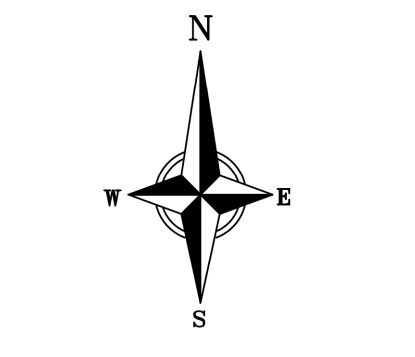
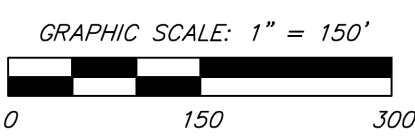


PLAT OF SURVEY

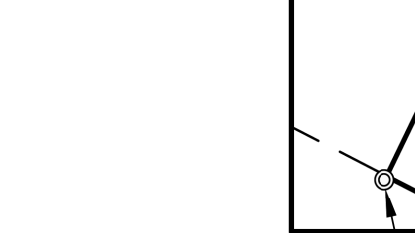
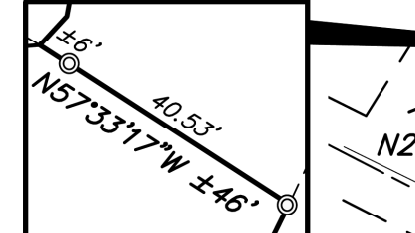
PART OF LOTS 11 AND 12 OF THE RECORDED PLAT OF "HOWE'S SUBDIVISION OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER", AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 9025, DOCUMENT NUMBER 2852281, BROWN COUNTY RECORDS, BEING LOCATED IN LOTS 8, 9, AND 10 OF THE RECORDED PLAT OF "HOWE'S SUBDIVISION OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER"; ALL BEING LOCATED IN THE TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED ON SHEET TWO.



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, BROWN COUNTY, THE NORTH LINE OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER, MEASURED AS BEARING S64°11'25"E



BROWN COUNTY SURVEY POINT ID: 30Y19.2 (FOUND 1" IRON PIPE WITH CAP)



- SURVEY LEGEND**
- SET 1.32" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 1.68 LBS/LIN FT
 - ⊗ FOUND 1" # IRON PIPE
 - ⊗ FOUND 2" # IRON PIPE
 - PUBLIC LAND CORNER AS NOTED
 - () INDICATES RECORDED AS
 - DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT
 - EXISTING GRAVEL SURFACE

DATE OF FIELD SURVEY: JUNE 4, 2024. ANY CHANGES IN SITE CONDITIONS AFTER JUNE 4 ARE NOT REFLECTED BY THIS SURVEY.

