

# Grande Ridge Estates Second Addition

ALL OF LOTS 64, 65 AND 71 OF RECORDED PLAT "GRANDE RIDGE ESTATES FIRST ADDITION", (PLATS, DOCUMENT NUMBER 3088551, BROWN COUNTY RECORDS), BEING LOCATED IN PART OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER, 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 October 09, 2025

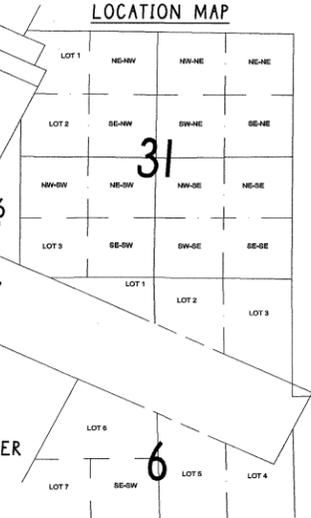
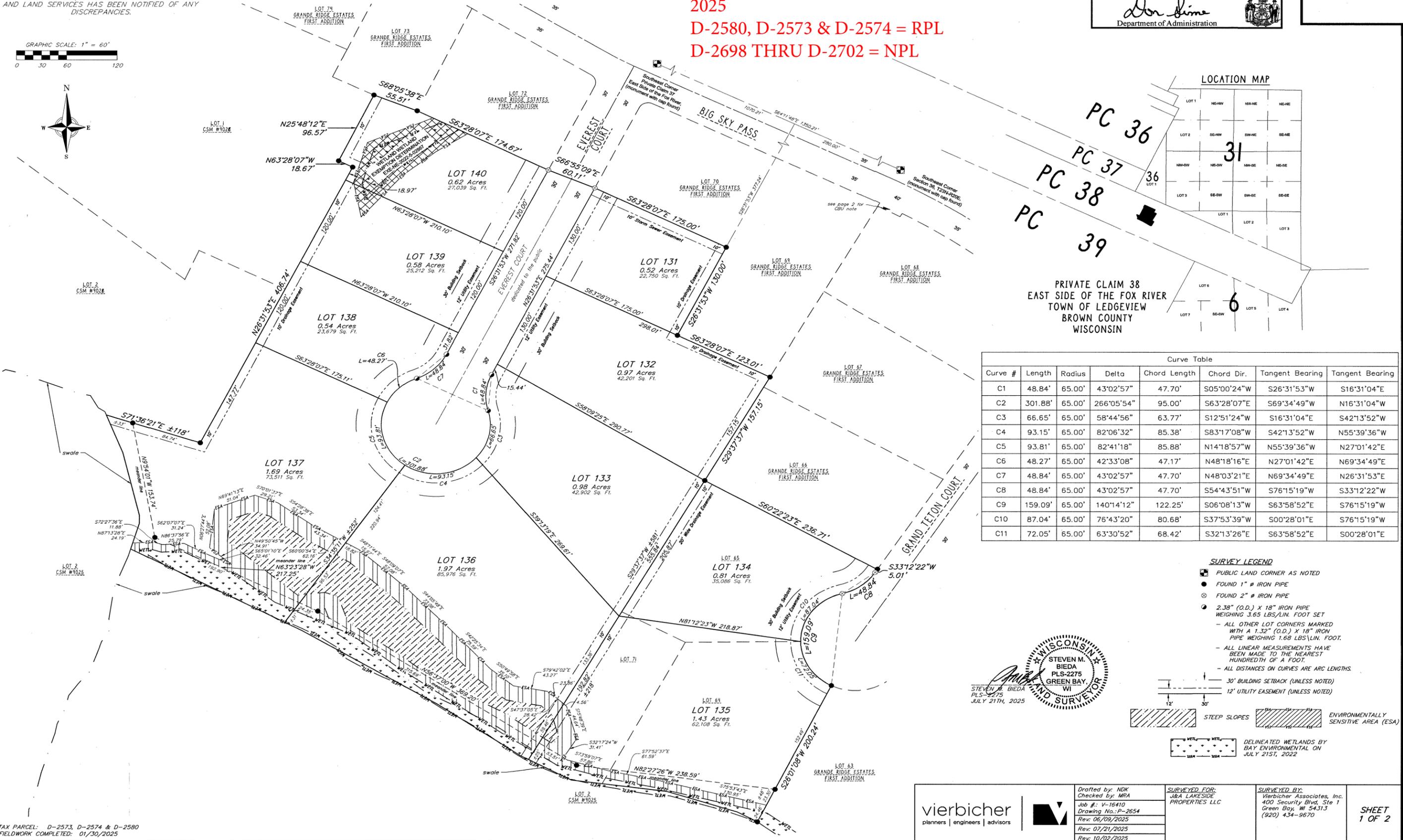
*Don Jime*  
Department of Administration



2025  
D-2580, D-2573 & D-2574 = RPL  
D-2698 THRU D-2702 = NPL

BEARING REFERENCE TO THE SOUTH LINE OF GOVERNMENT LOT 1 OF 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.



