

2025 CWM
GB-242 = PS
GB-242-2 = NPL

3066363

MAP# 9763
CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
06/13/2024 01:48 PM

REC FEE:
REC FEE: 30.00
PAGES: 3

CERTIFIED SURVEY MAP SHEET 1 OF 3
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP
24 NORTH, RANGE 22 EAST, TOWN OF GREEN BAY, BROWN COUNTY, WISCONSIN.

NOTES
BEARINGS ARE BASED ON THE WISCONSIN
COUNTY COORDINATE SYSTEM (BROWN COUNTY)
NAD 83(91), WHERE THE EAST LINE OF THE
NORTHEAST QUARTER OF SECTION 23, T24N,
R22E IS RECORDED TO BEAR S00°42'49"W.

PUBLIC TRUST DOCTRINE:
ANY LAND BELOW THE ORDINARY HIGH WATER
MARK OF A LAKE OR A NAVIGABLE STREAM IS
SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE
WATERS THAT IS ESTABLISHED UNDER ARTICLE
IX, SECTION 1, OF THE STATE CONSTITUTION.

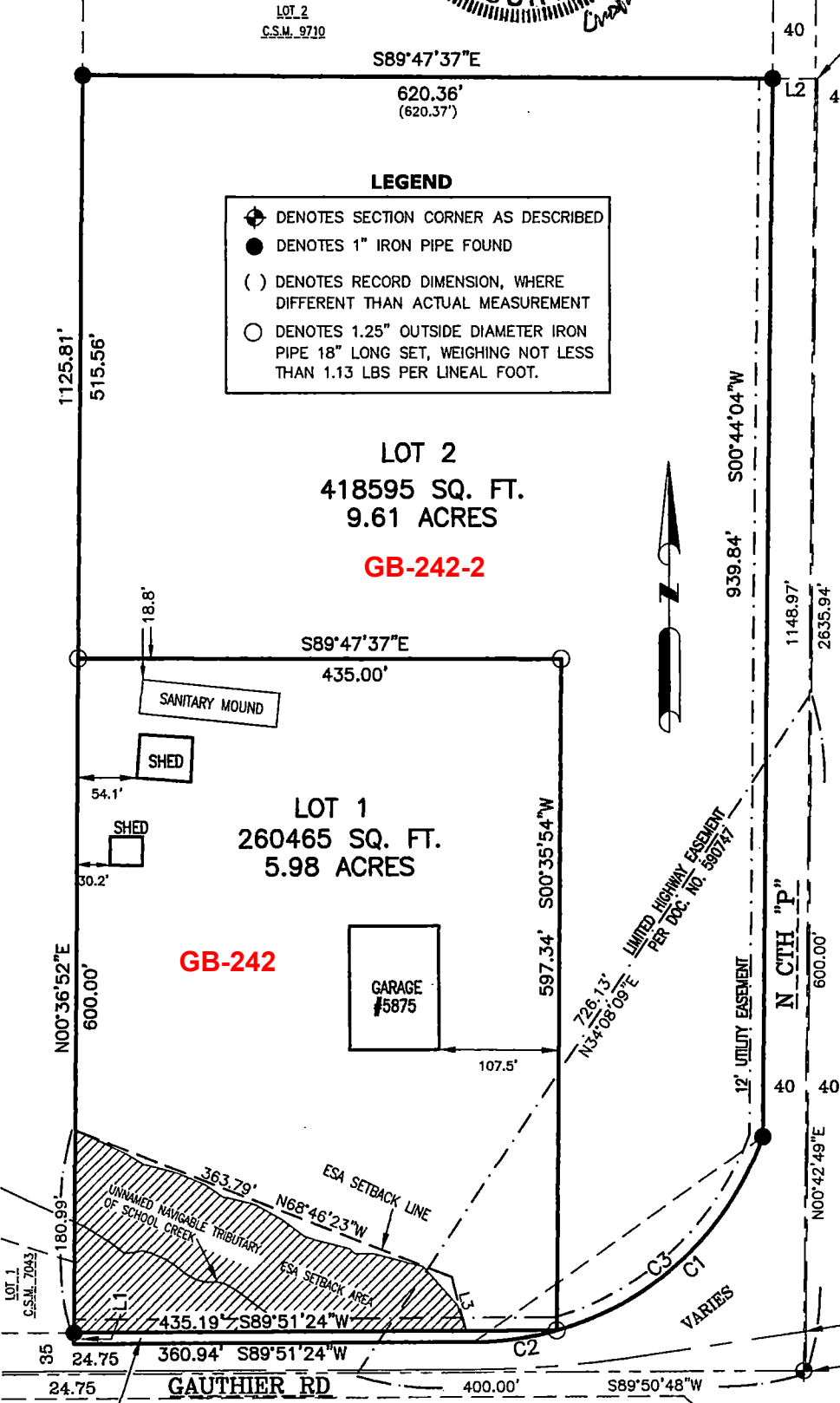


NORTHEAST
CORNER
SECTION 23,
T24N, R22E
FOUND MAG
NAIL WITH
WASHER

SURVEY PREPARED FOR:
HAROLD TAUSCHEK & SONS
EXCAVATING & SNOW REMOVAL, INC.
5875 GAUTHIER ROAD
NEW FRANKEN, WI 54229
PARCEL GB-242

- 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 TOWN HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION OR INSTALLATION-RELATED ACTIVITIES.
 - A SHORELAND PERMIT FROM THE BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE IS REQUIRED FOR LOTS 1 AND 2 PRIOR TO CONSTRUCTION, FILL, EXCAVATION, OR GRADING ACTIVITY WITHIN 300 FEET OF THE ORDINARY HIGH WATER MARK (OHWM) OF NAVIGABLE RIVERS OR STREAMS.
 - DEVELOPMENT ON LOTS 1 AND 2 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.