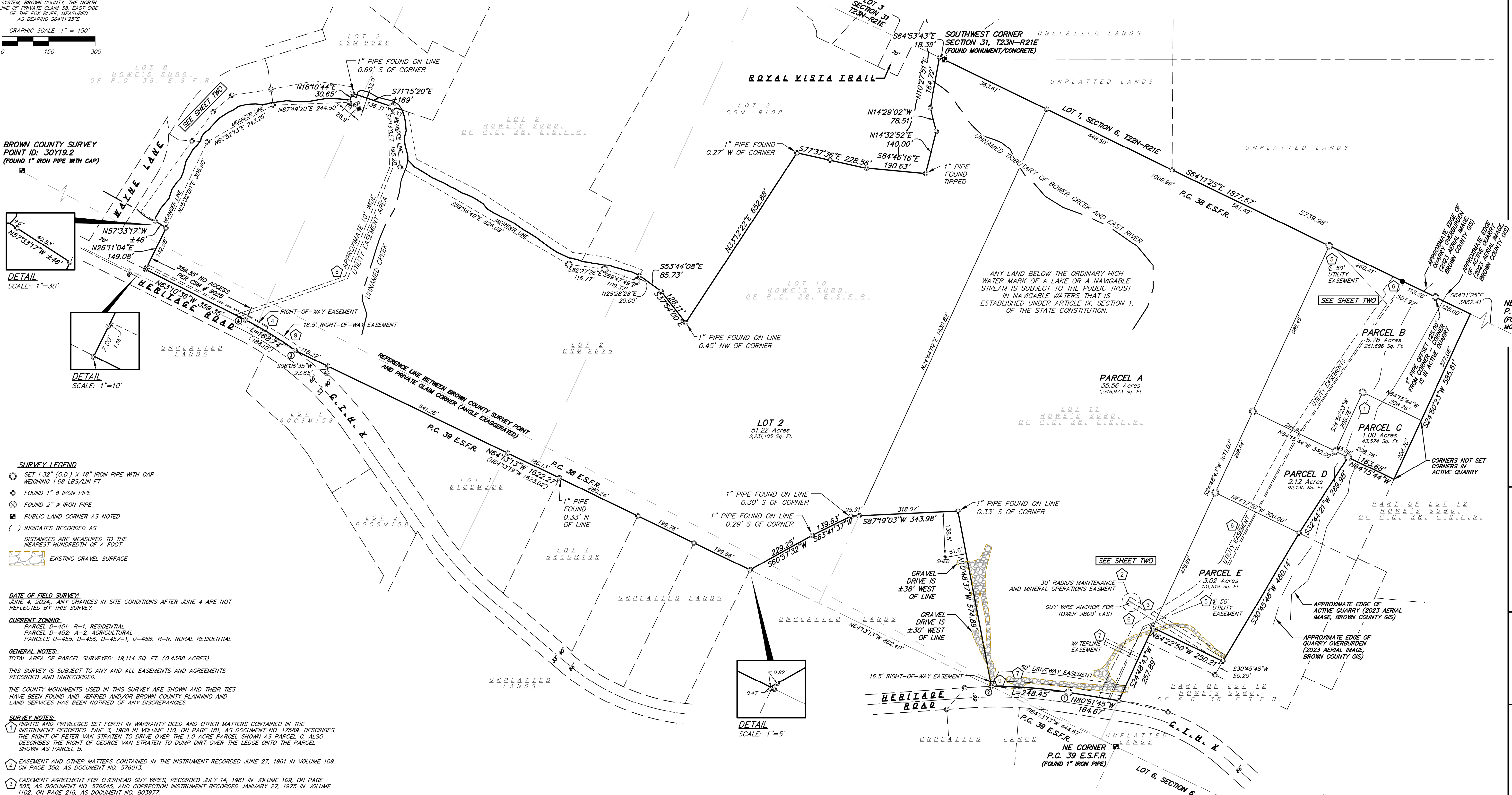
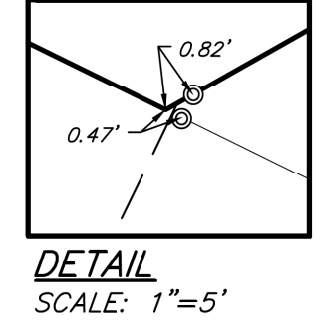
CURRENT ZONING: PARCEL D-451: R-1, RESIDENTIAL
PARCEL D-452: A-2, AGRICULTURAL
PARCELS D-455, D-456, D-457-1, D-458: R-R, RURAL RESIDENTIAL

GENERAL NOTES:
TOTAL AREA OF PARCEL SURVEYED: 19,114 SQ. FT. (0.4388 ACRES)
THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.

THE COUNTY MONUMENTS USED IN THIS SURVEY ARE SHOWN AND THEIR TIES HAVE BEEN FOUND AND VERIFIED AND/OR BROWN COUNTY PLANNING AND LAND SERVICES HAS BEEN NOTIFIED OF ANY DISCREPANCIES.

