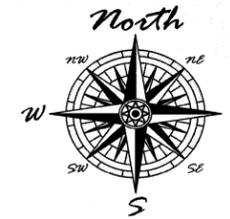


Ourada Fields -A County Plat-

Part of the Northwest 1/4 of the Northwest 1/4 of Section 6, T22N-R22E, Town of New Denmark, Brown County, Wisconsin.

Graphic Scale: 1" = 80'

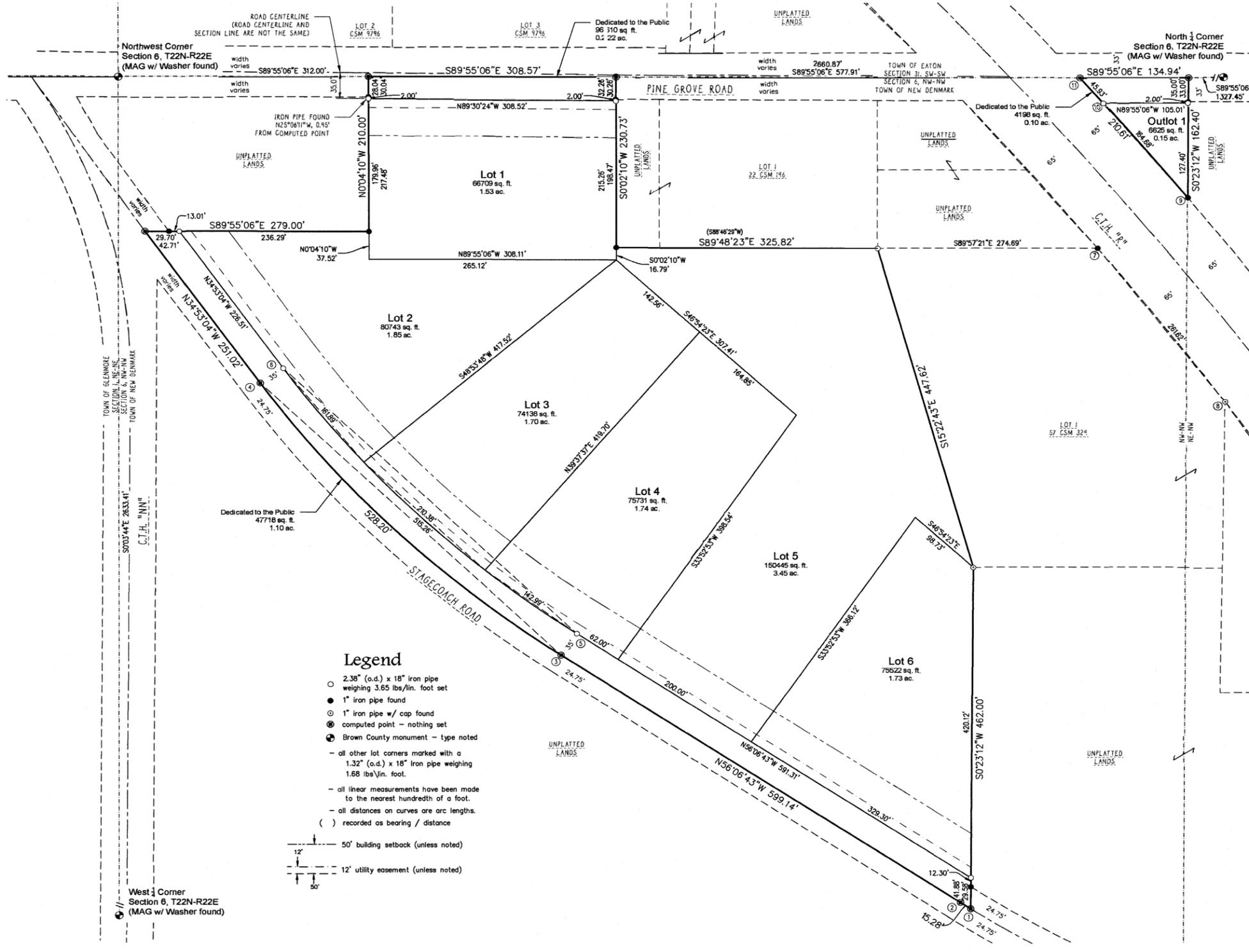


Location Sketch
Not to Scale

Bearings referenced to the North line of the Northwest 1/4 of Section 6, T22N-R22E, assumed to be S89°55'06"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.

