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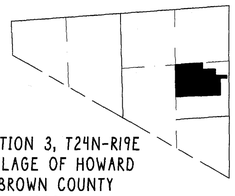
3089999

CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
04/01/2025 08:58 AM
REC FEE: 50.00
PAGES: 2

BEARING REFERENCE TO THE EAST LINE OF THE NORTHEAST ¼ OF SECTION 3, T24N–R19E, ASSUMED TO BE S00°12'18"E

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.

LOCATION MAP



SECTION 3, T24N-R19E
VILLAGE OF HOWARD
BROWN COUNTY
WISCONSIN

Marley Meadows

PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 3, T24N–R19E, VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN.

GRAPHIC SCALE: 1" = 60'
0 30 60 120

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1" ø IRON PIPE
- FOUND 2" ø IRON PIPE
- FOUND 1" ø IRON PIPE WITH CAP
- FOUND 3/4" ø IRON ROD
- 2.38" (O.D.) X 18" IRON PIPE WEIGHING 3.65 LBS/LIN. FOOT SET
- ( ) INDICATES RECORDED AS
- ENVIRONMENTALLY SENSITIVE AREA (ESA)
- DELINEATED WETLANDS BY CEDAR CORPORATION ON OCTOBER 16TH, 2023
- – ALL OTHER LOT CORNERS MARKED WITH A 1.32" (O.D.) X 18" IRON PIPE WEIGHING 1.68 LBS\LIN. FOOT.
- – ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST HUNDREDTH OF A FOOT.
- – ALL DISTANCES ON CURVES ARE ARC LENGTHS.
- 25' BUILDING SETBACK (UNLESS NOTED)
- 12' UTILITY EASEMENT (UNLESS NOTED)
- EXISTING BUILDING

WISCONSIN
STEVEN M. BIEDA
PLS-2275
GREEN BAY, WI
LAND SURVEYOR

STEVEN M. BIEDA
PLS–2275
DECEMBER 2nd, 2024

The temporary cul–de–sac easement is to be used and maintained for road purposes until such time as the developer, Village of Howard, or Brown County requires the extension of proposed road and shall be maintained by the Village of Howard.

UNPLATTED LANDS
OUTLOT 1 59 CSM 91
Government Lot 3 NW-NE SE-NE
Section 3 NE-NE SE-NE
Section 2 NW-NW SW-NW
Northeast Corner of Section 3, T24N-R19E, (mag nail with washer found)
LOT 1 CSM 9700
LOT 1 37 CSM 95
LOT 1 39 CSM 153
LOT 2 36 CSM 245
LOT 1 39 CSM 191
MARLEY STREET
C.T.H. "VV"
width varies
33.5'
52.5'
S85°54'17"W 839.88'
S00°12'18"E 1327.35'
2654.70'

