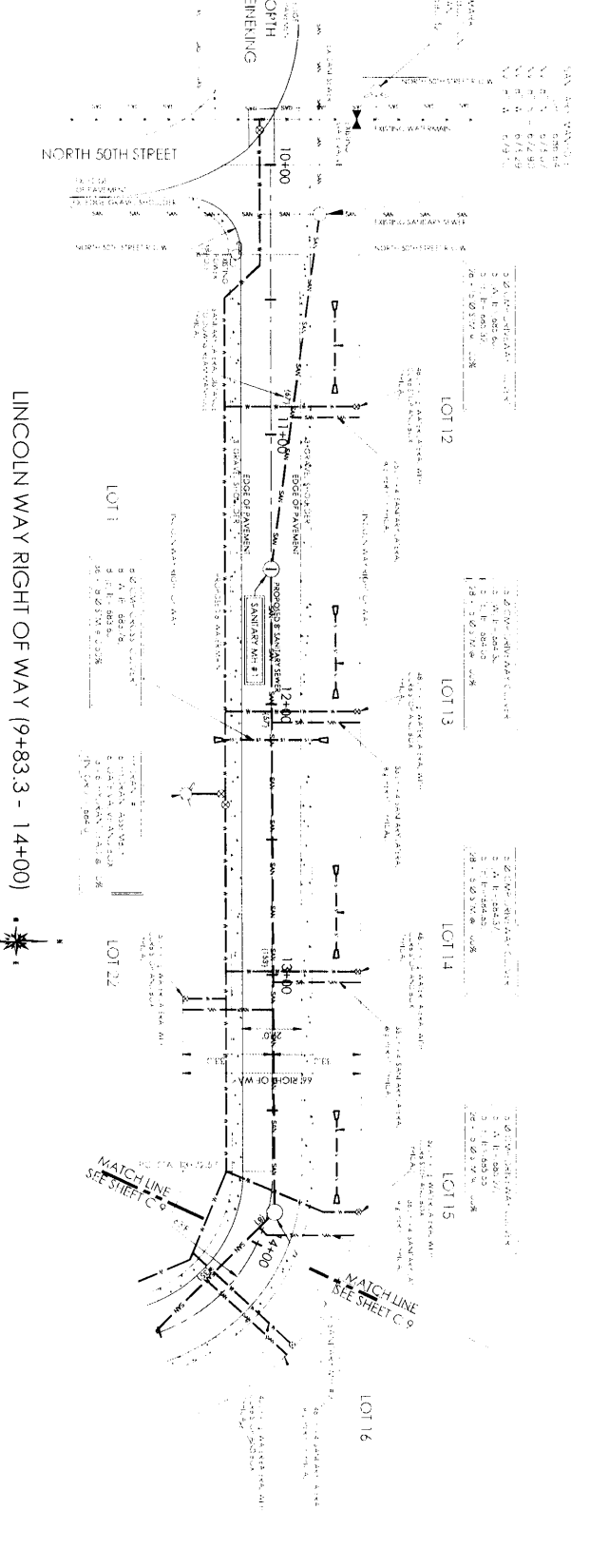
DATE
 11/10/2024
 PROJECT NO
 2020-12
 SHEET NO
 C 6



REVISIONS
 DATE



LINCOLN WAY (STA: 9+83.3 - 14+00)
 SCALE: 1" = 20' HORIZONTAL
 1" = 4' VERTICAL
 SHEET NO. C 8
 DATE: 09/01/2020
 PROJECT NO: 2020-12
 SHEET NO: C 8
 SHEET TITLE: LINCOLN ESTATES SUBDIVISION
 TOWN OF SHEBOYGAN
 SHEBOYGAN COUNTY, WISCONSIN

