

2026 CWM
 VW-277 = PS
 VW-277-3 = NPL

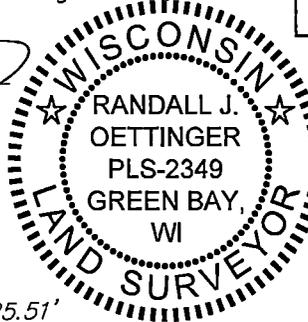
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MAP# 9898
 CHERYL BERKEN
 BROWN COUNTY
 REGISTER OF DEEDS
 GREEN BAY, WI
 RECORDED ON
 05/20/2025 04:08 PM
 REC FEE:
 REC FEE: 30.00
 PAGES: 4

CERTIFIED SURVEY MAP

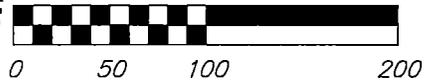
Part of Government Lot 3 and part of Government Lot 4 and also part of Lot 1, Block 1 of the recorded "Assessor's Plat and Replat of Village of Wrightstown", (Volume 6, Plats, Page 1A, Document Number 281462, Brown County Records), said plat located in part of Government Lot 3 and Government Lot 4, Section 35, T22N-R19E, West of the Fox River, Village of Wrightstown, Brown County, Wisconsin.

Randall J. Oettinger
 Randall J. Oettinger
 PLS-2349
 January 15, 2025
 Revised April 2, 2025
 (Review comments)