2025
ND-98 = RPL
ND-800 THRU ND-806 = NPL



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 New Denmark and the Brown County Planning Commission and under the direction of the owners listed herein, I have surveyed, divided and mapped "Ourada Fields", and that such plot correctly represents all exterior boundaries of the land surveyed and the subdivision of it and is part of the Northwest 1/4 of the Northwest 1/4 of Section 6 T22N-R22E, Town of New Denmark, Brown County, Wisconsin, more fully described as follows:

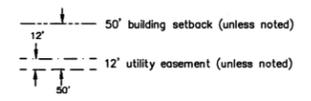
Commencing at the Northwest corner of Section 6, T22N-R22E; thence S89°55'06"E, 312.00 feet along the North line of the Northwest 1/4 of said Section 6 to the point of beginning; thence S89°55'06"E, 308.57 feet along said North line; thence S0°02'10"W, 230.73 feet; thence S89°48'23"E, 325.82 feet along the South line of Lot 1, Vol. 22, Certified Survey Maps, Pg. 146, Map No. 3824, Doc. No. 1201099, Brown County Records, and its extension to the West line of Lot 1, Vol. 57, Certified Survey Maps, Pg. 324, Map No. 8256, Doc. No. 2598879, Brown County Records; thence S15°22'43"E, 447.62 feet along said West line to the South line of said Lot 1; thence S0°23'12"W, 462.00 feet to the centerline of Stagecoach Road; thence 15.28 feet along the arc of a 1432.40 foot radius curve to the right whose long chord bears N56°25'02"W, 15.28 feet along said centerline; thence N56°06'43"W, 599.14 feet along said centerline; thence 528.20 feet along the arc of a 1432.40 foot radius curve to the right whose long chord bears N45°32'53"W, 525.21 feet along said centerline; thence N34°53'04"W, 251.02 feet along said centerline; thence S89°55'06"E, 279.00 feet; thence N0°04'10"W, 210.00 feet to said North line; thence S89°55'06"E, 1021.42 feet along said North line to the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 6; thence S0°23'12"W, 162.40 feet along said East line to the Northeastly right of C.T.H. R.; thence 210.61 feet along the arc of a 5794.65 foot radius curve to the left whose long chord bears N39°27'42"W, 210.59 feet along said Northeastly right of way to said North line; thence N89°55'06"W, 886.48 feet along said North line to the point of beginning.

Parcel contains 591,439 square feet / 13.58 acres more or less.
Road Dedication contains 61,526 square feet / 1.42 acres more or less.
Parcel subject to easements and restrictions of record.

Steven M. Bieda
PLS-2275
November 4, 2024



- Legend**
- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs./lin. foot set
 - 1" iron pipe found
 - 1" iron pipe w/ cap found
 - ⊙ computed point - nothing set
 - ⊕ Brown County monument - type noted
 - 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.
 - () recorded as bearing / distance



Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	15.28	1432.40	15.28	N56°25'02"W	0°36'40"	N56°43'22"W
3-4	528.20	1432.40	525.21	N45°32'53"W	21°07'40"	N34°59'03"W N56°06'43"W
5-6	514.28	1397.40	512.35	N45°32'53"W	21°07'40"	N34°59'03"W N56°06'43"W
Lot 2	161.89	1397.40	161.80	N39°18'16"W	6°38'16"	
Lot 3	210.38	1397.40	210.18	N45°56'10"W	8°37'34"	
Lot 4	142.99	1397.40	142.93	N53°10'50"W	5°51'46"	
7-8	261.62	5794.65	261.59	S37°11'58"E	2°38'46"	S35°52'35"E S38°31'21"E
9-11	210.61	5794.65	210.59	N39°27'42"W	2°04'56"	N38°25'14"W N40°30'11"W
9-10	164.88	5794.65	164.88	N38°14'05"W	1°37'42"	
10-11	45.93	5794.65	45.93	N40°18'33"W	0°27'14"	

