

OWNER'S CERTIFICATE

As Owner, I hereby certify that I caused the land described on "Sheedy Farms Third 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 SUAMICO
BROWN COUNTY PLANNING COMMISSION
DEPT. OF ADMINISTRATION

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

Roberto Oskey
Roberto Oskey - Partner
Big Sky Real Estate LLP

Personally came before me this 16 day of October, 2024, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Susan Cruise
Notary Public
Brown County, Wisconsin

STATE OF WISCONSIN
COUNTY OF BROWN

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 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.

SURVEYOR'S CERTIFICATE

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

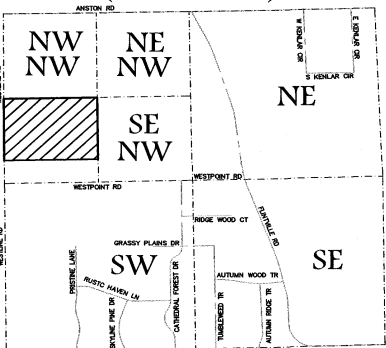
That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Village of Suamico and the Brown County Planning Commission and under the direction of the owners listed hereon, I have surveyed, divided and mapped "Sheedy Farms Third Addition", and 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 Northwest 1/4 of Section 30, T25N-R20E, in the Village of Suamico, Brown County, Wisconsin, more fully described as follows:

Commencing at the Northwest Corner of Section 30, T25N-R20E; thence S02°06'06"E, 1319.95 feet along the West line of the Northwest 1/4 of said Section 30, also being the centerline of Westline Road to the Point of Beginning; thence N89°05'07"E, 1303.88 feet along the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 30; thence S04°13'33"E, 958.14 feet along the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 30; thence S88°55'57"W, 1309.90 feet along North line of Lots 9-16 of recorded plat "Sheedy Farms First Addition", (Document No. 3042805, Plats, Brown County Records), to said West line; thence N02°06'06"W, 961.67 feet along said West line to the Point of Beginning.

Parcel contains 1,254,444 square feet / 28.80 acres more or less.
Road dedication contains 145,447 square feet / 3.34 acres more or less.
Parcel subject to any easement and restrictions of record.

Steven M. Bieda
STEVEN M. BIEDA
PLS-2275
GREEN BAY, WI
April 11th, 2024
revised:
May 7th, 2024
June 6th, 2024
July 12th, 2024

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



- Sheedy Farms Third Addition -

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

Graphic Scale: 1" = 100'



Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-3	45.06'	65.00'	44.16'	S71°12'36"E	39°42'55"	S51°21'08"E
1-2	4.55'	65.00'	4.55'	S89°03'42"E	4°00'40"	-
2-3	40.51'	65.00'	39.85'	S89°12'16"E	35°42'15"	-
3-7	192.05'	65.00'	128.43'	N44°03'14"E	169°17'16"	-
3-4	61.94'	65.00'	58.63'	S78°39'10"E	54°36'02"	-
4-5	40.66'	65.00'	40.00'	N56°07'37"E	35°50'26"	-
5-6	63.65'	65.00'	61.13'	N10°09'18"E	56°06'13"	-
6-7	25.80'	65.00'	25.63'	N29°16'06"W	22°44'35"	-
7-8	45.06'	65.00'	44.16'	N20°24'56"W	39°42'54"	-
9-10	47.05'	30.00'	42.37'	S44°00'14"W	89°51'26"	-

CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this 18th day of October, 2024

Devin Yoder
Devin Yoder
Senior Planner



Legend

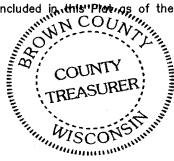
- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs./lin. foot set
- 1" iron pipe found
- 2" iron pipe found
- Brown County monument - type noted

- all other lot corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs./lin. foot
- all distances on curves are arc lengths.
- all linear measurements have been made to the nearest hundredth of a foot.
- 45' building setback (unless noted)
- 12' utility easement (unless noted)

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. Mahlk
Charles T. Mahlk
Brown County Deputy Treasurer



CERTIFICATE OF THE VILLAGE OF SUAMICO

Approved for the Village of Suamico this 16th day of October, 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.

Kate Deming
Kate Deming
Village of Suamico Treasurer

NOTES

Bearings referenced to the West line of the Northwest 1/4 of Section 30, T25N-R20E, assumed to be N02°06'06"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 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 24-43 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.

The owners of Lots 24 through 43 are joint owners of the specified Cluster Mailbox Unit (CBU) structure and its foundation, located on "Sheedy Farms" 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.

Outlot 1 to be owned and maintained by the Village of Suamico.

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.

Refer to Village Ordinance 6.07 (2) in regards to lawn maintenance within the 20' drainage easements. These areas must also remain free of any hard space or structures that obstruct drainage paths.

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.

- 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.
- Each dwelling must meet the minimum requirement of 1500 square feet of living space for a ranch style home and 2000 square feet of living space for a two story home. All other multi-level homes must contain a minimum of 2000 square feet of finished living space above ground level.
- No residence shall be erected in the plat until the final plans used for each building have been approved in writing by the proprietors of this plat, 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.
- Any walkouts or exposed windows from lower level must have developer and/or designing engineer approval.
- All homes must have a minimum roof pitch of 6/12.
- Each dwelling shall have, at a minimum, a two stall attached garage of not less than 22 feet in width.
- 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.
- 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.
- 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.
- 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.
- 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.
- No unlicensed automobiles trucks or recreation vehicles may be parked or stored on any lot. No off season outdoor storage of any off road vehicle, snowmobile, boat, campers, recreational vehicles or motor homes will be allowed.
- Any fencing must be approved by the developer.
- No dirt bike, motocross, or off road vehicle race tracks are permitted.
- No outside wood or pellet burning stoves will be allowed.
- 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.
- Developers may reject any house plan at their discretion.

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 October 11, 2024

Don Bieda
Don Bieda
Department of Administration



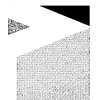
3077251

CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
10/18/2024 09:46 AM
REC FEE: 50.00
PAGES: 1

SCALE
1"=100'

DRAWN BY
NDK

Sheedy Farms Third
Addition Final Plat



vierbicher
planners engineers advisors

Big Sky Real Estate

PROJECT NO.
S-16118

SHEET NO.
1 of 1

DRAWING NO.
P-2603

Fieldwork Completed: 07/12/24

Data File: S-16118.dwg

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

File: S-16118 Final Plat Third Addition (050724).dwg