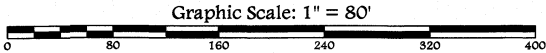


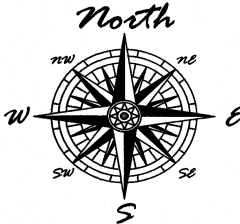
Nature Ridge

Part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 1, T24N-R19E, in the Village of Howard, Brown County, Wisconsin.



Legend

- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
- 2" iron pipe found
- 1" iron pipe found
- Brown County monument - type noted
- all other lot and meander 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.
- () recorded as bearing / distance
- 30' building setback (unless noted)
- 12' public utility easement (unless noted)
- no access
- Wetlands (Evergreen delineation dated Oct. 27, 2023)
- Environmentally Sensitive Area (ESA)



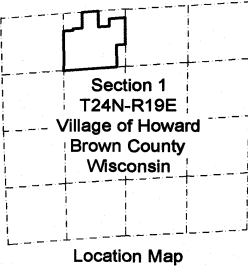
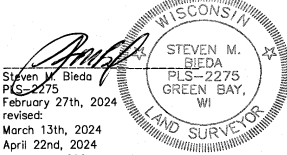
SURVEYOR'S CERTIFICATE

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 "Nature Ridge", and that such plot correctly represents all exterior boundaries and the subdivision of the land surveyed and is part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 1, T24N-R19E, in the Village of Howard, Brown County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of Section 1, T24N-R19E; thence N85°21'59"E, 1718.90 feet along the North line of the Northwest $\frac{1}{4}$ of said Section 1, also being the centerline of Glendale Avenue, to the point of beginning; thence continuing N85°21'59"E, 344.94 feet along said North line and centerline; thence S00°01'31"E, 365.00 feet along the extension of and the West line of Lot 1, Volume 38, Certified Survey Maps, Page 110, Map No. 3803, Document No. 1660284, Brown County Records to the Southwest corner thereof; thence N85°21'59"E, 230.00 feet along the South line of said Lot 1 to the Southeast corner thereof; thence N00°01'31"W, 169.98 feet along the East line of said Lot 1 to the Southwest corner of Lot 1, Volume 12, Certified Survey Maps, Page 199, Map No. 2578, Document No. 1006642, Brown County Records; thence N85°21'59"E, 343.01 feet along said South line and extension of to the East line of said Northwest $\frac{1}{4}$ of Section 1, also being the centerline of Greenfield Avenue; thence S00°01'31"E, 613.60 feet along said East line and centerline; thence S85°38'36"W, 185.10 feet along the extension of and the North line of Lot 1, Volume 17, Certified Survey Maps, Page 351, Map No. 3289, Document No. 1120855, Brown County Records, to the Northwest corner thereof; thence S00°01'31"E, 507.00 feet along the West line of said Lot 1 to the North line of Lot 1, Volume 38, Certified Survey Maps, Page 57, Map No. 5784, Document No. 1650433, Brown County Records, and also the South line of the Northwest $\frac{1}{4}$ of said Northwest $\frac{1}{4}$ of Section 1; thence S85°38'36"W, 1118.14 feet along said North and South line to the Southeast corner of Lot 1, Volume 40, Certified Survey Maps, Page 346, Map No. 6151, Document No. 1754472, Brown County Records, and also the Southwest corner of said quarter-quarter; thence N00°39'59"W, 908.20 feet along the East line of said Lot 1 and the West line of said quarter-quarter to the Southwest corner of Lot 1, Volume 8, Certified Survey Maps, Page 75, Map No. 1878, Document No. 924270, Brown County Records; thence N85°21'59"E, 200.48 feet along the South line of said Lot 1 to the Southeast corner thereof; thence N00°40'00"W, 35.00 feet along the East line of said Lot 1 to the Southwest corner of Lot 1, Volume 37, Certified Survey Maps, Page 334, Map No. 5714, Document No. 1631906, Brown County Records; thence N85°21'59"E, 200.00 feet along the South line of said Lot 1 to the Southeast corner thereof; thence N00°39'59"W, 365.00 feet along the East line of said Lot 1 and its extension to the point of beginning.

Parcel contains 1,318,390 square feet / 30.27 acres, more or less.
Road dedication contains 129,142 square feet / 2.96 acres, more or less.
Parcel subject to easements and restrictions of record.