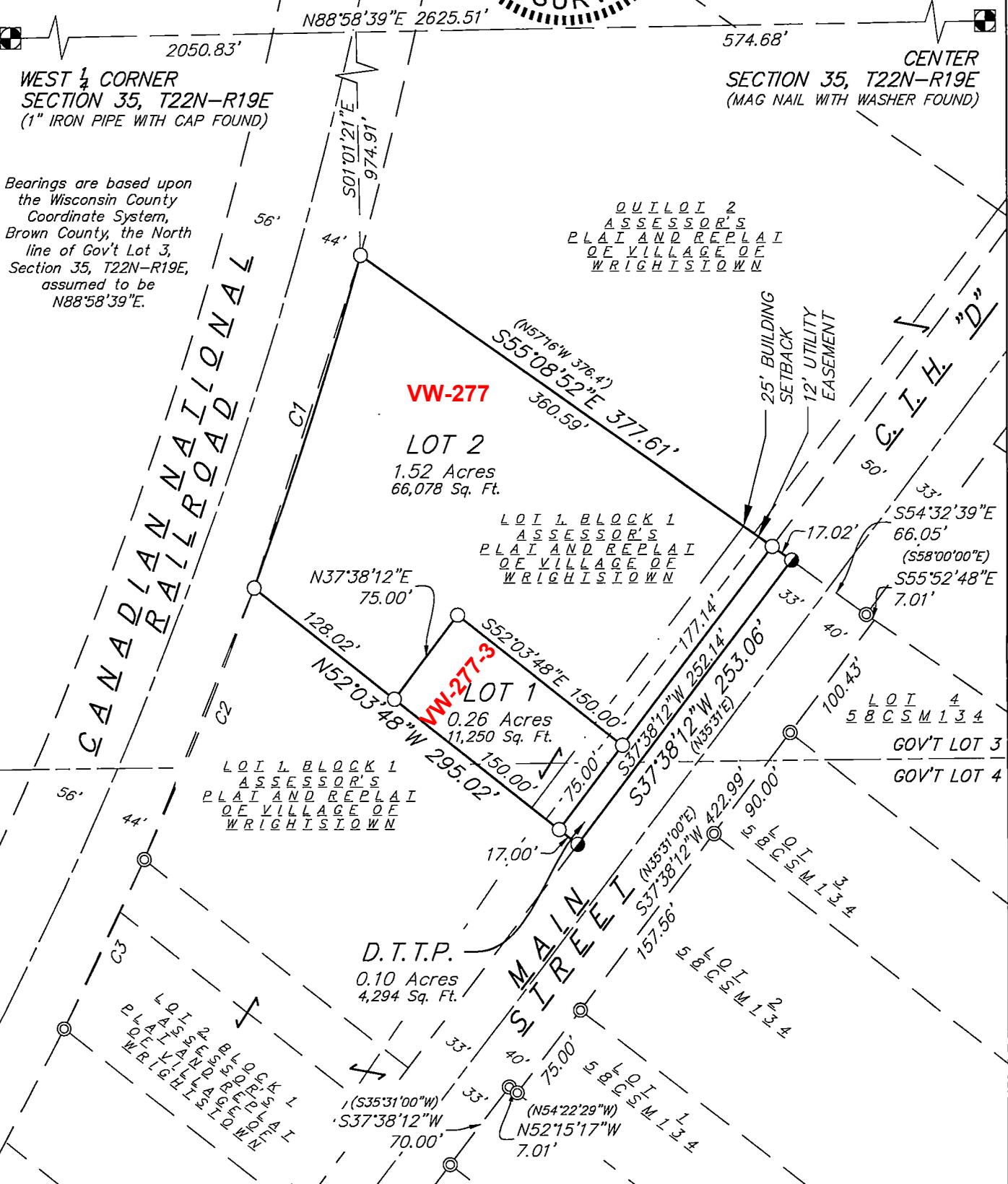


See Sheet 2 for Legend

GRAPHIC SCALE: 1" = 100'



TAX PARCEL: VW-277
 FIELDWORK COMPLETED: 01/15/25



07 May 2025 - 1:46p G:\Fox View Acres\240775 4306 Lost Dauphin Rd. Wrightstown, Brown Co\CADD\240775CSM VW-277 121924.dwg by:roet

vierbicher
 planners | engineers | advisors



Job #: 240775
 Date: 01/15/2025
 Rev:
 Drafted By: CMUE
 Checked By: MAND

SURVEYED FOR:
 Fox View Acres, LLC
 1751 Hill Rd.
 Greenleaf, WI. 54126
 DRAWING NO. L-12384

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

SHEET
1 OF 4

CERTIFIED SURVEY MAP

Part of Government Lot 3 and part of Government Lot 4 and also part of Lot 1, Block 1 of the recorded "Assessor's Plat and Replat of Village of Wrightstown", (Volume 6, Plats, Page 1A, Document Number 281462, Brown County Records), said plat located in part of Government Lot 3 and Government Lot 4, Section 35, T22N-R19E, West of the Fox River, Village of Wrightstown, Brown County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Randall J. Oettinger, Professional Land Surveyor, PLS-2349, do hereby certify that I have surveyed, divided and mapped Part of Government Lot 3 and part of Government Lot 4 and also part of Lot 1, Block 1 of the recorded "Assessor's Plat and Replat of Village of Wrightstown", (Volume 6, Plats, Page 1A, Document Number 281462, Brown County Records), said plat located in part of Government Lot 3 and Government Lot 4, Section 35, T22N-R19E, West of the Fox River, Village of Wrightstown, Brown County, Wisconsin, more fully described as follows:

Commencing at the West 1/4 corner of Section 35, T22N-R19E; thence N88°58'39"E, 2050.83 feet along the North line of the Northwest 1/4 of the Southwest 1/4 and its extension; thence S01°01'21"E, 974.91 feet to the Northwest corner of Lot 1, Block 1 of the recorded "Assessor's Plat and Replat of Village of Wrightstown", (Volume 6, Plats, Page 1A, Document Number 281462, Brown County Records) also being a point on the Easterly right of way of the Canadian National Railroad and the point of beginning; thence S55°08'52"E, 377.61 feet along the Northerly line of said Lot 1 to the Westerly right of way of Main Street, aka C.T.H. "D"; thence S37°38'12"W, 253.06 feet along said Westerly right of way; thence N52°03'48"W, 295.02 feet to said Easterly right of way; thence 247.29 feet along the arc of a 2921.25 foot radius curve to the left whose long chord bears N18°13'39"E, 247.22 feet along said Easterly right of way to said Northwest corner and the point of beginning.

