

# EXCALIBUR FOURTH ADDITION

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 23 AND OUTLOT 4, R.J. VANDER KELEN'S SHOREWOOD HEIGHTS FOURTH ADDITION, VOLUME 21 OF PLATS PAGE 101, DOCUMENT NUMBER 1738434 OF BROWN COUNTY RECORDS LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24 ALL LOCATED IN TOWNSHIP 24 NORTH, RANGE 21 EAST, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

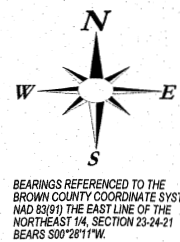
OWNER:  
HL & H, LLC  
2524 DICKENSON ROAD  
DE PERE, WI 54115

Office of the Register of Deeds

3055694

CHERYL BERKEN  
BROWN COUNTY  
REGISTER OF DEEDS  
GREEN BAY, WI  
RECORDED ON  
01/23/2024 03:15 PM  
REC FEE: 50.00  
PAGES: 1

**LEGEND**  
COUNTY MONUMENT  
MATERIAL AS NOTED  
2 3/8" O.D. x 18" IRON  
PIPE SET 3.83 LB/SFT  
1 1/4" O.D. IRON PIPE END  
2 3/8" O.D. IRON PIPE END  
COMPUTED POINT  
NOTHING SET  
ALL OTHER LOT CORNERS  
MARKED WITH A  
1 1/4" O.D. x 18" IRON  
PIPE SET 1.42 LB/SFT & 10 CAP



SCALE 1" = 40'  
GRAPHIC SCALE  
20 10 0 20 40 60 80 100

## RESTRICTIVE COVENANTS

THE LAND ON ALL SIDE AND REAR LOT LINES SHALL BE GRADED BY THE SUBDIVIDER AND BE MAINTAINED BY THE PROPERTY OWNERS TO PROVIDE FOR THE ADEQUATE DRAINAGE OF SURFACE WATER.

EACH LOT OWNER SHALL GRADE THE PROPERTY ADJUTING A STREET TO CONFORM TO THE ADOPTED SIDEWALK GRADE ELEVATION AND SHALL MAINTAIN SAID ELEVATION FOR FUTURE SIDEWALKS.

NO POLES, PEDESTALS OR BURIED CABLE ARE TO BE PLACED SO AS TO DISTURB ANY SURVEY STAKES OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE.

THE CITY OF GREEN BAY ZONING AND BUILDING APPROVALS ARE REQUIRED PRIOR TO COMMENCING CONSTRUCTION OF BUILDINGS, STRUCTURES, DRIVES, OR PARKING AREAS, AND MAY ALSO BE REQUIRED PRIOR TO COMMENCING GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBING ACTIVITY.

## NOTES:

THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHOD OUTLINED IN "WISCONSIN CONSTRUCTION SITE EROSION CONTROL AND SEDIMENT CONTROL TECHNICAL STANDARDS" (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE CITY OF GREEN BAY HAS ADOPTED A SOIL EROSION CONTROL ORDINANCE IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION OR INSTALLATION RELATED ACTIVITIES.

ALL STREETS WITHIN THE PLAT BOUNDARY ARE DEDICATED TO THE PUBLIC.

SIDEWALKS SHALL BE INSTALLED IN FRONT OF LOTS 77 THRU 90 THAT ADJUT PAULA STREET AT THE TIME THE LOTS ARE DEVELOPED AND PRIOR TO OBTAINING AN OCCUPANCY PERMIT OR AS DIRECTED BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY.

## OWNER'S CERTIFICATE:

H.L. & H. LLC, OWNER, DOES HEREBY CERTIFY THAT IT HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. H.L. & H. LLC UNDERSTANDS THAT THE CITY OF GREEN BAY WILL DISCONTINUE ANY PUBLIC IMPROVEMENTS UPON THE DISCOVERY OR NOTICE OF ANY OTHER CONDITION REQUIRING ABNORMAL PUBLIC IMPROVEMENT COSTS. H.L. & H. LLC FURTHER ACKNOWLEDGES THAT THE CITY OF GREEN BAY'S ACTION OR INACTION IN THIS REGARD SHALL NOT BE CONSTRUED AS AN ADMISSION OF LIABILITY FOR HAZARDOUS WASTE CLEANUP OR BURIAL SITE PRESERVATION COSTS. H.L. & H. LLC ALSO CERTIFY THAT THIS SUBDIVISION PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF GREEN BAY, BROWN COUNTY AND THE DEPARTMENT OF ADMINISTRATION.

