

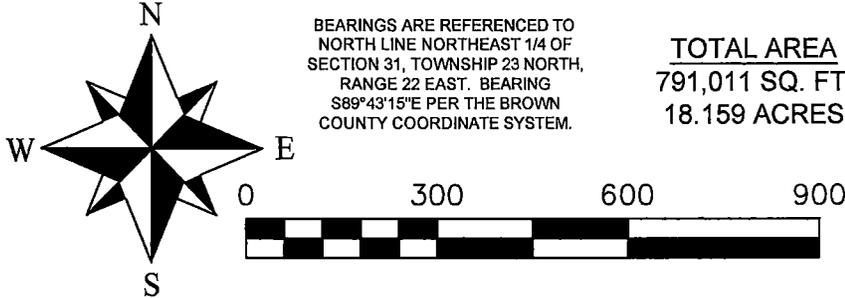
2026 CWM
 E-400 = PS
 E-400-1 = NPL

3108980

MAP# 9964
 CHERYL BERKEN
 BROWN COUNTY
 REGISTER OF DEEDS
 GREEN BAY, WI
 RECORDED ON
 10/20/2025 11:54 AM
 REC FEE:
 REC FEE: 30.00
 PAGES: 4

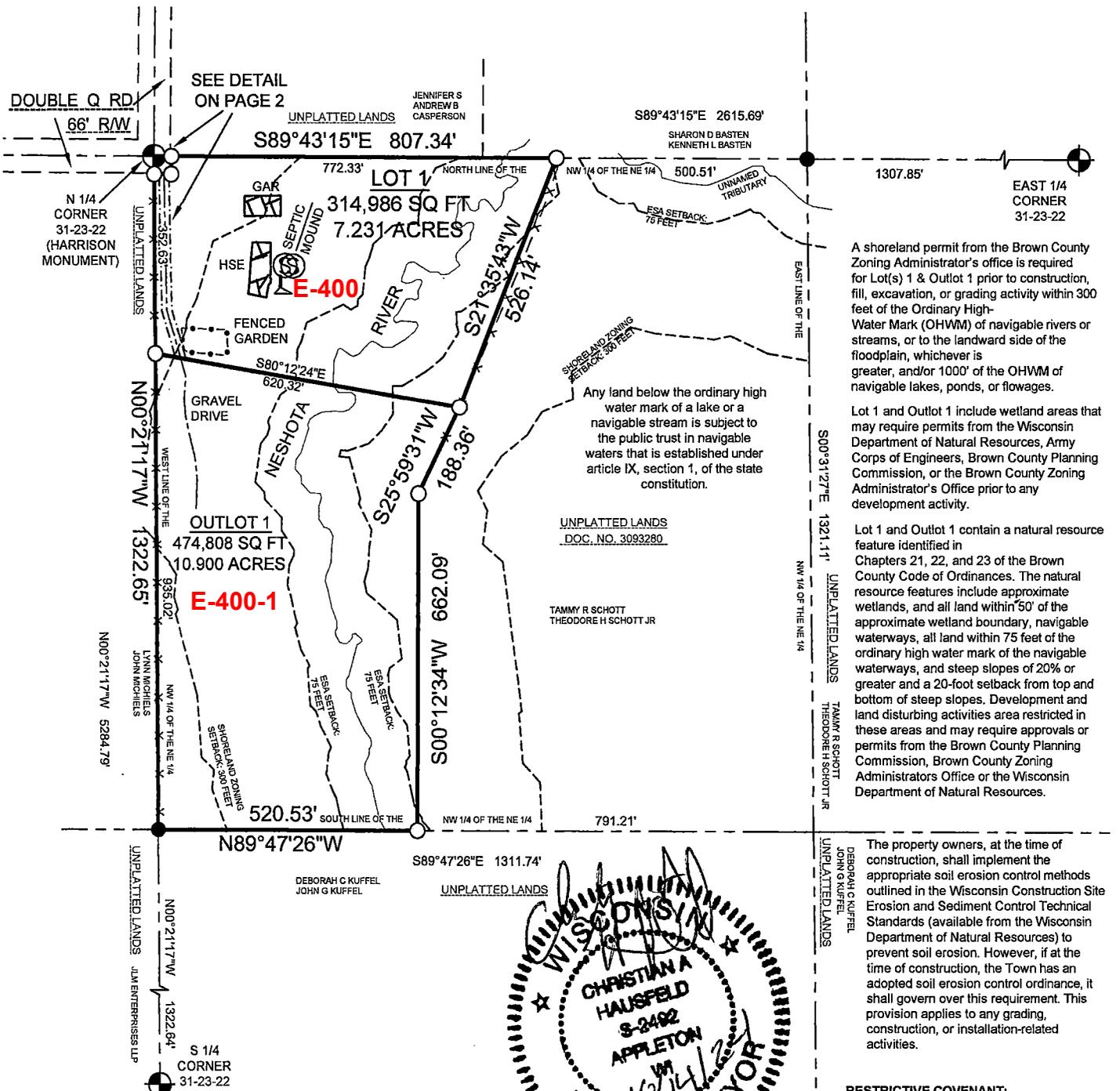
CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31,
 T.23N., R.22E., TOWN OF EATON, BROWN COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO
 NORTH LINE NORTHEAST 1/4 OF
 SECTION 31, TOWNSHIP 23 NORTH,
 RANGE 22 EAST. BEARING
 S89°43'15"E PER THE BROWN
 COUNTY COORDINATE SYSTEM.

