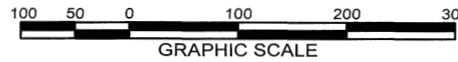
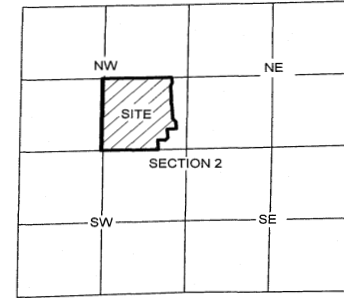


HAZEL ESTATES FIRST ADDITION

ALL OF OUTLOT 3 OF HAZEL ESTATES RECORDED IN VOLUME 24, PLATS, PAGE 196, DOCUMENT #2978714, BROWN COUNTY RECORDS, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, T24N-R19E, VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN.



2025 TLL
VH-4015 RPL
VH-4316 THRU VH-4336 NPL



LOCATION MAP
PART OF THE SW-NW, SE-NW,
OF SECTION 2, T24N-R19E
VILLAGE OF HOWARD
BROWN COUNTY
WISCONSIN

NORTH IS REFERENCED TO THE EAST-WEST
1/4 LINE OF SECTION 2, T24N-R19E, WHICH
BEARS S84°32'45"W

THIS MAP IS BASED ON THE CURRENT BROWN
COUNTY COORDINATE SYSTEM OF RECORD.

APPROVING / OBJECTING AGENCIES:
VILLAGE OF HOWARD
BROWN COUNTY PLANNING COMMISSION
DEPARTMENT OF ADMINISTRATION

DEVELOPER:
WADE T. MICOLEY
PH. (920) 468-0577
2160 VELD AVENUE #101
GREEN BAY, WI 54303

SURVEYOR'S CERTIFICATE

I, ANDREW S. CLEVELAND, REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236, WISCONSIN STATUTES, AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF HOWARD AND THE BROWN COUNTY PLANNING COMMISSION AND UNDER THE DIRECTION OF THE OWNERS LISTED HEREON, I HAVE SURVEYED, DIVIDED AND MAPPED "HAZEL ESTATES FIRST ADDITION", AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED AND IS ALL OF OUTLOT 3 OF HAZEL ESTATES RECORDED IN VOLUME 24, PLATS, PAGE 196, DOCUMENT #2978714, BROWN COUNTY RECORDS, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, T24N-R19E, VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN.

PARCEL CONTAINS 1,436,570 SQUARE FEET / 32.98 ACRES, MORE OR LESS.
ROAD DEDICATION CONTAINS 53,378 SQUARE FEET / 1.23 ACRES, MORE OR LESS.
PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ANDREW S. CLEVELAND
AUGUST 17, 2023
REVISED SEPTEMBER 6, 2023
REVISED OCTOBER 10, 2023
REVISED OCTOBER 24, 2023



NOTE:
1) THE AFFECTED PARCEL PER THIS PLAT IS VH-4015.

LEGEND

- 2.38" (O.D.) X 18" IRON PIPE
WEIGHING 3.65 LBS/LIN. FOOT SET
- 2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- 3/4" IRON ROD FOUND
- BROWN COUNTY MONUMENT
- TYPE NOTED
- ALL OTHER LOT CORNERS MARKED WITH
A 1.32" (O.D.) X 18" IRON PIPE, W/ CAP
WEIGHING 1.13 LBS/LIN. FOOT.
- ALL LINEAR MEASUREMENTS HAVE BEEN
MADE TO THE NEAREST HUNDREDTH OF
A FOOT.
- ALL DISTANCES ON CURVES ARE ARC LENGTHS

- (D.T.T.P.)
()
RECORDED AS
RW CURVE POINT
- 30' BUILDING SETBACK (UNLESS NOTED)
- 12' UTILITY EASEMENT (UNLESS NOTED)
- WETLANDS DELINEATED BY EVERGREEN
CONSULTANTS, DATED OCTOBER 06, 2020

