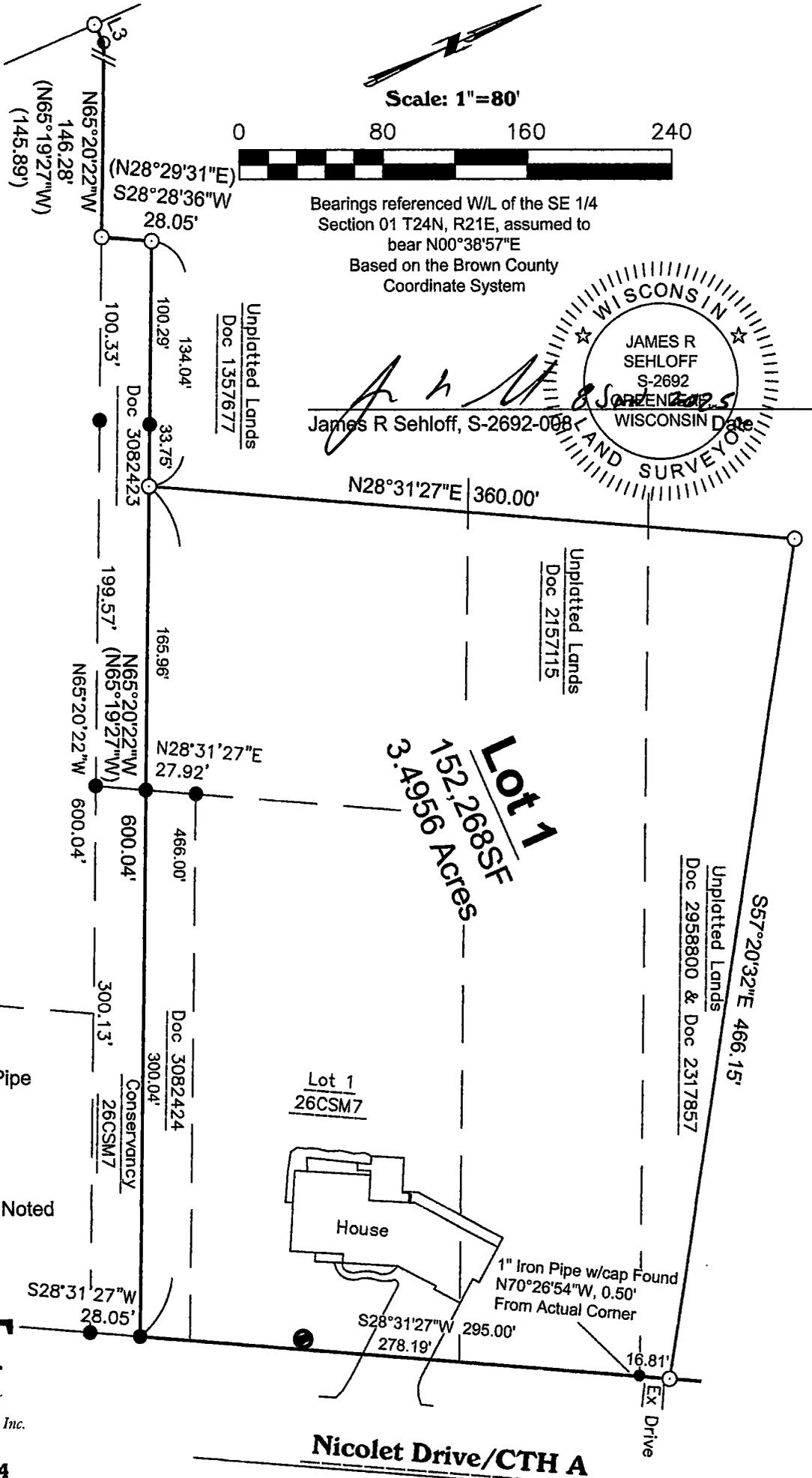
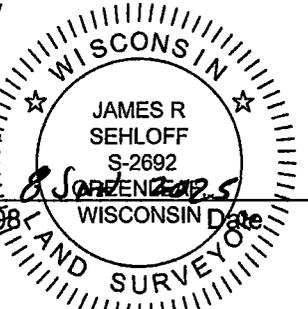


