

## SURVEYOR'S CERTIFICATE

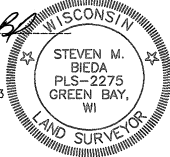
I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, hereby certify:

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Village of Howard and the Brown County Planning Commission and under the direction of the owners listed herein, I have surveyed, divided and mapped "Lancaster Creek Residential Addition", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is part of Lot 1 of the recorded plat of "A.M.S. Business Park, A County Plat" (Volume 1, County Plats, Page 26, Document No. 1339292, Brown County Records), all being located in part of the Southeast 1/4 of the Northwest 1/4 all being in Section 17, T24N-R20E, Village of Howard, Brown County, Wisconsin, more fully being described as follows:

Commencing at the North 1/4 Corner of Section 17, T24N-R20E; thence S02°50'50"W, 1454.77 feet along the North-South 1/4 line of said Section 17; thence N89°30'10"W, 491.20 feet to the Point of Beginning; thence S32°54'2"W, 75.60 feet along the West right of way of Security Boulevard and East line of Lot 1 of the recorded plat of "A.M.S. Business Park, A County Plat" (Volume 1, County Plats, Page 26, Document No. 1339292, Brown County Records); thence S36°01' feet along the said West right of way and East line of said Lot 1 being the arc of a 240.00 foot radius curve to the Right whose long chord bears S43°32'12"W, 309.23 feet; thence S83°38'42"W, 206.38 feet along the North said right of way and the South line of said Lot 1 to East line of storm water drainage easement; thence N43°07'46"W, 126.05 feet along said East line; thence N56°02'30"E, 180.52 feet; thence N37°37'01"E, 119.70 feet; thence N78°04'50"E, 121.87 feet; thence N34°39'10"E, 52.96 feet; thence 127.94 feet along the South right of way of C.T.H. "C", also known as Shawano Avenue and the North line of said Lot 1 being the arc of a 1323.60 foot radius curve to the Left, whose long chord bears S80°25'41"E, 127.89 feet; thence 18.14 feet along said West right of way of Security Boulevard being the arc of a 12.00 foot radius curve to the Right whose long chord bears S39°53'03"E, 16.46 feet to the Point of Beginning.

Parcel contains 107,333 square feet / 2.46 acres more or less.  
Parcel subject to easements and restrictions of record.

Steven M. Bieda  
PLS-2275  
August 29th, 2023  
revised:  
September 27th, 2023  
November 30th, 2023  
January 11th, 2024  
January 29th, 2024