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 November 15, 2023

Renée M. Porek
Department of Administration



ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.mach-iv.com

TYCORE BUILT

HAZEL ESTATES
FIRST ADDITION

FINAL PLAT

NO.	REVISION DESCRIPTION
4	OCTOBER 26, 2023 (COUNTY COMMENTS)
3	OCTOBER 24, 2023 (COUNTY COMMENTS)
2	OCTOBER 10, 2023 (DOA & COUNTY COMMENTS)
1	SEPTEMBER 6, 2023 (VILLAGE COMMENTS)

DATE: AUGUST 17, 2023
DRAFTED BY: JSH/RPH
CHECKED BY: BRW
PROJECT NO.: 1797-20-23
DRAWING NUMBER 1788
SHEET NUMBER 1

HAZEL ESTATES FIRST ADDITION

ALL OF OUTLOT 3 OF HAZEL ESTATES RECORDED IN VOLUME 24, PLATS, PAGE 196, DOCUMENT #2978714, BROWN COUNTY RECORDS, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, T24N-R19E, VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN.

BROWN COUNTY PLANNING COMMISSION

APPROVED FOR THE BROWN COUNTY PLANNING COMMISSION THIS 14TH DAY OF February, 2024

SENIOR PLANNER
Devin Yoder
DATE 2/14/2024

BROWN COUNTY TREASURER'S CERTIFICATE

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 THIS PLAT AS OF THE DATE LISTED BELOW.

DATE 2/14/24
BROWN COUNTY TREASURER
CHARLES T. MAHLER

CERTIFICATE OF THE VILLAGE OF HOWARD

A PLAT KNOWN AS "HAZEL ESTATES FIRST ADDITION", WHICH HAS BEEN DULY FILED FOR APPROVAL OF THE VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN, AND IS HEREBY APPROVED AS REQUIRED BY CHAPTER 236, WISCONSIN STATUTES. APPROVED FOR THE VILLAGE BOARD OF HOWARD ON THIS 25TH DAY OF September, 2023.

CHRIS HALTOM - VILLAGE CLERK

CONSENT OF CORPORATE MORTGAGEE

Community First Credit Union, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF

WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF Tycore Built LLC, OWNER(S).

IN WITNESS WHEREOF, Community First Credit Union HAS CAUSED THESE PRESENTS TO BE SIGNED BY

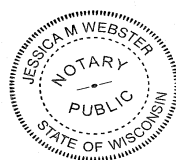
Brent D. Jensen, VP-Senior Lender, and COUNTERSIGNED BY Beth A. Rittel, Portfolio Mgr.
DATE 1/10/24
Brent D. Jensen, VP-Senior Lender
Beth A. Rittel, Portfolio Mgr.

PERSONALLY CAME BEFORE ME THIS 14TH DAY OF Jan 2024 THE ABOVE NAMED OFFICERS OF SAID CORPORATION

TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH OFFICERS OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC MY COMMISSION EXPIRES 10-12-2027

STATE OF WISCONSIN
COUNTY OF Brown



NOTES:

- 1) ALL ROADS WITHIN THE PLAT BOUNDARY ARE DEDICATED TO THE PUBLIC (D.T.T.P.).
- 2) SIDE YARD SETBACK IS 7 FEET FOR ALL LOTS.
- 3) REAR YARD SETBACK IS 25 FEET FOR LOTS.
- 4) EROSION CONTROL NOTE: 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 AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.
- 5) OUTLOT 4 INCLUDES WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ARMY CORP OF ENGINEERS, BROWN COUNTY PLANNING COMMISSION, OR THE VILLAGE OF HOWARD'S ZONING ADMINISTRATOR'S OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY.