- SURVEY NOTES:**
- RIGHTS AND PRIVILEGES SET FORTH IN WARRANTY DEED AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JUNE 3, 1908 IN VOLUME 110, ON PAGE 181, AS DOCUMENT NO. 17589, DESCRIBES THE RIGHT OF PETER VAN STRATEN TO DRIVE OVER THE 1.0 ACRE PARCEL SHOWN AS PARCEL C. ALSO DESCRIBES THE RIGHT OF GEORGE VAN STRATEN TO DUMP DIRT OVER THE LEDGE ONTO THE PARCEL SHOWN AS PARCEL B.
 - EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JUNE 27, 1961 IN VOLUME 109, ON PAGE 350, AS DOCUMENT NO. 576013.
 - EASEMENT AGREEMENT FOR OVERHEAD GUY WIRES, RECORDED JULY 14, 1961 IN VOLUME 109, ON PAGE 505, AS DOCUMENT NO. 576845, AND CORRECTION INSTRUMENT RECORDED JANUARY 27, 1975 IN VOLUME 1102, ON PAGE 216, AS DOCUMENT NO. 803977.
 - CONVEYANCE OF LANDS FOR HIGHWAY PURPOSES AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JANUARY 22, 1979 IN JACKET 2857, IMAGE 27, AS DOCUMENT NO. 908718.
 - EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED MARCH 24, 1989 IN JACKET 14145, IMAGE 13, AS DOCUMENT NO. 1178454, ENCROACHMENT AGREEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED MAY 30, 2006 AS DOCUMENT NO. 2258328, ENCROACHMENT AGREEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED MAY 30, 2006 AS DOCUMENT NO. 2258329.
 - EASEMENT AND OTHER MATTERS CONTAINED IN DOCUMENT NO. 2193587 (RECORDED JUNE 3, 2005) AND DOCUMENT NO. 2738238 (RECORDED MARCH 31, 2016).
 - DRIVEWAY AND WATERLINE EASEMENTS AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED NOVEMBER 30, 2007 AS DOCUMENT NO. 2343120, DRIVEWAY EASEMENT CLARIFICATION AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JANUARY 10, 2008 AS DOCUMENT NO. 2348092.
 - UTILITY EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED APRIL 25, 2019 AS DOCUMENT NO. 2857221.
 - 16.5 FOOT RIGHT-OF-WAY GRANT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED SEPTEMBER 16, 1992 IN JACKET 19241, IMAGE 52, AS DOCUMENT NO. 1308096.

CURVE TABLE						
Curve #	Length	Radius	Delta	Chord Length	Chord Dir.	Tangent
1-2	248.45'	1465.39'	9°42'51"	248.15'	N85°44'56"W	S89°23'38"W
3-4	188.74'	1178.66'	9°10'29"	188.54'	N58°35'22"W	N54°00'07"W



SURVEYOR'S CERTIFICATE

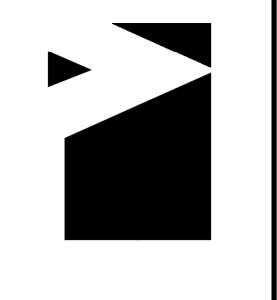
I, STEVEN M. BIEDA, PROFESSIONAL LAND SURVEYOR, PLS-2275, DO HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS EXECUTED UNDER MY DIRECTION AND CONTROL; THAT I HAVE SURVEYED AND MAPPED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE INFORMATION FURNISHED; THAT SAID SURVEY MEETS THE MINIMUM STANDARDS FOR PROPERTY SURVEYS OF THE WISCONSIN ADMINISTRATIVE CODE (A-E7); AND THAT THE MAP HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



