

3084669

MAP# 9855
 CHERYL BERKEN
 BROWN COUNTY
 REGISTER OF DEEDS
 GREEN BAY, WI
 RECORDED ON
 01/16/2025 12:03 PM
 REC FEE:
 REC FEE: 30.00
 PAGES: 3

CERTIFIED SURVEY MAP

SHEET 1 OF 3

PART OF GOVERNMENT LOT 3 OF SECTION 13, TOWNSHIP 25 NORTH,
 RANGE 22 EAST, TOWN OF GREEN BAY, BROWN COUNTY, WISCONSIN.

NOTES

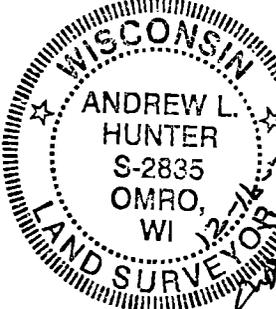
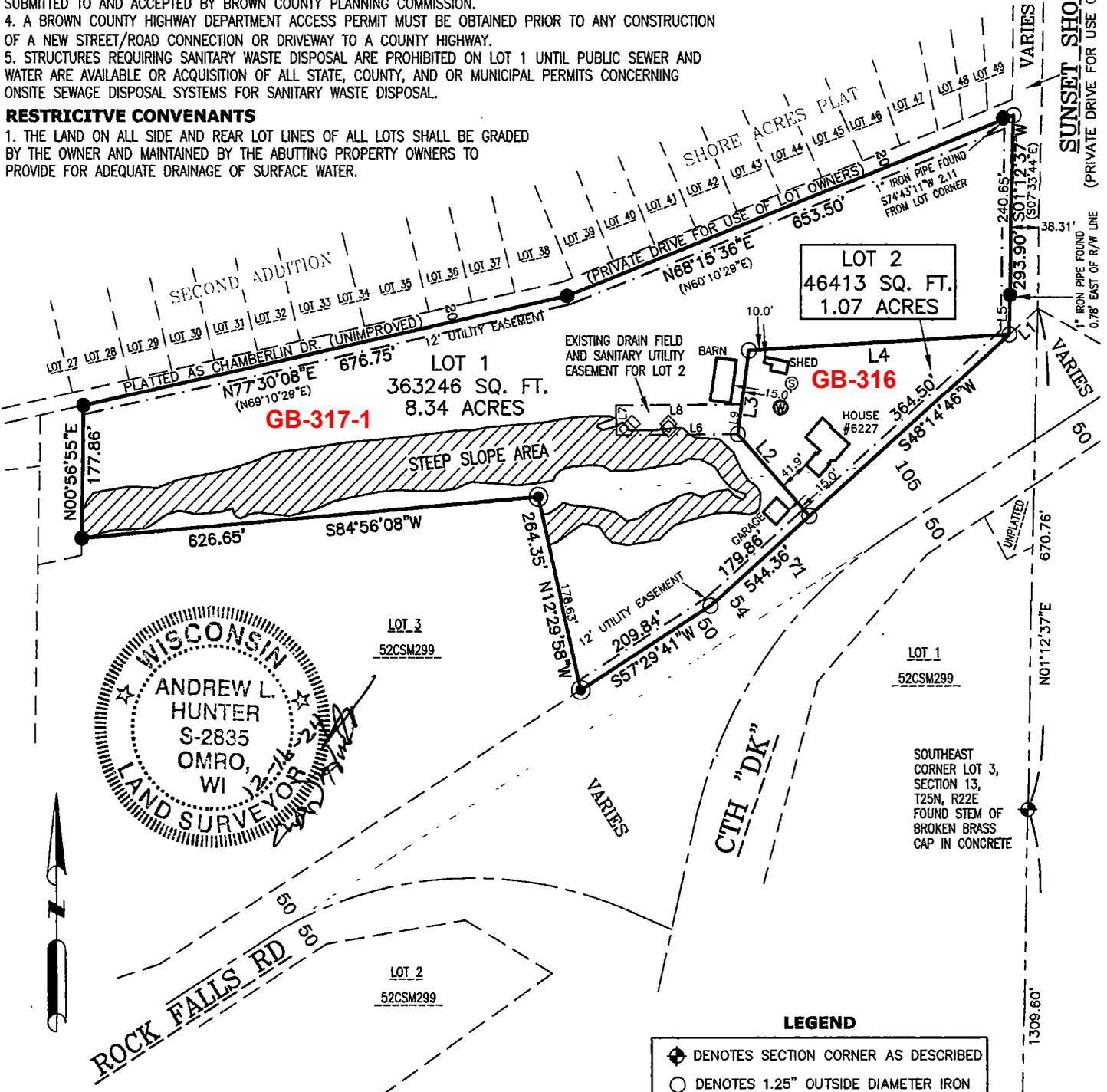
1. THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, 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.
2. A SHORELAND PERMIT FROM THE BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE IS REQUIRED FOR LOTS 1 AND 2 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.
3. LOT 1 CONTAINS STEEP SLOPES THAT ARE UNSUITABLE FOR BUILDING. NO DEVELOPMENT SHALL OCCUR IN AREAS LABELED 'STEEP SLOPE-LANDS UNSUITABLE FOR BUILDING' UNLESS A GEOTECHNICAL STUDY IS SUBMITTED TO AND ACCEPTED BY BROWN COUNTY PLANNING COMMISSION.
4. A BROWN COUNTY HIGHWAY DEPARTMENT ACCESS PERMIT MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION OF A NEW STREET/ROAD CONNECTION OR DRIVEWAY TO A COUNTY HIGHWAY.
5. STRUCTURES REQUIRING SANITARY WASTE DISPOSAL ARE PROHIBITED ON LOT 1 UNTIL PUBLIC SEWER AND WATER ARE AVAILABLE OR ACQUISITION OF ALL STATE, COUNTY, AND OR MUNICIPAL PERMITS CONCERNING ONSITE SEWAGE DISPOSAL SYSTEMS FOR SANITARY WASTE DISPOSAL.

