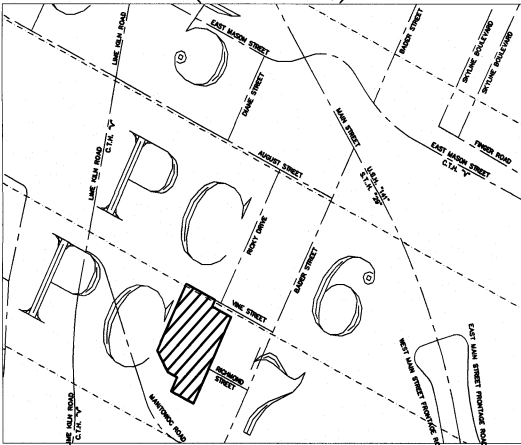


Location Sketch  
Private Claim 6 & 7, E.S.F.R.  
City of Green Bay  
Brown County, Wisconsin  
(not to scale)



# Habitat Homestead

All of Lot 1, Volume 43, Certified Survey Maps, Page 247, Map No. 6521, Document No. 1878062, Brown County Records, being part of Lot 26, Astors Plat of Private Claim 3 thru 7, and part of Vacated Vine Street, all located in part of Private Claim 6 and 7, East Side of Fox River, City of Green Bay, Brown County, Wisconsin.  
Graphic Scale: 1" = 40'

## NOTES

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion 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.

Developments on Lot 1 through 13 requires public sewer and water be available OR acquisition of all state, county, and/or municipal permits concerning onsite sewage disposal systems for sanitary waste disposal.

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.

A Land division variance (VR 23-02) was approved by the Green Bay Common Council on May 2, 2023 to deviate from Section 44-554, minimum lot size (Lots 9, 12 and 13) and minimum lot width (Lots 7-13). Conditional Use Permit (ZP-23-11) approved by the City of Green Bay Common Council May 16th, 2023, to allow single-family attached dwellings in low density Residential(R-1) Zoning District for Lots 1-6.

20 foot rear yard drainage easements on Lots 1-6 and 10-13 for the City of Green Bay to drain water from rear yard into storm water management pond on Outlot 1. 20 foot wide storm water easement on Lots 7 and 8 for the City of Green Bay to drain water into storm sewer and to storm water management pond on Outlot 1.

## RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

Concrete sidewalks shall be installed on the East and West side of Ricky Drive in front of Lots 1-6, 10-13 and Outlot 1, and the North and South side of Richmond Street in front of Lots 6-8 of this Plat, at the time the lots are developed and prior to receiving an occupancy permit or as directed by the Common Council of the City of Green Bay.

The owners of Lots 1 through 13 of Habitat Homestead are joint owners of the specified Cluster Mailbox Unit (CBU) structure and its foundation and are responsible for the long-term maintenance and replacement. If the property owners do not keep the CBU in a good-looking functional state, the municipality may assess/charge the lot owners for the shared cost of repairs or replacement.

3054288

CHERYL BERKEN  
BROWN COUNTY  
REGISTER OF DEEDS  
GREEN BAY, WI  
RECORDED ON  
01/03/2024 10:26 AM  
REC FEE: \$0.00  
PAGES: 1

21-1361-6 RPL

21-8571 THROUGH 21-8584 NPL

## Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	21.21'	65.00'	21.12'	S72°59'09"E	18°41'41"	N82°19'59"W
2-3	31.37'	20.00'	28.25'	S71°20'42"W	88°59'00"	S26°20'58"W & S63°45'55"E
4-5	47.12'	30.00'	42.45'	S18°39'18"E	90°00'00"	S26°20'58"W
6-7	19.50'	30.00'	19.46'	N52°28'50"W	122°45'56"	N51°14'27"W
7-8	46.13'	90.00'	45.63'	N36°33'16"W	122°45'56"	N21°52'08"W
8-9	41.87'	90.00'	41.49'	N8°32'35"W	26°39'08"	N4°46'59"E
9-10	33.87'	90.00'	33.67'	N15°33'51"E	21°33'43"	-
10-11	141.37'	90.00'	127.28'	N18°39'18"W	90°00'00"	-
11-12	79.19'	130.00'	77.87'	N43°47'43"E	34°54'02"	N61°14'44"E

## UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

Greater Green Bay Habitat for Humanity Inc, 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 these 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 incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree 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 Grantees 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 Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. 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 grantees. 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.

## CERTIFICATE OF THE GREEN BAY CITY CLERK

As the duly appointed City Clerk for the City of Green Bay, I hereby certify that the records in my office show no unpaid taxes or special assessments affecting any of the lands included in the Plat.

CDpreps 11/30/23  
Celestine Jeffreys  
Green Bay City Clerk



## CERTIFICATE OF THE CITY OF GREEN BAY

Approved for the City of Green Bay, as required by Wisconsin Statutes Chapter 236, and the City of Green Bay Municipal Code Chapter 36, Subdivision and Plotting, on this 24th day of November, 2023.

Cheryl Berken-Wiggy  
Cheryl Berken-Wiggy  
Director of Community and Economic Development

## CERTIFICATE OF THE BROWN COUNTY TREASURER

As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Plat as of the dates listed below.

