

Woodside Acres, A County Plat

ALL OF LOT 4, MAP NO. 9849, CERTIFIED SURVEY MAPS, DOCUMENT NO. 3084429, BROWN COUNTY RECORDS, BEING LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 11, T25N-R19E, TOWN OF PITTSFIELD, 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 PITTSFIELD AND THE BROWN COUNTY PLANNING COMMISSION AND UNDER THE DIRECTION OF THE OWNERS LISTED HEREON, I HAVE SURVEYED, DIVIDED AND MAPPED WOODSIDE ACRES, A COUNTY PLAT, AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND IS ALL OF LOT 4, MAP NO. 9849, CERTIFIED SURVEY MAPS, DOCUMENT NO. 3084429, BROWN COUNTY RECORDS, BEING LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 11, T25N-R19E, TOWN OF PITTSFIELD, BROWN COUNTY, WISCONSIN.

PARCEL CONTAINS 374,481 SQUARE FEET / 8.60 ACRES, MORE OR LESS.
PARCEL IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Steven M. Bieda
STEVEN M. BIEDA
PLS-2275
GREEN BAY, WI
LAND SURVEYOR
SEPTEMBER 4TH, 2025

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.

Raymond Swennen
RAY SWENNEN
BROWN COUNTY TREASURER
DATE 11/10/25

CERTIFICATE OF THE TOWN OF PITTSFIELD TREASURER

AS DULY ELECTED TOWN OF PITTSFIELD 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.

Kristine Decker
KRISTINE DECKER
TOWN OF PITTSFIELD TREASURER
DATE 11/10/25

CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

APPROVED FOR THE BROWN COUNTY PLANNING COMMISSION THIS 19 DAY OF November 2025

Devin Yoder
DEVIN YODER/DANIEL TEATERS
SENIOR PLANNER/PLANNING DIRECTOR

CERTIFICATE OF THE TOWN OF PITTSFIELD

APPROVED FOR THE TOWN OF PITTSFIELD THIS 19 DAY OF November 2025

Darbie Diederich
DARBIE DIEDERICH
TOWN CLERK

N X Corner
Section 11
T25N-R19E
(found PK nail
w/washer)

UNPLATTED LANDS

NOTES

STRUCTURES REQUIRING SANITARY WASTE DISPOSAL ARE PROHIBITED ON LOTS 4, 5 & 6 UNTIL PUBLIC SEWER AND WATER ARE AVAILABLE OR ACQUISITION OF ALL STATE, COUNTY, AND/OR MUNICIPAL PERMITS CONCERNING ON-SITE SEWAGE DISPOSAL SYSTEMS FOR SANITARY WASTE DISPOSAL.

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.

WIS. STAT. § 89.33(6) REQUIRES PROPERTY OWNERS TO RE-RECORD THEIR EASEMENT RIGHTS WITHIN 40 YEARS OF THE ORIGINAL GRANT OF EASEMENT, OR RISK THAT THE EASEMENT IS NO LONGER ENFORCEABLE.

LOTS 4, 5, 6 AND OUTLOT 1 INCLUDE WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ARMY CORP OF ENGINEERS, OR THE BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY.

PUBLIC TRUST DOCTRINE: 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.

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.

THESE LOTS ARE SUBJECT TO THE SANITATION LAWS OF THE TOWN OF PITTSFIELD.

A SHORELAND PERMIT FROM THE BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE IS REQUIRED FOR LOTS 4, 5 & 6 AND OUTLOT 1 PRIOR TO CONSTRUCTION, FILL, EXCAVATION, OR GRADING WITHIN 100 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.

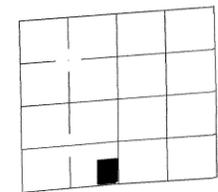
LOTS 4-6 CONTAIN A NATURAL RESOURCE FEATURE IDENTIFIED IN CHAPTERS 22, AND 23 OF THE BROWN COUNTY CODE OF ORDINANCES. THE NATURAL RESOURCE FEATURES INCLUDE WETLANDS, ALL LAND WITHIN 35' OF WETLANDS IN THE SHORELAND ZONE, NAVIGABLE WATERWAYS, AND ALL LAND WITHIN 75 FEET OF THE ORDINARY HIGH-WATER MARK OF THE NAVIGABLE WATERWAYS. DEVELOPMENT AND LAND DISTURBING ACTIVITIES ARE RESTRICTED IN THESE AREAS AND MAY REQUIRE APPROVALS OR PERMITS FROM THE BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE OR THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

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.

OUTLOT 1 IS HEREBY DESIGNATED A NON-BUILDABLE PARCEL UNTIL SUCH TIME AS: IT IS ATTACHED TO THE ABUTTING LOT 6 VIA COMBINATION CERTIFIED SURVEY MAP; THE WETLANDS ARE RE-DELINEATED AND DRY-LAND ACCESS IS AVAILABLE FROM AN ABUTTING ROAD RIGHT OF WAY; A WETLAND FILL PERMIT IS ISSUED THROUGH THE WDNR FOR DRIVEWAY ACCESS, OR AN INGRESS & EGRESS EASEMENT IS GRANTED THROUGH LOT 6.

