2026 CWM
21-453-2 = PS
21-453-2-1 = NPL

3115664

MAP# 9988
CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
12/30/2025 03:52 PM
REC FEE: 30.00
PAGES: 5

CERTIFIED SURVEY MAP

ALL OF LOT 2 AND 3, VOLUME 11, CERTIFIED SURVEY MAPS, PAGE 87, MAP NUMBER 2375, DOCUMENT NUMBER 976163, BROWN COUNTY RECORDS, AND PART OF JACKET 15228, IMAGE 23, DOCUMENT NUMBER 1205186, BROWN COUNTY RECORDS, BEING LOCATED IN PART OF PRIVATE CLAIMS 5 AND 6, EAST SIDE OF THE FOX RIVER, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

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SURVEY LEGEND

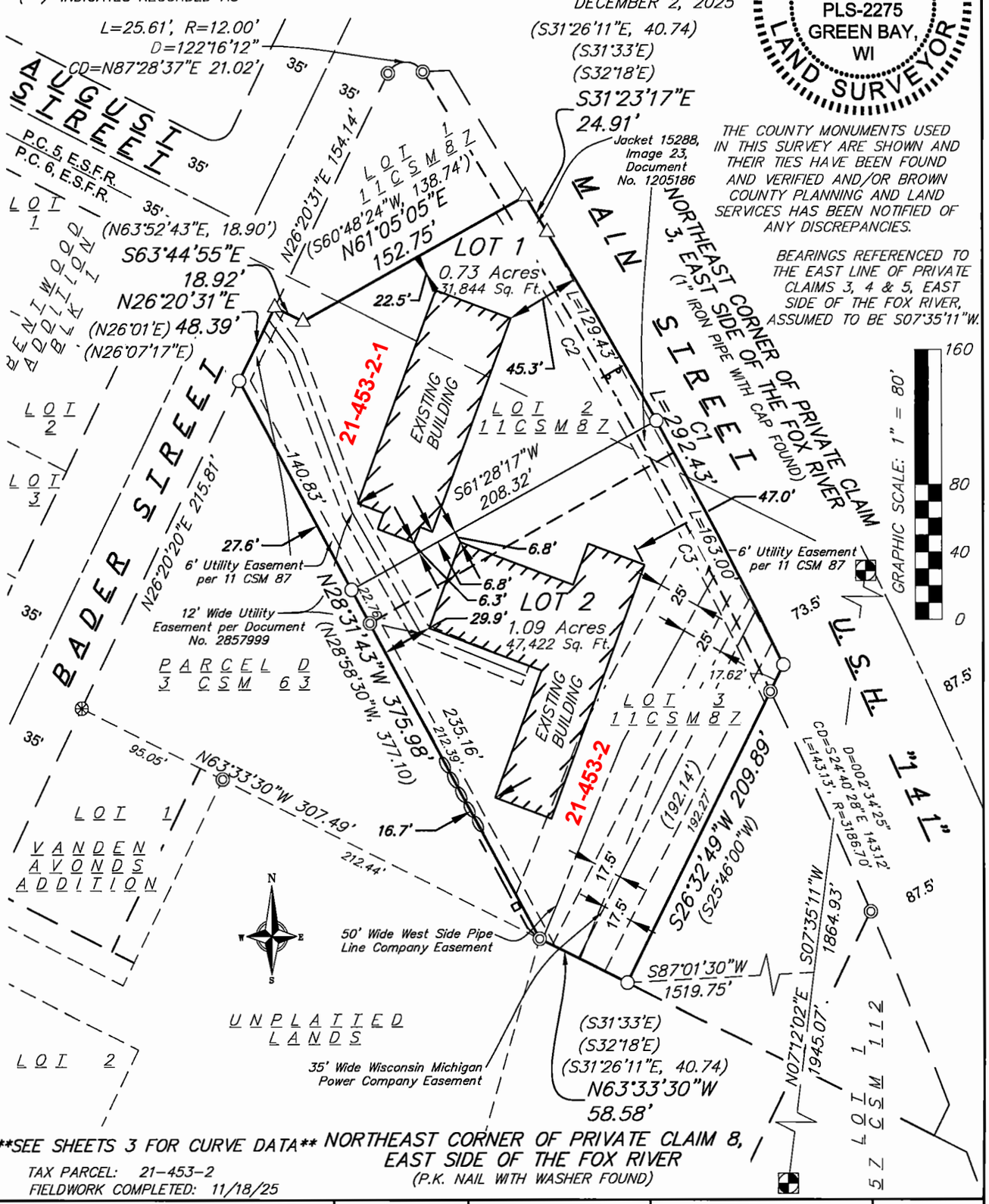
- PUBLIC LAND CORNER AS NOTED
- FOUND 1" ø IRON PIPE
- SET P.K. NAIL
- SET 1.32" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 1.68 LBS/LIN FT
- ( ) INDICATES RECORDED AS
- EXISTING WOODEN FENCE
- EXISTING RETAINING WALL
- FOUND 1.5" ø IRON PIPE
- EXISTING SIGN

Steven M. Bieda
PLS-2275
DECEMBER 2, 2025

WISCONSIN STEVEN M. BIEDA PLS-2275 GREEN BAY, WI LAND SURVEYOR

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.

BEARINGS REFERENCED TO THE EAST LINE OF PRIVATE CLAIMS 3, 4 & 5, EAST SIDE OF THE FOX RIVER, ASSUMED TO BE S07°35'11"W.



SEE SHEETS 3 FOR CURVE DATA

NORTHEAST CORNER OF PRIVATE CLAIM 8, EAST SIDE OF THE FOX RIVER (P.K. NAIL WITH WASHER FOUND)

TAX PARCEL: 21-453-2
FIELDWORK COMPLETED: 11/18/25

30 Dec 2025 - 10:59a C:\Users\nkov\AcPublish_22000\251015 CSM 112525.dwg by: nkov

vierbicher
planners | engineers | advisors

Job #.: 251015 Date: 12/02/2025 Rev: ---------- Drafted By: NKOV Checked By: MLON	SURVEYED FOR: PDQ REAL ESTATE HOLDINGS LLC 2126 MAIN STREET GREEN BAY, WI 54302 DRAWING #L-12564	SURVEYED BY: Vierbicher Associates, Inc. 400 Security Blvd, Ste 1 Green Bay, WI 54313 (920) 434-9670	SHEET 1 OF 5