

3070360

MAP# 9783
CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
07/30/2024 01:54 PM
REC FEE:
REC FEE: 30.00
PAGES: 3

CERTIFIED SURVEY MAP SHEET 1 OF 3

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7949, RECORDED IN VOLUME 55, PAGE 86, AS DOCUMENT NO. 2440931, BROWN COUNTY RECORDS, BEING PART OF GOVERNMENT LOT 1 OF SECTION 31, TOWNSHIP 23 NORTH, RANGE 21 EAST, TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN

NOTES

1. 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.
2. WHEN FUTURE DEVELOPMENT OCCURS ON ANY LOT OF THIS CERTIFIED SURVEY MAP, SIDEWALK WILL BE REQUIRED ALONG THE STREET THAT THE INDIVIDUAL LOT BEING DEVELOPED ADJUTS.
3. 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.
4. SIDEWALK MUST BE INSTALLED ALONG THE RIGHT-OF-WAY OF CHASE AVENUE ADJACENT TO LOT 1, AS PART OF THE APPROVAL OF THIS CERTIFIED SURVEY MAP
5. CTH G WILL HAVE FUTURE BICYCLE AND PEDESTRIAN FACILITIES INSTALLED IN THE PUBLIC RIGHT-OF-WAY
6. KUYPER LANE WILL HAVE FUTURE PEDESTRIAN FACILITIES INSTALLED IN THE PUBLIC RIGHT-OF-WAY