N85°54'17"E 661.54'
60.00'
20' by 10' Storm Sewer and Storm Water Drainage Easement
211.31'
113.62'
8.01'
324.93'
88.91'
S00°12'18"E 156.60'
(S00°00'00"E)
59.78'
(S90°00'00"W)
N89°47'42"E 313.66'
34.45'
79.84'
77.59'
61.77'
60.00'
151.49'
S00°12'18"E 150.00'
N89°47'42"E 274.04'
N89°47'42"E 113.82'
N00°12'18"W 1.49'
S00°12'18"E 62.99'
31.5'
Water Mint Way
30' dedicated to the public
N00°12'18"W 5.00'
S89°47'42"W 68.88'
S89°47'42"W 29.00'
S00°12'18"E 3.50'
See page 2 for CBU Note
10' by 10' Storm Sewer and Storm Water Drainage Easement
S89°47'42"W 158.00'
19.1'
9.3'
17.4'
12' Utility Easement
25' Building Setback
20' Wide Storm Sewer and Storm Water Drainage Easement
12' Utility Easement
30' Building Setback
60.00'
R60.0'
C40 L=71.39'
C41 L=11.91'
C38 L=6.54'
C39 L=119.90'
C35 L=60.23'
C36 L=12.51'
C37 L=7.61'
C34 L=17.92'
C42
C43
C44 L=64.05'
C45 L=60.00'
C46 L=60.00'
C47 L=60.00'
C48 L=60.00'
C49 L=6.18'
53.82'
60.00'
C10 L=18.85'
C1 L=18.85'
C11 L=428.99'
C12 L=25.51'
C13 L=80.55'
C14 L=80.55'
C15 L=80.56'
C16 L=80.56'
C17 L=79.76'
C18 L=43.36'
C19 L=16.44'
C20 L=26.92'
C21 L=43.08'
C22 L=46.87'
C23 L=46.87'
C24 L=46.87'
C25 L=46.87'
C26 L=47.24'
C27 L=42.30'
C28 L=43.36'
C29 L=35.03'
C30 L=8.33'
C31 L=89.05'
C32 L=6.23'
C33 L=233.82'
C7 L=66.51'
C8 L=13.06'
C9 L=6.83'
C3 L=3.14'
C4 L=46.87'
C5 L=46.87'
C6 L=46.87'
R=15.00'
CD=N42°34'57"W
24.13'
R=28.04'
CD=107°59'23"E
49.13'
N83°52'21"S
21.72'
23.23'
27.41'
78.34'
74.00'
77.08'
24.33'
59.20'
137.54'
151.08'
192.69'
114.01'
S00°22'18"W
S73°48'57"W
S80°27'54"E 135.65'
S15°42'17"E 114.87'
S29°03'20"W 138.76'
S41°46'36"W 744.83'
67.27'
118.50'
409.27'
S00°12'18"E
21.44'
5.0'
15.0'
38.2'
30.4'
12.8'
West side of shed on lot line.
East ¼ Corner of Section 3, T24N-R19E, (mag nail with washer found)
33.5'
width varies

LOT 11 0.34 Acres 14,609 Sq. Ft.
LOT 12 0.47 Acres 20,561 Sq. Ft.
LOT 13 0.73 Acres 31,827 Sq. Ft.
LOT 14 0.90 Acres 39,334 Sq. Ft.
LOT 15 0.51 Acres 22,034 Sq. Ft.
LOT 16 0.36 Acres 15,795 Sq. Ft.
LOT 17 0.24 Acres 10,357 Sq. Ft.
LOT 18 0.28 Acres 12,309 Sq. Ft.
LOT 19 0.27 Acres 11,598 Sq. Ft.
LOT 20 0.37 Acres 16,145 Sq. Ft.
LOT 21 1.25 Acres 54,394 Sq. Ft.
LOT 22 1.01 Acres 44,030 Sq. Ft.
LOT 23 0.26 Acres 11,454 Sq. Ft.
LOT 24 0.30 Acres 13,229 Sq. Ft.
LOT 25 0.42 Acres 18,222 Sq. Ft.
LOT 26 0.33 Acres 14,393 Sq. Ft.
LOT 27 0.32 Acres 13,875 Sq. Ft.
LOT 28 0.30 Acres 13,059 Sq. Ft.
LOT 29 0.27 Acres 11,561 Sq. Ft.
LOT 30 0.22 Acres 9,635 Sq. Ft.
LOT 31 0.21 Acres 8,930 Sq. Ft.
LOT 32 0.25 Acres 10,783 Sq. Ft.
LOT 33 0.25 Acres 11,041 Sq. Ft.
LOT 34 0.31 Acres 13,388 Sq. Ft.
LOT 35 0.62 Acres 26,915 Sq. Ft.
LOT 36 0.25 Acres 10,831 Sq. Ft.
LOT 37 0.34 Acres 14,782 Sq. Ft.
LOT 38 0.22 Acres 9,665 Sq. Ft.
LOT 39 0.18 Acres 7,692 Sq. Ft.
LOT 40 0.18 Acres 7,692 Sq. Ft.
LOT 41 0.21 Acres 9,164 Sq. Ft.
LOT 1 0.21 Acres 9,090 Sq. Ft.
LOT 2 0.21 Acres 9,224 Sq. Ft.
LOT 3 0.24 Acres 10,540 Sq. Ft.
LOT 4 0.26 Acres 11,306 Sq. Ft.
LOT 5 0.27 Acres 11,874 Sq. Ft.
LOT 6 0.21 Acres 9,218 Sq. Ft.
LOT 7 0.22 Acres 9,704 Sq. Ft.
LOT 8 0.36 Acres 15,569 Sq. Ft.
LOT 9 0.48 Acres 20,720 Sq. Ft.
LOT 10 0.46 Acres 19,964 Sq. Ft.

