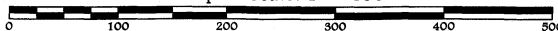


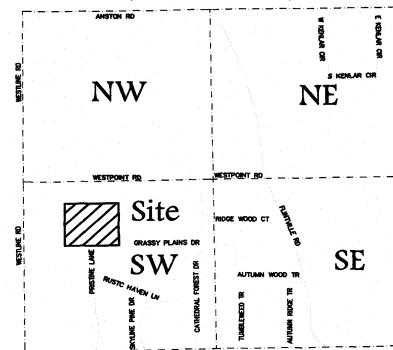
- Sheedy Farms Second Addition -

Part of the Northwest 1/4 of the Southwest 1/4, of Section 30, T25N-R20E, in the Village of Suamico, Brown County, Wisconsin
Graphic Scale: 1" = 100'



Location Sketch

Section 30, T25N-R20E
Village of Suamico
Brown County, Wisconsin
(not to scale)



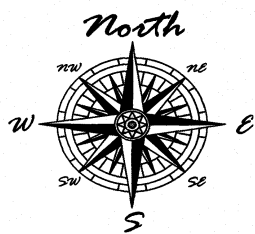
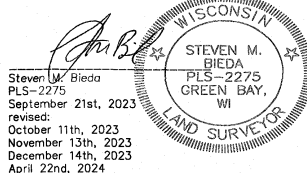
SURVEYOR'S CERTIFICATE

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 Suamico and the Brown County Planning Commission and under the direction of the owners listed herein, I have surveyed, divided and mapped "Sheedy Farms Second Addition", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is part of the Northwest 1/4 of the Southwest 1/4, of Section 30, T25N-R20E, in the Village of Suamico, Brown County, Wisconsin, more fully described as follows:

Commencing at the West 1/4 Corner of Section 30, T25N-R20E; thence S036°04'E, 340.76 feet along the West line of the Southwest 1/4 of said Section 30; thence N88°55'57"E, 614.01 feet along the South line of recorded plat "Sheedy Farms", (Plats, Document No. 3039058, Brown County Records) and to the Point of Beginning; thence continuing N88°55'57"E, 699.46 feet along said South line; thence S049°36'E, 649.26 feet along the West line of Lot 2, Map No. 9133, Certified Survey Maps, Document No. 2884246, Brown County Records; thence S88°55'57"W, 702.02 feet along the North right of way of Pristine Lane and the North lines of Lots 2 and 3, Volume 45, Certified Survey Maps, Page 75, Map No. 6723, Document No. 1968901, Brown County Records; thence N036°04'W, 649.27 feet to the Point of Beginning.

Parcel contains 454,953 square feet / 10.44 acres more or less.
Road dedication contains 31,468 square feet / 0.72 acres more or less.
Parcel subject to any easement and restrictions of record.



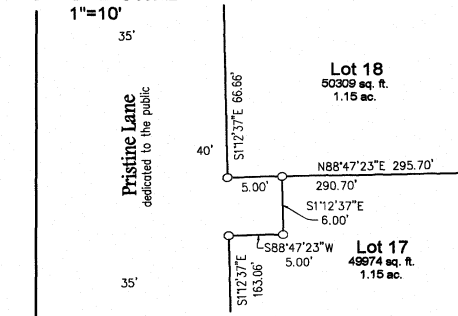
**2025 TLL
SU-692 RPL
SU-3119 THRU SU-3125 NPL**

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	45.06'	65.00'	44.16'	N21°04'05"W	39°42'55"	N40°55'32"W
2-7	294.31'	65.00'	100.00'	N89°47'23"E	298°25'49"	N14°08'55"W
2-3	30.38'	65.00'	30.10'	N27°32'13"W	28°48'17"	N49°58'30"E
3-4	72.75'	65.00'	69.01'	N17°54'47"E	64°07'25"	S64°34'47"E
4-5	74.25'	65.00'	70.27'	N82°41'51"E	65°26'43"	S704°20'E
5-6	69.78'	65.00'	66.48'	S33°49'35"E	61°30'27"	S38°30'18"W
6-7	42.17'	65.00'	48.14'	S174°25'58"W	41°34'36"	
7-8	45.06'	65.00'	44.16'	S18°38'50"W	39°42'55"	

Legend

- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs./lin. foot set
- 1" iron pipe 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.
- 45' building setback (unless noted)
- 12' utility easement (unless noted)

CBU Detail



Cluster Mailbox Unit (CBU) location for Sheedy Farms, Second Addition, see Notes.

NOTES

- Bearings referenced to the West line of the Southwest 1/4 of Section 30, T25N-R20E, assumed to be N036°04'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.
- 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.
- Development on Lots 17-23 requires acquisition of all state, county, and/or municipal permits concerning onsite sewage disposal systems for sanitary waste disposal OR public sewer and water be available.
- Development on the remnant unplatted lands 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 17 through 23 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.
- Wetland delineation done by George and Heidt - Soil Consultants LLC on May 23rd, 2023

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 May 02, 2024

Don Sims
Department of Administration



SCALE
1"=100'

DRAWN BY
NDK

TAX PARCEL NO. SU-692
**Sheedy Farms Second
Addition Final Plat**
Drawn File: S-16118.bst
Framework Completed: 10/31/23

vierbicher
planners engineers advisors

**Big Sky
Real Estate**

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

File: S-16118Final Plat Second Addition 042224.dwg

PROJECT NO.
S-16118
SHEET NO.
1 of 2
DRAWING NO.
P-2577

- Sheedy Farms Second Addition -

Part of the Northwest 1/4 of the Southwest 1/4, of Section 30, T25N-R20E, in the Village of Suamico, Brown County, Wisconsin

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 abutting property owners to provide for adequate drainage of surface water.
2. Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

ADDITIONAL RESTRICTIVE COVENANTS

These covenants are enforceable by this Plat proprietors and/or owners of any lot in this Plat by injunctive relief as well as any and every other legal right and the proprietor and/or owners shall be entitled to cost and attorney fees incurred to enforce and remedy to the extent not prohibited by law. The Village of Suamico is not responsible for enforcing these covenants.