PRIVATE CLAIM 38  
EAST SIDE OF THE FOX RIVER  
TOWN OF LEDGEVIEW  
BROWN COUNTY  
WISCONSIN

Curve #	Length	Radius	Delta	Chord Length	Chord Dir.	Tangent Bearing	Tangent Bearing
C1	48.84'	65.00'	43°02'57"	47.70'	S05°00'24"W	S26°31'53"W	S16°31'04"E
C2	301.88'	65.00'	266°05'54"	95.00'	S63°28'07"E	S69°34'49"W	N16°31'04"W
C3	66.65'	65.00'	58°44'56"	63.77'	S12°51'24"W	S16°31'04"E	S42°13'52"W
C4	93.15'	65.00'	82°06'32"	85.38'	S83°17'08"W	S42°13'52"W	N55°39'36"W
C5	93.81'	65.00'	82°41'18"	85.88'	N14°18'57"W	N55°39'36"W	N27°01'42"E
C6	48.27'	65.00'	42°33'08"	47.17'	N48°18'16"E	N27°01'42"E	N69°34'49"E
C7	48.84'	65.00'	43°02'57"	47.70'	N48°03'21"E	N69°34'49"E	N26°31'53"E
C8	48.84'	65.00'	43°02'57"	47.70'	S54°43'51"W	S76°15'19"W	S33°12'22"W
C9	159.09'	65.00'	140°14'12"	122.25'	S06°08'13"W	S63°58'52"E	S76°15'19"W
C10	87.04'	65.00'	76°43'20"	80.68'	S37°53'39"W	S00°28'01"E	S76°15'19"W
C11	72.05'	65.00'	63°30'52"	68.42'	S32°13'26"E	S63°58'52"E	S00°28'01"E

- SURVEY LEGEND**
- PUBLIC LAND CORNER AS NOTED
  - FOUND 1" IRON PIPE
  - ⊗ FOUND 2" IRON PIPE
  - 2.38" (O.D.) x 18" IRON PIPE WEIGHING 3.65 LBS./LIN. FOOT SET
  - ALL OTHER LOT 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 (UNLESS NOTED)
  - STEEP SLOPES
  - ENVIRONMENTALLY SENSITIVE AREA (ESA)
  - DELINEATED WETLANDS BY BAY ENVIRONMENTAL ON JULY 21ST, 2022

STEVEN M. BIEDA  
PLS-2275  
GREEN BAY, WI  
JULY 21TH, 2025

vierbicher  
planners | engineers | advisors



Drafted by: NDK  
Checked by: MRA  
Job #: V-16410  
Drawing No.: P-2654  
Rev: 06/09/2025  
Rev: 07/21/2025  
Rev: 10/02/2025

SURVEYED FOR:  
J&A LAKESIDE  
PROPERTIES LLC

SURVEYED BY:  
Vierbicher Associates, Inc.  
400 Security Blvd, Ste 1  
Green Bay, WI 54313  
(920) 434-9670

# Grande Ridge Estates Second Addition

ALL OF LOTS 64, 65 AND 71 OF RECORDED PLAT "GRANDE RIDGE ESTATES FIRST ADDITION", (PLATS, DOCUMENT NUMBER 3088551, BROWN COUNTY RECORDS), BEING LOCATED IN PART OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER, 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, THE CITY OF DE PERE AND THE BROWN COUNTY PLANNING COMMISSION AND UNDER THE DIRECTION OF THE OWNERS LISTED HEREON, I HAVE SURVEYED, DIVIDED AND MAPPED GRANDE RIDGE ESTATES SECOND ADDITION, AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND IS ALL OF LOTS 64, 65 AND 71 OF RECORD PLAT "GRANDE RIDGE ESTATES FIRST ADDITION", (PLATS, DOCUMENT NUMBER 3088551, BROWN COUNTY RECORDS), BEING LOCATED IN PART OF PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER, TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN.

PARCEL CONTAINS 471,949 SQUARE FEET / 10.83 ACRES, MORE OR LESS.  
RIGHT OF WAY DEDICATED TO THE PUBLIC CONTAINS 31,485 SQUARE FEET / 0.72 ACRES, MORE OR LESS.  
PARCEL IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

## NOTES

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 OF LEDGEVIEW HAS ADOPTED A SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.

DEVELOPMENT ON LOT 137-140 REQUIRES PUBLIC SEWER AND WATER BE AVAILABLE OR ACQUISITION OF ALL STATE, COUNTY, AND/OR MUNICIPAL PERMITS CONCERNING ONSITE SEWAGE DISPOSAL SYSTEMS FOR SANITARY WASTE DISPOSAL.

LOTS 135, 136, 137, 139 AND 140 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.

