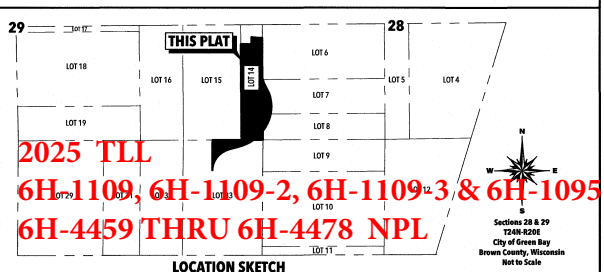
SOUTHWEST WOODS

A PLANNED UNIT DEVELOPMENT

ALL OF LOT 2, OUTLOT 1 AND OUTLOT 2 OF CERTIFIED SURVEY MAP NUMBER 9023, DOCUMENT NUMBER 2851838, BEING LOCATED IN PART OF LOT 14 AND PART OF LOT 33 OF SECTION 29, PART OF VACATED BELLWOOD LANE AND PART OF LOT 7 AND LOT 8 OF SECTION 28, ALL LOCATED IN TOWNSHIP 24 NORTH, RANGE 20 EAST, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

3060725

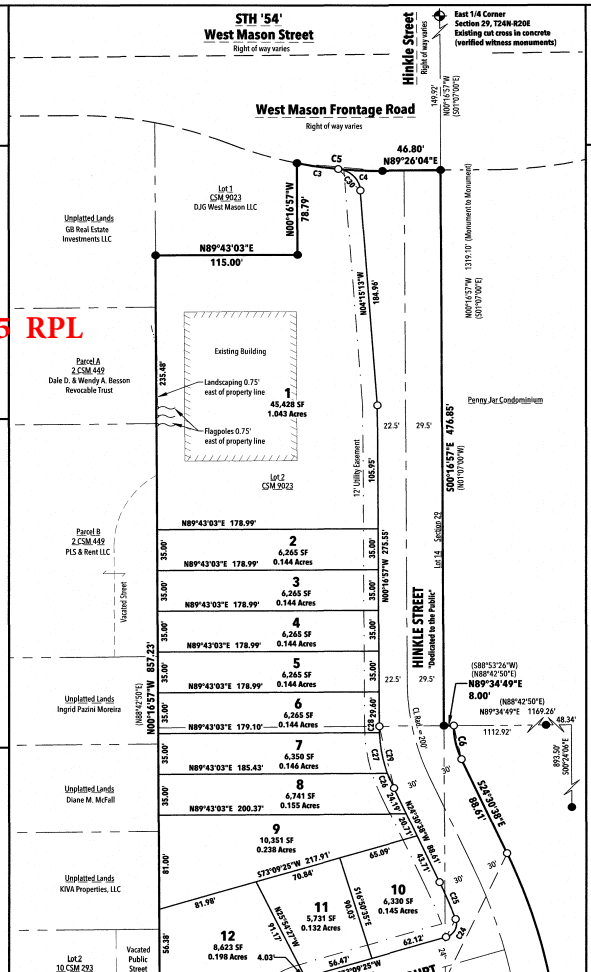
CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
04/05/2024 03:41 PM
REC FEE: 50.00
PAGES: 1



2025 TLL
6H-1109, 6H-1109-2, 6H-1109-3 & 6H-1095 RPL
6H-4459 THRU 6H-4478 NPL

Sections 28 & 29
T24N-R20E
City of Green Bay
Brown County, Wisconsin
Not to Scale

