

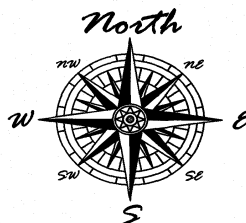
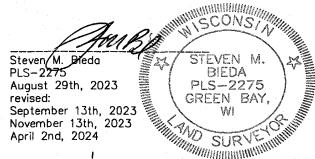
# SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, hereby certify:

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Village of Hobart and the Brown County Planning Commission and under the direction of the owners listed hereon, I have surveyed, divided and mapped "KES Estates", and that such plat correctly represents all exterior, boundaries and the subdivision of the land surveyed and is part of Lot 1, Volume 9, Certified Survey Maps, Page 191, Map No. 2101, Document No. 944882, Brown County Records and part of Lots 5 and 6, all being in Section 12, T24N-R19E, Village of Hobart, Brown County, Wisconsin, more fully described as follows:

Commencing at the North 1/4 Corner of Section 13, T24N-R19E; thence N70°5'28"E, 827.64 feet along the West line of Lot 6 of Section 12, T24N-R19E; thence S85°05'49"E, 3.41 feet to the point of beginning; thence N4°54'11"E, 154.68 feet along the East right of way of Forest Road; thence 73.20 feet along said East right of way being the arc of a 259.69 foot radius curve to the left whose long chord bears N31°02'21"W, 72.95 feet; thence N4°54'11"E, 31.95 feet along said East right of way; thence S71°48'25"E, 186.58 feet along the Southerly Right of Way Centennial Centre Boulevard; thence S60°55'03"E, 161.51 feet along said Southerly right of way; thence S6°40'12"W, 149.90 feet along the Westerly Right of Way of said Centennial Centre Boulevard and the East line of Lot 6 of said Section 12 and the East line of Lot 1, Volume 9, Certified Survey Maps, Page 191, Map No. 2101, Document No. 944882, Brown County Records to the Centerline of a vacated unnamed street; thence N85°05'49"W, 314.05 feet along said Centerline to the Point of Beginning.

Parcel contains 67,636 square feet / 1.55 acres more or less.  
Parcel subject to easements and restrictions of record.



Northeast Corner of the Southwest 1/4 of Section 12, T24N-R19E  
Concrete Monument with Aluminum cap Found

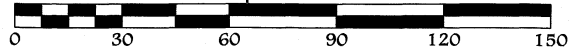
**2025 TLL  
HB-550-3 RPL  
HB-3500 THRU HB-3504 NPL**

Curve Data:  
Arc: 73.20'  
Radius: 259.69'  
Chord: 72.96'  
Chord Bearing: N31°02'21"W  
Central Angle: 18°09'02"  
Tangent Bearing: N11°14'52"W

## KES Estates

Part of Lot 1, Volume 9, Certified Survey Maps, Page 191, Map No. 2101, Document No. 944882,  
Brown County Records and part of Lots 5 and 6, all being in Section 12, T24N-R19E, Village of Hobart,  
Brown County, Wisconsin

Graphic Scale

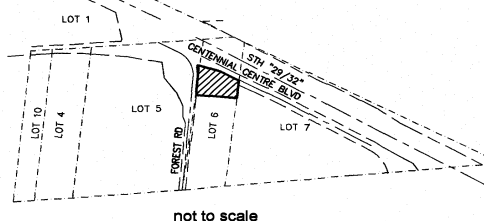


### Legend

- 1" iron pipe found
- PK nail found
- Brown County monument - type noted
- all other lot corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs/lin. foot.
- all linear measurements have been made to the nearest hundredth of a foot.
- all distances on curves are arc lengths.

### Location Sketch

Lots 5 and 6  
Section 12  
T24N-R19E  
Village of Hobart  
Brown County, Wisconsin



not to scale

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 12, 2024

*Don Jime*  
Department of Administration



### CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission, this 1st day of August, 2024

*Devin Yoder*  
Devin Yoder  
Senior Planner



### CERTIFICATE OF THE 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 dates listed below.

*Charles T. Mahlik*  
Charles T. Mahlik  
Brown County Deputy Treasurer



### CERTIFICATE OF THE VILLAGE OF HOBART

Approved for the Village of Hobart this 9th day of January, 2024

*Lisa A. Vanden Heuvel*  
Lisa A. Vanden Heuvel  
Village Clerk



### CERTIFICATE OF THE VILLAGE OF HOBART TREASURER

As duly appointed Village of Hobart 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 dates listed below.

*Anastasia Bell*  
Anastasia Bell  
Village Treasurer



### LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

Smart Custom Homes, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that we caused the land described on "KES Estates" to be surveyed, divide, mapped and dedicated as represented hereon. Smart Custom Homes, LLC also certifies that this Plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

VILLAGE OF HOBART  
BROWN COUNTY PLANNING COMMISSION  
DEPT. OF ADMINISTRATION

In Witness Whereof, the said Smart Custom Homes, LLC has caused these presents to be signed by *Bryan Burkowski*, its Member, on this 25th day of June, 2024

*Bryan Burkowski*  
Bryan Burkowski  
Member

Personally came before me this 25th 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.

*Amber*  
Notary Public  
Brown County, Wisconsin

My Commission Expires 12/26/26

STATE OF WISCONSIN ]  
COUNTY OF BROWN ]



### UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Smart Custom Homes, LLC, Grantor, to WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, 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 incident 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.

### NOTES

Bearings referenced to the East line of Lot 5, Section 12, T24N-R19E, assumed to be N70°5'28"E.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.

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 Village has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

### RESTRICTIVE COVENANTS

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.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

Outlot 1 to be owned equally by Lots 1, 2, 3, 4 and 5.

3070523

CHERYL BERKEN  
BROWN COUNTY  
REGISTER OF DEEDS  
GREEN BAY, WI  
RECORDED ON  
08/01/2024 09:39 AM  
REC FEE: 50.00  
PAGES: 1

SCALE  
1"=30'

DRAWN BY  
NDK

**KES Estates  
Final Plat**

TAX PARCEL NO. HB-550-3

**Mau & Associates, LLP**  
LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Website: www.mau-associates.com  
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

**KES**

**Excavating**

PROJECT NO.  
K-22220

SHEET NO.  
1 of 1

DRAWING NO.  
P-2572

Date File: K-22220.dwg