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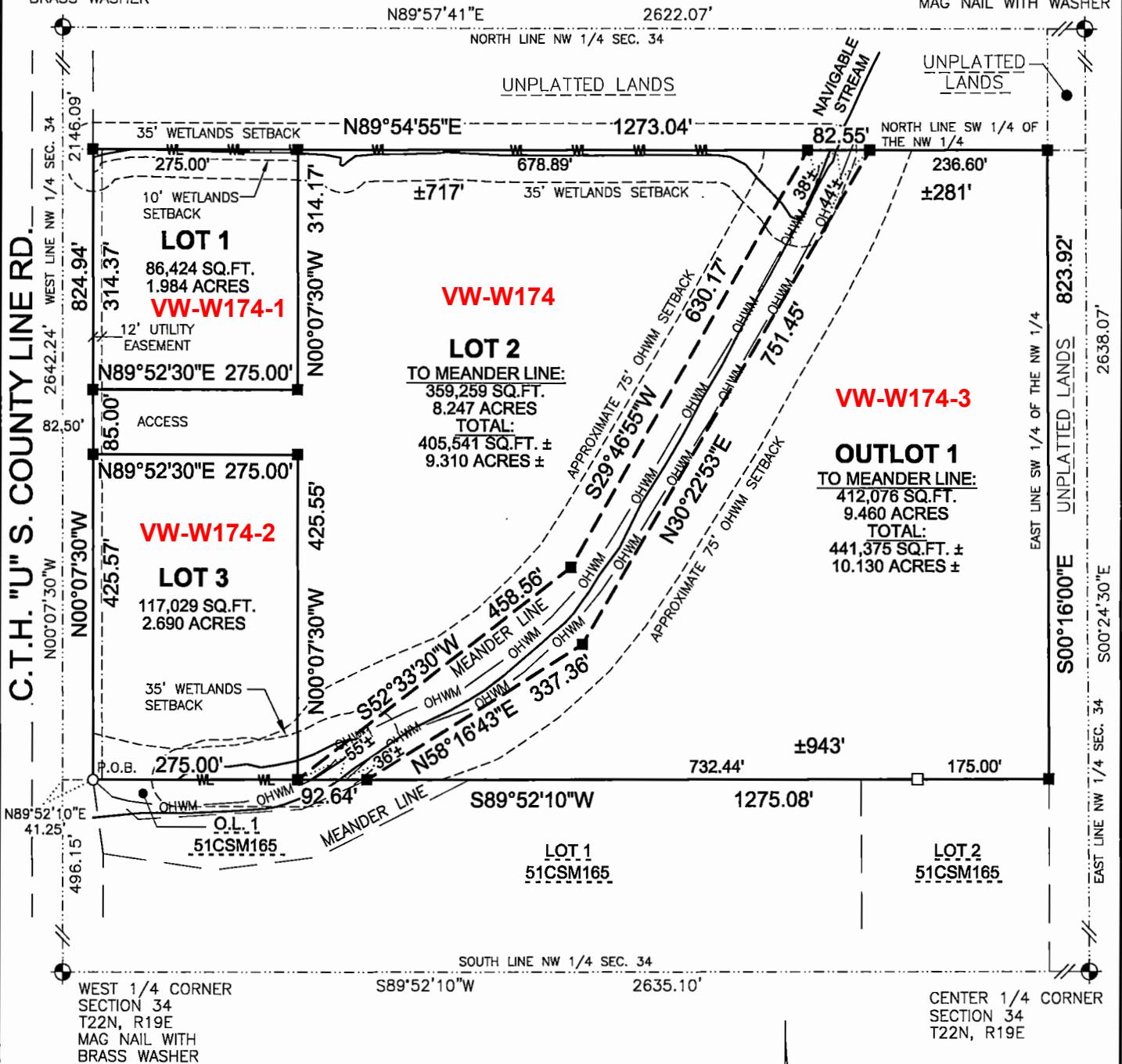
MAP# 9931  
 CHERYL BERKEN  
 BROWN COUNTY  
 REGISTER OF DEEDS  
 GREEN BAY, WI  
 RECORDED ON  
 08/11/2025 12:08 PM  
 REC FEE:  
 REC FEE: 30.00  
 PAGES: 4

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST  
 1/4, SECTION 34, TOWNSHIP 22 NORTH, RANGE 19  
 EAST, VILLAGE OF WRIGHTSTOWN, BROWN COUNTY,  
 WISCONSIN.

NORTHWEST CORNER  
 SECTION 34  
 T22N, R19E  
 MAG NAIL WITH  
 BRASS WASHER

NORTH 1/4 CORNER  
 SECTION 34  
 T22N, R19E  
 MAG NAIL WITH WASHER

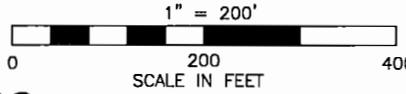


NOTE:  
 -WETLANDS DELINEATION CONDUCTED  
 BY EVERGREEN CONSULTANTS, LLC ON  
 MAY 6, 2025.