CERTIFIED SURVEY MAP

**All of Lot 1 and part of Conservancy parcel, CSM 4182 in Vol 26 CSM Page 07,
as Doc No 1265323 and Unplatted Lands all located in the Northwest 1/4,
of the Southeast 1/4, Section 01, T24N, R21E,
Town of Scott, Brown County, Wisconsin.**



Bearings referenced W/L of the SE 1/4 Section 01 T24N, R21E, assumed to bear N00°38'57"E Based on the Brown County Coordinate System



James R Sehloff, S-2692-008

LEGEND

- 1.3" OD x18" Iron Pipe @ 1.68 lbs/LF Set
- 3/4" Rebar Found
- 1" Iron Pipe Found
- Section Corner As Noted
- ⊙ Sanitary MH



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Green Bay, WI 54304
(920)406-1477
Job # 0724-112

CERTIFIED SURVEY MAP

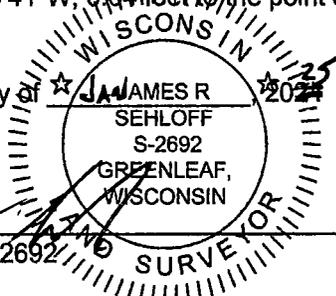
All of Lot 1 and part of Conservancy parcel, CSM 4182 in Vol 26 CSM Page 07, as Doc No 1265323 and Unplatted Lands all located in the Northwest 1/4, of the Southeast 1/4, Section 01, T24N, R21E, Town of Scott, Brown County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, James R Sehloff, Professional Land Surveyor S-2692, do hereby certify: that in full compliance with the provisions of Chapter 236.34 of Wisconsin Statutes, subdivision regulations of the Town of Scott and Brown County; under the direction of Thomas & Lou Ann VanLaanen; Thomas & Lou Ann Van Laanen Living Trust and Steven and Mary Beth VanLaanen Revocable Living Trust, the property owners of subject parcel, I have surveyed, divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is all of Lot 1 and part of Conservancy Parcel, both being part of CSM 4128 Vol 26 CSM Page 07, recorded as Doc No 1265323, and unplatted lands all of which are located in the Northwest 1/4, of the Southeast 1/4, Section 01, T24N, R21E, Town of Scott, Brown County, Wisconsin, containing 1,136,553SF (26.0917 Acres) described as follows:

Commencing from the South 1/4 Corner of Section 1, T24N, R12E; thence, along the West line of the Southeast 1/4, N00°38'57"E, 1701.31 feet to the point of beginning; thence, continuing along said West line, N00°38'57"E, 934.30 feet to the Center of said Section 1; thence, along the North line of said Southeast 1/4, N89°45'32"E, 1296.59 feet to a point on the West right of way line of Nicolet Drive/CTH A; thence, along said West right of way line, 411.64 feet along an arc of a curve to the right, with a radius of 1870.08 feet and a chord which bears S22°13'05"W, 410.81 feet; thence continuing, along said West right of way line, S28°31'27"W, 962.99 feet; thence N65°20'22"W, 600.04 feet; thence S28°28'36"W, 28.05 feet to a point on the North line of Lot 3 of Town of Scott Assessors Plat No. 1 recorded as Doc No 1409923; thence, along said North line, N65°20'22"W, 146.28 feet to a bend point on said North line; thence, along said North line, S85°29'41"W, 0.34 feet to the point of beginning

Dated this 8 day of



James R Sehloff, PLS-2692

NOTES:

1. Center of Section is call for as a cut cross on a 6" by 6" Stone on several surveys. We found a pronounced cut cross on a natural granite rock. No 6" by 6" Stone was found near this corner.
2. 1" Iron Pipe Found S52°35'26"E, 0.56 from Actual Corner
3. 1" Iron Pipe Found 0.37' East of Line
4. The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in 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 Scott has an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.
5. 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.
6. No development shall occur on Lot 2 until such time that public sewer and water is available OR the construction of structures that rely upon onsite sewage disposal systems for sanitary waste disposal shall be prohibited on Lot 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.
7. A wetland delineation may be required prior to any building permits for Lots 1 and 2 of this map.
8. The wetlands shown on this map are approximate, from County GIS mapping, due to the large size of the lots and the location of the wetland and ESA. The wetland and ESA boundary shall be properly identified by the affected landowner, and delineated by the appropriate regulatory agency should any development on Lot 1 or Lot 2, occur near or within the wetland or ESA. Any WDNR-approved wetland delineation report/map, along with the approval letter, shall be submitted to Brown County Planning Commission for verification.

