

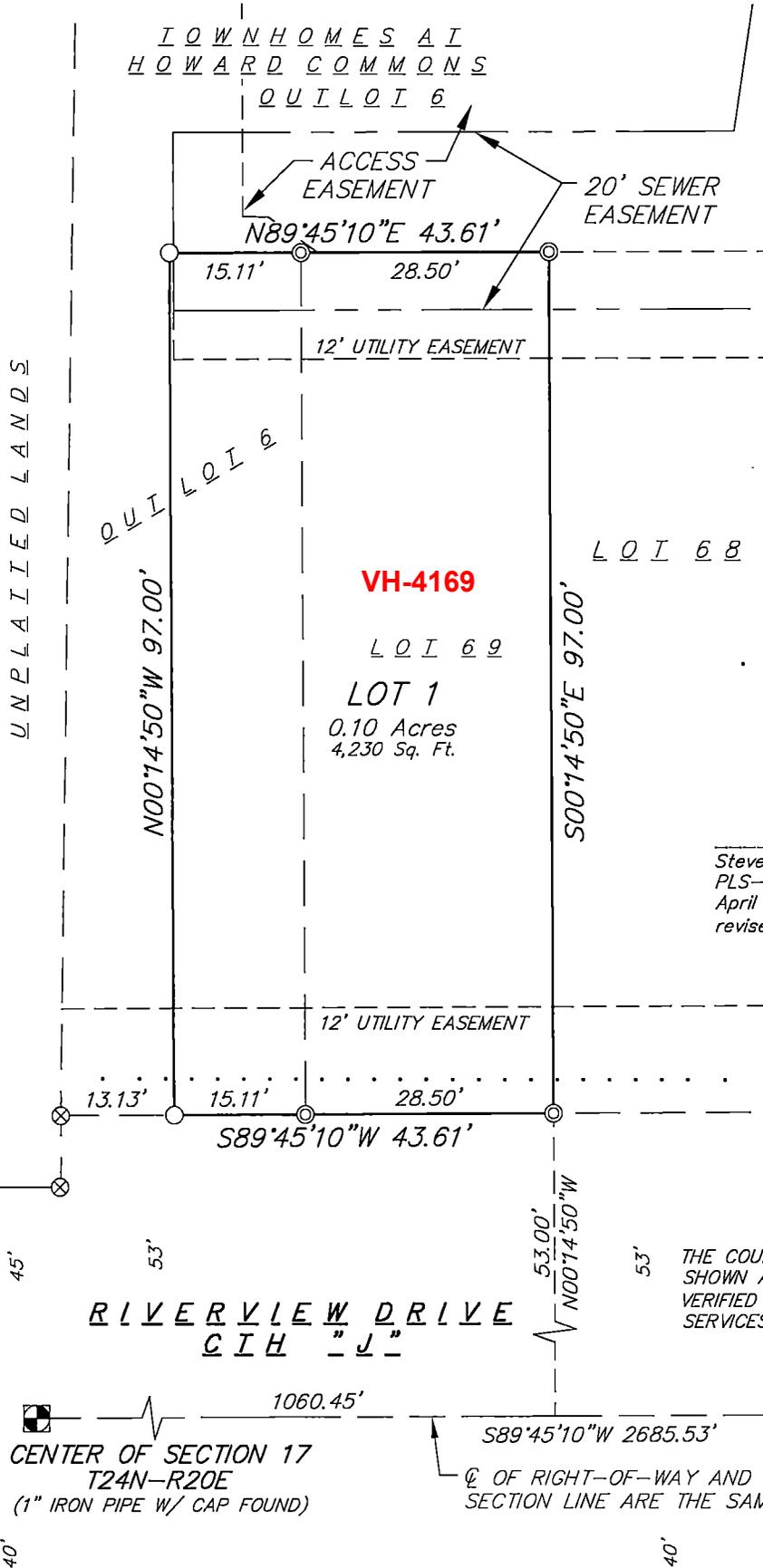
3094480

MAP# 9899
CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
05/20/2025 04:09 PM
REC FEE:
REC FEE: 30.00
PAGES: 3

CERTIFIED SURVEY MAP

A RETRACEMENT OF THE LAND BOUNDARIES RECORDED IN DOCUMENT NO. 3090853 AND LOT 69 OF DOCUMENT NO. 3024491, BROWN COUNTY RECORDS, BEING PART OF OUTLOT 6 AND ALL OF LOT 69 OF "TOWNHOMES AT HOWARD COMMONS" (DOCUMENT NUMBER 3024491, BROWN COUNTY RECORDS), SAID MAP BEING LOCATED IN PART OF THE SW 1/4 OF THE NE 1/4 AND PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 17, T24N-R20E, VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN

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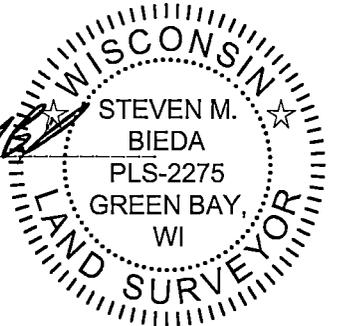
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, BROWN COUNTY, THE SOUTH LINE OF THE NORTHEAST 1/4, SECTION 17, T24N-R20E, ASSUMED TO BEAR S89°45'10"W.