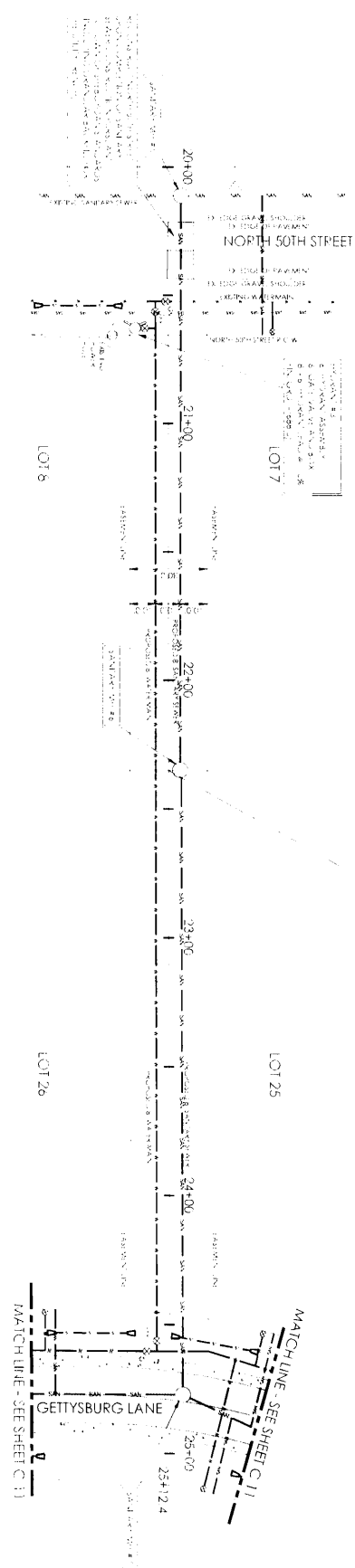


LINCOLN WAY RIGHT OF WAY (9+83.3 - 14+00)
 SCALE: 1" = 20' HORIZONTAL
 1" = 4' VERTICAL
 SHEET NO. C 8
 DATE: 09/01/2020
 PROJECT NO: 2020-12
 SHEET NO: C 8
 SHEET TITLE: LINCOLN ESTATES SUBDIVISION
 TOWN OF SHEBOYGAN
 SHEBOYGAN COUNTY, WISCONSIN