Parcel contains 81,622 square feet / 1.87 acres more or less.
Road dedication 4,294 square feet / 0.10 acres more or less.
Parcel is 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 division thereof. That I have made such a survey, land division 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, the Village of Wrightstown, and the Brown County Planning Commission code in surveying, dividing and mapping the


Randall J. Oettinger
PLS-2349
January 15, 2025
Revised March 11, 2025
(Review comments)



CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

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


Devin Yoder Senior Planner

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	247.29'	2921.25'	247.22'	N18°13'39"E	4°51'00"	N20°39'10"E, N15°48'09"E
C2	207.76'	2921.25'	207.71'	S22°43'01"W	4°04'28"	S24°45'16"W, S20°40'47"W
C3	133.71'	2754.97'	133.70'	S25°59'50"W	2°46'50"	S27°23'15"W, S24°36'24"W



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CERTIFIED SURVEY MAP

Part of Government Lot 3 and part of Government Lot 4 and also part of Lot 1, Block 1 of the recorded "Assessor's Plat and Replat of Village of Wrightstown", (Volume 6, Plats, Page 1A, Document Number 281462, Brown County Records), said plat located in part of Government Lot 3 and Government Lot 4, Section 35, T22N-R19E, West of the Fox River, Village of Wrightstown, Brown County, Wisconsin.

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.

 5/20/25
Ray Suenen Date

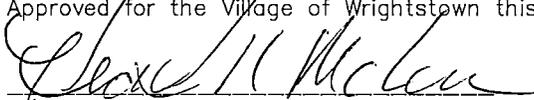
Brown County Treasurer

Charles T. Mahlik
Brown County Deputy Treasurer

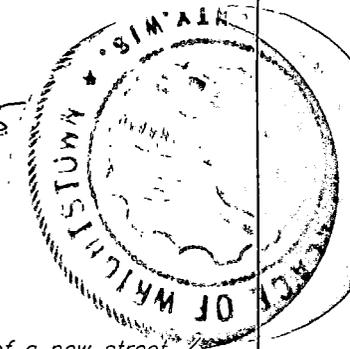


CERTIFICATE OF THE VILLAGE OF WRIGHTSTOWN

Approved for the Village of Wrightstown this 18 day of March, 2025



Village of Wrightstown Clerk



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 Village 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.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Fox View Acres, LLC, 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.


Randall J. Oettinger
PLS-2349
January 15, 2025
Revised March 11, 2025
(Review comments)



vierbicher
planners | engineers | advisors



Job #: 240775
Date: 01/15/2025
Rev:
Drafted By: CMUE
Checked By: MAND

SURVEYED FOR:
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1751 Hill Rd.
Greenleaf, WI. 54126
DRAWING NO. L-12384

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SHEET
3 OF 4

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CERTIFIED SURVEY MAP

Part of Lot 1, Block 1 of the recorded "Assessor's Plat and Replat of Village of Wrightstown", (Volume 6, Plats, Page 1A, Document Number 281462, Brown County Records), located in parts of Government Lot 3 and Government Lot 4, Section 35, T22N-R19E,* Village of Wrightstown, Brown County, Wisconsin.

**and also part of Government Lots 3+4, Section 35, T22N-R19E,*

OWNER'S CERTIFICATE

FOX VIEW ACRES, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. I also certify that this Certified Survey Map is required to be submitted to Brown County and the Village of Wrightstown for approval or objection.

FOX VIEW ACRES, LLC

By: Keith J Vander Linden

By: Cynthia A. Gerts

Keith J Vander Linden
Print Name

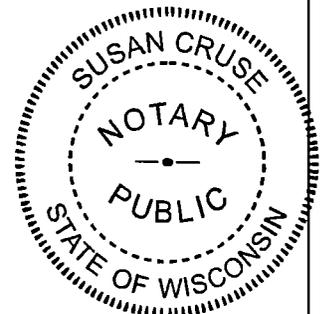
CYNTHIA A. GERTS
Print Name

State of Wisconsin)
)ss.
County of Brown)

Personally came before me this 14th day of April, 2025, the above named Keith Vander Linden + Cynthia Gerts to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Susan Cruse
Notary Public, State of Wisconsin

My Commission expires: 10/12/27



Randall J. Oettinger
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January 15, 2025
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4 OF 4