SURVEYED BY:
Vierbichter Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

SURVEYED FOR:
RON VAN STRATEN

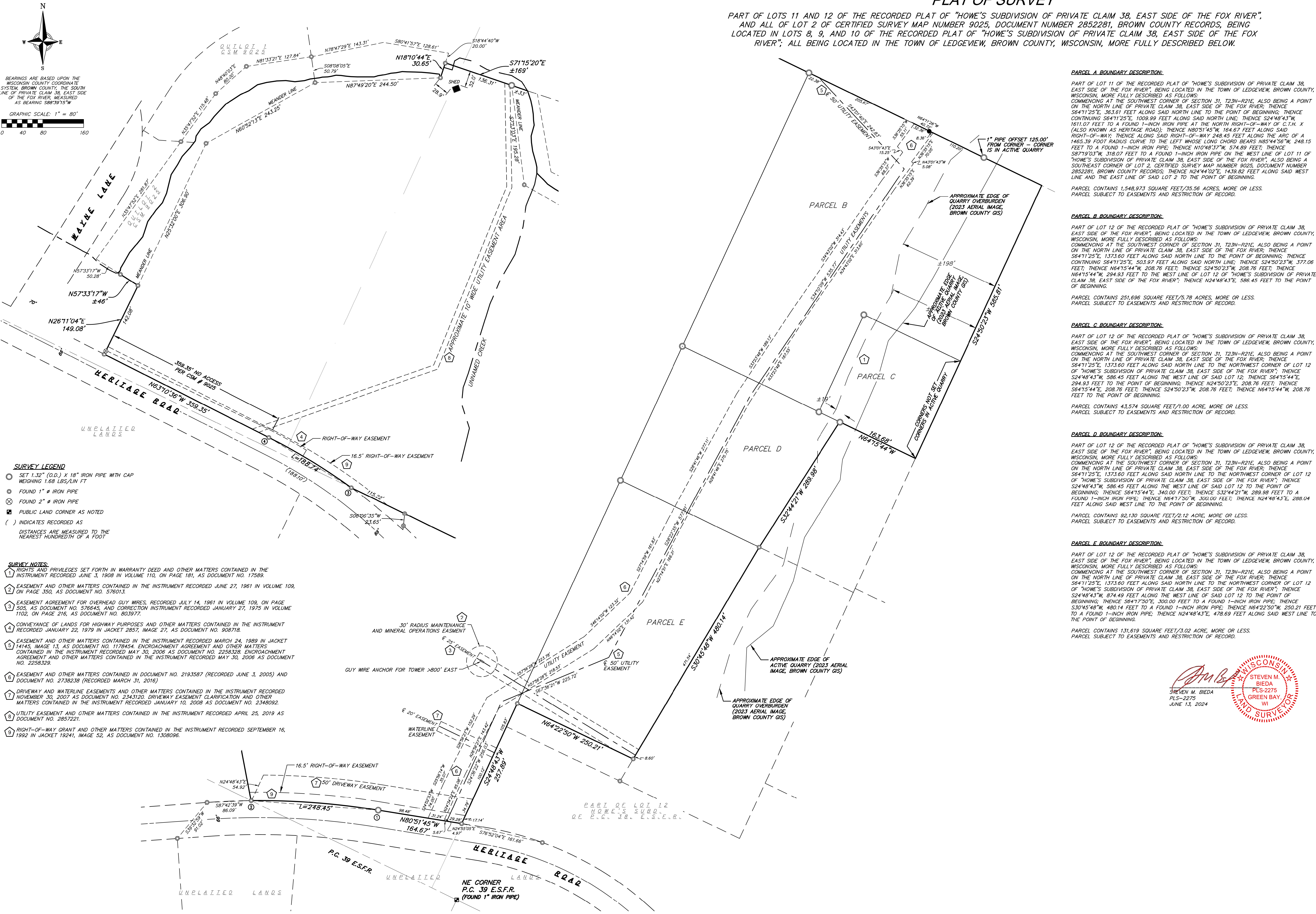
Job #: V-16410
Date: 5/23/2024
Rev: --
Drafted By: BBEI
Checked By: MAND



vierbichter
planners | engineers | advisors

PLAT OF SURVEY

PART OF LOTS 11 AND 12 OF THE RECORDED PLAT OF "HOWE'S SUBDIVISION OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER", AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 9025, DOCUMENT NUMBER 2852281, BROWN COUNTY RECORDS, BEING LOCATED IN LOTS 8, 9, AND 10 OF THE RECORDED PLAT OF "HOWE'S SUBDIVISION OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER"; ALL BEING LOCATED IN THE TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED BELOW.



PARCEL A BOUNDARY DESCRIPTION:
 PART OF LOT 11 OF THE RECORDED PLAT OF "HOWE'S SUBDIVISION OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER", BEING LOCATED IN THE TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE WEST CORNER OF SECTION 31, T23N-R21E, ALSO BEING A POINT ON THE NORTH LINE OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER; THENCE S64°11'25"E, 363.61 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; THENCE CONTINUING S64°11'25"E, 1009.99 FEET ALONG SAID NORTH LINE; THENCE S24°48'43"W, 1611.07 FEET TO A FOUND 1-INCH IRON PIPE AT THE NORTH RIGHT-OF-WAY OF C.T.H. X (ALSO KNOWN AS HERITAGE ROAD); THENCE N80°51'45"W, 164.67 FEET ALONG SAID RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY 248.45 FEET ALONG THE ARC OF A 1465.39 FOOT RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS N83°44'56"W, 248.15 FEET TO A FOUND 1-INCH IRON PIPE; THENCE N10°48'33"W, 574.89 FEET; THENCE S87°19'03"W, 318.07 FEET TO A FOUND 1-INCH IRON PIPE ON THE WEST LINE OF LOT 11 OF "HOWE'S SUBDIVISION OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER"; ALSO BEING A SOUTHEAST CORNER OF LOT 2, CERTIFIED SURVEY MAP NUMBER 9025, DOCUMENT NUMBER 2852281, BROWN COUNTY RECORDS; THENCE N24°44'02"E, 1439.82 FEET ALONG SAID WEST LINE AND THE EAST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.
 PARCEL CONTAINS 1,548,973 SQUARE FEET/35.56 ACRES, MORE OR LESS.
 PARCEL SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.