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Restrictive Covenants on Sheet 4

Sheet 3 of 7

CERTIFIED SURVEY MAP

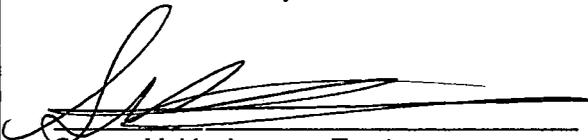
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as Doc No 1265323 and Unplatted Lands all located in the Northwest 1/4,
of the Southeast 1/4, Section 01, T24N, R21E,
Town of Scott, Brown County, Wisconsin.

TRUSTEES OWNER'S CERTIFICATE:

As trustees of Steven and Mary Beth VanLaanen Revocable Living Trust, we hereby certify that we caused the land described herein to be surveyed, mapped and divided as represented on this Certified Survey Map.

We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

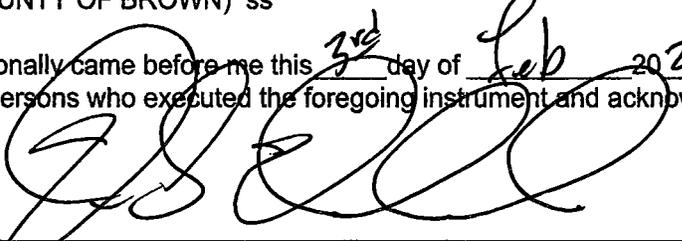
Brown County


Steven M. VanLaanen, Trustee

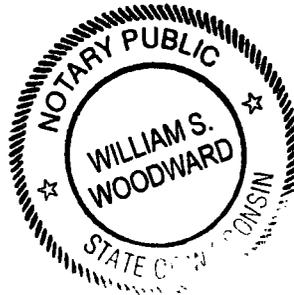

Mary Beth Van Laanen, Trustee

STATE OF WISCONSIN)
COUNTY OF BROWN) ss

Personally came before me this 3rd day of Feb 2025, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.


Notary Public

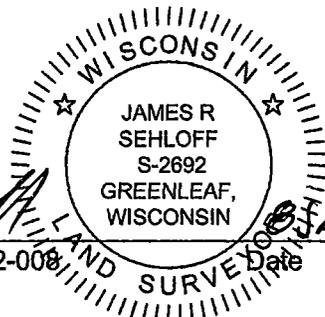
My Commission Expires 5 years



RESTRICTIVE COVENANTS

1. 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. 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.
2. Lots 1 and 2 contain an environmentally sensitive area (ESA) as defined in the 2040 Brown County Urban Service Area Water Quality Plan. The ESA includes approximate wetlands. 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.
3. No Poles, Pedestals or buried Cables are to be placed as to disturb any survey stake. A disturbance of a survey stake by anyone is a violation of Section 236.32 of the Wisconsin Statutes.
4. Any Land below the ordinary high water mark of a lake or a navigable streams subject to the public trust in navigable waters that is established under article IX, Section 1, of the state constitution.


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Job # 0724-112


James R Sehloff, S-2692-008

Date 3/11/2025

Sheet 4 of 7

CERTIFIED SURVEY MAP

All of Lot 1 and part of Conservancy parcel, CSM 4182 in Vol 26 CSM Page 07,
as Doc No 1265323 and Unplatted Lands all located in the Northwest 1/4,
of the Southeast 1/4, Section 01, T24N, R21E,
Town of Scott, Brown County, Wisconsin.

TRUSTEES OWNER'S CERTIFICATE:

As trustees of Thomas & Lou Ann Van Laanen Living Trust, we hereby certify that we caused the land described herein to be surveyed, mapped and divided as represented on this Certified Survey Map.

We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Brown County



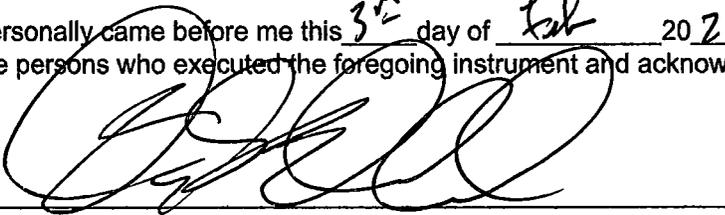
Thomas M. VanLaanen, Trustee



Lou Ann Van Laanen, Trustee

STATE OF WISCONSIN)
COUNTY OF BROWN) ss

Personally came before me this 3rd day of Feb 2025, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.



