

Certified Survey Map

A combination and depiction of the parcel boundaries recorded in Document No. 2697577, Brown County Records, being all of Lots 5 and 6 of the recorded plat of "Happy Homesites" (Volume 14, Plats, Page 22, Document No. 683272, Brown County Records), located in part of Private Claims 14 and 15, East Side of Fox River, Village of Allouez, Brown County, Wisconsin



Legend

Scale: 1" = 50'

- 1" iron pipe found
- ⊙ 3/4" iron pipe found
- ⦿ 2" iron pipe found
- ⊗ Brown County monument - type noted

() recorded as bearing / distance

existing building

fence line

floodplain limits

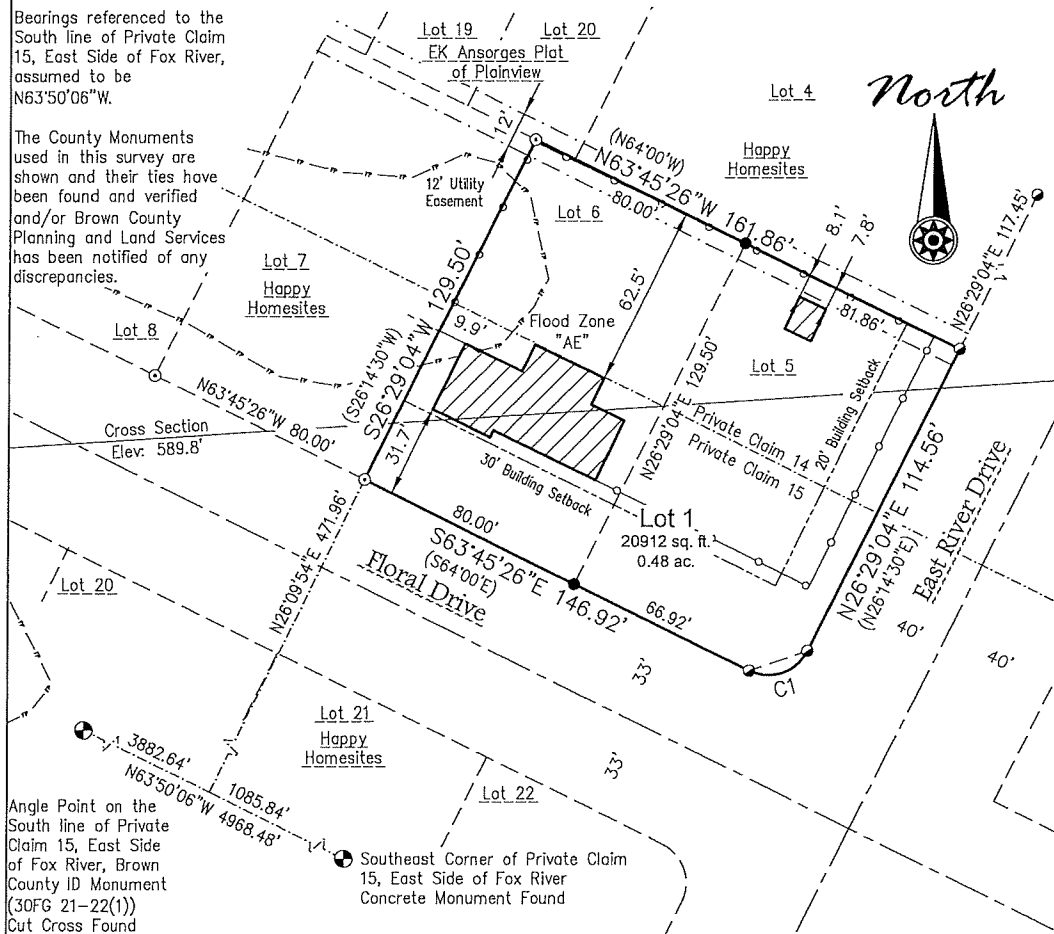
Curve Data

NOTES

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	23.50	15.00	21.17	N71°21'49"E	89°45'30"	-

Bearings referenced to the South line of Private Claim 15, East Side of Fox River, assumed to be N63°50'06"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.



Angle Point on the South line of Private Claim 15, East Side of Fox River, Brown County ID Monument (30FG 21-22(1)) Cut Cross Found

Southeast Corner of Private Claim 15, East Side of Fox River Concrete Monument Found

Client: Bradley Krueger

Tax Parcel: AL-1149-R-5,-6

Drafted By: Tyler

File: V-13414CSM 082621.dwg

Data File: V-13414.bxt

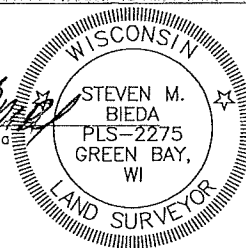
Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of Three

Project No.: V-13414

Drawing No.: L-11564

Fieldwork Completed: xx/xx/xx



Steven M. Bieda
PLS-2275
08/27/2021

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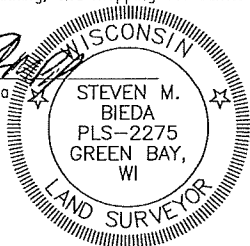
SURVEYOR'S CERTIFICATE

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 combination and depiction of the parcel boundaries recorded in Document No. 2697577, Brown County Records, being all of Lots 5 and 6 of the recorded plat of "Happy Homesites" (Volume 14, Plats, Page 22, Document No. 683272, Brown County Records), located in part of Private Claims 14 and 15, East Side of Fox River, Village of Allouez, Brown County, Wisconsin into a single parcel and description.