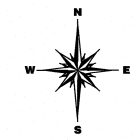
LOCATION SKETCH



DETAIL 'A'
Not to Scale

Curve Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	20°44'41"	480.00'	173.79'	S63°32'27.5"W	172.84'	S73°54'48"W	S53°10'07"W
C2	73°29'01"	250.00'	320.63'	S37°10'17.5"W	299.11'	S73°54'48"W	S00°25'47"W
C3	5°57'11"	325.00'	33.77'	S81°15'24.5"E	33.75'	S78°16'49"E	S84°14'00"E
C4	6°19'56"	325.00'	35.92'	S87°23'58"E	35.90'	S84°14'00"E	N89°26'04"E
C5	12°17'07"	325.00'	69.69'	S84°25'22.5"E	69.55'	S78°16'49"E	N89°26'04"E
C6	24°21'35"	70.00'	29.76'	S12°19'50.5"E	29.54'	S00°09'03"E	S24°30'38"E
C7	60°27'28"	480.00'	506.49'	S05°43'06"W	483.32'	S35°56'50"W	S24°30'38"E
C8	160°30'59"	50.00'	92.95'	S52°49'42.5"E	80.13'	S00°25'47"W	N73°54'48"E
C9	7°34'28"	420.00'	55.53'	N70°07'34"E	55.48'	N73°54'48"E	N66°20'20"E
C10	32°40'31"	420.00'	239.52'	N50°00'04.5"E	236.29'	N66°20'20"E	N33°39'49"E
C11	40°14'59"	420.00'	295.05'	N53°47'18.5"E	289.02'	N73°54'48"E	N33°39'49"E
C12	7°43'40"	420.00'	56.65'	N15°00'34"E	56.60'	N18°52'24"E	N11°08'44"E
C13	0°59'37"	420.00'	7.28'	N10°38'55.5"E	7.28'	N11°08'44"E	N10°09'07"E
C14	19°51'36"	420.00'	145.58'	N00°13'19"E	144.85'	N10°09'07"E	N09°42'29"W
C15	28°34'53"	420.00'	209.51'	N04°34'57.5"E	207.35'	N18°52'24"E	N09°42'29"W
C16	97°08'06"	12.00'	20.34'	N58°16'32"W	17.99'	N09°42'29"W	S73°09'25"W
C17	68°49'53"	25.00'	30.03'	S38°44'28.5"W	28.26'	S73°09'25"W	S04°19'32"W
C18	38°31'24"	47.00'	31.60'	N23°35'15"E	31.01'	N42°50'38"E	N04°19'32"E
C19	52°27'41"	47.00'	43.03'	N69°04'48.5"E	41.55'	S64°41'21"E	N42°50'58"E
C20	52°34'28"	47.00'	43.13'	S58°24'07"E	41.63'	S32°06'53"E	S84°41'21"E
C21	52°42'38"	47.00'	43.24'	S05°45'34"E	41.73'	S20°35'45"W	S32°06'53"E
C22	52°33'40"	47.00'	43.12'	S46°52'35"W	41.62'	S73°09'25"W	S20°35'45"W
C23	248°49'53"	47.00'	204.12'	S51°15'31.5"E	77.55'	S73°09'25"W	N04°19'32"E
C24	92°59'45"	12.00'	19.48'	N26°39'32.5"E	17.41'	N73°09'25"E	N19°50'20"W
C25	4°40'18"	420.00'	34.24'	N22°10'29"W	34.24'	N19°50'20"W	N24°30'38"W
C26	6°07'14"	130.00'	13.89'	S21°27'01"E	13.88'	S18°23'24"E	S24°30'38"E
C27	15°43'30"	130.00'	35.68'	S10°31'39"E	35.57'	S02°39'54"E	S18°23'24"E
C28	2°22'57"	130.00'	5.40'	S01°28'25.5"E	5.41'	S00°16'57"E	S02°39'54"E
C29	24°13'41"	130.00'	54.97'	S12°22'47.5"E	54.56'	S00°16'57"E	S24°30'38"E
C30	79°58'47"	20.00'	27.92'	N44°14'36.5"W	25.71'	N04°15'13"W	N84°14'00"W
C31	17°13'17"	480.00'	144.27'	N44°33'28.5"E	143.73'	N53°10'07"E	N35°56'50"E
C32	98°25'26"	480.00'	824.55'	N24°42'05"E	726.85'	N73°54'48"E	N24°30'38"W
C33	123°53'31"	12.00'	25.95'	N28°16'47.5"W	21.18'	N33°39'49"E	S89°46'36"W
C34	70°54'12"	12.00'	14.85'	N54°19'30"E	13.92'	N89°46'36"E	N18°52'24"E



Bearings are referenced to the Brown County Coordinate System. The east line of the Southeast ¼ of Section 29, T24N-R20E bears S00°16'57"E.

All linear measurements have been made to the nearest hundredth of a foot and computed to the nearest hundredth of a foot.

All angular measurements have been made to the nearest three seconds and computed to the nearest half second.

LEGEND

- Set 2.375" Outside Dia. x 30" Iron Pipe min. wt. 3.65 lb./lin. ft.
- Existing 1" Iron Pipe
- Existing 2" Iron Pipe
- Existing ½" Iron Rod
- PLSS Monument as noted

All other lot corners marked with a 1.125" outside dia x 18" iron pipe weighing 1.13 lbs/lin. ft.