Notary Public

My Commission Expires is pending



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Job # 0724-112



James R Sehloff, S-2692-008
Date 8 Jan 2025

CERTIFIED SURVEY MAP

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of the Southeast 1/4, Section 01, T24N, R21E,
Town of Scott, Brown County, Wisconsin.

OWNER'S CERTIFICATE:

As property owners, we hereby certify that we caused the land described herein to be surveyed, mapped and divided as represented on this Certified Survey Map.

We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Brown County



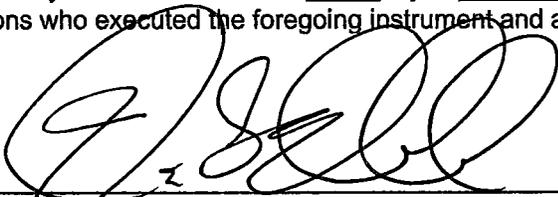
Thomas M. VanLaanen, Owner



Lou Ann Van Laanen, Owner
also know as Lou Ann Gay Per Doc 1357677

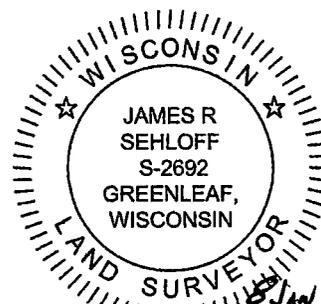
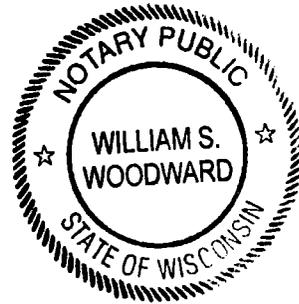
STATE OF WISCONSIN)
COUNTY OF BROWN) ss

Personally came before me this 3rd day of Feb 2025, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.



Notary Public

My Commission Expires 5/1/2025



James R Sehloff, S-2692-008

Date 8 Jan 2025



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CERTIFIED SURVEY MAP

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Town of Scott, Brown County, Wisconsin.**

BROWN COUNTY PLANNING COMMISSION

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

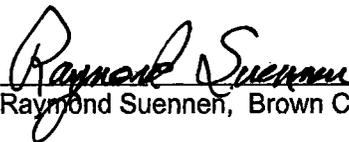


Devin Yoder, Senior Planner



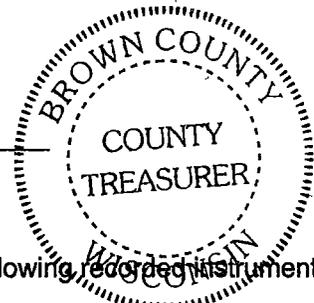
CERTIFICATE OF THE BROWN COUNTY TREASURER

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 Certified Survey Map as of the date listed below.



Raymond Suennen, Brown County Treasurer

5/22/25
Date



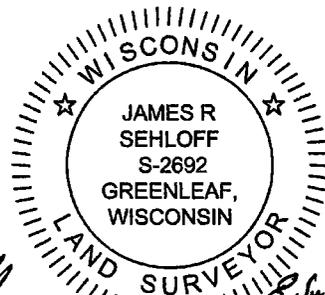
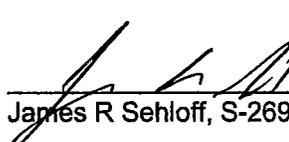
This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

Property Owner of Record	Recording Information	Parcel Number(s)
Thomas & Lou Ann Van Laanen Living Trust Steven and Mary Beth VanLaanen Revocable Living Trust	Doc 2958800 Doc 2317857	SC-29-2
Thomas & Lou Ann VanLaanen*	Doc 1273806 Doc 1357677 Doc 2157115	SC-29-6

*Lou Ann VanLaanen is also known as Lou Ann Gay as listed on Doc 1357677.



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James R Sehloff, S-2692-008
Date 8 June 2025