RESTRICTIVE COVENANTS:

- 1) THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE LOT OWNER AND MAINTAINED BY THE ADJOINING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER. GRADING ACTIVITIES WITHIN ESA AND ESA SETBACK AREAS ARE RESTRICTED UNLESS AN ESA AMENDMENT IS APPROVED BY THE BROWN COUNTY PLANNING COMMISSION, OR GRADING IS COMPLETED AS PART OF AN APPROVED GRADING AND STORMWATER MANAGEMENT PLAN.
- 2) THE LOT OWNERS ASSOCIATED WITH THE DESIGNATED CBU ARE JOINT OWNERS OF THE SPECIFIED CBU STRUCTURE AND ITS FOUNDATION, WHO ARE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE AND REPLACEMENT. IF THE PROPERTY OWNERS DO NOT KEEP THE CBU IN A GOOD-LOOKING FUNCTIONAL STATE, THE MUNICIPALITY MAY ASSESS/CHARGE THE LOT OWNERS FOR THE SHARED COST OF REPAIRS OR REPLACEMENT.
- 3) EACH LOT OWNER SHALL GRADE THE PROPERTY TO CONFORM TO THE ADOPTED SIDEWALK GRADE ELEVATION AND MAINTAIN SAID ELEVATION FOR FUTURE SIDEWALKS.
- 4) NO POLES, PEDESTALS OR BURIED CABLE ARE TO BE PLACED SO AS TO DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINES OR STREET LINE, A DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES.
- 5) OUTLOT 4 IS TO BE RETAINED BY THE OWNER FOR FUTURE DEVELOPMENT.
- 6) OUTLOT 4 CONTAINS ENVIRONMENTALLY SENSITIVE AREAS (ESA) AS DEFINED IN THE BROWN COUNTY SEWAGE PLAN. THE ESA INCLUDES DELINEATED WETLANDS. 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.

OWNER'S CERTIFICATE

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON "HAZEL ESTATES FIRST ADDITION" TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. I 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:

VILLAGE OF HOWARD, BROWN COUNTY PLANNING COMMISSION; DEPT. OF ADMINISTRATION

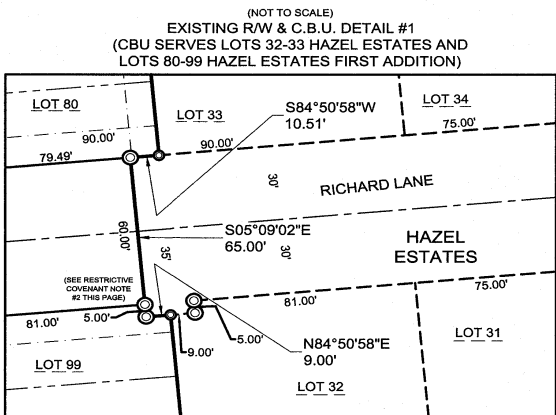
TYCORE BUILT LLC
WADE T. MICOLEY-PRESIDENT

PERSONALLY CAME BEFORE ME THIS 15TH DAY OF January, 2024 THE ABOVE NAMED OWNER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC MY COMMISSION EXPIRES 3/28/2025

STATE OF WISCONSIN
COUNTY OF Brown

Samantha Ryder
Notary Public
State of Wisconsin



VILLAGE OF HOWARD TREASURER'S CERTIFICATE

AS DULY ELECTED VILLAGE TREASURER I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS PLAT AS OF THE DATES LISTED BELOW.

CHRIS HALTOM
VILLAGE TREASURER
DATE 1/23/2024



12' PUBLIC UTILITY EASEMENT

A NON-EXCLUSIVE EASEMENT GRANTED TO PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRIC, NATURAL GAS, COMMUNICATIONS, WATER DISTRIBUTION, SEWER COLLECTION, DRAINAGE, ETC., IS HEREBY GRANTED BY TYCORE BUILT LLC, GRANTOR.

GRANTED TO WISCONSIN PUBLIC SERVICE CORP., A WISCONSIN CORPORATION AND OTHER PUBLIC UTILITIES, GRANTEE(S). THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCTION INSTALL, OPERATE, REPAIR, MAINTAIN, AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND PUBLIC UTILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, UNDER, ACROSS, ALONG, AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS DESIGNATED ON THE PLAT OR CSM, 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/OR 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 GRANTEE(S) 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 GRANTEE(S) OR THEIR AGENTS.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS, AND ASSIGNS OF ALL PARTIES HERETO.