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1" # IRON PIPE
- FOUND 1" # IRON PIPE WITH CAP
- SET 1.32" x 18" DIA. IRON PIPE W/CAP, WEIGHING 1.18# PER L.F.
- O.H.W.M. ORDINARY HIGH WATER MARK
- OR ORDINARY HIGH WATER MARK
- ESA ENVIRONMENTALLY SENSITIVE AREA (ESA)
- 30' BUILDING SETBACK (UNLESS NOTED)
- 12' UTILITY EASEMENT (UNLESS NOTED)
- WET DELINEATED WETLANDS BY GEORGE AND HOLD SOIL CONSTANTS IN JUNE OF 2025.



LOCATION MAP
SECTION 11, T25N-R19E
TOWN OF PITTSFIELD
BROWN COUNTY
WISCONSIN

vierbicher
planners | engineers | advisors



Drafted by: NKOV
Checked by: MLON
Job #: 240703
Date: 09/04/2025
Rev: 10/22/2025

SURVEYED FOR:
BRAD NAPARALLA
3034 KUNESH NORTH
ROAD, PULASKI, WI 54162
Rev: 10/22/2025
Drawing No. P-2670

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

SHEET
1 OF 1

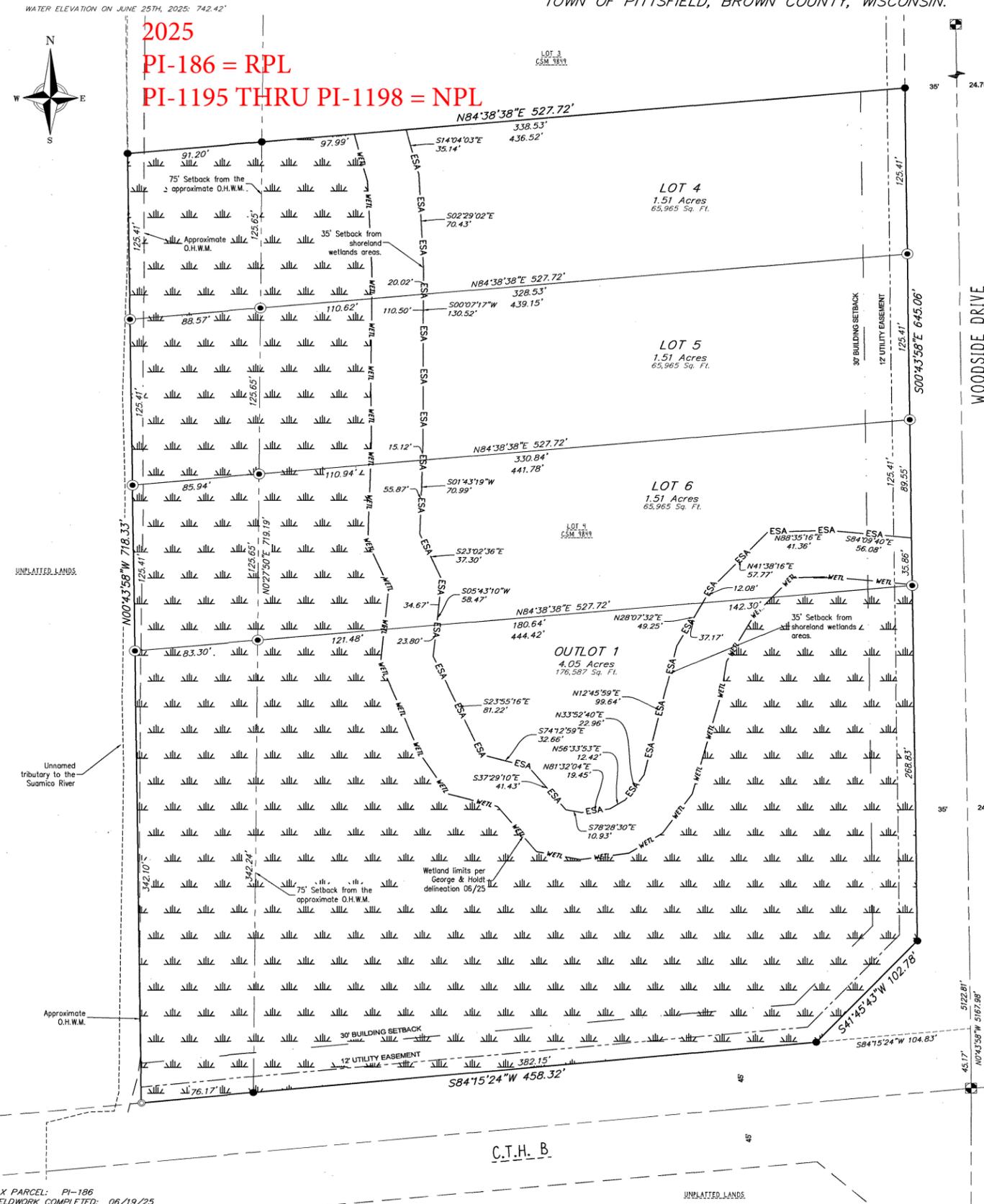
BEARING REFERENCE TO THE NORTH-SOUTH LINE OF SECTION 11, T25N-R19E, ASSUMED TO BE N00°43'58"W

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.

PUBLIC TRUST DOCTRINE: 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.



2025
PI-186 = RPL
PI-1195 THRU PI-1198 = NPL



22 Oct 2025 - 8:41a G:\Naparalla, Brad\240703 Woodside Rd CSM Pittsfield\CADD\240703 Final County Plat.dwg by: nkov

TAX PARCEL: PI-186
FIELDWORK COMPLETED: 06/19/25