THE OWNERS OF LOTS 131 THROUGH 140, ALONG WITH LOTS 56-63, 66-75 AND 117-130 OF GRANDE RIDGE ESTATES FIRST ADDITION ARE JOINT OWNERS OF THE SPECIFIED CLUSTER BOX UNIT (CBU) STRUCTURE AND ITS FOUNDATION, WHO ARE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE AND REPLACEMENT. IF THE PROPERTY OWNERS DO NOT KEEP THE CBU IN A GOOD-LOOKING FUNCTIONAL STATE, THE MUNICIPALITY MAY ASSESS/CHARGE THE LOT OWNERS FOR THE SHARED COST OF REPAIRS OR REPLACEMENT. CLUSTER BOX UNIT (CBU) STRUCTURE IS LOCATED ON LOT 68 OF GRANDE RIDGE ESTATES, FIRST ADDITION.

FUTURE SIDEWALKS WILL BE INSTALLED ALONG EVEREST COURT AND GRAND TETON COURT IN THE PUBLIC RIGHT OF WAY.

ARTIFICIAL WETLAND EXEMPTION DETERMINATION FOR WETLANDS 2, 4, 5, AND 8, LOCATED IN SECTION 36, TOWNSHIP 23 NORTH, RANGE 20 EAST IN THE TOWN OF LEDGEVIEW, BROWN COUNTY. SPECIFICALLY, LOTS 139 AND 140, WHICH WERE AFFECTED BY WETLAND 8, ARE NOW EXEMPT FROM WETLAND EXEMPTION EXE-NE-2022-5-02867.

## 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.

GRADING ACTIVITIES WITHIN ESA AND ESA SETBACK AREAS ARE RESTRICTED UNLESS AN ESA AMENDMENT IS APPROVED BY THE BROWN COUNTY PLANNING COMMISSION, OR GRADING IS COMPLETED AS PART OF AN APPROVED GRADING AND STORMWATER MANAGEMENT PLAN.

LOTS 135-137 CONTAIN AN ENVIRONMENTALLY SENSITIVE AREA (ESA) AS DEFINED IN THE 2040 BROWN COUNTY URBAN SERVICE AREA WATER QUALITY PLAN. THE ESA INCLUDES DELINEATED WETLANDS, ALL LAND WITHIN 10-30 FEET OF LESS SUSCEPTIBLE WETLANDS, STEEP SLOPES OF 20% OR GREATER ASSOCIATED WITH ANY AFOREMENTIONED WATER OR NATURAL RESOURCE FEATURES AND A 20-FOOT SETBACK FROM TOP AND BOTTOM OF 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.

## UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

J&A LAKESIDE PROPERTIES, LLC, 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 GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEE'S 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 GRANTEE'S 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 GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY 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.

## 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 SECOND ADDITION TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. 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 DE PERE  
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. Schenian, ITS MEMBER, ON THIS 13<sup>th</sup> DAY OF October, 2025.

Steven R. Schenian  
Steven R. Schenian, MEMBER

PERSONALLY CAME BEFORE ME THIS 13 DAY OF October, 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.

Julie L. Samuels  
NOTARY PUBLIC Julie L. Samuels MY COMMISSION EXPIRES 7-27-26  
BROWN COUNTY, WISCONSIN

STATE OF WISCONSIN }  
                                  } SS  
COUNTY OF BROWN }



## CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

APPROVED FOR THE BROWN COUNTY PLANNING COMMISSION THIS 20<sup>th</sup> DAY OF October, 2025.

Devin Yoder  
DEVIN YODER  
SENIOR PLANNER



## CERTIFICATE OF THE BROWN COUNTY TREASURER

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 PLAT AS OF THE DATES LISTED BELOW.

Ray Buennen 10/20/25  
RAY BUENNEN  
BROWN COUNTY TREASURER



## CERTIFICATE OF THE TOWN OF LEDGEVIEW

APPROVED FOR THE TOWN OF LEDGEVIEW THIS 16<sup>th</sup> DAY OF October, 2025.

Jennifer Broch  
JENNIFER BROCH  
TOWN CLERK



## CERTIFICATE OF THE TOWN OF LEDGEVIEW TREASURER

AS DULY ELECTED TOWN OF LEDGEVIEW 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 PLAT AS OF THE DATES LISTED BELOW.

Renae Peters 10-16-2025  
RENAE PETERS  
TOWN OF LEDGEVIEW TREASURER

## CERTIFICATE OF THE CITY OF DE PERE

APPROVED BY THE CITY OF DE PERE Common Council ON THE 15<sup>th</sup> DAY OF July, 2025.

Carey E. Danen 10/15/2025  
CAREY E. DANEN  
CITY CLERK



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 October 09, 2025

Don Dime  
Department of Administration



vierbicher  
planners | engineers | advisors



Drafted by: NDK  
Checked by: MRA  
Job #: V-16410  
Drawing No.: P-2654  
Rev: 06/09/2025  
Rev: 07/21/2025  
Rev: 10/09/2025

SURVEYED FOR:  
J&A LAKESIDE  
PROPERTIES LLC

SURVEYED BY:  
Vierbicher Associates, Inc.  
400 Security Blvd, Ste 1  
Green Bay, WI 54313  
(920) 434-9670

SHEET  
2 OF 2