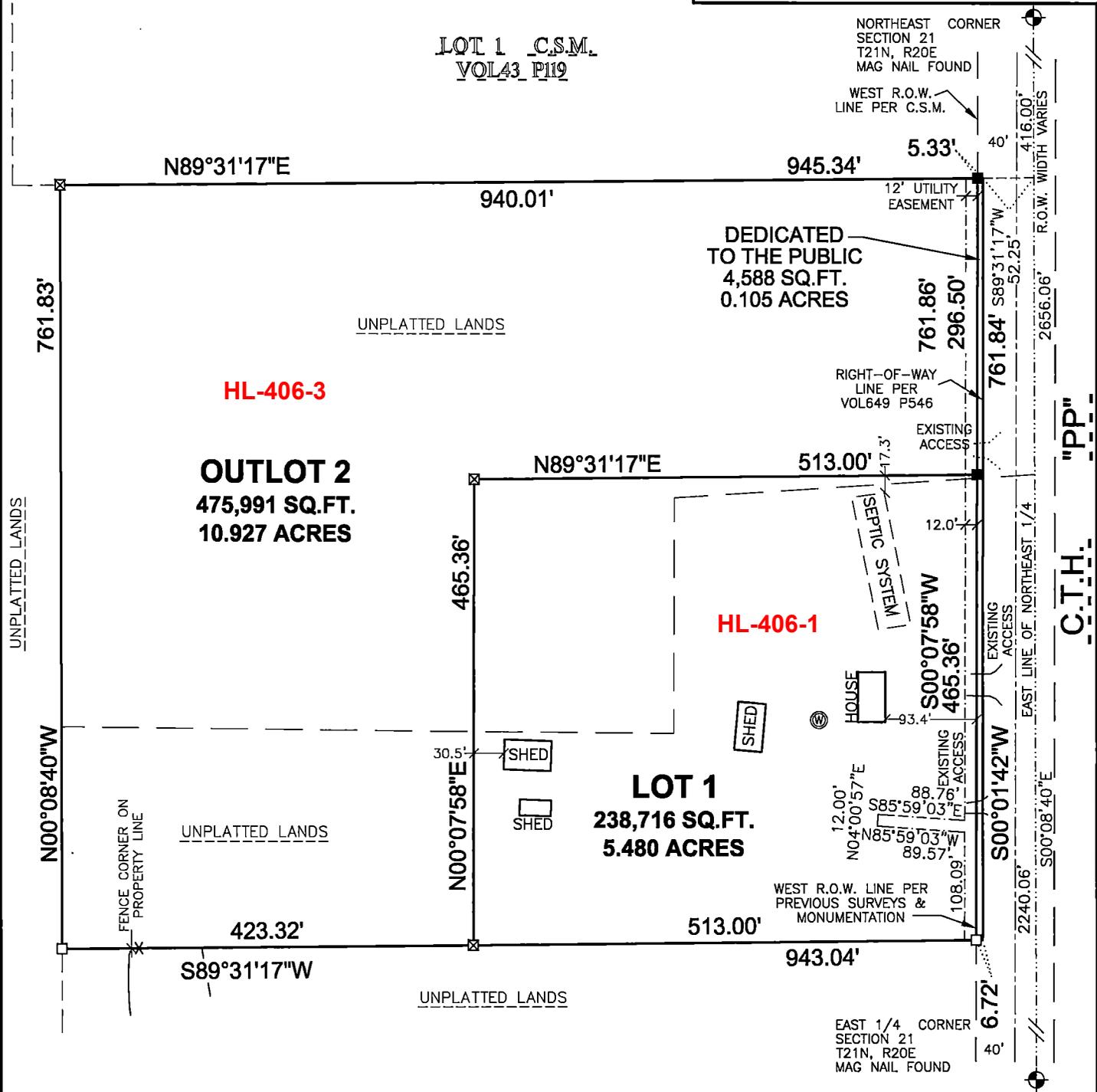


2025 CWM  
 HL-406-1 = PLC  
 HL-406-3 = PLC

3112404

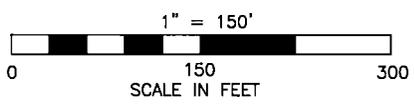
MAP# 9976  
 CHERYL BERKEN  
 BROWN COUNTY  
 REGISTER OF DEEDS  
 GREEN BAY, WI  
 RECORDED ON  
 11/24/2025 01:40 PM  
 REC FEE: 30.00  
 PAGES: 4

CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
 PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4  
 SECTION 21, TOWNSHIP 21 NORTH, RANGE 20  
 EAST, TOWN OF HOLLAND, BROWN COUNTY,  
 WISCONSIN.