PARCEL B BOUNDARY DESCRIPTION:
 PART OF LOT 12 OF THE RECORDED PLAT OF "HOWE'S SUBDIVISION OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER", BEING LOCATED IN THE TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, T23N-R21E, ALSO BEING A POINT ON THE NORTH LINE OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER; THENCE S64°11'25"E, 1373.60 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; THENCE CONTINUING S64°11'25"E, 803.97 FEET ALONG SAID NORTH LINE; THENCE S24°50'23"W, 377.06 FEET; THENCE N64°15'44"W, 208.76 FEET; THENCE S24°50'23"W, 208.76 FEET; THENCE N64°15'44"W, 294.93 FEET TO THE WEST LINE OF LOT 12 OF "HOWE'S SUBDIVISION OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER"; THENCE N24°48'43"E, 586.45 FEET TO THE POINT OF BEGINNING.
 PARCEL CONTAINS 251,696 SQUARE FEET/5.78 ACRES, MORE OR LESS.
 PARCEL SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.

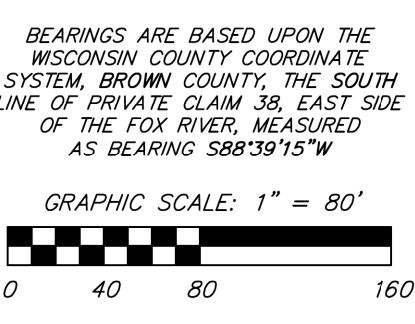
PARCEL C BOUNDARY DESCRIPTION:
 PART OF LOT 12 OF THE RECORDED PLAT OF "HOWE'S SUBDIVISION OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER", BEING LOCATED IN THE TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, T23N-R21E, ALSO BEING A POINT ON THE NORTH LINE OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER; THENCE S64°11'25"E, 1373.60 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF LOT 12 OF "HOWE'S SUBDIVISION OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER"; THENCE S24°48'43"W, 586.45 FEET ALONG THE WEST LINE OF SAID LOT 12; THENCE S64°15'44"E, 294.93 FEET TO THE POINT OF BEGINNING; THENCE N24°50'23"W, 208.76 FEET; THENCE S64°15'44"E, 208.76 FEET; THENCE S24°50'23"W, 208.76 FEET; THENCE N64°15'44"W, 208.76 FEET TO THE POINT OF BEGINNING.
 PARCEL CONTAINS 43,574 SQUARE FEET/1.00 ACRE, MORE OR LESS.
 PARCEL SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.

PARCEL D BOUNDARY DESCRIPTION:
 PART OF LOT 12 OF THE RECORDED PLAT OF "HOWE'S SUBDIVISION OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER", BEING LOCATED IN THE TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, T23N-R21E, ALSO BEING A POINT ON THE NORTH LINE OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER; THENCE S64°11'25"E, 1373.60 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF LOT 12 OF "HOWE'S SUBDIVISION OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER"; THENCE S24°48'43"W, 586.45 FEET ALONG THE WEST LINE OF SAID LOT 12 TO THE POINT OF BEGINNING; THENCE S64°15'44"E, 340.00 FEET; THENCE S32°44'21"W, 289.98 FEET TO A FOUND 1-INCH IRON PIPE; THENCE N64°17'50"W, 300.00 FEET; THENCE N24°48'43"E, 288.04 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.
 PARCEL CONTAINS 92,130 SQUARE FEET/2.12 ACRE, MORE OR LESS.
 PARCEL SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.

