

NOTES

References are to the South line of Government Lot 1, Section 36, T23N-R20E, assumed to be S64°11'48"E.

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.

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

Lots 56, 63, 64, 71, 72, 88-91, 118, 120, 122, 128, 129 and Outlots 4-5 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 Administrators Office prior to any development activity.

Lots 56, 57, 58, 61, 71, 92, 95, 96, 110, 111, 112, 113, 128, 129, 130 and Outlots 4, 5 and 7 contain 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 approved by Brown County Planning Commission.

A Shoreland 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 adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

A Shoreland Permit from the Brown County Zoning Administrator's office is required for Lots 56-57, 92-97, 129, 130 and Outlots 4 and 5 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, any/or 1000' of the OHWM of navigable lakes, ponds, or flowages.

Sidewalks will be required along all public rights-of-way

Lots 100-103 to be developed within 3 years of recording this plot.

Lot 71 is a non buildable lot until such time it is either replatted or proper road frontage is acquired.

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.

No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

Lots 56, 63, 64, 71, 72, 88-91, 118, 120, 122, 128, 129 and Outlots 4-5 contain an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes wetlands, all land within 35 feet of the top of bank of non-navigable waterways, steep slopes of 20% or greater associated with a water or natural resource feature and a 20 foot setback from the top and bottom of the steep slopes. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

Outlots 4 and 5 to be owned and maintained by developer.

Outlots 6 and 7 to be dedicated to the Town of Ledgeview for Stormwater Management.

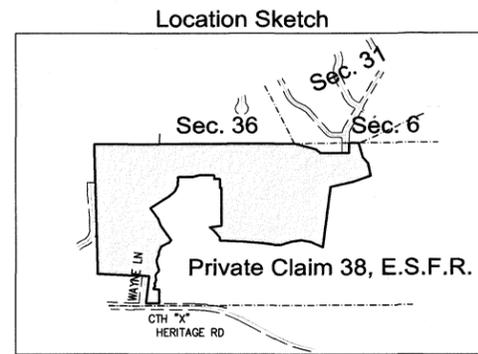
SCALE
1"=100'

DRAWN BY
BAR

TAX PARCEL NO. D-449-2, D-449-2-1, D-450-1 & D-450-2
Maui & Associates, LLP
LAND SURVEYING & PLANNING
Grande Ridge Estates
First Addition

J&A Lakeside Properties LLC
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

PROJECT NO.
V-16410
SHEET NO.
1 of 2
DRAWING NO.
P-2505



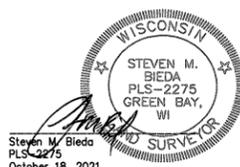
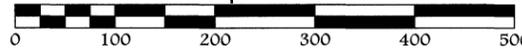
Private Claim 38, E.S.F.R.
Town of Ledgeview, Brown County, Wisconsin

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 May 24, 2024
Don Sims
Department of Administration

Grande Ridge Estates First Addition

All of Outlots 1 & 2, Certified Survey Map Number 9025, Document Number 2852281, Brown County Records; and all of Lots 1 & 2, Certified Survey Map Number 9108, Document Number 2875868, Brown County Records; and part of the Vacated Wayne Lane, Document Number 3011478, Brown County Records, all being located in part of Lots 8, 9 and 10 of the recorded plat of "Howe's Subdivision of Private Claim 38, East side of the Fox River", in the Town of Ledgeview, Brown County, Wisconsin.