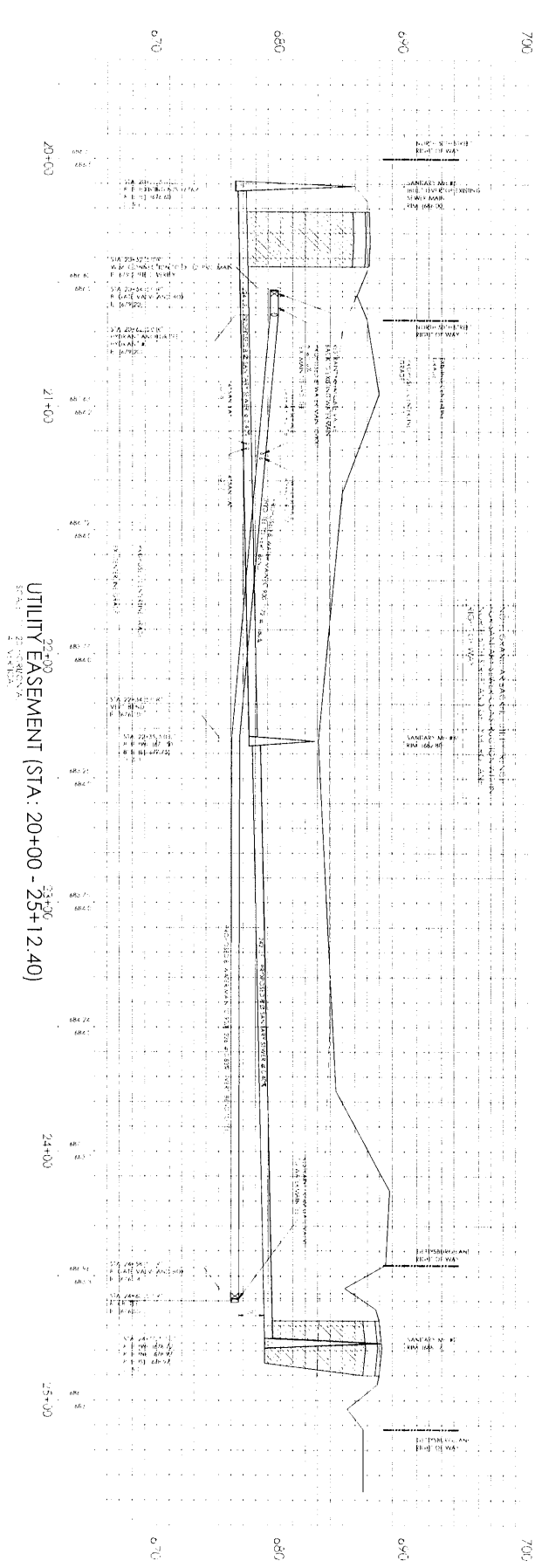


J&B ENGINEERING, INC.
 1000 W. WISCONSIN AVE.
 SHEBOYGAN, WI 53081
 (920) 866-1234
 www.jandbeng.com

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	09/01/2020
2	REVISED TO SHOW CHANGES	09/01/2020
3	REVISED TO SHOW CHANGES	09/01/2020
4	REVISED TO SHOW CHANGES	09/01/2020