N00°53'08"W 770.70'
179.74'
215.73'
158.54'
124.43'
138.19'
S87°51'02"W 4.63'
235.02'
155.12'
S87°51'02"W 1081.19'
(S88°01'00"W)
0.75" Pipe Found Northwest 2.8' from actual corner.
176.53'
150.59'
195.72'
115.55'
143.96'
123.22'
51.62'
S05°36'03"E 190.17'
S05°52'26"E 106.17'
S83°53'11"W 159.83'
S83°38'48"W 317.31'
S66°20'45"W 319.88'
S84°01'46"W 281.26'
S80°26'42"W 129.39'
N87°04'11"E 214.82'
N52°15'29"W 125.01'
N52°15'29"W 257.91'
N52°15'29"W 205.96'
N37°44'31"E 55.46'
Water Mint Court dedicated to the public
N37°44'31"E 55.46'
S52°25'00"E 233.37'
S42°35'44"E 219.42'
S22°57'17"E 155.54'
S32°46'30"E 195.18'
S51°48'46"E 233.66'
N51°48'46"E 323.33'
N51°48'46"E 268.68'
S51°48'46"E 98.13'
N51°48'46"E 294.98'
N51°48'46"W 412.17'
S51°48'46"W 298.60'
S51°48'46"W 210.90'
S51°48'46"W 123.19'
S38°11'14"E 294.98'
N38°11'14"W 294.98'
dedicated to the public Trefoil Trail
N26°49'07"W 119.99'
N20°19'57"W 154.17'
N42°05'57"E 135.71'
N13°50'46"W 171.28'
N00°35'24"W 151.54'
N00°12'18"W 151.49'
N00°12'18"W 130.51'
N00°12'18"W 234.44'
N89°47'42"E 109.88'
N89°47'42"E 109.88'
N89°47'42"E 109.88'
Emerson Court dedicated to the public
S00°12'18"E 234.44'
S00°22'18"W
S06°56'10"W
S89°47'42"W
S89°47'42"W
S73°48'57"W
S24°04'12"W
S22°32'42"E 58.00'
S75°45'18"E 45.11'
S42°35'42"W 65.02'
N42°43'53"E 103.11'
N30°10'28"E 151.16'
N22°32'42"E 58.00'
N75°45'18"W 45.11'
N42°43'53"W 103.11'
S51°08'05"E 123.39'
S31°18'54"E 131.68'
S37°18'54"E 155.54'
S89°47'42"W 47.98'
S89°47'42"W 137.54'
S89°47'42"W 78.34'
S89°47'42"W 151.08'
S89°47'42"W 192.69'
N00°12'18"W 130.51'
N00°12'18"W 151.49'
N00°35'24"W 151.54'
N00°12'18"W 151.49'
N00°19'57"W 156.84'
N13°50'46"W 171.28'
N42°05'57"E 135.71'
N20°19'57"W 154.17'
N26°49'07"W 119.99'
N51°48'46"E 98.13'
N38°11'14"W 294.98'
S38°11'14"E 294.98'
dedicated to the public Trefoil Trail
S80°26'42"W 129.39'
S66°20'45"W 319.88'
S84°01'46"W 281.26'
S87°51'02"W 4.63'
S87°51'02"W 1081.19'
(S88°01'00"W)
S83°38'48"W 317.31'
S05°36'03"E 190.17'
S05°52'26"E 106.17'
S83°53'11"W 159.83'
S29°03'20"W 138.76'
S41°46'36"W 744.83'
S15°42'17"E 114.87'
S80°27'54"E 135.65'
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S00°12'18"E 409.27'
S00°12'18"E 150.00'
S00°12'18"E 62.99'
S00°12'18"E 1327.35'
2654.70'
N00°12'18"W 1.49'
N89°47'42"E 274.04'
N89°47'42"E 113.82'
S89°47'42"W 158.00'
S00°12'18"E 3.50'
N00°12'18"W 5.00'
S89°47'42"W 68.88'
S89°47'42"W 29.00'
S00°12'18"E 62.99'
S00°12'18"E 1327.35'
2654.70'
S85°54'17"W 839.88'
N85°54'17"E 661.54'
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S00°12'18"E 409.27'
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S89°47'42"W 158.00'
S89°47'42"W 29.00'
S00°12'18"E 3.50'
N00°12'18"W 5.00'
S89°47'42"W 68.88'
S89°47'42"W 47.98'
S89°47'42"W 137.54'
S89°47'42"W 78.34'
S89°47'42"W 151.08'
S89°47'42"W 192.69'
N00°12'18"W 130.51'
N00°12'18"W 151.49'
N00°35'24"W 151.54'
N00°12'18"W 151.49'
N00°19'57"W 156.84'
N13°50'46"W 171.28'
N42°05'57"E 135.71'
N20°19'57"W 154.17'
N26°49'07"W 119.99'
N51°48'46"E 98.13'
N38°11'14"W 294.98'
S38°11'14"E 294.98'
dedicated to the public Trefoil Trail
S80°26'42"W 129.39'
S66°20'45"W 319.88'
S84°01'46"W 281.26'
S87°51'02"W 4.63'
S87°51'02"W 1081.19'
(S88°01'00"W)
S83°38'48"W 317.31'
S05°36'03"E 190.17'
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S83°53'11"W 159.83'
S29°03'20"W 138.76'
S41°46'36"W 744.83'
S15°42'17"E 114.87'
S80°27'54"E 135.65'
S00°12'18"E 234.44'
S00°12'18"E 409.27'
S00°12'18"E 150.00'
S00°12'18"E 62.99'
S00°12'18"E 1327.35'
2654.70'

