



# LITTLE RAPIDS SUBDIVISION

ALL OF LOT 1 OF AMERICAN RAPIDS SUBDIVISION, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR BROWN COUNTY, WISCONSIN ON DECEMBER 07, 2021  
IN VOLUME 24 OF PLATS ON PAGES 203-205, AS DOCUMENT NO. 2987345, LOCATED IN PART OF LOTS 91 AND 92 ACCORDING TO THE  
RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S-2327, certify that I have surveyed, divided and mapped all of Lot 1 of American Rapids Subdivision, as recorded in the office of the Register of Deeds for Brown County, Wisconsin on December 07, 2021 in Volume 24 of Plats on Pages 203-205, as Document No. 2987345, located in part of Lots 91 and 92 according to the recorded plat of The Subdivision of the William's Grant, Town of Lawrence, Brown County, Wisconsin containing 717,285 square feet (16.467 acres) of land more or less.

That I have made such survey, land division, and plat under the directions of the owners of said land. That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision regulations of the Town of Lawrence and Brown County in surveying, dividing and mapping the same.

Dated this 26<sup>th</sup> day of September, 2023

D. E. Woelz  
Douglas E. Woelz, PLS-2327  
Wisconsin Professional Land Surveyor  
Revised this 20th day of November, 2023  
Revised this 5th day of January, 2024



## OWNER CERTIFICATE DEDICATION

Town of Lawrence, as Owners, we hereby certify that we caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented on the Plat. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection.

Department of Administration  
Town of Lawrence  
City of De Pere  
Brown County Planning Commission

Dated this 23 day of January, 2024

Dr. Lanny J. Tibaldo  
Dr. Lanny J. Tibaldo,  
Town Chairperson

Cindy Kocken  
Cindy Kocken  
Town Clerk

State of Wisconsin) ss  
Brown County)

Personally appeared before me on the 23 day of January, 2024 the above named persons to me known to be the persons who executed the foregoing instrument, and acknowledged the same.

Melissa Hongisto  
Notary Public

Brown County, Wisconsin

My commission expires May 2, 2024



## TOWN OF LAWRENCE APPROVAL

We hereby certify that Little Rapids Subdivision in the Town of Lawrence, Brown County was approved and accepted by the Town Board of the Town of Lawrence on this 22 day of January, 2024.

Dr. Lanny J. Tibaldo 1/23/2024  
Town Chairperson Dr. Lanny J. Tibaldo Date

STATE OF WISCONSIN

COUNTY OF BROWN )ss

I, Cindy Kocken, being the duly elected, qualified and acting clerk of the Town of Lawrence, Brown County do hereby certify that the Town Board of the Town of Lawrence passed by voice vote on this 22 day of January, 2024 authorizing me to issue a certificate of approval of Little Rapids Subdivision, Town of Lawrence as owners, upon satisfaction of certain conditions, and I do also hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE 22 day of January, 2024.

Dated 1/23/2024  
Cindy Kocken  
Clerk Cindy Kocken



## CERTIFICATE OF TREASURERS

As duly elected Town 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 Little Rapids Subdivision as of the date listed below:

Cindy Kocken 1/23/2024  
Town Treasurer Date  
Cindy Kocken

## CERTIFICATE OF TREASURERS

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 Little Rapids Subdivision as of the date listed below:

Raul D. Zeller 1/30/24  
County Treasurer Date  
Raul D. Zeller  
Charles T. Muhlke



## CITY OF DE PERE APPROVAL

Approved by the City of De Pere Common Council on this 7<sup>th</sup> day of November, 2023.

Carey E. Darnen 1/30/2024  
Carey E. Darnen, City Clerk Date

## BROWN COUNTY PLANNING COMMISSION APPROVAL

Approved by the Brown County Planning Commission this 30 day of January, 2024

Karl Mueller  
Karl Mueller, Senior Planner  
Brown County Planning Commission



## UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by Town of Lawrence, Grantor, to

Wisconsin Public Service Corporation, a Wisconsin corporation, Grantee  
Wisconsin Bell Inc., d/b/a AT&T Wisconsin, a Wisconsin Corporation, Grantee  
Brown County C-Lec, LLC, Grantee  
Charter Telecommunications Operating, LLC, Grantee  
TDS Metrocom, LLC, 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, 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.

NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	994.93'	013°43'13"	238.25'	N39°39'10"E	237.68'	N32°47'34"E	N46°30'47"E
C2	994.93'	006°09'58"	107.07'	N43°25'48"E	107.02'	N46°30'47"E	N40°20'49"E
C3	994.93'	006°33'26"	113.86'	N37°04'06"E	113.80'	N40°20'49"E	N33°47'24"E
C4	994.93'	000°59'49"	17.32'	N33°17'29"E	17.31'	N33°47'24"E	N32°47'34"E
C5	135.00'	090°00'00"	212.06'	S06°05'58"E	190.92'	S38°54'02"W	S51°05'58"E
C6	135.00'	005°22'28"	12.66'	S48°24'45"E	12.66'	S51°05'58"E	S45°43'31"E
C7	135.00'	034°31'24"	81.34'	S28°27'48"E	80.12'	S45°43'31"E	S11°12'06"E
C8	135.00'	033°43'00"	79.45'	S05°39'24"W	78.30'	S11°12'06"E	S22°30'54"W
C9	135.00'	008°31'11"	20.08'	S26°46'30"W	20.06'	S31°02'05"W	S22°30'54"W
C10	135.00'	007°51'57"	18.53'	S34°58'03"W	18.52'	S31°02'05"W	S38°54'02"W
C11	65.00'	090°00'00"	102.10'	S06°05'58"E	91.92'	S51°05'58"E	S38°54'02"W
C12	65.00'	090°00'00"	102.10'	N06°05'58"W	91.92'	N51°05'58"W	N38°54'02"E
C13	135.00'	090°00'00"	212.06'	N06°05'58"W	190.92'	N38°54'02"E	N51°05'58"W
C14	135.00'	012°08'23"	28.60'	N45°01'47"W	28.55'	N51°05'58"W	N38°57'36"W
C15	135.00'	033°43'00"	79.44'	N22°06'06"W	78.30'	N38°57'36"W	N05°14'36"W
C16	135.00'	033°43'00"	79.44'	N11°36'55"E	78.30'	N05°14'36"W	N28°28'25"E
C17	135.00'	010°25'37"	24.58'	N33°41'13"E	24.53'	N28°28'25"E	N38°54'02"E

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 January 8, 2024

Rene M. Ponder  
Department of Administration