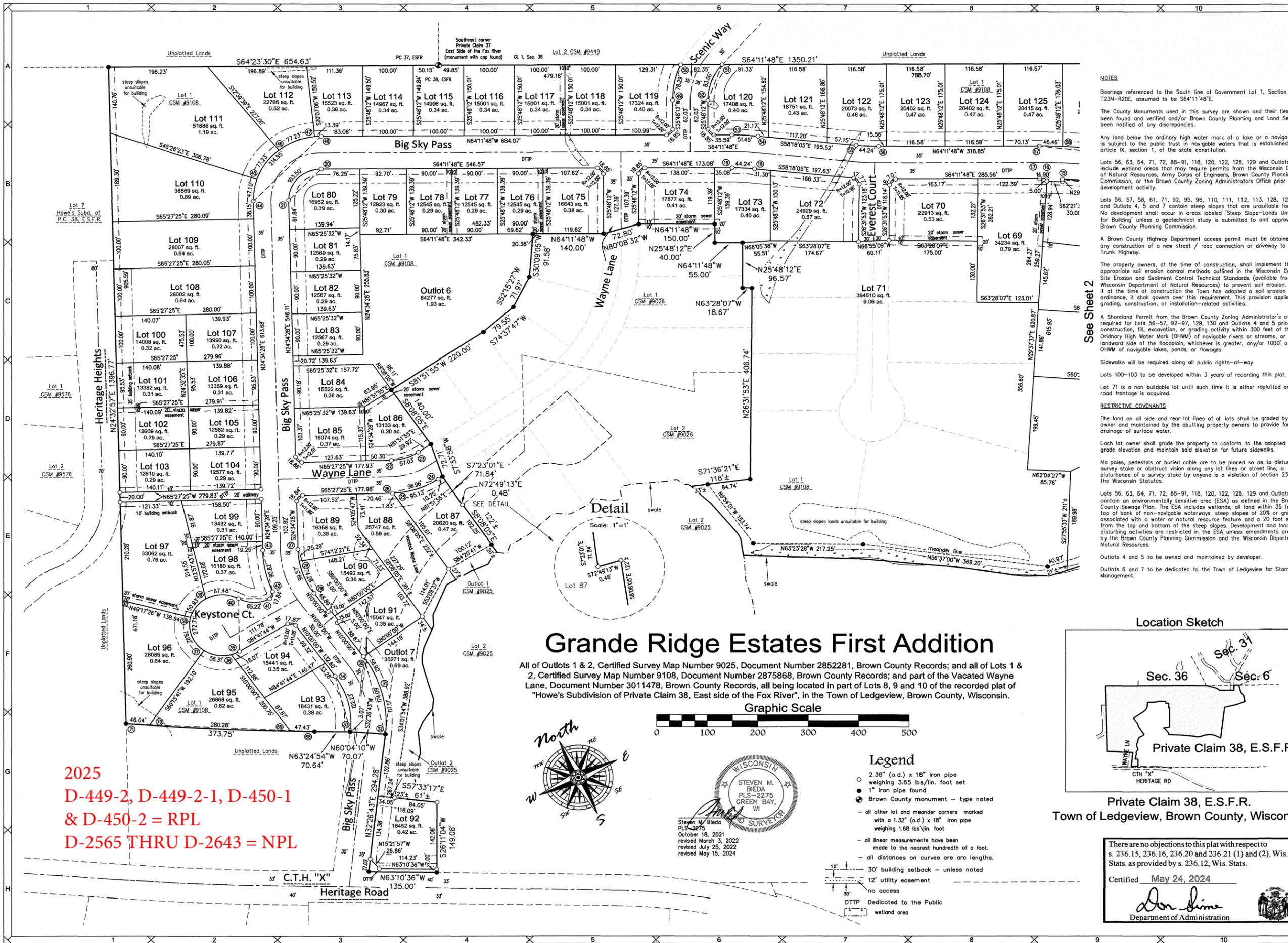
Graphic Scale



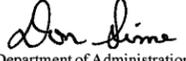
Steven M. Bieda
PLS-2275
October 18, 2021
revised March 3, 2022
revised July 25, 2022
revised May 15, 2024

Legend

- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs./lin. foot set
- 1" iron pipe found
- Brown County monument - type noted
- all other lot and meander corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs./lin. foot
- all linear measurements have been made to the nearest hundredth of a foot.
- all distances on curves are arc lengths.
- 30' building setback - unless noted
- 12' utility easement
- no access
- DTP Dedicated to the Public
- wetland area

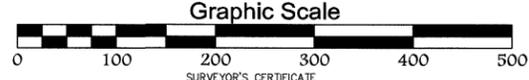
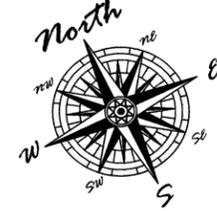