NOTES

Bearings referenced to the North line of the Northwest $\frac{1}{4}$ of Section 1, T24N-R19E, assumed to be N85°21'59"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.

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

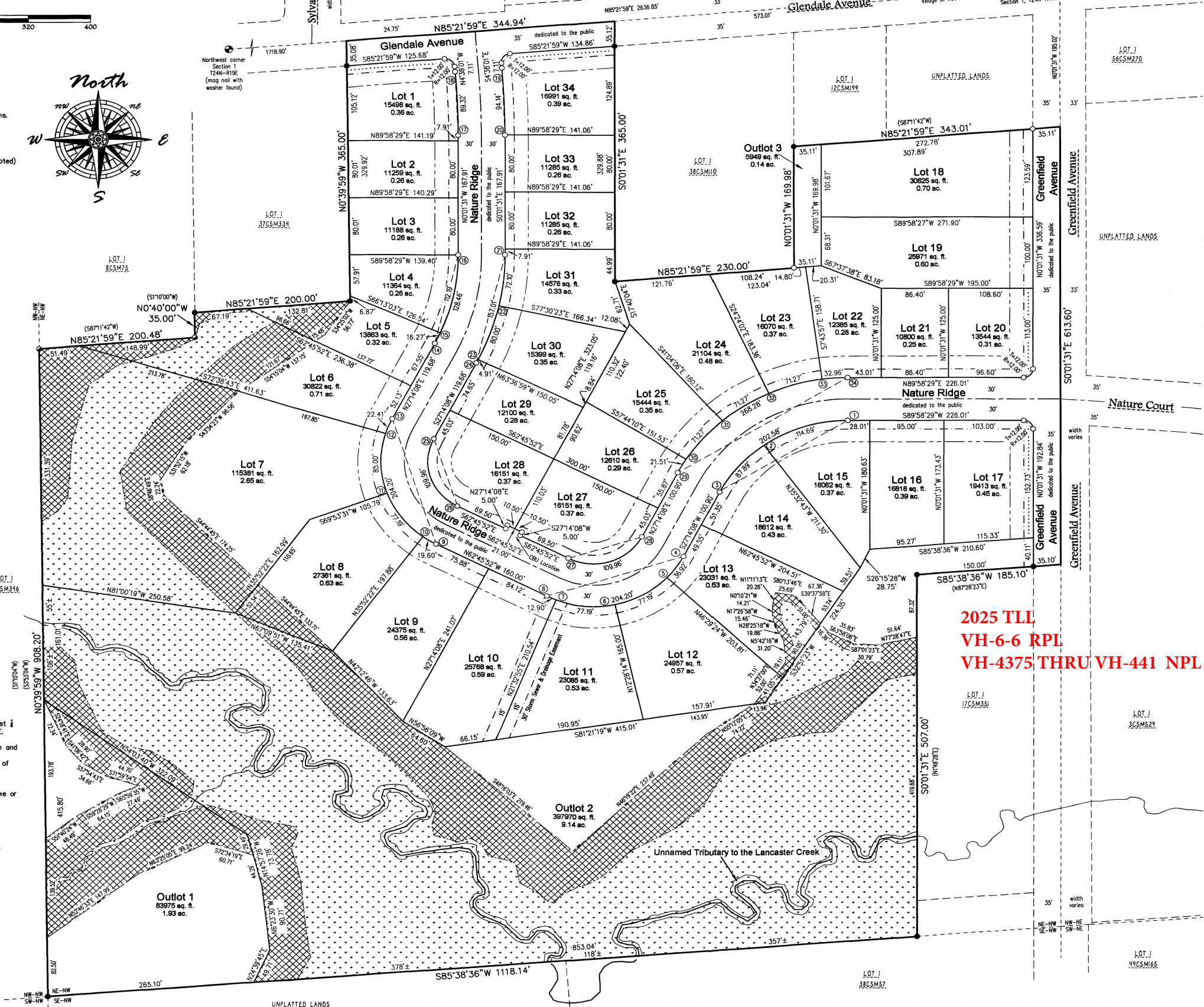
Water Elevation at time of Survey: 698.79'

Elevations are referenced to the NAVD 88 Benchmark Datum.