PARCEL E BOUNDARY DESCRIPTION:
 PART OF LOT 12 OF THE RECORDED PLAT OF "HOWE'S SUBDIVISION OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER", BEING LOCATED IN THE TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, T23N-R21E, ALSO BEING A POINT ON THE NORTH LINE OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER; THENCE S64°11'25"E, 1373.60 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF LOT 12 OF "HOWE'S SUBDIVISION OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER"; THENCE S24°48'43"W, 874.49 FEET ALONG THE WEST LINE OF SAID LOT 12 TO THE POINT OF BEGINNING; THENCE S64°11'25"E, 300.00 FEET TO A FOUND 1-INCH IRON PIPE; THENCE S30°45'48"W, 480.14 FEET TO A FOUND 1-INCH IRON PIPE; THENCE N64°22'50"W, 250.21 FEET TO A FOUND 1-INCH IRON PIPE; THENCE N24°48'43"E, 478.69 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.
 PARCEL CONTAINS 131,619 SQUARE FEET/3.02 ACRE, MORE OR LESS.
 PARCEL SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.

PARCEL F BOUNDARY DESCRIPTION:
 PART OF LOT 12 OF THE RECORDED PLAT OF "HOWE'S SUBDIVISION OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER", BEING LOCATED IN THE TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, T23N-R21E, ALSO BEING A POINT ON THE NORTH LINE OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER; THENCE S64°11'25"E, 1373.60 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF LOT 12 OF "HOWE'S SUBDIVISION OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER"; THENCE S24°48'43"W, 874.49 FEET ALONG THE WEST LINE OF SAID LOT 12 TO THE POINT OF BEGINNING; THENCE S64°11'25"E, 300.00 FEET TO A FOUND 1-INCH IRON PIPE; THENCE S30°45'48"W, 480.14 FEET TO A FOUND 1-INCH IRON PIPE; THENCE N64°22'50"W, 250.21 FEET TO A FOUND 1-INCH IRON PIPE; THENCE N24°48'43"E, 478.69 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.
 PARCEL CONTAINS 131,619 SQUARE FEET/3.02 ACRE, MORE OR LESS.
 PARCEL SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.

STEVEN M. BIEDA
 PLS-2275
 GREEN BAY
 WI
 LAND SURVEYOR
 JUNE 13, 2024



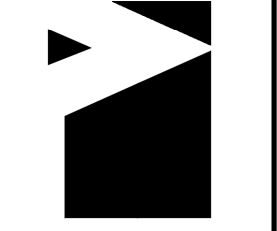
- SURVEY LEGEND**
- SET 1.32" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 1.68 LBS/LIN FT
 - ⊗ FOUND 1" # IRON PIPE
 - ⊗ FOUND 2" # IRON PIPE
 - PUBLIC LAND CORNER AS NOTED
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

- SURVEY NOTES**
- RIGHTS AND PRIVILEGES SET FORTH IN WARRANTY DEED AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JUNE 3, 1908 IN VOLUME 110, ON PAGE 181, AS DOCUMENT NO. 17589.
 - EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JUNE 27, 1961 IN VOLUME 109, ON PAGE 350, AS DOCUMENT NO. 576013.
 - EASEMENT AGREEMENT FOR OVERHEAD GUY WIRES, RECORDED JULY 14, 1961 IN VOLUME 109, ON PAGE 505, AS DOCUMENT NO. 576645, AND CORRECTION INSTRUMENT RECORDED JANUARY 27, 1975 IN VOLUME 1102, ON PAGE 216, AS DOCUMENT NO. 803977.
 - CONVEYANCE OF LANDS FOR HIGHWAY PURPOSES AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JANUARY 22, 1979 IN JACKET 2857, IMAGE 27, AS DOCUMENT NO. 908718.
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 - DRIVEWAY AND WATERLINE EASEMENTS AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED NOVEMBER 30, 2007 AS DOCUMENT NO. 2343120. DRIVEWAY EASEMENT CLARIFICATION AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JANUARY 10, 2008 AS DOCUMENT NO. 2348092.
 - UTILITY EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED APRIL 25, 2019 AS DOCUMENT NO. 2857221.
 - RIGHT-OF-WAY GRANT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED SEPTEMBER 16, 1992 IN JACKET 19241, IMAGE 52, AS DOCUMENT NO. 1308096.

SURVEYED BY:
 Vierbicher Associates, Inc.
 400 Security Blvd, Ste 1
 Green Bay, WI 54313
 (920) 434-9670

SURVEYED FOR:
 RON VAN STRATEN
 DRAWING # S-3888

Job #: V-16410
 Date: 5/23/2024
 Rev: --
 Drafted By: BBEI
 Checked By: MAND



vierbicher
 planners | engineers | advisors