2025
D-449-2, D-449-2-1, D-450-1
& D-450-2 = RPL
D-2565 THRU D-2643 = NPL

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 May 24, 2024

 Department of Administration

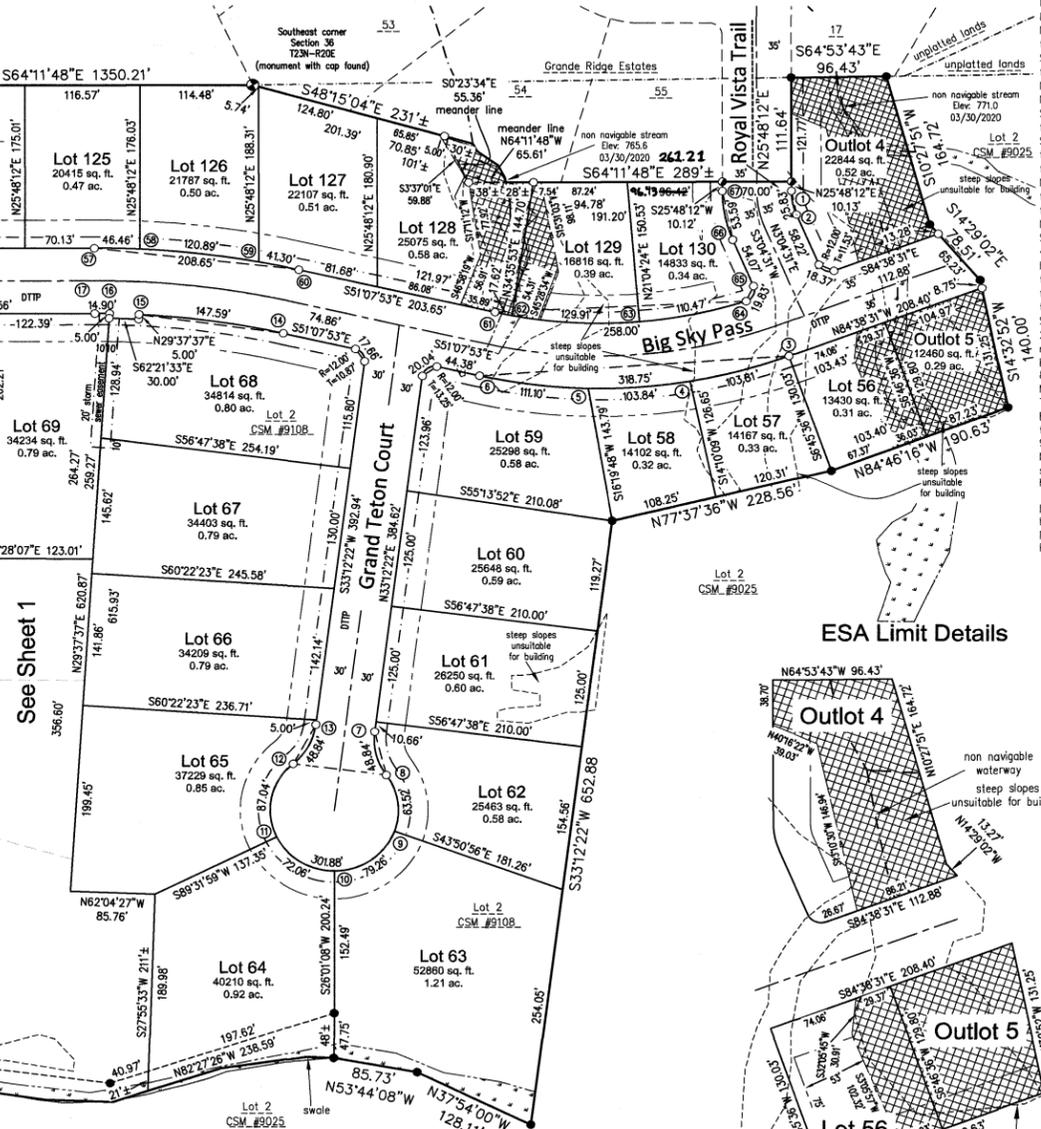
Grande Ridge Estates First Addition

All of Outlots 1 & 2, Certified Survey Map Number 9025, Document Number 2852281, Brown County Records; and all of Lots 1 & 2, Certified Survey Map Number 9108, Document Number 2875868, Brown County Records; and part of the Vacated Wayne Lane, Document Number 3011478, Brown County Records, all being located in part of Lots 8, 9 and 10 of the recorded plat of "Howe's Subdivision of Private Claim 38, East side of the Fox River", in the Town of Ledgeview, Brown County, Wisconsin.