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 June 11, 2024

Don Bieda
Department of Administration



2025 TLL
VH-6-6 RPL
VH-4375 THRU VH-441 NPL

SCALE
1"=80'

DRAWN BY
BAR/NDK

Nature Ridge
Final Plat

TAX PARCEL NO. VH-6-6
Data File: S-220809.txt
Fieldwork Completed: 01/03/24



vierbicher
planners | engineers | advisors

400 Security Blvd Ste 1, Green Bay, WI (920) 434-5670

Garot Roffers LLC

PROJECT NO.
S-220809
SHEET NO.
1 of 2
DRAWING NO.
P-2595

Nature Ridge

Part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 1, T24N-R19E, in the Village of Howard, Brown County, Wisconsin.

NOTES

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.

Lots 5, 6, 7, 13 and Outlots 1 and 2 include wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corps of Engineers, Brown County Planning Commission, or the Village of Howard Zoning Administrators Office prior to any development activity.

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution.

Development on Lot 1-34 requires public sewer and water be available OR acquisition of all state, county, and/or municipal permits concerning onsite sewage disposal systems for sanitary waste disposal.

The owners of Lots 1 through 34 are joint owners of the specified Cluster Box Unit (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.

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.

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

Lots 5, 6, 7, 8, 12, 13 and Outlots 1 and 2 contain an environmentally sensitive area (ESA) as defined in the 2040 Brown County Urban Service Area Water Quality Plan. The ESA includes (delineated wetlands, all land within 10-30 feet of less susceptible wetlands, all land within 50 feet of moderately susceptible wetlands, all land within 75 feet of highly-sensitive wetlands, approximate wetlands, all land within 50 feet of approximate wetlands of any size, floodway, all land within 30 feet of the floodway or 75 feet beyond the ordinary high water mark - whichever is greater, navigable waterways, all land within 75 feet of the ordinary high water mark of navigable waterways, non-navigable waterways, and all land within 25 feet of the top of bank of non-navigable waterways). 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.

Outlot 1 retained by the owner and be non-buildable, and will be sold off to the South or West when the land is developed. Prior to sale or division of Outlot 1, additional property may need to be dedicated to the Village for trail and public improvements.

Outlot 2 owned and maintained by the Village of Howard.

Outlot 3 to be sold and deeded to abutting parcel to the West, Tax Parcel No. VH-6.

PUBLIC UTILITY EASEMENT PROVISIONS (12' public 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

Thomas A. Linskens and Sherry A. Linskens, as Trustees of the Thomas A. Linskens and Sherry A. Linskens Revocable Trust dated May 22, 2019, 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 with in 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.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

Nature Ridge 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 "Nature Ridge" to be surveyed, divided, mapped and dedicated as represented hereon. Nature Ridge 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 Nature Ridge LLC has caused these presents to be signed by Keith Garot and Chad Roffers, its Members, on this 26th day of June, 2024.

Keith Garot Member
Chad Roffers Member

Personally came before me this 26th 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.

Notary Public
Brown County, Wisconsin
My Commission Expires 12/26/26

STATE OF WISCONSIN
COUNTY OF BROWN SS.



CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this 10th day of June, 2024.

Devon Toller
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.

Chad 7 Miller EQC 06.10.24
Charles T. Mahlik Date
Brown County Deputy Treasurer



CERTIFICATE OF THE VILLAGE OF HOWARD

Approved for the Village of Howard this 10th day of June, 2024.

Paul F. Evert
Paul F. Evert
Village Clerk



CERTIFICATE OF THE VILLAGE OF HOWARD TREASURER

As duly elected Village of Howard 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.

Chris Hatton 4/10/24
Chris Hatton Date
Village of Howard Treasurer

CERTIFICATE OF CORPORATE MORTGAGEE

Steven R. Scherian a corporation duly organized and existing under and by virtue of the laws of Wisconsin, (corporate name) mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this Plat and does hereby consent to the above certificate of Steven R. Scherian Owners of said lands.

Witness the hand and seal of,

Steven R. Scherian Steven R. Scherian - owner 6-5-2024
(signature) (print title) (date)
Steven R. Scherian
(print name)

Personally came before me this 5th day of June, 2024, the above named officer of said corporation to me known to be the persons who executed the foregoing certificate and acknowledged the same.

Notary Public
Manitowish County, Wisconsin
My Commission Expires 5-10-2025

STATE OF WISCONSIN
COUNTY OF MANITOWISH SS.