1. Single family residences only and shall not be a mobile home, double wide unit, prefabrication or any type of manufactured housing. Nor shall any structure of a temporary nature be used as a residence at any time. All structures shall be constructed on site.
2. Each dwelling must meet the minimum requirement of 1500 square feet of living space for a ranch style home and 2000 square feet of finished living space above ground level. All other multi-level homes must contain a minimum of 2000 square feet of finished living space above ground level.
3. No residence shall be erected in the plot until the final plans used for each building have been approved in writing by the proprietors of this plot, or by such person or persons as they may delegate, provided, however, that when a residence is completed it shall be conclusively presumed that this covenant has been complied with.
4. Any walkouts or exposed widows from lower level must have developer and/or designing engineer approval.
5. All homes must have a minimum roof pitch of 6/12.
6. Each dwelling shall have, at a minimum, a two stall attached garage of not less than 22 feet in width.
7. The front of the home must be at least one-third masonry from the gutter line down, excluding any masonry siding. Two story homes are excluded from this restrictive covenant.
8. One detached building, not being larger than 1500 square feet in size, with sidewalks not higher than 12 feet, not of metal material, shall be allowed per lot, provided the exterior shall match the residence, as to colors and materials. The detached building will not require any masonry.
9. The exterior, along with the general construction of a building erected on premises must be completed within twelve months after the start of the building construction/building permit issuance.
10. The land on all side and rear 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.
11. No animals, livestock, pigeons or poultry of any kind shall be raised, bred or kept on any parcel, except for dogs, cats, or other household pets that are not kept, bred or maintained for any commercial purposes, or allowed to annoy neighbors.
12. No unlicensed automobiles trucks or recreation vehicles may be parked or stored on any lot. No off season outside storage of any off road vehicle, snowmobile, boat, campers, recreational vehicles or motor homes will be allowed.
13. Any fencing must be approved by the developer.
14. No dirt bike, motocross, or off road vehicle race tracks are permitted.
15. No outside wood or pellet burning stoves will be allowed.
16. Variations in any of the covenants may be permitted by the developer where he is reasonably satisfied that such variations will be pleasing and general in keeping with the character of surrounding properties and will not be a detriment to the subdivision as a whole. After the developer no longer owns any lot in the subdivision, requests for variations may be submitted to such review committee(s) as may be convened, from among the property owners within this subdivision for consideration and approval for consideration and approval or rejection.
17. Developers may reject any house plan at their discretion.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

Big Sky Real Estate LLP, 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 solid 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.

OWNER'S CERTIFICATE

As Owner, we hereby certify that we caused the land described on "Sheedy Farms Second Addition" to be surveyed, divided, mapped and dedicated as represented hereon. We 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 SUAMICO
BROWN COUNTY PLANNING COMMISSION
DEPT. OF ADMINISTRATION

James E. Oskey
James E. Oskey - Partner
Big Sky Real Estate LLP

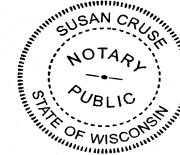
Glen H. Colewats
Glen H. Colewats - Partner
Big Sky Real Estate LLP

Roberta Oskey
Roberta Oskey - Partner
Big Sky Real Estate LLP

Personally came before me this 3rd day of May, 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
My Commission Expires 10/12/29

STATE OF WISCONSIN]
COUNTY OF Brown]



CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this 6th day of May, 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 Certified Survey Map as of the dates listed below.

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



CERTIFICATE OF THE VILLAGE OF SUAMICO

Approved for the Village of Suamico this 6th day of May, 2024.

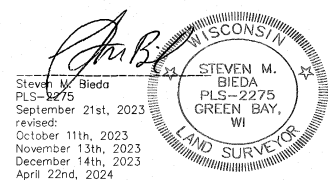
Michelle Bartoletti
Michelle Bartoletti
Village Clerk



CERTIFICATE OF THE VILLAGE OF SUAMICO TREASURER

As duly elected Village of Suamico 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.

Hay M. Magyar
Hay M. Magyar
Village of Suamico Treasurer



Steven M. Bieda
PLS-2275
September 21st, 2023
revised:
October 11th, 2023
November 13th, 2023
December 14th, 2023
April 22nd, 2024

SCALE
1"=100'

DRAWN BY
NDK

TAX PARCEL NO. SU-892
**Sheedy Farms Second
Addition Final Plat**

Data File: S-16118.txt

vierbicher
planners engineers advisors

Big Sky Real Estate

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

File: S-16118Final Plat Second Addition 04/22/24.dwg

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 May 02, 2024
Don Sims
Department of Administration

PROJECT NO.
S-16118
SHEET NO.
2 of 2
DRAWING NO.
P-2577