5	REVISED TO SHOW CHANGES	09/01/2020
6	REVISED TO SHOW CHANGES	09/01/2020
7	REVISED TO SHOW CHANGES	09/01/2020
8	REVISED TO SHOW CHANGES	09/01/2020
9	REVISED TO SHOW CHANGES	09/01/2020
10	REVISED TO SHOW CHANGES	09/01/2020



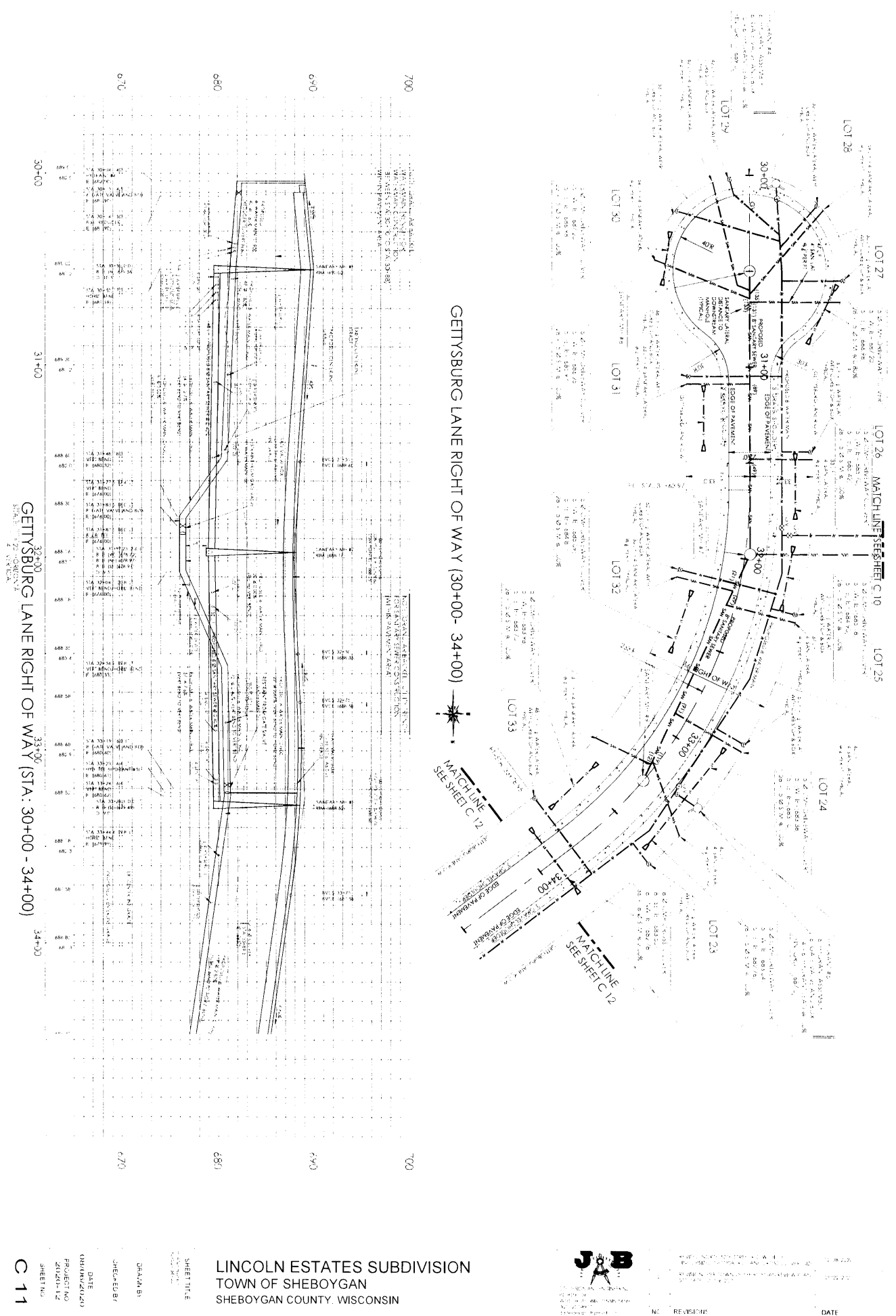
UTILITY EASEMENT (20+00 - 25+12.4)