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 2" Ø IRON PIPE
- FOUND 1" Ø IRON PIPE
- SET 1.32" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 1.68 LBS/LIN FT
- NO ACCESS TO C.T.H. J/RIVERVIEW DR.

Steven M. Bieda
PLS-2275
April 16, 2025
revised 5/14/25



GRAPHIC SCALE: 1" = 20'



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.

TAX PARCEL: VH-4169
FIELDWORK COMPLETED: February 10, 2025

DRAWING # L-12368

<p>planners engineers advisors</p>	<p>Job #: H-1322 Date: 4/16/2025 Rev: 05/14/2025 Drafted By: BBEI Checked By: MAND</p>	<p>SURVEYED FOR: ALM Enterprises LLC 1235 S Kimps Ct #2 Green Bay, WI 54313</p>	<p>SURVEYED BY: Vierbicher Associates, Inc. 400 Security Blvd, Ste 1 Green Bay, WI 54313 (920) 434-9670</p>	<p>SHEET 1 OF 3</p>
	<p>BROWN COUNTY REGISTER OF DEEDS DOC #3094480 PG 1</p>			

© Vierbicher Associates, Inc. by: kbrauer 14 May 2025 - 10:14a G:\ALM Enterprises\H-1322 Townhomes at Howard Commons\CADD\H-1322 CSM 120524.dwg

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SURVEYOR'S CERTIFICATE

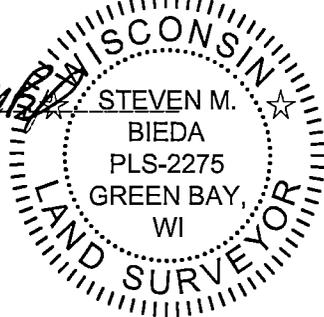
I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that this certified survey map is not a division of property but solely a retracement of the land boundaries recorded in Document Number 3090853 and Lot 69 of Document Number 3024491, Brown County Records, being part of Outlot 6 and all of Lot 69 of "Townhomes at Howard Commons" (Document Number 3024491, Brown County Records), said map being located in part of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 17, T24N-R20E, Village of Howard, Brown County, Wisconsin, more fully described as follows:

Commencing at the East 1/4 Corner of Section 17, T24N-R20E; thence S89°45'10"W, 1625.08 feet along the South line of the Northeast 1/4 of said Section 17; thence N0°14'50"W, 53.00 feet to the Southeast corner of Lot 69 of said "Townhomes at Howard Commons" and the Point of Beginning, also being a point on the North Right-of-Way of County Trunk Highway J (also known as Riverview Drive); thence S89°45'10"W, 43.61 feet along said North Right-of-Way and the South line of said Lot 69 and the South line of Outlot 6 of said "Townhomes at Howard Commons"; thence N0°14'50"W, 97.00 feet; thence N89°45'10"E, 43.61 feet along the North line of said Lot 69 and its extension thereof to the Northeast corner of said Lot 69; thence S0°14'50"E, 97.00 feet to the Point of Beginning.

Parcel contains 4,230 square feet / 0.10 acres, more or less.
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the retracement of that land. That I have made such a survey, and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and the Brown County Planning Commission Code in surveying, mapping and retracing the same. This map shall not create additional lots that are not of record.

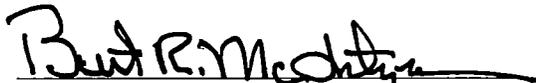
Steven M. Bieda
PLS-2275
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OWNER'S CERTIFICATE

Village of Howard, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, retraced, and mapped as represented on this map. We also certify that this Certified Survey Map is required to be submitted to the Brown County Planning Commission for approval or objection.

IN WITNESS WHEREOF, the said Village of Howard, has caused these presents to be signed by its corporate officer(s) on this 19th day of May, 2025.


Burt R. McIntyre, Village President

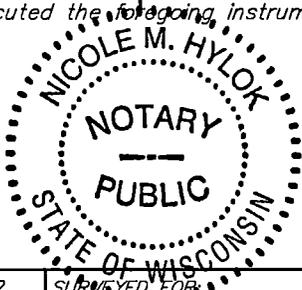
State of Wisconsin)
)ss.
County of Brown)

Personally came before me this 19th day of May, 2025, the above named Burt R. McIntyre, to me known to be the persons who executed the foregoing instrument and acknowledged the same.



Notary Public, State of Wisconsin

My Commission expires: 06/24/27



vierbicher
planners | engineers | advisors



Job #: H-1322
Date: 4/16/2025
Rev: 05/14/2025
Drafted By: BBEI
Checked By: MAND

SURVEYED FOR
ALM Enterprises LLC
1235 S Kimps Ct #2
Green Bay, WI 54313

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

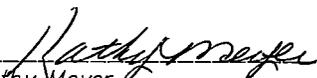
SHEET
2 OF 3

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CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this 20 day of May, 2025


Kathy Meyer
Authorized Signatory



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 dates listed below.


Roy Suemmen
Brown County Treasurer
Date 5/20/25
Charles T. Mahlich
Brown County Deputy Treasurer



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

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.


Steven M. Bieda
PLS-2275
April 16, 2025
revised 5/14/25