SURVEYOR'S CERTIFICATE

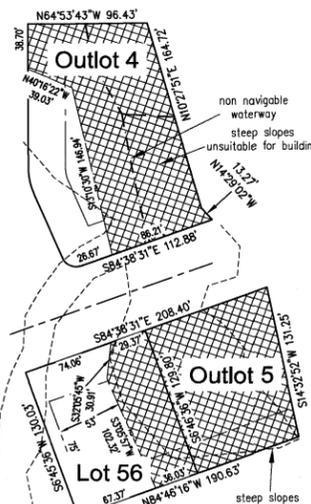
I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, hereby certify:
 That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Town of Ledgeview and the Brown County Planning Commission and under the direction of the owners listed herein, I have surveyed, divided and mopped "Grande Ridge Estates First Addition", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is all of Outlots 1 & 2, Certified Survey Map Number 9025, Document Number 2852281, Brown County Records; all of Lots 1 & 2, Certified Survey Map Number 9108, Document Number 2875868, Brown County Records; and part of the Vacated Wayne Lane, Document Number 3011478, Brown County Records, all being located in part of Lots 8, 9 and 10 of the recorded plat of "Howe's Subdivision of Private Claim 38, East side of the Fox River", in the Town of Ledgeview, Brown County, Wisconsin, more fully described as follows:



Beginning at the Southwest corner of Private Lot 1, Section 36, T23N-R20E; thence S64°11'48"E, 1350.21' feet along the North line of Lots 8 & 9 of "Howe's Subdivision of Private Claim 38, East side of the Fox River", also being the North line of Certified Survey Map Number 9108, Brown County Records; thence S48°15'04"E, 201.39' feet along the North line of Lot 2, said Certified Survey Map Number 9108 to a point; thence S33°12'22"W, 652.88' feet along said East line; thence N37°54'00"W, 128.11' feet along the South line of said Lot 2; thence S00°23'34"E, 55.36' feet along said meander line; thence S64°11'48"E, 65.61' feet along said meander line to a point being S64°11'48"E, 28 feet, more or less from the centerline of said creek, and being the end of said meander line; thence S64°11'48"E, 261.21' feet along the North line of said Lot 2, to the Eastern right of way of Royal Vista Trail; thence N25°48'12"E, 111.64' feet along said right of way to a Northwest corner of said Lot 2; thence S64°53'43"E, 96.43' feet along a North line of said Lot 2 to the Northeast corner thereof; thence S10°27'51"W, 164.72' feet along an East line of said Lot 2; thence S14°29'02"E, 78.51' feet along said East line; thence S14°32'52"W, 140.00' feet along said East line; thence N84°46'16"W, 190.63' feet along a South line of said Lot 2; thence N77°37'36"W, 228.56' feet along said South line; thence S33°12'22"W, 652.88' feet along said East line; thence N37°54'00"W, 128.11' feet along the South line of said Lot 2; thence S00°23'34"E, 55.36' feet along said meander line; thence S64°11'48"E, 65.61' feet along said meander line to a point being S64°11'48"E, 28 feet, more or less from the centerline of a creek, and being the start of a meander line; thence S64°11'48"E, 48 feet, more or less from the centerline of a creek, and being the start of a meander line; thence N82°27'26"W, 238.59' feet along said meander line; thence N56°37'00"W, 369.20' feet along said meander line; thence N63°23'28"W, 217.25' feet along said meander line; thence N09°54'01"W, 153.74' feet along said meander line to a point on a North line of said Certified Survey Map Number 9108 being S71°36'21"E, 33 feet, more or less from the centerline of a creek, and being the end of said meander line; thence S71°36'21"E, 84.74' feet along said North line; thence N26°31'53"E, 406.74' feet along a West line of said Certified Survey Map; thence N63°28'07"W, 18.67' feet along a South line of said Certified Survey Map; thence S52°48'12"E, 96.57' feet along said West line; thence N64°11'48"W, 150.00' feet along said South line; thence N25°48'12"E, 40.00' feet along said West line; thence N64°11'48"W, 150.00' feet along said South line; thence N80°08'32"W, 72.80' feet along said South line; thence N64°11'48"W, 140.00' feet along said South line; thence S30°09'05"W, 91.58' feet along a South line of said Certified Survey Map; thence S52°15'27"W, 71.97' feet along said South line; thence S74°37'47"W, 79.55' feet along said South line; thence S81°55'55"W, 220.00' feet along said South line; thence S08°08'05"E, 140.00' feet along said East line; thence S07°33'58"W, 72.71' feet along said East line; thence S07°23'01"E, 71.84' feet along said East line; thence N72°49'13"E, 0.48' feet along the centerline of the vacated Wayne Lane; thence S08°08'05"E, 102.25' feet along the extension of the East line of said Certified Survey Map Number 9025 to a point being N08°08'05"W, 20 feet, more or less from the centerline of said creek, and being the start of a meander line; thence S84°20'41"W, 100.12' feet along said meander line; thence S33°12'22"W, 652.88' feet along said meander line; thence S34°01'54"W, 388.92' feet along said meander line to a point being N57°33'17"W, 23 feet, more or less from the centerline of said creek, and being the end of said meander line; thence S57°33'17"E, 84.05' feet along the extension of the North line of Outlot 2, Certified Survey Map Number 9025, Brown County Records to the Northeast corner thereof; thence S26°11'04"W, 149.08' feet along the East line of said Outlot 2 to the Northern right of way of County Trunk Highway "X", also known as Heritage Road; thence N63°10'36"W, 135.00' feet along said right of way to its intersection with the Eastern right of way of Wayne Lane; thence N32°26'43"E, 294.28' feet along said Eastern right of way; thence N60°04'10"W, 70.07' feet to the Western right of way of said Wayne Lane; thence N63°24'54"W, 70.64' feet along a South line of said Certified Survey Map Number 9108; thence S33°12'22"W, 114.01' feet along said meander line; thence N37°54'00"W, 128.11' feet along the South line of said Lot 2; thence S00°23'34"E, 55.36' feet along said meander line to the right along the long chord bears N61°25'54"W, 373.67' feet to the Southwest corner of said Certified Survey Map; thence N24°32'57"E, 1396.77' feet along the West line of said Certified Survey Map to the Northwest corner thereof; thence S64°23'30"E, 654.63' feet along the North line of said Certified Survey Map to the point of beginning.

Parcel contains 2,445,512 square feet / 56.14 acres, more or less, including all lands lying between the meander lines and the centerline of the creek.
 Road dedication contains 377,454 square feet / 8.67 acres, more or less.
 Parcel subject to easements and restrictions of record.