Parcel contains 20,912 square feet / 0.48 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 combination thereof. That I have made such a survey, combination, 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 in surveying, combining, and mapping the same.

Steven M. Bieda
PLS-2275
08/27/2021



CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this ____ day of _____, 20__.

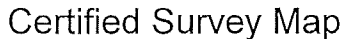
Tim Reed
Senior Planner

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 dates listed below.

Paul D. Zeller Date
Brown County Treasurer

Sheet Two of Three
Project No.: V-13414
Drawing No.: L-11564



OWNER'S CERTIFICATE

BROWN COUNTY PLANNING COMMISSION

Personally came before me this ____ day of _____, 20__, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission Expires _____

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

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

Floodplain information according to FEMA FIRM Map 55009C0257F, dated August 18, 2009 (Village of Allouez Community Number 550612) and LOMA case No. 14-05-9521A dated September 30, 2014.

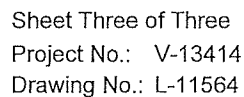
Elevations are referenced to the NAVD88 Benchmark Datum.

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.

Steven M. Bieda
PLS-2275
08/27/2021





Brown County Planning Commission
Planning and Land Services Department
305 E. Walnut Street, Room 320
P.O. Box 23600
Green Bay, WI 54305-3600
(920) 448-6480

RECEIVED

SEP 03 2021

Brown County Planning
and Land Services

LAND DIVISION REVIEW APPLICATION

A copy of the application should be e-mailed with required digital PDF copies to:
BC_Planning_and_Land_Services_PlatReview@co.brown.wi.us

For the submission of:

Check One	Type	Number of Copies	Planning Fee	Property Listing Fee	Total Fee
<input type="checkbox"/>	Certified Survey Map (CSM)	One digital PDF	\$350	\$300	\$650
<input type="checkbox"/>	Retracement CSM	One digital PDF	\$100	\$300	\$400
<input checked="" type="checkbox"/>	Combination CSM	One digital PDF	\$100	\$300	\$400
<input type="checkbox"/>	Preliminary Plat (State)	One digital PDF Three paper (large)	\$400 + \$20/lot	N/A	\$400+ _____ = \$ _____
<input type="checkbox"/>	Preliminary Plat (County)	One digital PDF Three paper (large)	\$450 + \$20/lot	N/A	\$450+ _____ = \$ _____
<input type="checkbox"/>	Final Plat	One digital PDF Three paper (large)	\$350	\$300 + \$40/lot	\$650+ _____ = \$ _____
<input type="checkbox"/>	Condominium Plat	One digital PDF One paper (large)	N/A	\$300	\$300

**** Please remit ONE check, payable to Brown County Planning Commission****

Surveyor Steve Bieda E-mail sbieda@mau-associates.co Phone 920-434-9670

Address 400 Security Blvd, Suite 1, Green Bay, WI 54313 Fax 920-434-9672

Attorney (condominium only) _____ E-mail _____

Property Owner(s) Bradley A. Krueger Municipality Village of Allouez ☒

Subdivision Name (if applicable) Happy Homesites Parcel Number AL-1149-R-5, AL-1149-R-6

Location S 25 T 23 N R 21 E or PC 14 15 ☒ ESFR ☐ WSFR

Number of Lots 1 Number of Outlots 0 Net Acreage 0.48 acres

Type of Sewer: ☒ Public ☐ Private

For Office Use Only

Date Submitted 9/3/21 Date Needed 9/23/21 Date E-mailed 9/8/21 Timeline 10/3/21

Distribution List:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Town/Village Clerk | <input checked="" type="checkbox"/> Brown County Land Conservation | <input checked="" type="checkbox"/> Time Warner Cable |
| <input type="checkbox"/> Extraterritorial Municipality | <input checked="" type="checkbox"/> Brown County Planning | <input type="checkbox"/> Wild Ones |
| <input checked="" type="checkbox"/> Addressing Agent | <input checked="" type="checkbox"/> Brown County Property Listing | <input type="checkbox"/> Wisconsin Department of Transportation |
| <input type="checkbox"/> Brown County Airport | <input type="checkbox"/> Oneida Nation | <input checked="" type="checkbox"/> Wisconsin Public Service |
| <input type="checkbox"/> Brown County Highway | <input checked="" type="checkbox"/> Telephone <u>AT&T</u> | <input checked="" type="checkbox"/> Other <u>WPAK</u> |

Instructions:

FILE #: 2987