CDpreps 11/30/23  
Paul D. Zeller  
Brown County Treasurer  
Charles T. Alshof  
Brown County Deputy Treasurer



## SURVEYOR'S CERTIFICATE

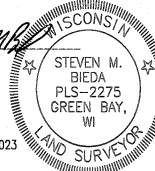
I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, hereby certify:

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the City of Green Bay and under the direction of the owners listed herein, I have surveyed, divided and mapped "Habitat Homestead", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is all of Lot 1, Volume 43, Certified Survey Maps, Page 247, Map No. 6521, Document No. 1878062, Brown County Records, being part of Lot 26, Astors Plat of Private Claim 3 thru 7, and part of Vacated Vine Street, all located in part of Private Claim 6 and 7, East Side of Fox River, City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Commencing at the Brown County Traverse ID G-8.1; thence N63°49'18"W, 407.15 feet along an extension of Brown County Traverse ID line between G-8.1 and G-8.1 to the West line of Lot 1, Volume 27, Certified Survey Maps, Page 128, Map No. 4317, Document No. 1297919, Brown County Records; thence N26°20'42"E, 200.58 feet along said West line to the Point of Beginning; thence N26°20'42"E, 74.01 feet along a Westerly line of Lot 1, Volume 43, Certified Survey Maps, Page 247, Map No. 6521, Document No. 1878062, Brown County Records; thence N63°49'18"W, 52.76 feet along a Southerly line of said Lot 1 of Certified Survey Map No. 6521; thence N30°03'49"W, 118.59 feet along a Southerly line of said Lot 1 of Certified Survey Map No. 6521; thence N26°20'42"E, 355.57 feet along a Westerly line of said Lot 1 of Certified Survey Map No. 6521, also being the West line of Lot 26, Astors Plat of Private Claims 3 thru 7; thence S63°38'18"E, 171.76 feet along a Northerly line of said Lot 1 of Certified Survey Map No. 6521 and its extension; thence S26°22'24"W, 38.43 feet; thence 21.21 feet along a Northerly line of said Lot 1 of Certified Survey Map No. 6521, also being the South right of way of Vine Street being an arc of a 65.00 foot radius curve to the Right whose long chord bears S72°59'09"E, 21.12 feet; thence S63°38'18"E, 92.04 feet along a Northerly line of said Lot 1 of Certified Survey Map No. 6521, also being said South right of way; thence S26°20'42"W, 460.00 feet along the East line of said Lot 1 of Certified Survey Map No. 6521, also being the West line of Lots 3 and 4, Block 2 and Lot 3, Block 3 of recorded plat "Bentwood Addition", (Volume 10, Plots, Page 16, Document No. 530080, Brown County Records) and the West right of way of Richmond Street; thence N63°38'18"W, 133.08 feet along a Southerly line of said Lot 1 of Certified Survey Map No. 6521, also being the North line of Lot 1, Volume 21, Certified Survey Maps, Page 184, Map No. 3731, Document No. 1188539, Brown County Records, and the North line of said Lot 1 of Certified Survey Map No. 4317, to the Point of Beginning.

Parcel contains 122,479 square feet / 2.81 acres more or less.  
Road dedication contains 26,502 square feet / 0.61 acres more or less.  
Parcel subject to any easement and restrictions of record.

Steven M. Bieda  
PLS-2275  
July 19th, 2023  
August 11th, 2023  
August 30th, 2023  
September 29th, 2023  
October 11th, 2023



There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

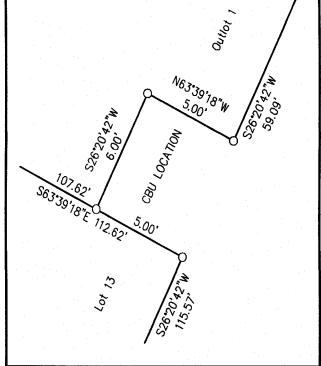
Certified October 13, 2023

Renée M. Powey  
Department of Administration



## CBU Detail

1"=5'



Cluster Mailbox Unit (CBU) location for Habitat Homestead, see Notes.

## NOTES

Bearings referenced to the Brown County Traverse ID line between G-9.1 and G-8.1, assumed to be N63°49'18"W.

## OWNER'S CERTIFICATE

As Owners, We hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented herein. We understand that the City will discontinue any public improvements upon discovery or notice of any other condition requiring abnormal public improvement costs. We further acknowledge that the City's action or inaction in this regard shall not be construed as an admission of liability for hazardous waste clean-up or burial site preservation costs. We certify that this plat is required by s.236.10 or 236.12 to be submitted to the following for approval or objection:

CITY OF GREEN BAY  
DEPARTMENT OF ADMINISTRATION  
BROWN COUNTY PLANNING COMMISSION

Greater Green Bay Habitat for Humanity, Inc.  
Jessica Diederich, CEO  
Personally came before me this 20th day of November, 2023 the above named Owners, to me known to the persons who executed the foregoing instrument and acknowledged the same.

Notary Public  
Brown County, Wisconsin

My Commission Expires 12/26/26

STATE OF WISCONSIN ]  
COUNTY OF BROWN ]



TAX PARCEL NO. 21-1361-6

# Habitat for Humanity

## Mau & Associates, LLP

LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Website: www.mau-associates.com

400 Security Blvd Ste 1, Green Bay, WI 54313-9712

# Final Plat

Data File: D-5401.txt Fieldwork Completed: 09/14/22

DRAWING NO.  
P-2568  
PROJECT NO.  
D-5401  
SHEET NO.  
1 of 1

SCALE  
1"=40'  
DRAWN BY  
NOK

File: D-5401Final Plat 071723.dwg