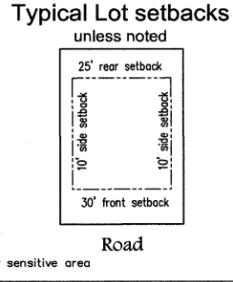
ESA Limit Details



Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	25.83	65.00	25.66	S14°25'48"W	22°45'58"	S25°48'47"E & S03°02'49"W
3-6	318.75	545.00	314.23	N67°53'07"W	33°30'36"	-
3-4	103.81	545.00	103.66	N73°10'50"W	10°34'56"	-
4-5	103.81	545.00	103.66	N68°16'11"W	10°34'56"	-
5-6	111.10	545.00	110.91	N56°58'17"W	11°40'48"	-
7-8	48.84	65.00	47.70	S11°40'54"W	43°02'58"	S09°50'35"E
8-12	301.88	65.00	95.00	N56°47'38"W	266°05'52"	N76°15'19"E
8-9	93.52	65.00	93.03	S10°09'15"W	10°34'56"	-
9-10	79.26	65.00	74.44	S81°05'06"W	89°52'03"	-
10-11	72.06	65.00	68.42	N32°13'26"W	63°30'52"	-
11-12	87.04	65.00	80.68	N37°53'39"E	76°43'19"	-
12-13	86.84	65.00	80.68	N54°43'51"E	43°02'58"	-
14-15	147.59	829.97	147.39	N56°13'32"W	107°18'48"	N61°19'11"W
16-17	14.90	829.97	14.90	N63°54'18"W	01°01'42"	N64°28'09"W
18-19	44.74	430.00	44.22	N61°14'57"W	05°53'44"	-
20-21	103.50	65.00	92.90	S70°11'20"W	91°13'44"	-
22-23	57.03	100.00	56.26	S81°47'45"E	32°40'40"	-
24-26	96.96	170.00	95.65	N81°47'45"W	32°40'40"	-
24-25	95.13	170.00	93.90	N82°08'13"W	32°03'45"	-
25-26	1.83	170.00	1.83	N65°45'51"W	00°36'55"	-
27-29	99.57	165.00	98.06	S07°11'14"W	34°34'28"	-
27-28	43.29	165.00	25.26	S02°11'04"W	02°46'49"	-
28-29	74.28	165.00	73.66	S02°53'49"W	25°47'39"	-
30-32	174.09	235.00	170.14	S11°13'21"W	42°26'44"	-
30-31	56.92	235.00	56.78	S03°03'38"E	13°52'44"	-
31-32	112.17	235.00	115.96	S16°09'43"W	28°34'00"	-
33-34	122.23	165.00	119.46	N11°13'21"E	42°26'44"	-
35-40	272.71	65.00	112.36	N24°53'26"E	240°23'24"	S35°54'51"E
35-36	18.07	65.00	18.01	N87°20'21"W	15°55'49"	-
36-37	96.31	65.00	54.57	N54°33'23"W	49°38'07"	-
37-38	73.92	65.00	74.98	N05°29'08"E	70°26'37"	-
38-39	50.93	65.00	49.64	N63°09'28"E	6°53'47"	-
39-40	67.48	65.00	64.49	S64°39'15"E	59°28'48"	-
40-41	65.22	65.00	62.51	S63°39'26"E	57°29'10"	S87°35'59"E
41-42	17.84	12.00	16.24	N45°00'54"E	85°10'08"	N02°25'50"E
42-43	90.82	235.00	90.26	N13°30'09"E	02°08'38"	-
44-48	214.95	135.00	192.96	N70°11'20"E	91°13'44"	-
44-45	47.10	135.00	46.85	N34°34'02"E	19°59'08"	-
45-46	77.23	135.00	76.18	N60°56'59"E	32°46'45"	-
46-47	77.23	135.00	76.18	S86°16'16"E	32°46'45"	-
47-48	13.39	135.00	13.39	S87°02'22"E	05°41'06"	-
49-50	78.29	185.00	77.71	N37°55'39"E	24°14'54"	N50°03'06"E
51-52	83.00	115.00	81.21	S46°28'45"W	41°21'06"	N67°08'18"E
53-54	51.45	500.00	51.42	S61°14'57"E	05°53'44"	-
55-56	44.24	430.00	44.22	S51°44'56"E	05°53'44"	-
57-60	208.65	899.97	208.18	S57°46'23"E	131°7'00"	S64°24'53"E
57-58	46.46	899.97	46.45	S62°56'08"E	02°57'28"	-
58-59	120.89	899.97	120.80	S57°36'32"E	07°41'46"	-
59-60	41.30	899.97	41.30	S52°28'46"E	02°37'46"	-
61-64	288.00	475.00	284.84	S66°41'30"E	31°07'12"	S82°15'07"E
61-62	17.62	475.00	17.61	S52°11'38"E	02°07'29"	-
62-63	129.91	475.00	129.51	S61°05'29"E	15°40'13"	-
63-64	110.47	475.00	110.22	S75°35'21"E	13°19'30"	-
64-65	39.63	12.00	17.65	N50°24'42"E	84°40'07"	-
66-67	53.59	135.00	53.24	N14°25'48"E	22°44'48"	N03°03'24"E
68-71	373.75	5398.00	373.67	N61°25'54"W	03°58'00"	N58°26'54"W
68-69	47.43	5398.00	47.42	N63°09'49"W	00°30'12"	-
69-70	280.28	5398.00	280.25	N61°25'28"W	02°58'30"	-
70-71	46.04	5398.00	46.04	N59°41'33"W	00°29'19"	-