TOTAL AREA
 791,011 SQ. FT.
 18.159 ACRES



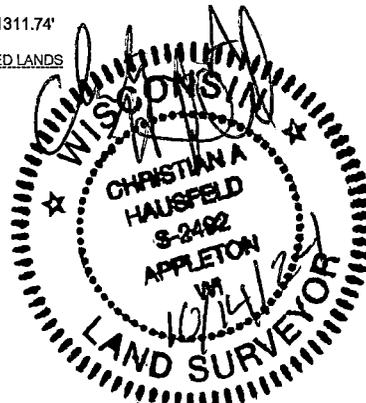
A shoreland permit from the Brown County Zoning Administrator's office is required for Lot(s) 1 & Outlot 1 prior to construction, fill, excavation, or grading activity within 300 feet of the Ordinary High-Water Mark (OHWM) of navigable rivers or streams, or to the landward side of the floodplain, whichever is greater, and/or 1000' of the OHWM of navigable lakes, ponds, or flowages.

Lot 1 and Outlot 1 include wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corps of Engineers, Brown County Planning Commission, or the Brown County Zoning Administrator's Office prior to any development activity.

Lot 1 and Outlot 1 contain a natural resource feature identified in Chapters 21, 22, and 23 of the Brown County Code of Ordinances. The natural resource features include approximate wetlands, and all land within 50' of the approximate wetland boundary, navigable waterways, all land within 75 feet of the ordinary high water mark of the navigable waterways, and steep slopes of 20% or greater and a 20-foot setback from top and bottom of steep slopes. Development and land disturbing activities area restricted in these areas and may require approvals or permits from the Brown County Planning Commission, Brown County Zoning Administrators Office or the Wisconsin Department of Natural Resources.

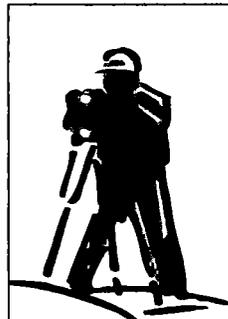
The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction, the Town has an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

RESTRICTIVE COVENANT:
 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.