Wetlands delineated by NES Ecological Services on October 21, 2020. A portion of these wetlands have been permitted to be impacted by wetland permit GP-NE-2021-5-04985

Environmentally sensitive area (ESA)

SURVEYOR'S CERTIFICATE

I, Troy E. Hewitt, Professional Land Surveyor, hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, divided and mapped a parcel of land being all of Lot 2, Outlot 1 and Outlot 2 of Certified Survey Map Number 9023, Document Number 2851838, being part of Lot 14 and part of Lot 33 of Section 29, part of vacated Bellwood Lane and part of Lot 7 and Lot 8 of Section 28, all located in Township 24 North, Range 20 East, City of Green Bay, Brown County, Wisconsin more fully described as follows:

Commencing at the Southeast Corner of said Section 29; thence N00°26'04"E, 1319.83 feet on the east line of said Lot 33 to the South 1/16 corner on the east line of said Section 29, the POINT OF BEGINNING; thence S89°45'35"W, 101.35 feet on the north line of said Lot 33; thence 173.79 feet on the arc of a 480.00 foot radius curve to the right, having a long chord which bears S63°32'27"W, 172.84 feet; thence S73°54'48"W, 113.31 feet; thence 320.63 feet on the arc of a 250.00 foot radius curve to the left, having a long chord which bears S37°10'17"W, 299.11 feet to the east right of way of Hobart Drive; thence N00°25'47"E, 344.90 feet on said east right of way to said north line of Lot 33; thence N89°45'35"E, 312.11 feet on said north line to the southwest corner of said Outlot 2; thence N00°16'57"W, 169.87 feet on the west line of said Outlot 2 to the south right of way of Bellwood Lane; thence N89°46'36"E, 230.99 feet on said south right of way to the east line of said Lot 14; thence N00°16'57"W, 70.00 feet on said east line to the north right of way of Bellwood Lane; thence S89°46'36"W, 230.99 feet on said north right of way to the southwest corner of said Outlot 1; thence N00°16'57"W, 857.23 feet on the west line of said Outlot 1 and continuing on a west line of said Lot 2 to the northwest corner thereof; ; thence N89°43'03"E, 115.00 feet on a north line of said Lot 2; thence N00°15'57"W, 78.79 feet on a west line of said Lot 2 to the south right of way of West Mason Frontage Road; thence 69.69 feet on the arc of a 325.00 foot radius curve to the left, having a long chord which bears S84°25'22"E, 69.55 feet on said south right of way; thence N89°26'04"E, 46.80 feet on said south right of way to the east line of said Lot 14; thence S00°16'57"E, 476.85 feet on said east line to the north line of said Lot 7; thence N89°34'49"E, 8.00 feet on said north line; thence 29.76 feet on the arc of a 70.00 foot radius curve to the left, having a long chord which bears S12°19'51"E, 29.54 feet; thence S24°30'38"E, 88.61 feet; thence 506.49 feet on an arc of a 480.00 foot radius curve to the left, having a long chord which bears S05°43'06"W, 483.32 feet the east line of said Lot 14; thence S00°16'57"E, 101.99 feet on said east line to the Point of Beginning.

Said parcel contains 345,402 Square Feet (7.929 Acres) of land more or less.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes in the surveying, dividing and mapping of the same.

TROY E. HEWITT S-2831 GREEN BAY WI — LAND SURVEYOR — WISCONSIN

4/9/24

Troy E. Hewitt PLS #2831 — **Date**
ROBERT E. LEE & ASSOCIATES, INC.
Revised: 2/28/2024 - Delisted Vacation
Revised: 3/9/2024 - DOA and City of GB Comments

UTILITY EASEMENT PROVISIONS

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

GB MHC WEST MASON LLC, Grantor;
CITY OF GREEN BAY to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee;
TIME WARNER CABLE, Grantee;
TDS METROCOM, Grantee;
AT&T DISTRIBUTION, 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 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, 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

NOTES

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.

Land Division Variance Resolution (VR 23-05) was approved by City Council on 3/5/24 and amended by City Council on 3/12/24. PUD (ZO 03-24) was approved by City Council on 3/5/24.