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified March 18, 2025

Department of Administration

PARCEL F 3 CSM 407
PARCEL A 3 CSM 399
PARCEL G 3 CSM 441
PARCEL H 3 CSM 441
PARCEL I 3 CSM 441

TAX PARCEL: VH–47
FIELDWORK COMPLETED: 08/01/2024

vierbicher
planners | engineers | advisors

Drafted by: NDK/BAR
Checked by: MRA
Job #: 240281
Drawing No.: P–2626
Rev: 01/30/2025
Rev: 03/11/2025
Rev:

SURVEYED FOR:
JMIDA 2 LLC
1659 MARLEY ST
GREEN BAY WI 54313

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

SHEET 1 OF 2

12 Mar 2025 - 1:57p G:\Carol Rolfers LLC\240281 Marley Street Village of Howard\CADD\240281 Final Plat 120524.dwg by: nkov

©Vierbicher Associates, Inc.

Marley Meadows

PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 3, T24N–R19E, VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, STEVEN M. BIEDA, PROFESSIONAL LAND SURVEYOR, PLS–2275, HEREBY CERTIFY:

THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236, WISCONSIN STATUTES, AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF HOWARD AND THE BROWN COUNTY PLANNING COMMISSION AND UNDER THE DIRECTION OF THE OWNERS LISTED HEREON, I HAVE SURVEYED, DIVIDED AND MAPPED MARLEY MEADOWS; AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND IS PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 3, T24N–R19E, VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 3, T24N–R19E; THENCE S00°12'18"E, 1327.35 FEET ALONG THE EAST LINE OF NORTHEAST ¼ OF SAID SECTION 3; THENCE S85°54'17"W, 639.88 FEET ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 3, ALSO BEING THE NORTH LINE OF LOT 1, VOLUME 37, CERTIFIED SURVEY MAPS, PAGE 95, MAP NUMBER 5625, DOCUMENT NUMBER 1605767, BROWN COUNTY RECORDS, TO THE POINT OF BEGINNING; THENCE S00°12'18"E, 156.80 FEET ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP NUMBER 5625; THENCE N89°47'42"E, 313.66 FEET ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP NUMBER 5625; THENCE S00°12'18"E, 150.00 FEET; THENCE N89°47'42"E, 274.04 FEET; THENCE S00°12'18"E, 62.99 FEET ALONG THE WEST RIGHT OF WAY OF C.T.H. "VV", ALSO KNOWN AS MARLEY STREET; THENCE S89°47'42"W, 158.00 FEET ALONG THE NORTH LINE OF LOT 1, VOLUME 55, CERTIFIED SURVEY MAPS, PAGE 46, MAP NUMBER 7936, DOCUMENT NUMBER 2435434, BROWN COUNTY RECORDS; THENCE S00°12'18"E, 409.27 FEET ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP NUMBER 7936 AND ITS EXTENSION; THENCE S87°51'02"W, 1081.19 FEET ALONG THE NORTH LINE OF PARCELS G, H AND I, VOLUME 3, CERTIFIED SURVEY MAPS, PAGE 441, MAP NUMBER 902, DOCUMENT NUMBER 718653, BROWN COUNTY RECORDS, ALSO THE NORTH LINE OF PARCELS A, VOLUME 3, CERTIFIED SURVEY MAPS, PAGE 399, MAP NUMBER 882, DOCUMENT NUMBER 713585, BROWN COUNTY RECORDS; THENCE N00°53'08"W, 770.70 FEET ALONG THE WEST LINE OF SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 3; THENCE N85°54'17"E, 661.54 FEET ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 3, TO THE POINT OF BEGINNING.

PARCEL CONTAINS 775,806 SQUARE FEET / 17.81 ACRES MORE OR LESS.
RIGHT OF WAY DEDICATED TO THE PUBLIC CONTAINS 119,283 SQUARE FEET / 2.74 ACRES, MORE OR LESS.
PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

WISCONSIN STEVEN M. BIEDA PLS-2275 GREEN BAY WI LAND SURVEYOR

STEVEN M. BIEDA
PLS–2275
DECEMBER 2nd, 2024

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 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.

DEVELOPMENT ON LOT 1–41 REQUIRES PUBLIC SEWER AND WATER BE AVAILABLE OR ACQUISITION OF ALL STATE, COUNTY, AND/OR MUNICIPAL PERMITS CONCERNING ONSITE SEWAGE DISPOSAL SYSTEMS FOR SANITARY WASTE DISPOSAL.

LOTS 12–17, 19–21, 25–31 AND 33–35 INCLUDE WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ARMY CORPS OF ENGINEERS, BROWN COUNTY PLANNING COMMISSION, OR THE VILLAGE OF HOWARD ZONING ADMINISTRATORS OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY.

THE OWNERS OF LOTS 1 THROUGH 41 ARE JOINT OWNERS OF THE SPECIFIED CLUSTER BOX UNIT (CBU) STRUCTURE AND ITS FOUNDATION, WHO ARE RESPONSIBLE FOR THE LONG–TERM MAINTENANCE AND REPLACEMENT. IF THE PROPERTY OWNERS DO NOT KEEP THE CBU IN A GOOD–LOOKING FUNCTIONAL STATE, THE MUNICIPALITY MAY ASSESS/CHARGE THE LOT OWNERS FOR THE SHARED COST OF REPAIRS OR REPLACEMENT.

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.

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

LOTS 12–17, 19–22, 24–31 AND 33–35 CONTAIN AN ENVIRONMENTALLY SENSITIVE AREA (ESA) AS DEFINED IN THE 2040 BROWN COUNTY URBAN SERVICE AREA WATER QUALITY PLAN. THE ESA INCLUDES (DELINEATED WETLANDS, ALL LAND WITHIN 10–30 FEET OF LESS SUSCEPTIBLE WETLANDS, ALL LAND WITHIN 50 FEET OF MODERATELY SUSCEPTIBLE WETLANDS, ALL LAND WITHIN 75 FEET OF HIGHLY–SENSITIVE 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.