UTILITY EASEMENT (STA: 20+00 - 25+12.40)



NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	10/22/2019
2	REVISED TO SHOW THE PROPOSED EASEMENT	10/22/2019
3	REVISED TO SHOW THE PROPOSED EASEMENT	10/22/2019



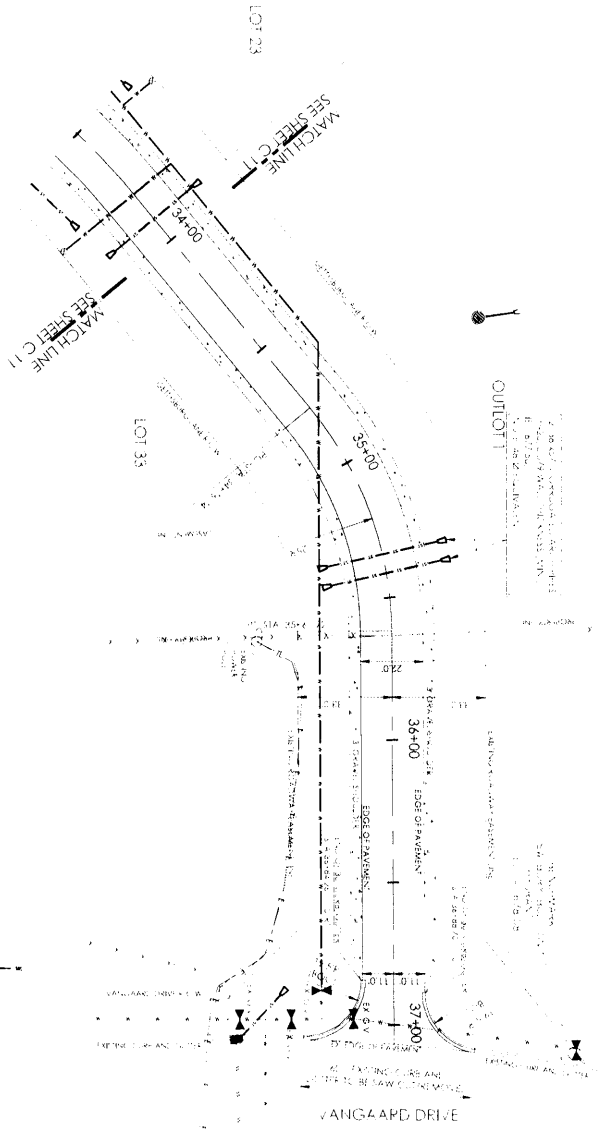
SHEET TITLE
 DATA BY
 CHECKED BY
 DATE
 PROJECT NO.
 SHEET NO.
C 11

LINCOLN ESTATES SUBDIVISION
TOWN OF SHEBOYGAN
SHEBOYGAN COUNTY, WISCONSIN

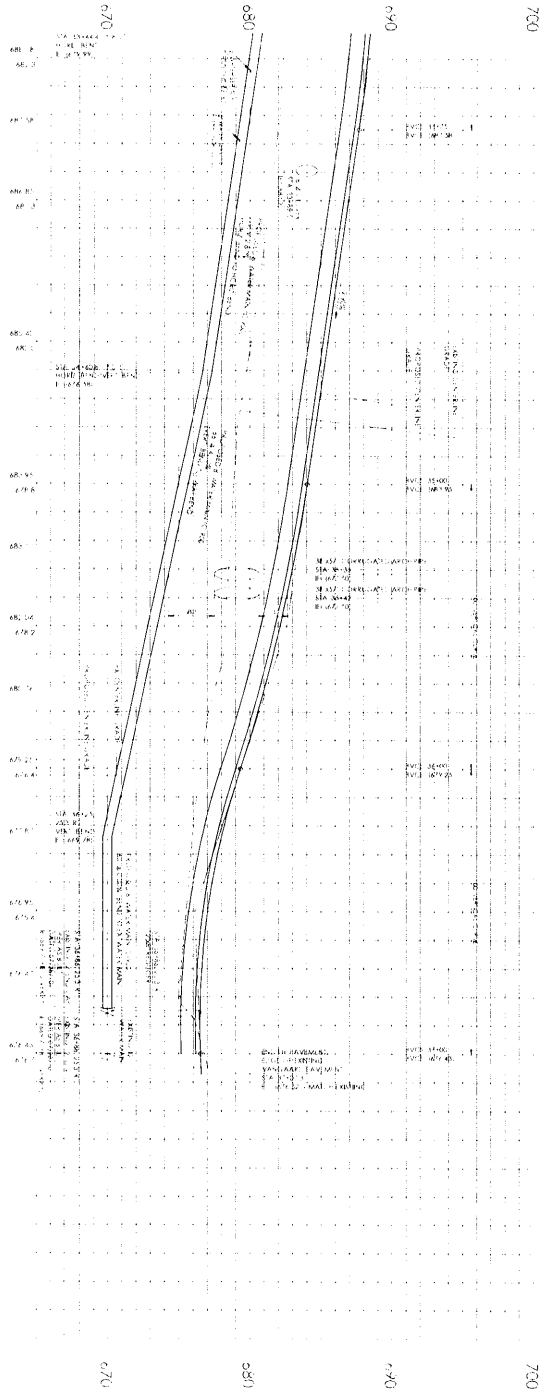


NO.	REVISION	DATE
1	ISSUED FOR PERMIT	01/12/2011
2	REVISED TO SHOW CHANGES	02/01/2011
3	REVISED TO SHOW CHANGES	02/01/2011
4	REVISED TO SHOW CHANGES	02/01/2011
5	REVISED TO SHOW CHANGES	02/01/2011
6	REVISED TO SHOW CHANGES	02/01/2011
7	REVISED TO SHOW CHANGES	02/01/2011
8	REVISED TO SHOW CHANGES	02/01/2011
9	REVISED TO SHOW CHANGES	02/01/2011
10	REVISED TO SHOW CHANGES	02/01/2011

GETTYSBURG LANE RIGHT OF WAY (34+00- 37+07.30)



GETTYSBURG LANE RIGHT OF WAY (STA: 34+00 - 37+07.30)



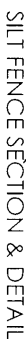
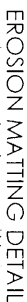
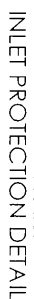
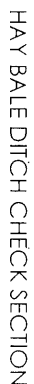
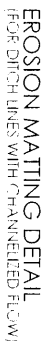
C 12

SHEET TITLE
 DATE
 PROJECT NO.
 SHEET NO.

LINCOLN ESTATES SUBDIVISION
 TOWN OF SHEBOYGAN
 SHEBOYGAN COUNTY, WISCONSIN



REVISIONS
 DATE

[illegible]

C 13