CHERYL BERKEN, REGISTER OF DEEDS, BROWN COUNTY, WISCONSIN, PERSONALLY CAME BEFORE ME THIS DAY OF January 2024, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, Green Bay, Wisconsin  
MY COMMISSION EXPIRES 5/23/27



## EXCALIBUR 4TH ADDITION PLAT DATA

GROSS PLAT AREA 4.61 ACRES  
60 FT. STREET AREA 0.82 ACRES  
LOTS AREA 3.78 ACRES  
RESIDENTIAL LOTS 14  
LOT SIZES 10,395 SQ. FT. TO 19,069 SQ. FT.  
ONE 398 S.F. OUTLOT  
STORMWATER MANAGEMENT PLAN IN PLACE SINCE 2006

## CERTIFICATION OF THE CITY OF GREEN BAY

APPROVED BY THE CITY OF GREEN BAY AS REQUIRED BY WISCONSIN STATUTES CHAPTER 236 AND THE CITY OF GREEN BAY MUNICIPAL CODE CHAPTER 14, SUBDIVISION AND PLATTING THIS 15th DAY OF January, 2024.

Deputy  
DIRECTOR, DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT  
CITY OF GREEN BAY

## TREASURER'S CERTIFICATE:

AS DULY ELECTED CITY OF GREEN BAY AND BROWN COUNTY TREASURERS, WE HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS PLAT AS OF THE DATE LISTED BELOW.