 - A BROWN COUNTY HIGHWAY DEPARTMENT ACCESS PERMIT MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION OF A NEW STREET/ROAD CONNECTION OR DRIVEWAY TO A COUNTY TRUNK HIGHWAY.

- RESTRICTIVE CONVENANTS
- THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE OWNER AND MAINTAINED BY THE ADJUTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.
 - LOT 1 CONTAINS AN ENVIRONMENTALLY SENSITIVE AREA (ESA) AS DEFINED IN THE BROWN COUNTY SEWAGE PLAN. THE ESA INCLUDES NAVIGABLE WATERWAYS AND ALL LANDS WITHIN 75 FEET FROM NAVIGABLE WATERWAYS. DEVELOPMENT AND LAND DISTURBING ACTIVITIES ARE RESTRICTED IN THE ESA UNLESS AMENDMENTS ARE APPROVED BY THE BROWN COUNTY PLANNING COMMISSION AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.
 - THE CONSTRUCTION OF STRUCTURES WHICH RELY UPON ONSITE SEWAGE DISPOSAL SYSTEMS FOR SANITARY WASTE DISPOSAL SHALL BE PROHIBITED ON LOT 2 UNTIL ALL STATE, COUNTY, AND MUNICIPAL REGULATIONS HAVE BEEN MET AND A SANITARY PERMIT HAS BEEN ISSUED BY THE BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE.



AREA DEDICATED
TO THE PUBLIC
4208 SQ. FT.
(0.10 ACRES)

CURVE	RADIUS	ARC LENGTH	CH LENGTH	CH BEAR	DELTA ANGLE	TAN-BEAR-IN	TAN-BEAR-OUT
C1	276.81'	262.69'	252.95'	S47°01'47"W	54°22'27"	N74°13'00"E	N19°50'33"E
C2	276.81'	75.32'	75.09'	S82°00'42"W	15°35'25"	N89°48'25"E	N74°13'00"E
C3	276.81'	338.01'	317.40'	S54°49'29"W	69°57'52"	N89°48'25"E	N19°50'33"E

6/6/2024
PROJECT 6003
SHEET 1 OF 3
3552 GLEN OAKS PASS GREEN BAY, WI 54311
www.wisconsinlandsurveying.com (920)410-7744

Wisconsin
LAND SURVEYING INC.
Professional Service You Can Trust

LINE	BEARING	DISTANCE
L1	N00°36'52"E	10.25'
L2	N89°47'37"W	38.10'
L3	N14°41'35"W	50.02'