LEGEND

- 1" IRON PIPE FOUND
- 1" X 18" IRON PIPE SET, MIN. WT. 1.13 FT/LIN/FT
- CHAIN LINK FENCE
- x-x- BARBED WIRE FENCE
- ⊙ SEPTIC MANHOLE
- ⊕ SECTION CORNER (MAG NAIL) (UNLESS NOTED)
- ⊕ WELL



PRECISION LAND SURVEYING LLC 1024 W. TAYLOR ST. APPLETON, WI 54914 (920) 205-4895		
DRAWN BY CAH	DATE 10/14/2024	SURVEY FOR JOHN G KUFFEL
APPROVED CAH	DATE 10/14/2024	3881 DOUBLE Q RD GREEN BAY WI 54311
SCALE 1" = 300'	SHEET 1 OF 4	PROJECT NO. 9880

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, T.23N., R.22E., TOWN OF EATON, BROWN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
SS)
OUTAGAMIE COUNTY)

I, CHRISTIAN A. HAUSFELD, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED, DEDICATED AND MAPPED PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, T.23N., R.22E., TOWN OF EATON, BROWN COUNTY, WISCONSIN. FURTHER DESCRIBED AS FOLLOWS:

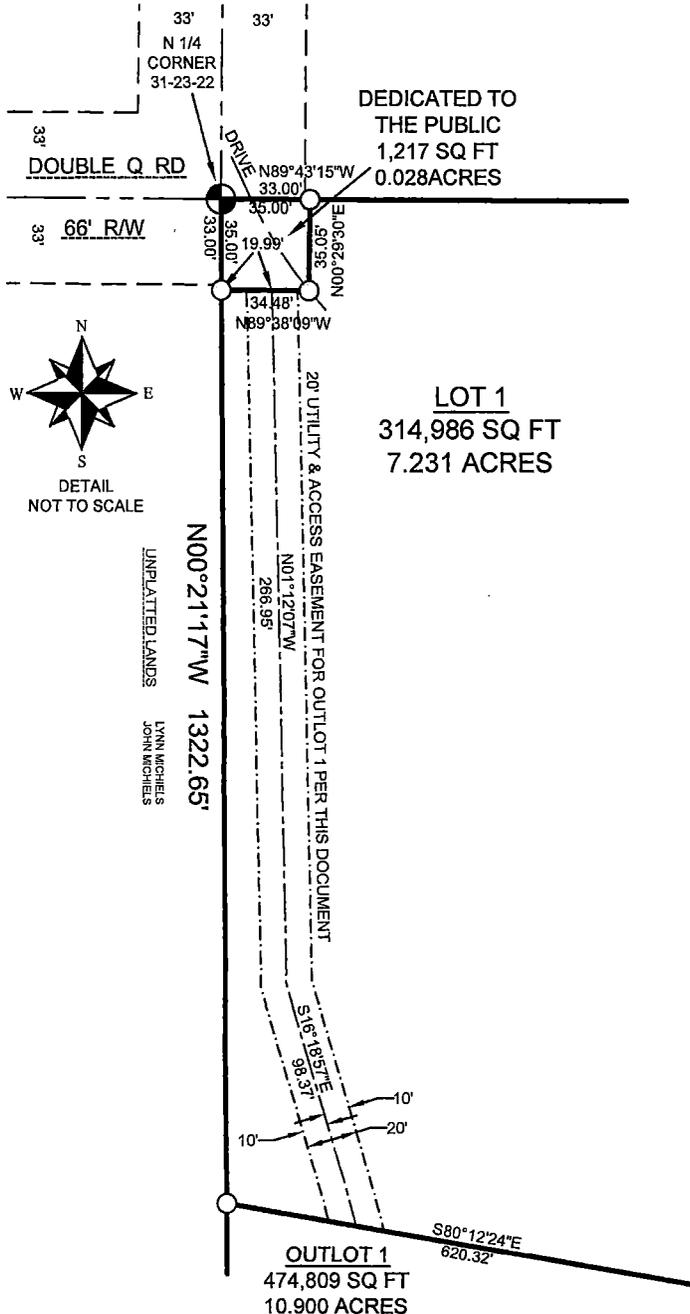
BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE S 89°43'15" E, 807.34 FEET ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE S 21°35'43" W, 526.14 FEET; THENCE S 25°59'31" W, 188.36 FEET; THENCE S 00°12'34" W, 662.09 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE N 89°47'26" W, 520.53 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE N 00°21'17" W, 1322.65 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 TO THE POINT OF BEGINNING. CONTAINING 18.159 ACRES, (791,011 SQ. FT.) OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF JOHN G KUFFEL, 3881 DOUBLE Q RD., GREEN BAY WI 54311.