3095212

CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
05/29/2025 03:54 PM
REC FEE: 50.00
PAGES: 2

SCALE
1"=80'

DRAWN BY
CPM

TAX PARCEL NO. ND-98

Ourada Fields
Final Plat

Date File: 240356.ctb
Fishwork Compiled: 11/01/24

vierbicher
planners | engineers | advisors

Randy Vaness

400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

PROJECT NO.
240356

SHEET NO.
1 of 2

DRAWING NO.
P-2625

File: 240356Final Plat 103024.dwg

Ourada Fields -A County Plat-

Part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 6, T22N-R22E, Town of New Denmark, Brown County, Wisconsin.

OWNER'S CERTIFICATE

As Owner, I hereby certify that I caused the land described on "Ourada Fields" to be surveyed, divided, mapped and dedicated as represented hereon. I also certify 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 NEW DENMARK
BROWN COUNTY PLANNING COMMISSION

Betty A. Van Ess
Betty A. Vaness

Personally came before me this 20th day of May, 2025 the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Susan Cruse
Notary Public
Brown County, Wisconsin

My Commission Expires 10/12/27

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]



OWNER'S CERTIFICATE

As Owner, I hereby certify that I caused the land described on "Ourada Fields" to be surveyed, divided, mapped and dedicated as represented hereon. I also certify 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 NEW DENMARK
BROWN COUNTY PLANNING COMMISSION

Sharon K. Burkel
Sharon K. Burkel

Personally came before me this 13th day of May, 2025 the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Jim Bieda
Notary Public
Brown County, Wisconsin

My Commission Expires 12/26/26

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]



OWNER'S CERTIFICATE

As Owner, I hereby certify that I caused the land described on "Ourada Fields" to be surveyed, divided, mapped and dedicated as represented hereon. I also certify 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 NEW DENMARK
BROWN COUNTY PLANNING COMMISSION

Sharon K. Burkel / Betty A. Van Ess TTE
Betty A. Van Ess TTE
Sharon K. Burkel Trust

Personally came before me this 13th day of May, 2025 the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Jim Bieda
Notary Public
Brown County, Wisconsin

My Commission Expires 12/26/26

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]



OWNER'S CERTIFICATE

As Owner, I hereby certify that I caused the land described on "Ourada Fields" to be surveyed, divided, mapped and dedicated as represented hereon. I also certify 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 NEW DENMARK
BROWN COUNTY PLANNING COMMISSION

Donna J. Juneau
Donna Juneau

Personally came before me this 20th day of May, 2025 the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Jim Bieda
Notary Public
Brown County, Wisconsin

My Commission Expires 12/26/26

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]



CERTIFICATE OF THE TOWN OF NEW DENMARK

Approved for the Town of New Denmark this 21st day of May, 2025

Michelle Wallerius
Michelle Wallerius
Town Clerk

CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this 22nd day of May, 2025

Devin Yoder
Devin Yoder
Senior Planner



CERTIFICATE OF THE 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 ~~General Survey Map~~ Plat as of the dates listed below.

Raymond Suenkel 4/25/25
Raymond Suenkel, Treasurer Date



NOTES

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

Disturbances of an acre or more of land will require a DNR construction site stormwater permit.

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.

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.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

Betty A. Vaness, Sharon K. Burkel, Sharon K. Burkel Trust and Donna Juneau, Grantors, 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 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.

SCALE
1"=80'

DRAWN BY
CFM

Ourada Fields
Final Plat

TAX PARCEL NO. ND-98
Data File: 240356.txt
Fieldwork Completed: 1/10/24



vierbicher
planners | engineers | advisors

400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

Randy Vaness

File: 240356Final Plat 103024.dwg

Steven M. Bieda
Steven M. Bieda
PLS-2275
November 4, 2024



PROJECT NO.
240356
SHEET NO.
2 of 2
DRAWING NO.
P-2625