Legend
 ○ 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs./lin. foot set
 ● 1" iron pipe found
 ● Brown County monument - type noted
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 ○ DTP Dedicated to the Public
 □ wetland area
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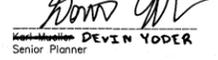


CERTIFICATE OF THE TOWN OF LEDGEVIEW
 Approved for the Town of Ledgeview this 25th day of February 2025

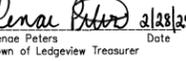
 Jennifer Broich
 Town Clerk

CERTIFICATE OF THE CITY OF DE PERE
 Approved by the City of DePere Common Council on the 6th day of April 2022

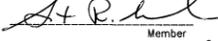
 Cary E. Duma
 City Clerk

CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION
 Approved for the Brown County Planning Commission this 12th day of March 2025

 Devin Yoder
 Senior Planner

CERTIFICATE OF THE TRESPASERS
 As duly elected Brown County Treasurer, and Town of Ledgeview Treasurer, I hereby certify that the records in our office show no unrecorded taxes and no unpaid or special assessments affecting any of the lands included in this Plat as of the dates listed below.

 Raymond Sullivan
 Brown County Treasurer

 Renee Peters
 Town of Ledgeview Treasurer

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE
 J & A Lakeside Properties, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that we caused the land described on Grande Ridge Estates First Addition to be surveyed, divided, mopped and dedicated as represented herein. J & A Lakeside Properties, LLC also certifies that this Plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:
 TOWN OF LEDGEVIEW
 CITY OF DEPERE
 BROWN COUNTY PLANNING COMMISSION
 DEPT. OF ADMINISTRATION

In Witness Whereof, the said J & A Lakeside Properties, LLC has caused these presents to be signed by Steven R. Schenck Member, on this 25th day of Feb 2025

 Steven R. Schenck
 Member

Personally came before me this 25th day of February 2025 the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

 Jennifer L. Broich
 Notary Public
 Brown County, Wisconsin
 My Commission Expires 04/18/2027

STATE OF WISCONSIN)
 COUNTY OF BROWN)
 My Commission Expires 04/18/2027

CERTIFICATE OF CORPORATE MORTGAGEE
 _____ a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Plat and does hereby consent to the above certificate of J & A Lakeside Properties, LLC, Owners of said lands.
 IN WITNESS WHEREOF, _____ has caused these presents to be signed by _____ its _____ (corporate name) and countersigned by _____ its _____ (print name) at _____ (city) Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____ 20____.

In the presence of: _____ (Corporate Seal)
 President _____ Date _____
 Secretary or Cashier _____ Date _____

Personally came before me this _____ day of _____ the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.
 Notary Public
 Brown County, Wisconsin
 My Commission Expires _____

UTILITY EASEMENT PROVISIONS
 An easement for electric, natural gas, and communications service is hereby granted by J & A Lakeside Properties, LLC, a Wisconsin corporation, 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 granted. Structures shall not be placed over Grantee's facilities or in, upon or over the property shown 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 Grantee 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. Grantee shall not be placed over Grantee's facilities or in, upon or over the property shown within the lines marked "Utility Easement" without the prior written consent of Grantee. 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 Grantee. 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.

SCALE 1"=100'
 DRAWN BY BAR
 TAX PARCEL NO. D-489-2-1, 1646878 D-4692
Grande Ridge Estates First Addition
 FIELDWORK COMPLETE: 03/02/2022
 DATA FILE: V-16410.DWG
Mau & Associates, LLP
 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Website: www.mau-associates.com
 400 Security Blvd Ste 1, Green Bay, WI 54313-9712
 J&A Lakeside Properties LLC
 V-16410
 SHEET NO. 2 of 2
 DRAWING NO. P-2505