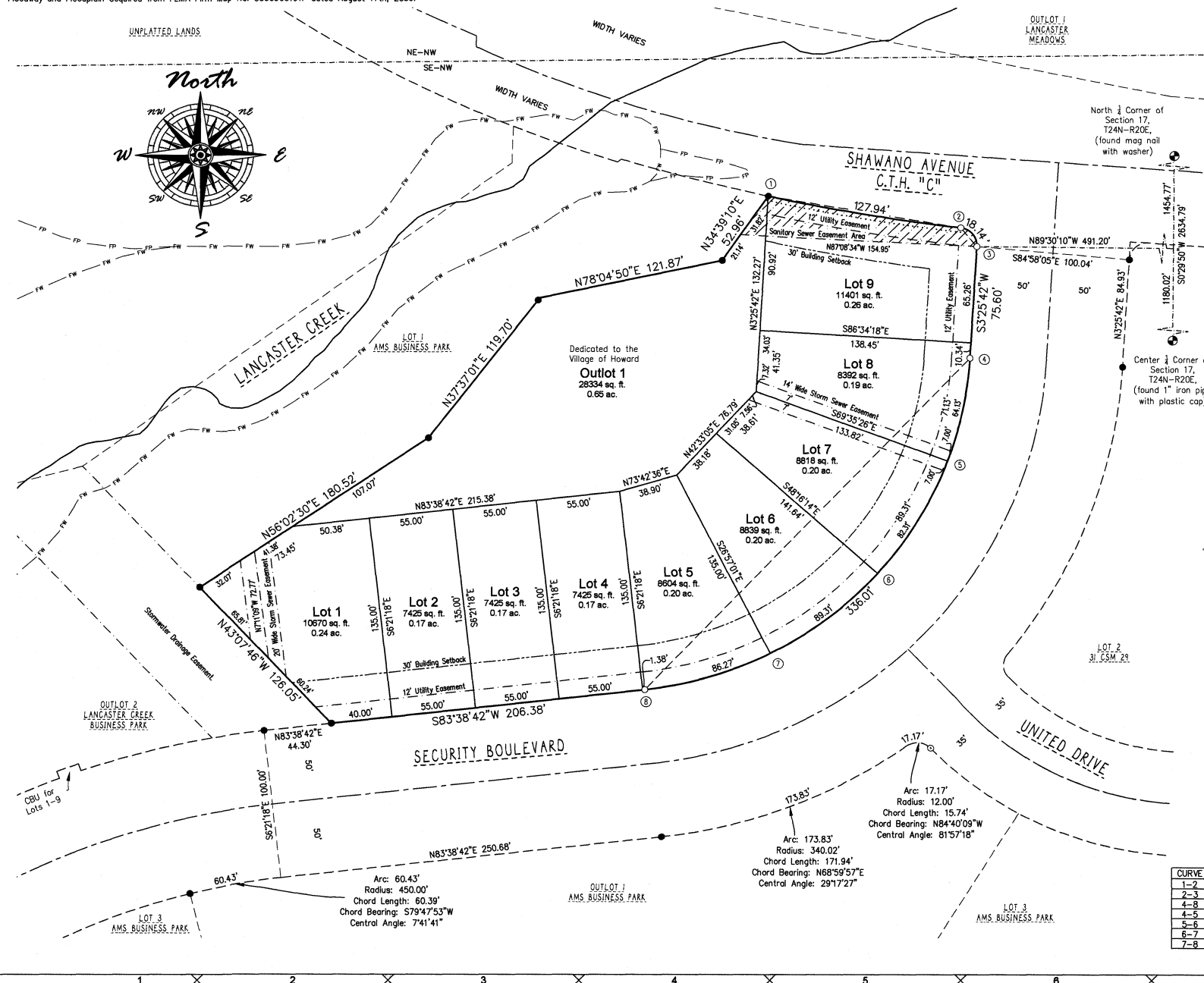


## NOTES

Bearings referenced to the North-South 1/4 line of Section 17, T24N-R20E, assumed to be S02°50'50"W.

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.

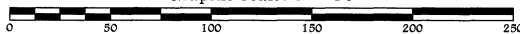
Floodway and Floodplain acquired from FEMA Firm Map No. 55009C0161F dated August 17th, 2009.



## Lancaster Creek Residential Addition

Part of Lot 1 of the recorded plat of "A.M.S. Business Park, A County Plat" (Volume 1, County Plats, Page 26, Document No. 1339292, Brown County Records), all being located in part of the Southeast 1/4 of the Northwest 1/4 all being in Section 17, T24N-R20E, Village of Howard, Brown County, Wisconsin.

Graphic Scale: 1" = 50'



## Legend

- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
- 1" iron pipe found
- 1" iron pipe with cap found
- Brown County monument - type noted no access
- existing sanitary sewer easement
- all other lot corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.88 lbs/lin. foot.
- all linear measurements have been made to the nearest hundredth of a foot.
- all distances on curves are arc lengths.
- 12" building setback (unless noted)
- 12" utility easement (unless noted)
- floodplain limits
- floodway limits

## CERTIFICATE OF THE TREASURERS

As duly elected Village of Howard Treasurer and Brown County Deputy Treasurer, we hereby certify that the records in this office show no unredemmed 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  
Brown County Treasurer



## CERTIFICATE OF THE VILLAGE OF HOWARD

Approved for the Village of Howard this 15th day of April, 2024.

Chris Haltom  
Village of Howard Treasurer



Raul F. Evert  
Village Administrator

2025 TLL  
VH-727-101 RPL  
VH-4337 THRU VH-4346 NPL

## CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

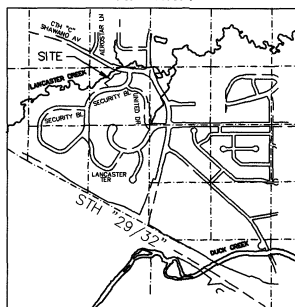
Approved for the Brown County Planning Commission this 15th day of April, 2024.