PUBLIC UTILITY EASEMENT PROVISIONS (12' PUBLIC UTILITY EASEMENTS)

A NON–EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRIC, NATURAL GAS, COMMUNICATIONS, WATER DISTRIBUTION, SEWER COLLECTION, DRAINAGE, ETC., IS HEREBY GRANTED BY

C ROFFERS PROPERTIES LLC, GRANTOR, TO WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, AND OTHER PUBLIC UTILITIES, GRANTEE,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND PUBLIC UTILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, UNDER, ACROSS, ALONG, AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS DESIGNATED ON THE PLAT, 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/OR 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.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

STORM WATER DRAINAGE EASEMENT

DRAINAGE EASEMENT GRANTED TO THE VILLAGE OF HOWARD, A WISCONSIN MUNICIPAL CORPORATION, BROWN COUNTY, WISCONSIN, GRANTEE HEREIN AND ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT OVER, UNDER AND THROUGH THE PROPERTY, BY THE UNDER SIGNED OWNERS OF THE PROPERTY AND GRANTORS HEREIN:

THIS PERPETUAL DEED OF EASEMENT, WHICH SHALL RUN WITH THE LAND, IS GRANTED UPON THE FOLLOWING CONDITIONS:

THE EASEMENT IS GIVEN FOR THE PURPOSE OF CONSTRUCTING, USING, REPAIRING, ENLARGING AND FOREVER MAINTAINING DRAINAGE (STORM SEWER, DITCHING, SURFACE WATER DRAINAGE, PONDS OR OTHER STORM WATER FACILITIES) INCLUDING THE RIGHT TO INCREASE REGULATORY FLOOD WATER ELEVATIONS WITH IN THE EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EASEMENT FOR SUCH PURPOSES.

THAT THE GRANTORS, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO USE AND OCCUPY THE ABOVE DESCRIBED REAL ESTATE, PROVIDING THAT SUCH USE AND OCCUPATION WILL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY OR OBSTRUCT SAID DRAINAGE, OR ANY PART THEREOF. NO BUILDINGS, LANDSCAPING, FENCES OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED ON OR OVER THE EASEMENT.

THE GRANTEE SHALL HAVE THE RIGHT OF ACCESS TO SAID EASEMENT, AND THE RIGHT TO USE SAID PREMISES AND THE LAND ADJACENT THERETO FOR THE TRANSPORTATION AND LAYING DOWN OF STORAGE MATERIALS, TOOLS, AND EQUIPMENT, THE DEPOSITING AND REMOVAL OF MATERIALS, THE REMOVAL OF TREES AND OTHER VEGETATION, THE REMOVAL OF ANY ITEMS CONSTRUCTED ON OR OVER THE EASEMENT, AND FOR OTHER PURPOSES INCIDENTAL TO CONSTRUCTION AND MAINTENANCE.

THE GRANTEE AGREES TO RESTORE AFTER COMPLETION OF CONSTRUCTION, MAINTENANCE, OR OTHER ACTIVITY, THE EASEMENT WITH 4" TOPSOIL, SEED, FERTILIZER AND MULCH, AND FURTHER PROVIDES THAT IN EVENT ANY DAMAGE IS CAUSED TO THE LAND OR REAL ESTATE ADJACENT TO THE EASEMENT, BY REASON OF ANY NEGLIGENCE OF THE GRANTEE IN ENTERING THEREON AND USING THE ABOVE DESCRIBED PROPERTY, SAID GRANTEE SHALL COMPENSATE THE GRANTORS FOR SUCH DAMAGE.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified March 18, 2025

Department of Administration

CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

APPROVED FOR THE BROWN COUNTY PLANNING COMMISSION THIS 31st DAY OF March 2025.