RESTRICTIVE CONVENANTS

1. THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE OWNER AND MAINTAINED BY THE ADJUTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.

SURVEY PREPARED FOR:

MELISSA METZLER
 6227 STURGEON BAY RD.
 GREEN BAY, WI 54217
 PARCELS GB-316 & GB-317-1



NOTES

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (BROWN COUNTY) NAD 83(91), WHERE THE EAST LINE OF GOV'T LOT 3, SECTION 13, T25N, R22E IS RECORDED TO BEAR N01°12'37"E.

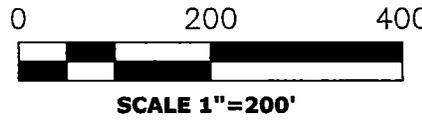
| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S48°14'46"W | 52.35' |
| L2 | N41°39'37"W | 146.40' |
| L3 | N07°33'57"E | 113.26' |
| L4 | N86°35'43"E | 354.94' |
| L5 | S01°12'37"W | 53.25' |
| L6 | S89°29'15"W | 165.00' |
| L7 | N00°30'45"W | 40.00' |
| L8 | N89°29'15"E | 170.68' |
| L9 | S07°33'57"W | 40.40' |

LEGEND

- ⊕ DENOTES SECTION CORNER AS DESCRIBED
- DENOTES 1.25" OUTSIDE DIAMETER IRON PIPE 18" LONG SET, WEIGHING NOT LESS THAN 1.13 LBS PER LINEAL FOOT.
- DENOTES 2" IRON PIPE FOUND
- DENOTES 1" IRON PIPE FOUND
- () DENOTES RECORD DIMENSION, WHERE DIFFERENT THAN ACTUAL MEASUREMENT
- ◇ DENOTES SEPTIC VENT
- ⊙ DENOTES SEPTIC TANK
- ⊕ DENOTES WATER WELL

12/16/2024
 PROJECT 6091
 SHEET 1 OF 3
 3552 GLEN OAKS PASS GREEN BAY, WI 54311
 www.wisconsinlandsurveying.com (920)410-7744

Professional Service You Can Trust



SOUTH 1/4 CORNER SECTION 13, T25N, R22E FOUND HARRISON CAP IN CONCRETE