**NOTES:**  
 SEE SHEET 2 FOR ADDITIONAL NOTES AND  
 RESTRICTIONS

BEARINGS ARE REFERENCED TO THE  
 BROWN COUNTY COORDINATE SYSTEM NAD83(91),  
 WHICH THE EAST LINE OF THE NORTHEAST 1/4  
 OF SECTION 21 BEARS S 00°08'40" E



- LEGEND**
- 1" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
  - 1" O.D. IRON PIPE FOUND
  - ⊠ CORNER NOT SET PER OWNERS REQUEST (FALLS IN AG FIELD)
  - ⊕ GOVERNMENT MONUMENT
  - ⊙ WELL

WISCONSIN  
 MICHAEL L. ROUBAL  
 S-2442  
 HORTONVILLE  
 WI  
 LAND SURVEYOR  
 9-24-25

**Martenson & Eisele, Inc.**

1377 Midway Road  
 Menasha, WI 54952  
 www.martenson-eisele.com  
 info@martenson-eisele.com  
 920.731.0381 1.800.236.0381

Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture

SURVEY FOR  
 TRAVIS VANZEELAND  
 7376 COUNTY ROAD PP  
 GREENLEAF, WI 54126

PROJECT NO. 1-2098-001  
 FILE 1-2098-001csm SHEET 1 OF 4  
 THIS INSTRUMENT WAS DRAFTED BY: LLUCHT

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 21, TOWNSHIP 21 NORTH, RANGE 20 EAST, TOWN OF HOLLAND, BROWN COUNTY, WISCONSIN.

**NOTES AND RESTRICTONS:**

- 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 TRUNK HIGHWAY.
- 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.
- 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.
- THE CONSTRUCTION OF STRUCTURES WHICH RELY UPON ONSITE SEWERAGE DISPOSAL SYSTEMS FOR SANITARY WASTE DISPOSAL SHALL BE PROHIBITED ON OUTLOT 2 UNTIL ALL STATE, COUNTY, AND MUNICIPAL REGULATIONS HAVE BEEN MET, AND A SANITARY PERMIT HAS BEEN ISSUED BY THE BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE.

**SURVEYOR'S CERTIFICATE:**

I, MICHAEL L. ROUBAL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY: THAT I HAVE SURVEYED, MAPPED, AND DIVIDED AT THE DIRECTION OF TRAVIS D. VAN ZEELAND AND ANGELA M. VANZEELAND JOINT REVOCABLE TRUST, PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 21, TOWNSHIP 21 NORTH, RANGE 20 EAST, TOWN OF HOLLAND, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 00 DEGREES 08 MINUTES 40 SECONDS EAST, 416.00 FEET, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE SOUTH 89 DEGREES 31 MINUTES 17 SECONDS WEST, 52.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 01 MINUTES 42 SECONDS WEST, 761.84 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF C.T.H. "PP" AS DESCRIBED IN VOLUME 649 ON PAGE 546 AS DOCUMENT NO. 611350; THENCE SOUTH 89 DEGREES 31 MINUTES 17 SECONDS WEST, 943.04 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 40 SECONDS WEST, 761.83 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 17 SECONDS EAST, 945.34 FEET, ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6475 IN VOLUME 43 PAGE 119 AS DOCUMENT NO. 1852320 TO THE POINT OF BEGINNING. CONTAINING 719,295 SQUARE FEET [16.512 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

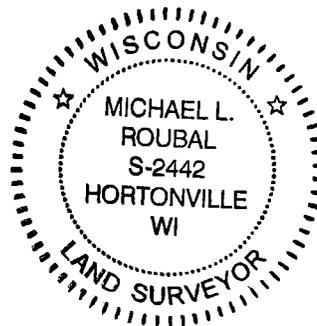
THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF HOLLAND AND BROWN COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

GIVEN UNDER MY HAND THIS 24TH DAY OF SEPTEMBER, 2025.