PROB. SELLER, BROWN COUNTY TREASURER  
CHARLES T. MARLIK, BROWN COUNTY DEPUTY TREASURER

CELESTINE JEFFREYS, CITY OF GREEN BAY CLERK/TREASURER

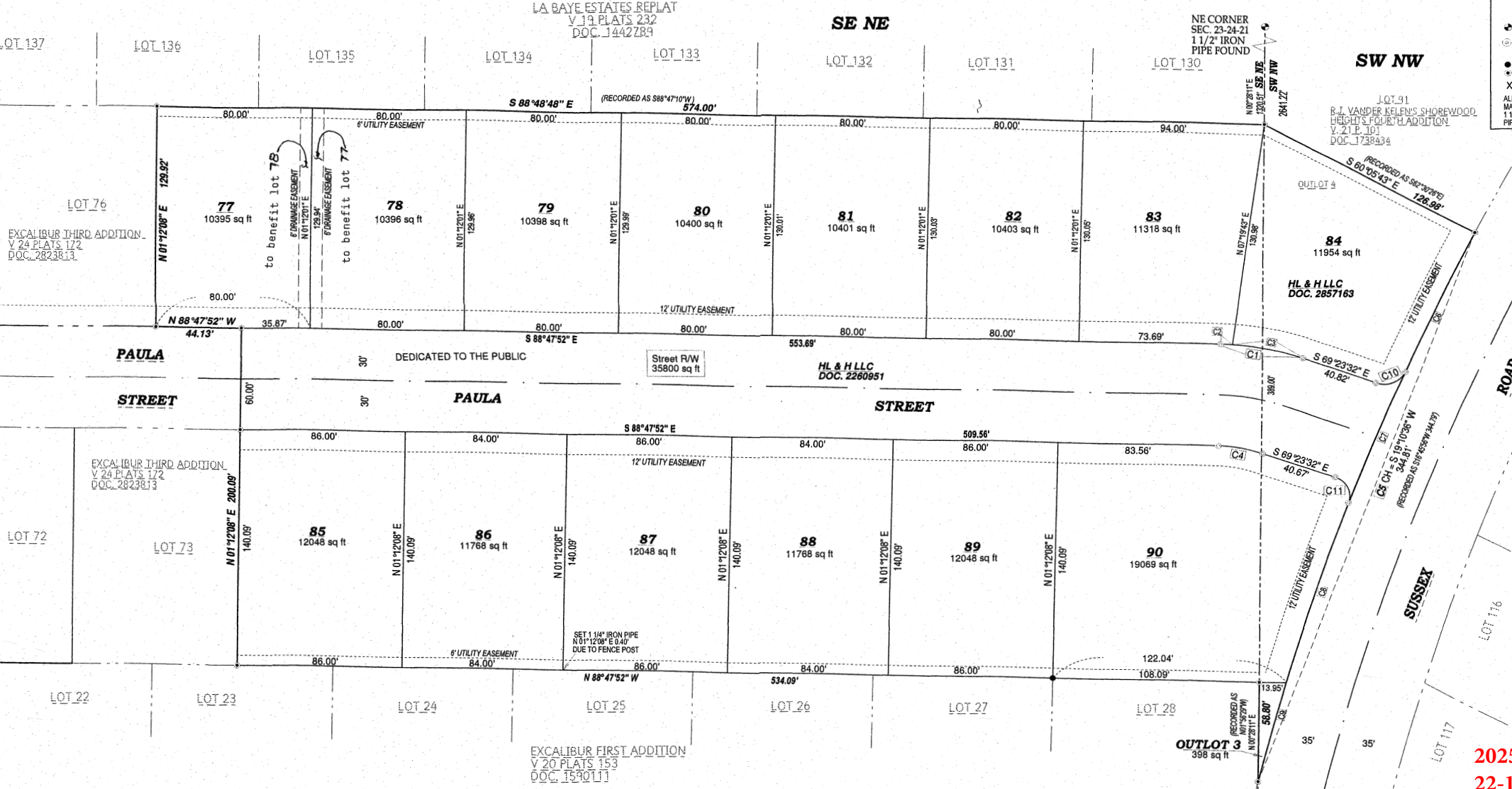


1/15/24  
DATE

Hurford Surveyors, Inc. 920-336-4011  
2589 OAK RIDGE CIRCLE, DE PERE  
DATE: 11/08/2023  
REVISED 12/29/2023

## DEPARTMENT OF ADMINISTRATION

There are no objections to this plat with respect to s. 236.13, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified January 3, 2024  
Department of Administration  
Renée H. Pank



## SURVEYOR'S CERTIFICATE:

I, RICHARD A. HUXFORD, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23 AND OUTLOT 4, R.J. VANDER KELEN'S SHOREWOOD HEIGHTS FOURTH ADDITION, VOLUME 21 OF PLATS PAGE 101, DOCUMENT NUMBER 1738434 OF BROWN COUNTY RECORDS LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24 ALL LOCATED IN TOWNSHIP 24 NORTH, RANGE 21 EAST, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 23; THENCE N00°28'11"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 931.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°28'11"E ALONG SAID EAST LINE, A DISTANCE OF 58.80 FEET TO THE NORTHEAST CORNER OF EXCALIBUR FIRST ADDITION, VOLUME 20 OF PLATS PAGE 153, DOCUMENT NUMBER 1590111 OF BROWN COUNTY RECORDS; THENCE N88°47'52"W ALONG THE NORTH LINE OF SAID EXCALIBUR FIRST ADDITION, A DISTANCE OF 534.09 FEET TO THE SOUTHEAST CORNER OF EXCALIBUR THIRD ADDITION VOLUME 24 OF PLATS PAGE 172, DOCUMENT NUMBER 2823813 OF BROWN COUNTY RECORDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EXCALIBUR THIRD ADDITION, N01°12'08"E, A DISTANCE OF 200.09 FEET; THENCE N88°47'52"W, A DISTANCE OF 44.13 FEET; THENCE N01°12'08"E, A DISTANCE OF 129.92 FEET TO THE END OF SAID COURSES AND TO THE SOUTH LINE OF LA BAYE ESTATES REPLAT, VOLUME 19 OF PLATS PAGE 232, DOCUMENT NUMBER 1442789 OF BROWN COUNTY RECORDS; THENCE S88°48'48"E ALONG SAID SOUTH LINE, A DISTANCE OF 574.00 FEET TO THE NORTH LINE OF OUTLOT 4 OF R.J. VANDER KELEN'S SHOREWOOD HEIGHTS FOURTH ADDITION, VOLUME 21 OF PLATS, PAGE 101, DOCUMENT NUMBER 1738434 OF BROWN COUNTY RECORDS; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID OUTLOT 1, S60°05'43"E, A DISTANCE OF 126.98 FEET TO THE WEST LINE OF SUSSEX ROAD; THENCE ALONG SAID WEST LINE AND THE ARC OF A 1835.00 FOOT RADIUS CURVE TO THE LEFT 345.55 FEET THE CHORD OF WHICH BEARS S19°10'36"W, 344.81 FEET TO THE END OF SAID COURSE AND TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4.61 ACRES, 200611 SQUARE FEET MORE OR LESS.