- LEGEND
- 1" O.D. IRON PIPE SET, 18" LONG,  
WEIGHING 1.130 LBS. PER LIN. FOOT
  - 1" O.D. IRON PIPE FOUND
  - 3/4" IRON REBAR FOUND
  - ⊕ GOVERNMENT CORNER

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

BEARINGS ARE REFERENCED TO THE BROWN  
 COUNTY COORDINATE SYSTEM, WHICH HAS  
 THE WEST LINE OF THE NORTHWEST 1/4  
 OF SECTION 34 BEARING N 00°07'30" W



Martenson & Eisele, Inc.

1377 Midway Road  
 Menasha, WI 54952  
 www.martenson-eisele.com  
 info@martenson-eisele.com  
 920.731.0381 1.800.236.0381

Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture

SURVEY FOR:  
 BRANDON LUEDKE  
 N2524 DELLA MARCUS DR.  
 KAUKAUNA, WI 54130

PROJECT NO. 1-2034-001  
 FILE 1-2034-001CSM SHEET 1 OF 4  
 THIS INSTRUMENT WAS DRAFTED BY: G.Smith



*Christopher R. Cleary*  
 06-07-2025

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 34, TOWNSHIP 22 NORTH, RANGE 19 EAST, VILLAGE OF WRIGHTSTOWN, BROWN COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

I, CHRISTOPHER R. CLEARY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY: THAT I HAVE SURVEYED, MAPPED AND DIVIDED AT THE DIRECTION OF BRANDON LUEDKE, PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 19 EAST, VILLAGE OF WRIGHTSTOWN, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 34; THENCE NORTH 00 DEGREES 07 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 496.15 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 10 SECONDS EAST, A DISTANCE OF 41.25 FEET TO A POINT ALONG THE EAST RIGHT-OF-WAY OF C.T.H. "U" SOUTH COUNTY LINE ROAD ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 07 MINUTES 30 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY OF C.T.H. "U" SOUTH COUNTY LINE ROAD, A DISTANCE OF 824.94 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 55 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1273.04 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 823.92 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 10 SECONDS WEST, ALONG THE NORTH LINE OF LOT 1, LOT 2, AND OUTLOT 1 AS DESCRIBED IN VOLUME 51 CERTIFIED SURVEY MAPS, PAGE 165-167, MAP #7496, DOCUMENT NO. 2255551, A DISTANCE OF 1275.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,050,369 SQUARE FEET [24.113 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE VILLAGE OF WRIGHTSTOWN SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE SAME. THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

GIVEN UNDER MY HAND THIS 7TH DAY OF JUNE, 2025.

*Christopher R. Cleary*  
CHRISTOPHER R. CLEARY, PROFESSIONAL LAND SURVEYOR S-2551



**THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS**

OWNERS OF RECORD:	RECORDING INFORMATION:	PARCEL NUMBER:
NATHAN AND JANELLE SPRANGERS	DOCUMENT NO. 2645601	VW-W174
MEULEMANS REVOCABLE TRUST	DOCUMENT NO. 2645601	VW-W174

**CERTIFICATE OF THE VILLAGE OF WRIGHTSTOWN APPROVAL:**

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE VILLAGE OF WRIGHTSTOWN, AS SURVEYED, DIVIDED, AND MAPPED.

ON THIS 11 DAY OF August, 2025.

*[Signature]*  
VILLAGE PRESIDENT

*[Signature]*  
VILLAGE CLERK

Dean J. Erickson  
PRINT NAME

Heather McEwen  
PRINT NAME

**TREASURER'S CERTIFICATE:**

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS OF ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

*[Signature]* 8/11/2025  
VILLAGE TREASURER DATE

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 34, TOWNSHIP 22 NORTH, RANGE 19 EAST, VILLAGE OF WRIGHTSTOWN, BROWN COUNTY, WISCONSIN.