Devin Yoder  
Senior Planner



## Location Sketch

Section 17, T24N-R20E  
Village of Howard, Brown County  
Wisconsin



3061446

CHERYL BERKEN  
BROWN COUNTY  
REGISTER OF DEEDS  
GREEN BAY, WI  
RECORDED ON  
04/16/2024 08:31 AM  
REC FEE: 50.00  
PAGES: 1

SCALE  
1"=50'

DRAWN BY  
NDK

Final Plat

TAX PARCEL NO. VH-727-101

Fieldwork Completed: 12/28/23

Data File: B-10523.dwg

vierbicher  
planners engineers advisors

Surveyed by:  
Vierbicher Associates, Inc.  
400 Security Blvd Ste 1,  
Green Bay, WI 54313-9712  
(920)434-9670

Steven Bieda

PROJECT NO.  
B-10523  
SHEET NO.  
1 of 1  
DRAWING NO.  
P-2573

## PUBLIC UTILITY EASEMENT PROVISIONS (12" utility easements)

A non-exclusive easement for public utilities including but not limited to electric, natural gas, communications, water distribution, sewer collection, drainage, etc., is hereby granted by

Steven Bieda and Dusenbery Properties LLC, Grantor, to WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, and other Public Utilities, Grantee.

Their respective successors and assigns, to construct, 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, 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 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.

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 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:

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.

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.

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.

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.

## OWNER'S CERTIFICATE

As Owner, I hereby certify that I caused the land described on "Lancaster Creek Residential Addition" to be surveyed, divided, mapped and dedicated as represented herein. 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:

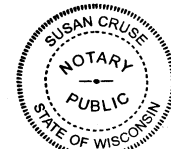
VILLAGE OF HOWARD  
BROWN COUNTY PLANNING COMMISSION  
DEPT. OF ADMINISTRATION

Steven Bieda

Personally came before me this 11th day of April, 2024 the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Susan Cruse  
Notary Public  
Brown County, Wisconsin

STATE OF WISCONSIN ]  
COUNTY OF BROWN ]



There are no objections to this assessor's plat with respect to applicable provisions of s. 236.15 and 236.20 Wis. Stats.

Certified January 29, 2024

Renick M. Poway  
Department of Administration



## NOTES

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.

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

A Shoreland Permit from the Village of Howard Administrator's office is required prior to any construction, fill, or grading activity within 300 feet of a stream.

Outlot 1 is dedicated to the Village of Howard.

The owners of Lots 1 through 9 are joint owners of the specified Cluster Mailbox Unit (CBU) structure and its foundation and 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.

## 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 by the Village of Howard.

## LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

Dusenbery Properties 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 "Lancaster Creek Residential Addition" to be surveyed, divided, mapped and dedicated as represented herein. Dusenbery Properties 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 HOWARD  
BROWN COUNTY PLANNING COMMISSION  
DEPT. OF ADMINISTRATION

In Witness Whereof, the said Dusenbery Properties LLC has caused these presents to be signed by Kate Witt, its Member, on this 11th day of April, 2024.

Kate Witt  
Member

Personally came before me this 11th day of April, 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.

Notary Public  
Brown County, Wisconsin

My Commission Expires 12/26/26

STATE OF WISCONSIN ]  
COUNTY OF BROWN ]



## Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	127.94'	1323.60'	127.89'	S80°25'41"E	S32°17'	S84°24'28"E & S89°56'45"E
2-3	18.14'	12.00'	16.46'	S39°53'03"E	86°37'33"	-
4-8	336.01'	240.00'	309.23'	S43°32'12"W	80°12'59"	-
4-5	71.13'	240.00'	70.87'	S11°55'08"W	16°58'51"	S20°24'33"W
5-6	89.31'	240.00'	88.79'	S31°04'10"W	21°18'13"	S41°43'46"W
6-7	89.31'	240.00'	88.79'	S52°23'23"W	21°18'13"	S63°02'59"W
7-8	86.27'	240.00'	85.81'	S73°20'50"W	20°35'43"	-