THAT SUCH IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF LAND SURVEYED DIVIDED, DEDICATED AND MAPPED THEREOF. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE LAND SUBDIVISION ORDINANCE OF THE TOWN OF EATON, VILLAGE OF BELLEVUE AND BROWN COUNTY AND SURVEYING, DIVIDED, DEDICATED AND MAPPING THE SAME.

DATED THIS 14th DAY OF October, 2025

Christian A. Hausfeld
WISCONSIN PROFESSIONAL LAND SURVEYOR PLS-2492
CHRISTIAN A. HAUSFELD



CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, T.23N., R.22E., TOWN OF EATON,
BROWN COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER'S WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE TOWN OF EATON, VILLAGE OF BELLEVUE AND THE BROWN COUNTY PLANNING COMMISSION FOR APPROVAL OR OBJECTION.

IN THE PRESENCE:

Deborah C. Kuffel
DEBORAH C KUFFEL

9-16-25
DATED

John G. Kuffel
JOHN G KUFFEL

9-16-25
DATED

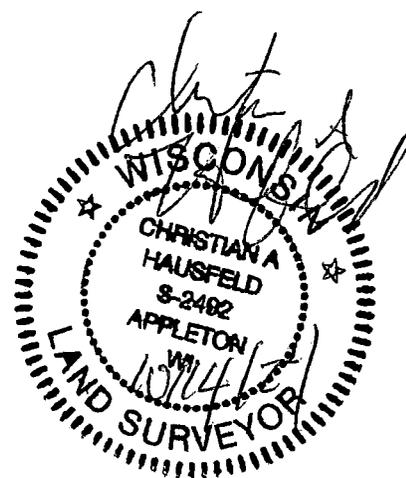
STATE OF WISCONSIN)
SS)
BROWN COUNTY)

PERSONALLY CAME BEFORE ME THIS 16th DAY OF September, 2024 THE ABOVE NAMED DEBORAH C KUFFEL & JOHN G KUFFEL, OWNERS KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

Rebecca A. Hawbecker

NOTARY PUBLIC 4/16/27 WISCONSIN

REBECCA A. HAWBECKER
NOTARY PUBLIC
STATE OF WISCONSIN



TAX PARCEL INFORMATION:

THIS CERTIFIED SURVEY MAP IS
LOCATED IN TAX PARCEL# E-400
DOCUMENT NO. J24182-58
OWNERS OF RECORD: DEBORAH C
KUFFEL & JOHN G KUFFEL

CERTIFIED SURVEY MAP NO. _____

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, T.23N., R.22E., TOWN OF EATON, BROWN COUNTY, WISCONSIN.

CERTIFICATE OF THE VILLAGE OF BELLEVUE:

APPROVED FOR THE VILLAGE OF BELLEVUE THIS 20th DAY OF October 2025

Michelle Seidl
MICHELLE SEIDL, VILLAGE CLERK

10/20/2025
DATED



BROWN COUNTY TREASURER APPROVAL:

AS DULY ELECTED 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 DATE LISTED BELOW.

Ray Suennen
RAY SUENNEN, BROWN COUNTY TREASURER

10/20/25
DATED



TOWN OF EATON BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND ACCEPTED BY THE TOWN OF EATON.

Dawn Konop
DAWN KONOP, TOWN CLERK

10/6/2025
DATED

BROWN COUNTY PLANNING DEPARTMENT APPROVAL:

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND ACCEPTED BY THE BROWN COUNTY PLANNING DEPARTMENT.

Devin Yoder
DEVIN YODER, SENIOR PLANNER

10/20/2025
DATED