**NOTES:**

- STRUCTURES REQUIRING SANITARY WASTE DISPOSAL ARE PROHIBITED ON LOT 1 UNTIL PUBLIC SEWER AND WATER ARE AVAILABLE OR ACQUISITION OF ALL STATE, COUNTY, AND/OR MUNICIPAL PERMITS CONCERNING ONSITE SEWAGE DISPOSAL SYSTEMS FOR SANITARY WASTE DISPOSAL.
- LOTS 1-3 INCLUDE WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ARMY CORPS OF ENGINEERS, BROWN COUNTY PLANNING COMMISSION, OR THE LOCAL MUNICIPALITY ZONING ADMINISTRATOR'S OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY.
- 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 AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.
- THE INCLUSION OF THE UTILITY EASEMENT PROVISION IS NOT A REQUIREMENT FOR RECORDING OF THE SURVEY DOCUMENT; HOWEVER, WPSC WILL NOT UTILIZE THE NEWLY PLATTED UTILITY EASEMENT(S) UNLESS THE UTILITY EASEMENT PROVISION IS INCLUDED AS PART OF THE FINAL RECORDED SURVEY DOCUMENT. IF THE UTILITY EASEMENT PROVISION IS NOT INCLUDED AS PART OF THE FINAL RECORDED SURVEY DOCUMENT, WPSC WILL REQUIRE A SEPARATE EASEMENT DOCUMENT FROM THE OWNER(S) AT THE TIME OF APPLICATION FOR SERVICE, POTENTIALLY CAUSING DELAYS.

**RESTRICTIVE COVENANTS:**

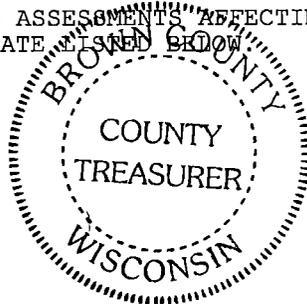
- LOTS 2-3 CONTAIN AN ENVIRONMENTALLY SENSITIVE AREA AS DEFINED IN THE BROWN COUNTY LAND DIVISION AND SUBDIVISION ORDINANCE. THE ESA INCLUDES DELINEATED WETLANDS, ALL LAND WITHIN 10 FEET OF LESS SUSCEPTIBLE WETLANDS, AND ALL LAND WITHIN 35 FEET OF DELINEATED WETLANDS, NAVIGABLE WATERWAYS, AND ALL LAND WITHIN 75 FEET OF THE ORDINARY HIGH-WATER MARK OF NAVIGABLE WATERWAYS, NON-NAVIGABLE WATERWAYS. 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.
- 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.

**COUNTY TREASURER'S CERTIFICATE:**

AS A 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.

*Ray Suennen*  
RAY SUENNEN, COUNTY TREASURER

*8/11/25*  
DATE



**CERTIFICATE OF BROWN COUNTY PLANNING COMMISSION:**

PURSUANT OF THE LAND SUBDIVISION REGULATIONS OF THE COUNTY OF BROWN, WISCONSIN, ALL THE REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS MINOR SUBDIVISION WAS APPROVED BY THE BROWN COUNTY PLANNING COMMISSION ON

THIS 11<sup>th</sup> DAY OF August, 2025.

*Devin Yoder*  
DEVIN YODER, SENIOR PLANNER



*Christopher R. Cleary*  
06-07-2025



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 34, TOWNSHIP 22 NORTH, RANGE 19 EAST, VILLAGE OF WRIGHTSTOWN, BROWN COUNTY, WISCONSIN.

**MEULEMANS REVOCABLE TRUST OWNERS CERTIFICATE:**

I, AS OWNER, THE UNDERSIGNED, HEREBY CERTIFY THAT I CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

I, ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.  
VILLAGE OF WRIGHTSTOWN, AND BROWN COUNTY

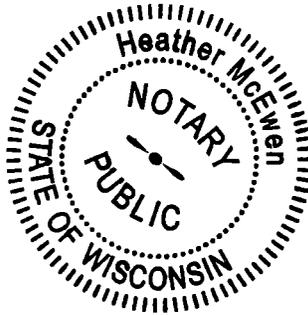
DATED THIS 8 DAY OF August, 2025.

Linda L. Meulemans  
LINDA L. MEULEMANS, TRUSTEE

STATE OF WISCONSIN)  
Brown )SS  
COUNTY)

PERSONALLY CAME BEFORE ME ON THE 8 DAY  
OF August, 2025, THE ABOVE OWNER(S)  
TO ME, KNOWN TO BE THE PERSON(S) WHO EXECUTED THE  
FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

Heather McEwen  
NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION (IS PERMANENT) (EXPIRES: 4/17/2028)



**LAND CONTRACT VENDOR CERTIFICATE:**

AS OWNERS, WE THE UNDERSIGNED, HEREBY CERTIFY THAT I CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.  
VILLAGE OF WRIGHTSTOWN AND BROWN COUNTY

DATED THIS 8 DAY OF August, 2025.

TR S  
LAND CONTRACT VENDOR

Jennifer Szymanski  
LAND CONTRACT VENDOR

STATE OF WISCONSIN)  
Brown )SS  
COUNTY)

PERSONALLY CAME BEFORE ME ON THE 8 DAY  
OF August, 2025, THE ABOVE OWNER(S)  
TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE  
FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

Heather McEwen  
NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION (IS PERMANENT) (EXPIRES: 4/17/2028)



Christopher R. Cleary  
06-07-2025