DEVIN YODER
SENIOR PLANNER

BROWN COUNTY PLANNING COMMISSION SEAL

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 PLAT AS OF THE DATES LISTED BELOW.

Ray Suennen 3/31/25
RAY SUENNEN DATE
BROWN COUNTY TREASURER

BROWN COUNTY COUNTY TREASURER WISCONSIN

CERTIFICATE OF THE VILLAGE OF HOWARD

APPROVED FOR THE VILLAGE OF HOWARD THIS 24th DAY OF February 2025

Kathleen M Jurecki
KATHLEEN JURECKI
VILLAGE CLERK

VILLAGE OF HOWARD CORPORATE SEAL BROWN COUNTY, WIS.

CERTIFICATE OF THE VILLAGE OF HOWARD TREASURER

AS DULY ELECTED VILLAGE OF HOWARD 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 PLAT AS OF THE DATES LISTED BELOW.

Christ A Hallom 3/27/25
CHRIS HALTOM DATE
VILLAGE OF HOWARD TREASURER

VILLAGE OF HOWARD CORPORATE SEAL BROWN COUNTY, WIS.

CORPORATE OWNER'S CERTIFICATE

C ROFFERS PROPERTIES LLC, A CORPORATIONS DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. C ROFFERS PROPERTIES LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

VILLAGE OF HOWARD
BROWN COUNTY PLANNING COMMISSION
DEPT. OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID C ROFFERS PROPERTIES LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THESE OFFICERS Chad Rafferz ON THIS 28th DAY OF March, 2025

LAND CONTRACT VENDEE

C ROFFERS PROPERTIES LLC – MEMBER

PERSONALLY CAME BEFORE ME THIS 28th DAY OF March 2025 THE ABOVE NAMED OWNER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
BROWN COUNTY, WISCONSIN
MY COMMISSION EXPIRES 12/26/26

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

LAND CONTRACT VENDOR

JMIDA 2 LLC – MEMBER

PERSONALLY CAME BEFORE ME THIS 19th DAY OF March 2025 THE ABOVE NAMED OWNER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
Wake COUNTY, NC
MY COMMISSION EXPIRES August 3, 2029

STATE OF NC]
] SS
COUNTY OF Wake]

