

3067487

CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
06/26/2024 04:03 PM
REC FEE: 50.00
PAGES: 1

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.mach-iv.com

TOOLOTS

FINAL PLAT

FA REAL ESTATE LLC

REVISION DESCRIPTION

NO.

3 REVISED MAR. 28, 2024 (DOA COMMENTS)

2 REVISED MAR. 15, 2024 (CITY COMMENTS)

1 REVISED FEB. 27, 2024 (CITY COMMENTS)

DATE: JANUARY 31, 2024

DRAFTED BY: JSH

CHECKED BY: ASC/BRW

PROJECT NO.: 1649-25-23

DRAWING NUMBER 1821

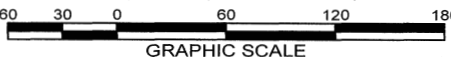
SHEET NUMBER

1

OF 1

TOOLOTS

ALL OF LOT 2 OF CERTIFIED SURVEY MAP #9697 (DOC. #3051425), LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, T23N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.



APPROVING / OBJECTING AGENCIES:
CITY OF GREEN BAY
BROWN COUNTY
DEPARTMENT OF ADMINISTRATION

DEVELOPER:
FA REAL ESTATE / CHAD SEUBERT
PH. (920) 660-6859
443 WOODFIELD PRAIRIE WAY
HOBART, WI 54155

CONSENT OF CORPORATE MORTGAGEE

Community First Credit Union, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATES OF FA REAL ESTATE LLC, OWNERS.

IN WITNESS WHEREOF, Community First CREDIT UNION HAS CAUSED THESE PRESENTS TO BE SIGNED BY

Randy J. Jankowski ITS Vice President AND
COUNTERSIGNED BY Muanda Kinet ITS MSR

AT GREEN BAY, WISCONSIN, THIS 26 DAY OF June, 2024

PERSONALLY CAME BEFORE ME THIS 20 DAY OF June, 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 OFFICERS OF SAID CORPORATION AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC
Brown County, Wisconsin

STATE OF WISCONSIN
COUNTY OF Brown

MY COMMISSION EXPIRES 3-16-25



RESTRICTIVE COVENANTS

- 1) 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.
- 2) EACH LOT OWNER SHALL GRADE THE PROPERTY TO CONFORM TO THE ADOPTED SIDEWALK GRADE ELEVATION AND MAINTAIN SAID ELEVATION FOR FUTURE SIDEWALKS.
- 3) 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.

NOTES

- 1) THIS PLAT IS ALL OF PARCEL 21-173.
- 2) 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.
- 3) THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, "WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK" TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE CITY HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

FA REAL ESTATE, LLC, GRANTOR, TO

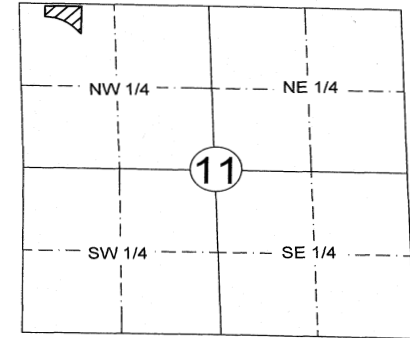
WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, GRANTEE,

WISCONSIN BELL INC., D/B/A AT&T WISCONSIN, A WISCONSIN CORPORATION
PAETEC USA TELECOM SERVICES
BROWN COUNTY C-LEC, LLC
US EXCHANGE/RVP FIBER
CHARTER TELECOMMUNICATIONS OPERATING, LLC

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 GRANTEEES 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 GRANTEEES 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 GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. 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 GRANTEEES. 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.

2025 TLL
21-173 RPL
21-8585 & 21-8586 NPL



NORTH IS REFERENCED TO NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 11, T23N-R21E, RECORDED TO BEAR S89°04'40"E.

BEARINGS ARE REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM OF RECORD.

LOCATION MAP
PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, T23N-R21E
CITY OF GREEN BAY
BROWN COUNTY
WISCONSIN

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 PLATTING, ON THIS 26 DAY OF June, 2024

Matthew Buchanan Deputy Development Director

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 THIS PLAT AS OF THE DATE OF RECORDING.

CELESTINE EFFREYS 6/26/24 DATE
GREEN BAY CITY CLERK



BROWN COUNTY TREASURER'S CERTIFICATE

AS APPOINTED 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 DATE OF RECORDING.

CHUCK MAHLIK 6/26/24 DATE
DEPUTY BROWN COUNTY TREASURER



LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

FA REAL ESTATE 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 ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE PLAT. FA REAL ESTATE 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: BROWN COUNTY, CITY OF GREEN BAY, AND DEPARTMENT OF ADMINISTRATION.

IN WITNESS WHEREOF, THE SAID FA REAL ESTATE LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY Chad Seubert, ITS MEMBER, ON THIS 26 DAY OF June, 2024

Chad Seubert MEMBER

PERSONALLY CAME BEFORE ME THIS 26 DAY OF June, 2024 THE ABOVE NAMED MEMBER OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBER AS THE DEED OF SAID LIMITED LIABILITY COMPANY, BY ITS AUTHORITY.

Andrew S. Cleveland NOTARY PUBLIC

MY COMMISSION EXPIRES 4-30-25

STATE OF WISCONSIN
COUNTY OF Brown



CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT IN / OUT	
1-2	464.70'	620.00'	42°56'37"	N65°39'51.5"W	453.89'	N44°11'33"W / N87°08'10"W	
LOT 1	271.29'	620.00'	25°04'14"	N74°36'03"W	269.13'	N87°08'10"W / N62°03'56"W	
LOT 2	193.41'	620.00'	17°52'23"	N53°07'44.5"W	192.62'	N44°11'33"W / N62°03'56"W	

LEGEND

- 1" IRON PIPE FOUND
- 1.32"X18" IRON PIPE WITH CAP, WEIGHING 1.13 # / L.F. SET
- MONUMENT FOUND, TYPE NOTED
- NO ACCESS TO E. MASON STREET (CTH "V")

SURVEYOR'S CERTIFICATE

I, ANDREW S. CLEVELAND, REGISTERED LAND SURVEYOR, 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 HEREON, I HAVE SURVEYED, DIVIDED AND MAPPED "TOOLOTS", AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED AND IS ALL OF LOT 2 OF CERTIFIED SURVEY MAP #9697 (DOC. #3051425), LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, T23N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

PARCEL CONTAINS 130,850 SQUARE FEET / 3.00 ACRES, MORE OR LESS.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Andrew S. Cleveland ANDREW S. CLEVELAND
JANUARY 31, 2024
REVISED FEBRUARY 27, 2024
REVISED MARCH 15, 2024
REVISED MARCH 28, 2024



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 17, 2024

Don Dine Department of Administration