RESTRICTIVE COVENANTS

1. **Concrete sidewalks shall be installed along the west side of Hinkle Street in front of Lots 1-10, on Southwest Vie Court in front of Lots 10-16 and on the east side of Hinkle Street from the Southwest Vie Court intersection south to Hobart Drive 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.**
2. **Concrete sidewalk in front of Lots 12-16 must be 8' thick to accomodate refuse and recycling truck traffic.**
3. **When lots designed for attached or semi-detached structures are created, matters of mutual concern to the adjacent property owners, due to construction, catastrophe, and maintenance, shall be guarded against by private covenants and deed restriction and the approving authorities shall no be held responsible for same.**
4. **Building permits are limited to the development of attached or semi-detached structures on Lots 2 through 9 inclusive, unless two adjoining lots are combined and used as a single lot for the construction of a single-family dwelling unit. In this case, an odd number of lots may not be left as a series of consecutive lots.**

OWNER'S CERTIFICATE OF DEDICATION

GB HMC West Mason, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability company caused the easements to be granted and the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. GB HMC West Mason, LLC does further certify that this 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 PLANNING COMMISSION
DEPARTMENT OF ADMINISTRATION
DEPARTMENT OF TRANSPORTATION

Dated this 5th **day of** April, **2024.**

Garrit E. Bader
Member - GB HMC West Mason, LLC

STATE OF WISCONSIN)
Brown County **COUNTY) SS**

Personally came before me this 5th **day of** April, **2024, the above named member of said limited liability company, to me known to be the persons who executed the foregoing instrument and to me known to be such member of said limited liability company, and acknowledged that they executed the foregoing instrument as such members as the deed of said limited liability company, by its authority.**

Jonathan V. Lee **Notary Public,**
Green Bay, **Wisconsin**
My commission expires 8/3/2025

JONATHAN V. LEE — NOTARY PUBLIC — STATE OF WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION

The City of Green Bay, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said municipal corporation caused the easements to be granted and the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. The City of Green Bay does further certify that this 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 PLANNING COMMISSION
DEPARTMENT OF ADMINISTRATION
DEPARTMENT OF TRANSPORTATION

In witness whereof, said City of Green Bay has caused these presents to be signed by Eric Genrich, **its** Mayor **and**
(Print Name) **(Print Name)**

_____, its _____ on this
(Print Name) **(Print Name)**

5th **day of** April, **2024.**

(Sign Here) **(Sign Here)**

STATE OF WISCONSIN)
Brown County **COUNTY) SS**

Personally came before me this 5th **day of** April, **2024, the above named officers of said corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such member of said corporation, and acknowledged that they executed the foregoing instrument as such members as the deed of said corporation, by its authority.**

Jonathan V. Lee **Notary Public,**
Green Bay, **Wisconsin**
My commission expires 8/3/2025

JONATHAN V. LEE — NOTARY PUBLIC — STATE OF WISCONSIN

CERTIFICATE OF THE GREEN BAY PLANNING DEPARTMENT

Approved by the City of Green Bay, as required by Wisconsin Statues Chapter 236, and the City of Green Bay Municipal Code Chapter 36, Subdivision and Platting.

on this 5 **day of** APRIL, **2024.**

Cheryl Renier-Wigg
Cheryl Renier-Wigg
Development Director

AFFECTED PARCELS

6H-1109
6H-1109-2
6H-1109-3
6H-1095

BROWN COUNTY TREASURER'S CERTIFICATE

As duly appointed Brown County Treasurer, I hereby certify 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 date listed below.

C S M — 4/5/24
Charles T. Mahlik — **Date**
Brown County Deputy Treasurer

BROWN COUNTY TREASURER WISCONSIN

CERTIFICATE OF THE GREEN BAY CITY CLERK

As duly appointed City Clerk for the City of Green Bay, I hereby certify that the records in my office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this subdivision (6H-1109/6H-1109-2, 6H-1109-3 & 6H-1095) as of the date listed below.

4/5/24
Celestine Jeffreys — **Date**
Green Bay City Clerk

CITY OF GREEN BAY — CORPORATE SEAL

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 April 04, 2024

Don Rime
Department of Administration

PLATTED AREA DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES
116.839 Square Feet
2.682 Acres

DATE	03/26/2024
FILE	5642033_final.dwg
JOB NO.	5642033

REL Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO.
1 of 1

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