MICHAEL L. ROUBAL, PROFESSIONAL LAND SURVEYOR S-2442



**THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS**

OWNERS OF RECORD:	RECORDING INFORMATION:	PARCEL NUMBER:
TRAVIS D. VAN ZEELAND AND	DOCUMENT NO. 3005784	HL-406-1
ANGELA M. VANZEELAND JOINT REVOCABLE TRUST	DOCUMENT NO. 2472716	HL-406-3

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 21, TOWNSHIP 21 NORTH, RANGE 20 EAST, TOWN OF HOLLAND, BROWN COUNTY, WISCONSIN.

**CERTIFICATE OF THE TOWN OF HOLLAND APPROVAL:**

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE TOWN BOARD OF THE TOWN OF HOLLAND.

ON THIS 24 DAY OF November, 2025.

Gloria Kennedy  
TOWN OF HOLLAND CLERK

**COUNTY TREASURER'S CERTIFICATE:**

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.

Raymond Suennen EQC  
RAYMOND SUENNEN  
COUNTY TREASURER  
DATE 11/24/2025

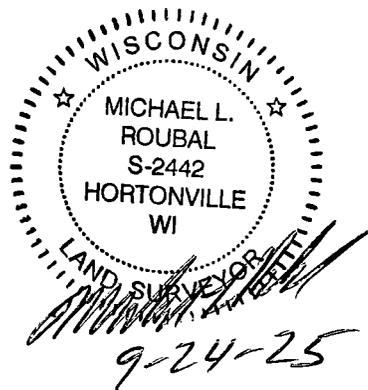


**CERTIFICATE OF BROWN COUNTY PLANNING COMMISSION:**

PURSUANT OF THE LAND SUBDIVISION REGULATIONS OF THE COUNTY OF BROWN, WISCONSIN, ALL THE REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS MINOR SUBDIVISION WAS APPROVED BY THE BROWN COUNTY PLANNING COMMISSION ON

THIS 24<sup>th</sup> DAY OF November, 2025.

Devin Yoder  
DEVIN YODER, SENIOR PLANNER



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 21, TOWNSHIP 21 NORTH, RANGE 20 EAST, TOWN OF HOLLAND, BROWN COUNTY, WISCONSIN.**

**TRAVIS D. VANZEELAND AND ANGELA M. VANZEELAND JOINT REVOCABLE TRUST OWNERS CERTIFICATE:**  
AS OWNERS, WE THE UNDERSIGNED, HEREBY CERTIFY THAT WE CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS SHOWN AND REPRESENTED ON THIS MAP.

WE, ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.

BROWN COUNTY  
TOWN OF HOLLAND

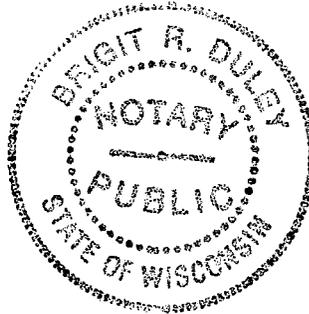
DATED THIS 13 DAY OF November, 2025

Travis D. Vanzeeland  
TRAVIS D. VANZEELAND, TRUSTEE

Angela M. Vanzeeland  
ANGELA M. VANZEELAND, TRUSTEE

STATE OF WISCONSIN)  
Winnebago COUNTY ) SS )

PERSONALLY CAME BEFORE ME ON THE 13 DAY OF November, 2025, THE ABOVE OWNERS TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.



Brigit R. Duley  
NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION (IS PERMANENT)  
(EXPIRES: 4-25-29)

**UTILITY EASEMENT PROVISIONS**

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY TRAVIS VANZEELAND AND ANGELA VANZEELAND, GRANTOR, TO

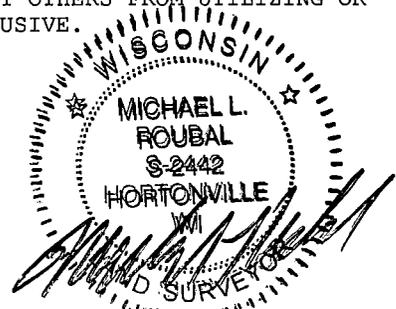
**WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, GRANTEE,  
TDS TELECOM, INC., GRANTEE,  
WISCONSIN BELL INC.. D/B/A AT&T WISCONSIN, A WISCONSIN CORPORATION, GRANTEE AND  
CHARTER COMMUNICATIONS OPERATING, LLC, GRANTEE,**

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 INCIDENTAL 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.

Travis D. Vanzeeland  
TRAVIS VANZEELAND

Angela M. Vanzeeland  
ANGELA VANZEELAND



9-24-25