SAID PARCEL BEING PART OF LANDS DESCRIBED IN DOCUMENT NUMBER 2260961 AND LANDS DESCRIBED IN DOCUMENT NUMBER 2857163 ALL OF BROWN COUNTY RECORDS.

SAID PROPERTY SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

I, ALSO HEREBY CERTIFY THAT THE MAP SHOWN HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT IT IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND THE DIVISION OF THAT LAND, ITS EXTERIOR BOUNDARIES, LOCATION OF ALL BOUNDARY FENCES, HIGHWAY CONVEYANCES, APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT I HAVE MADE SUCH SURVEY BY THE ORDER OF H.L. & H. LLC, OWNERS, AND I HAVE FULLY COMPLIED WITH SECTION 236 REVISED STATUTES OF WISCONSIN AND THE SUBDIVISION REGULATIONS OF THE CITY OF GREEN BAY.

Richard A. Huxford 1/2/24  
RICHARD A. HUXFORD PLS 937 DATE



CURVE INFORMATION										
Id	Delta	Radius	Arc Length	Tangent	Chord	Ch Bear	PC Tangent	PT Tangent		
C1	19°24'20"	130.00'	44.03'	22.23'	43.82'	S 79°05'42" E	S 88°47'52" E	S 69°23'32" E		
C2	02°47'24"	130.00'	6.33'	3.17'	6.33'	S 87°24'10" E	S 88°47'52" E	S 88°00'28" E		
C3	16°36'57"	130.00'	37.70'	18.98'	37.57'	N 77°42'00" W	N 69°23'32" W	N 88°00'28" W		
C4	19°24'20"	70.00'	23.71'	11.97'	23.60'	S 79°05'42" E	S 88°47'52" E	S 69°23'32" E		
C5	12°53'51"	1535.00'	345.55'	173.50'	344.81'	S 19°10'36" W	S 25°37'32" W	S 12°43'41" W		
C6	03°21'40"	1535.00'	90.05'	45.04'	90.03'	S 23°56'42" W	S 25°37'32" W	S 22°15'52" W		
C7	03°06'41"	1535.00'	83.36'	41.69'	83.35'	S 20°42'31" W	S 22°15'52" W	S 19°09'11" W		
C8	04°10'32"	1535.00'	111.87'	55.96'	111.84'	S 17°03'55" W	S 19°09'11" W	S 14°58'39" W		
C9	02°14'58"	1535.00'	60.27'	30.14'	60.26'	S 13°51'10" W	S 14°58'39" W	S 12°43'41" W		
C10	88°20'38"	12.00'	18.50'	11.66'	18.72'	S 66°28'10" W	S 22°15'52" W	N 69°23'32" W		
C11	88°32'43"	12.00'	18.54'	11.70'	18.75'	N 25°07'11" W	N 19°09'11" E	N 69°23'32" W		

## UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY H.L. & H. LLC, GRANTOR, TO WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, GRANTEE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEE AGREES TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEE OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN SIX INCHES WITHOUT WRITTEN CONSENT OF GRANTEE'S. THIS UTILITY EASEMENT PROVISION DOES NOT PREVENT OR PROHIBIT OTHERS FROM UTILIZING OR CROSSING THE UTILITY EASEMENT AS THE UTILITY EASEMENT(S) ARE NON-EXCLUSIVE.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