STORM WATER DRAINAGE & SEWER EASEMENT

DRAINAGE EASEMENT GRANTED TO THE VILLAGE OF HOWARD, A WISCONSIN MUNICIPAL CORPORATION, BROWN COUNTY, WISCONSIN, GRANTEE HEREIN AND ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT OVER, UNDER AND THROUGH THE PROPERTY, BY THE UNDER SIGNED OWNERS OF THE PROPERTY AND GRANTORS HEREIN:

THIS PERPETUAL DEED OF EASEMENT, WHICH SHALL RUN WITH THE LAND, IS GRANTED UPON THE FOLLOWING CONDITIONS:

1. THE EASEMENT IS GIVEN FOR THE PURPOSE OF CONSTRUCTING, USING, REPAIRING, ENLARGING AND FOREVER MAINTAINING DRAINAGE (STORM SEWER, DITCHING, SURFACE WATER DRAINAGE, PONDS OR OTHER STORM WATER FACILITIES) INCLUDING THE RIGHT TO INCREASE REGULATORY FLOOD WATER ELEVATIONS WITHIN THE EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EASEMENT FOR SUCH PURPOSES.
2. THAT THE GRANTORS, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO USE AND OCCUPY THE ABOVE DESCRIBED REAL ESTATE, PROVIDING THAT SUCH USE AND OCCUPATION WILL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY OR OBSTRUCT SAID DRAINAGE, OR ANY PART THEREOF. NO BUILDINGS, LANDSCAPING, FENCES OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED ON OR OVER THE EASEMENT.
3. THE GRANTEE SHALL HAVE THE RIGHT OF ACCESS TO SAID EASEMENT, AND THE RIGHT TO USE SAID PREMISES AND THE LAND ADJACENT THERETO FOR THE TRANSPORTATION AND LAYING DOWN OF STORAGE MATERIALS, TOOLS, AND EQUIPMENT, THE DEPOSITING AND REMOVAL OF MATERIALS, THE REMOVAL OF TREES AND OTHER VEGETATION, THE REMOVAL OF ANY ITEMS CONSTRUCTED ON OR OVER THE EASEMENT, AND FOR OTHER PURPOSES INCIDENTAL TO CONSTRUCTION AND MAINTENANCE.
4. THE GRANTEE AGREES TO RESTORE AFTER COMPLETION OF CONSTRUCTION, MAINTENANCE, OR OTHER ACTIVITY, THE EASEMENT WITH 4" TOPSOIL, SEED, FERTILIZER AND MULCH, AND FURTHER PROVIDES THAT IN EVENT ANY DAMAGE IS CAUSED TO THE LAND OR REAL ESTATE ADJACENT TO THE EASEMENT, BY REASON OF ANY NEGLIGENCE OF THE GRANTEE IN ENTERING THEREON AND USING THE ABOVE DESCRIBED PROPERTY, SAID GRANTEE SHALL COMPENSATE THE GRANTORS FOR SUCH DAMAGE.

8-17-23
Rev 9-6-23
Rev 10-10-23
Rev 10-24-23

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 November 15, 2023

Benjamin M. Ponke
Department of Administration



MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
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TYCORE BUILT
HAZEL ESTATES
FIRST ADDITION
FINAL PLAT

NO.	REVISION DESCRIPTION
3	OCTOBER 24, 2023 (COUNTY COMMENTS)
2	OCTOBER 10, 2023 (DOA & COUNTY COMMENTS)
1	SEPTEMBER 6, 2023 (VILLAGE COMMENTS)

DATE: AUGUST 17, 2023
DRAFTED BY: RPH/JSH
CHECKED BY: BRW
PROJECT NO.: 1797-10-23
DRAWING NUMBER 1788
SHEET NUMBER 2 OF 2