

2024 CWM
D-470-231 = PS / PLC
D-470-232 = PLC
D-470-232-1 = NPL

3070741

MAP# 9784
CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
08/02/2024 11:35 AM
REC FEE:
REC FEE: 30.00
PAGES: 3

CERTIFIED SURVEY MAP SHEET 1 OF 3
RETRACEMENT OF LANDS DESCRIBED IN
DOCUMENT NUMBERS 2796093 AND 1531164

ALL OF LOTS 31, 32 AND OUTLOT 1 OF SWAN RIDGE FIRST ADDITION, RECORDED IN VOLUME 20 PAGE 97 AS DOCUMENT NO. 1517633, BROWN COUNTY RECORDS, BEING PART OF PRIVATE CLAIM 38, EAST SIDE OF FOX RIVER, TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN.

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 ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.

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. 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, OR TO THE LANDWARD SIDE OF THE FLOODPLAIN, WHICHEVER IS GREATER, AND/OR 1000' OF THE OHWM OF NAVIGABLE LAKES, PONDS, OR FLOWAGES.

SURVEY PREPARED FOR:

ANTHONY AND KATHERINE HERBERT
2105 SWANSTONE CIRCLE
DEPERE, WI 54115
PARCEL D-470-232
ERIC KAUMHEIMER, MARY ANN MORRIS
2099 SWANSTONE CIRCLE
DEPERE, WI 54115
PARCEL D-470-231

CURVE	RADIUS	ARC LENGTH	CH LENGTH	CH BEAR	DELTA ANGLE	TAN-BEAR-IN	TAN-BEAR-OUT
C1	370.00'	97.77'	97.48'	N55°51'16"E	15°08'22"	N63°25'27"E	N48°17'05"E
C2	370.00'	91.00'	90.77'	N41°14'20"E	14°05'29"	N48°17'05"E	N34°11'36"E

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (BROWN COUNTY) NAD 83(91), WHERE THE NORTH LINE OF PRIVATE CLAIM NO. 38, EAST SIDE OF FOX RIVER IS RECORDED TO BEAR S63°58'00"E.

FLOODPLAIN AND TOP OF RIDGE LINE ARE APPROXIMATE, AND SHOWN AS PLOTTED ON "SWAN RIDGE FIRST ADDITION"