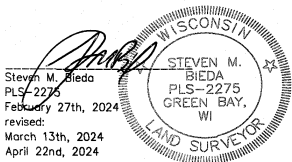
Curve Data

| CURVE | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD BEARING | CENTRAL ANGLE | TANGENT BEARING |
|-------|------------|----------|--------------|---------------|---------------|-----------------|
| 1-3 | 202.58 | 185.00' | 192.61 | S58°36'18"W | 62°44'22" | - |
| 1-2 | 114.69 | 185.00' | 112.86 | S72°12'53"W | 35°31'12" | - |
| 2-3 | 87.89 | 185.00' | 87.06 | S40°50'43"W | 27°13'10" | - |
| 4-8 | 204.20 | 130.00' | 183.65 | S72°14'07"W | 90°00'00" | - |
| 4-5 | 36.92 | 130.00' | 36.80 | S35°22'22"W | 16°16'28" | - |
| 5-6 | 77.19 | 130.00' | 76.06 | S60°31'11"W | 34°01'10" | - |
| 6-7 | 77.19 | 130.00' | 76.06 | N85°27'40"W | 34°01'10" | - |
| 7-8 | 12.90 | 130.00' | 12.90 | N85°36'28"W | 5°41'12" | - |
| 9-13 | 204.20 | 130.00' | 183.65 | N17°45'52"W | 90°00'00" | - |
| 9-10 | 19.60 | 130.00' | 19.58 | N58°26'45"W | 8°38'14" | - |
| 10-11 | 77.19 | 130.00' | 76.06 | N37°07'04"W | 34°01'10" | - |
| 11-12 | 85.00 | 130.00' | 83.49 | N1°22'36"W | 37°27'45" | - |
| 12-13 | 22.41 | 130.00' | 22.39 | N2°17'42"E | 9°52'50" | - |
| 14-16 | 128.46 | 270.00' | 127.25 | N1°33'18"E | 27°15'38" | - |
| 14-15 | 16.27 | 270.00' | 16.27 | N25°30'32"E | 3°27'10" | - |
| 15-16 | 112.19 | 270.00' | 111.39 | N11°52'43"E | 23°48'28" | - |
| 17-18 | 89.32 | 1110.50' | 89.29 | N2°19'46"W | 4°36'30" | - |
| 18-20 | 94.14 | 1170.50' | 94.12 | S21°40'E | 4°36'30" | - |
| 21-24 | 157.01 | 330.00' | 155.53 | S15°16'18"W | 27°15'38" | - |
| 21-22 | 72.10 | 330.00' | 71.96 | S61°03'W | 12°31'08" | - |
| 22-23 | 80.00 | 330.00' | 79.80 | S18°26'19"W | 13°53'24" | - |
| 23-24 | 4.91 | 330.00' | 4.91 | S26°48'34"W | 0°51'06" | - |
| 25-26 | 109.96 | 70.00' | 98.99 | S17°45'52"E | 90°00'00" | - |
| 27-28 | 109.96 | 70.00' | 98.99 | N72°14'07"E | 90°00'00" | - |
| 28-34 | 268.28 | 245.00' | 255.07 | N58°36'18"E | 62°44'22" | - |
| 29-30 | 21.51 | 245.00' | 21.49 | N29°44'59"E | 5°01'44" | - |
| 30-31 | 71.27 | 245.00' | 71.02 | N40°35'52"E | 16°40'04" | - |
| 31-32 | 71.27 | 245.00' | 71.02 | N57°15'56"E | 16°40'04" | - |
| 32-33 | 71.27 | 245.00' | 71.02 | N73°56'00"E | 16°40'04" | - |
| 33-34 | 32.96 | 245.00' | 32.93 | N86°07'16"E | 7°42'26" | - |

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 29, 2024

Don Bieda
Department of Administration



SCALE
N/A

DRAWN BY
BAR/NDK

TAX PARCEL NO. VH-6

Nature Ridge

Final Plat

File: S-22089-FinalPlat 07/09/24
Fieldwork Completed: 07/09/24

vierbicher
planners engineers advisors

Garot Roffers LLC

400 Security Blvd Ste 1, Green Bay, WI (920) 434-9670

PROJECT NO.
S-22089

SHEET NO.

2 of 2

DRAWING NO.
P-2595