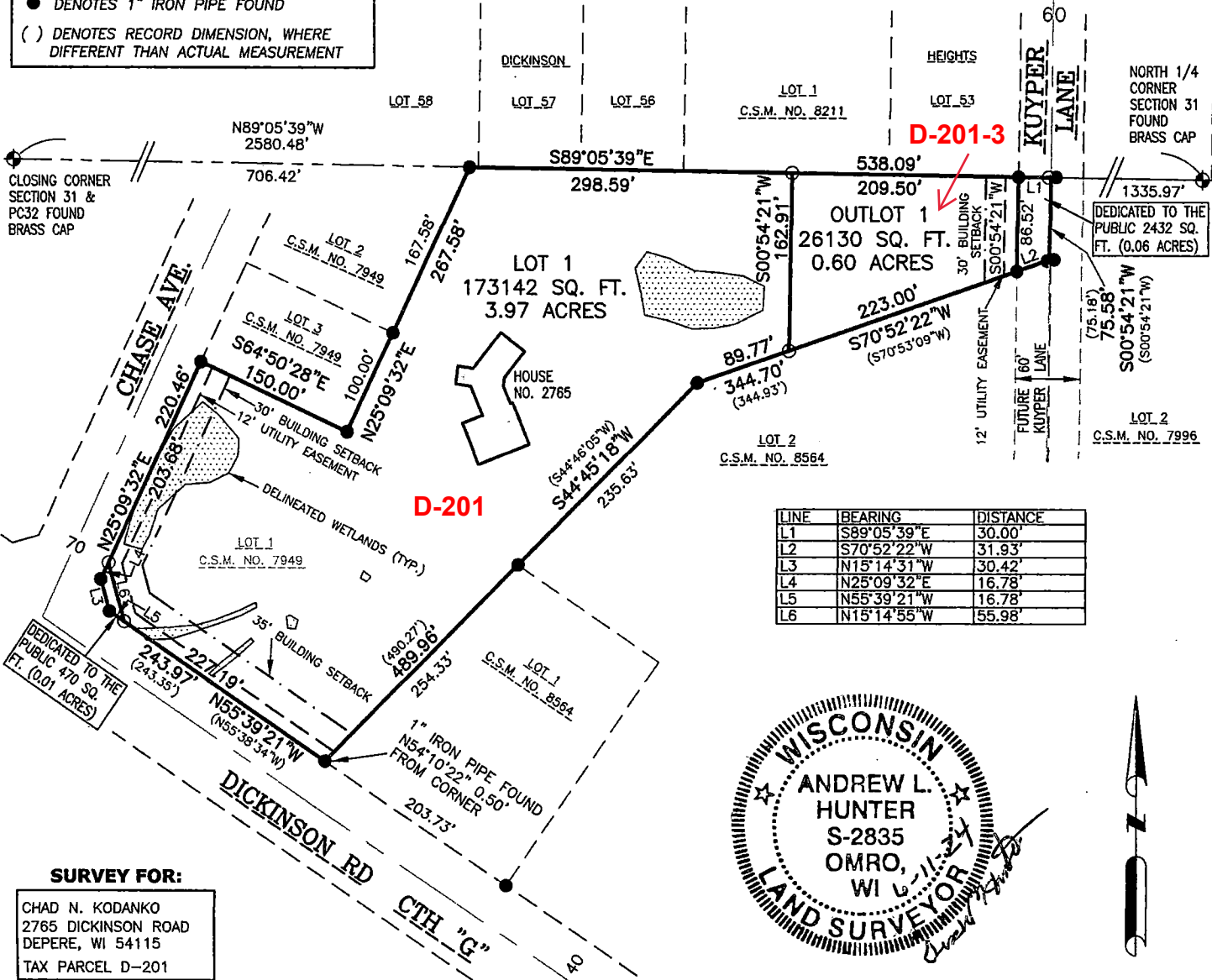
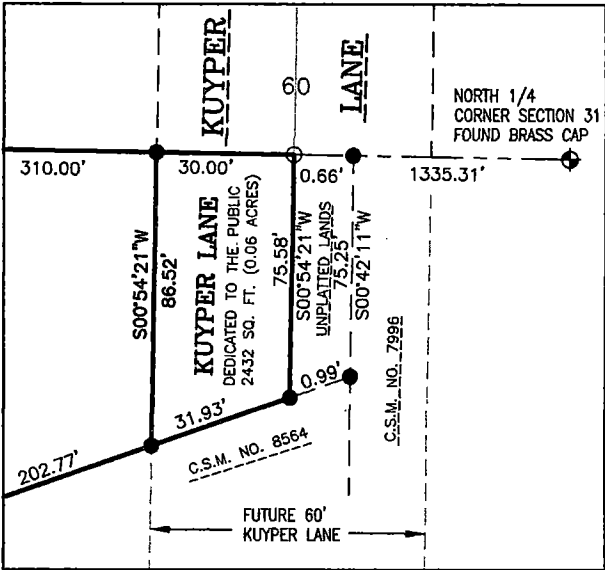
RESTRICTIVE CONVENANTS

1. 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.
2. OUTLOT TO BE USED AND MAINTAINED BY CURRENT OWNER OF RECORD.

LEGEND

- DENOTES SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- DENOTES 1.25" OUTSIDE DIAMETER IRON PIPE 18" LONG SET, WEIGHING NOT LESS THAN 1.13 LBS PER LINEAL FOOT.
- DENOTES 1" IRON PIPE FOUND
- () DENOTES RECORD DIMENSION, WHERE DIFFERENT THAN ACTUAL MEASUREMENT

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (BROWN COUNTY) NAD 83(91), WHERE THE NORTH LINE OF THE N.W. 1/4 OF SECTION 31, T23N, R21E IS RECORDED TO BEAR N89°05'39"W.



| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S89°05'39"E | 30.00' |
| L2 | S70°52'22"W | 31.93' |
| L3 | N15°14'31"W | 30.42' |
| L4 | N25°09'32"E | 16.78' |
| L5 | N55°39'21"W | 16.78' |
| L6 | N15°14'55"W | 55.98' |



SURVEY FOR:

CHAD N. KODANKO
2765 DICKINSON ROAD
DEPERE, WI 54115
TAX PARCEL D-201

6/11/2024
PROJECT 5910
SHEET 1 OF 3
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