ELIZABETH CRAIN NOTARY PUBLIC WAKE COUNTY, NC

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Dir.	Tangent Bearings	Tangent Bearings
C1	18.85'	12.00'	90°00'00"	16.97'	S44°47'42"W	S89°47'42"W	S00°12'18"E
C2	251.33'	60.00'	240°00'00"	103.92'	N60°12'18"W	N59°47'42"E	S00°12'18"E
C3	31.15'	60.00'	29°44'24"	30.80'	S14°39'54"W	S00°12'18"E	S29°32'06"W
C4	46.87'	60.00'	44°45'37"	45.69'	S51°54'55"W	S29°32'06"W	S74°17'43"W
C5	46.87'	60.00'	44°45'37"	45.69'	N83°19'28"W	S74°17'43"W	N60°56'40"W
C6	46.87'	60.00'	44°45'37"	45.69'	N38°33'51"W	N60°56'40"W	N16°11'03"W
C7	66.51'	60.00'	63°30'34"	63.15'	N15°34'14"E	N16°11'03"W	N47°19'31"E
C8	13.06'	60.00'	12°28'11"	13.03'	N53°33'37"E	N47°19'31"E	N59°47'42"E
C9	62.83'	60.00'	60°00'00"	60.00'	N29°47'42"E	N59°47'42"E	N00°12'18"W
C10	18.85'	12.00'	89°59'59"	16.97'	N45°12'25"W	N00°12'25"W	S89°47'36"W
C11	426.99'	470.00'	52°03'11"	412.46'	S63°46'06"W	S89°47'42"W	S37°44'31"W
C12	25.51'	470.00'	3°06'36"	25.51'	S88°14'24"W	S89°47'42"W	S86°41'06"W
C13	80.55'	470.00'	9°49'11"	80.45'	S81°46'31"W	S86°41'06"W	S76°51'55"W
C14	80.55'	470.00'	9°49'12"	80.45'	S71°57'19"W	S76°51'55"W	S67°02'44"W
C15	80.56'	470.00'	9°49'13"	80.46'	S62°08'07"W	S67°02'44"W	S57°13'31"W
C16	80.56'	470.00'	9°49'14"	80.46'	S52°18'54"W	S57°13'31"W	S47°24'17"W
C17	79.26'	470.00'	9°39'46"	79.17'	S42°34'24"W	S47°24'17"W	S37°44'31"W
C18	43.36'	60.00'	41°24'35"	42.43'	S17°02'13"W	S37°44'31"W	S03°40'04"E
C19	16.44'	60.00'	15°41'58"	16.39'	S29°53'32"W	S37°44'31"W	S22°02'33"W
C20	26.92'	60.00'	25°42'37"	26.70'	S09°11'14"W	S22°02'33"W	S03°40'04"E
C21	275.22'	60.00'	262°49'09"	90.00'	S52°15'29"E	S79°09'05"W	N03°40'04"W
C22	45.07'	60.00'	43°02'00"	44.01'	S17°50'56"W	S03°40'04"E	S39°21'56"W
C23	46.87'	60.00'	44°45'37"	45.69'	S61°44'45"W	S39°21'56"W	S84°07'33"W
C24	46.87'	60.00'	44°45'37"	45.69'	N73°29'38"W	S84°07'33"W	N51°06'50"W
C25	46.87'	60.00'	44°45'37"	45.69'	N28°44'01"W	N51°06'50"W	N06°21'13"W
C26	47.24'	60.00'	45°06'51"	46.03'	N16°12'13"E	N06°21'13"W	N38°45'38"E
C27	42.30'	60.00'	40°23'27"	41.43'	N58°57'22"E	N38°45'38"E	N79°09'05"E
C28	43.36'	60.00'	41°24'35"	42.43'	N58°26'48"E	N79°09'05"E	N37°44'31"E
C29	35.03'	60.00'	33°27'10"	34.54'	N62°25'30"E	N79°09'05"E	N45°41'56"E
C30	8.33'	60.00'	7°57'25"	8.33'	N41°43'13"E	N45°41'56"E	N37°44'31"E
C31	89.05'	530.00'	9°37'36"	88.94'	S42°33'19"W	S47°22'07"W	S37°44'31"W
C32	6.23'	530.00'	0°40'26"	6.23'	N38°04'43"E	N37°44'30"E	N38°24'56"E
C33	82.82'	530.00'	8°57'10"	82.73'	N42°53'32"E	N38°24'57"E	N47°22'07"E
C34	17.92'	12.00'	85°33'20"	16.30'	N04°35'26"E	N47°22'06"E	N38°11'14"W
C35	119.00'	200.00'	34°05'31"	117.26'	S21°08'29"E	S04°05'43"E	S38°11'14"E
C36	50.73'	200.00'	14°31'59"	50.59'	N30°55'15"W	N38°11'14"W	N23°39'15"W
C37	61.73'	200.00'	17°41'01"	61.48'	N14°48'45"W	N23°39'15"W	N05°58'14"W
C38	6.54'	200.00'	1°52'31"	6.55'	N05°01'59"W	N05°58'14"W	N04°05'43"W
C39	83.30'	140.00'	34°05'31"	82.08'	S21°08'29"E	S04°05'43"E	S38°11'14"E
C40	71.39'	140.00'	29°13'02"	70.62'	S18°42'14"E	S04°05'43"E	S33°18'45"E
C41	11.91'	140.00'	4°52'29"	11.91'	S35°45'00"E	S33°18'45"E	S38°11'14"E
C42	17.92'	12.00'	85°33'20"	16.30'	S80°57'54"E	S38°11'14"E	N56°15'26"E
C43	310.23'	530.00'	33°32'16"	305.82'	S73°01'34"W	S89°47'42"W	S56°15'26"W
C44	64.05'	530.00'	6°55'27"	64.01'	N59°43'10"E	N56°15'26"E	N63°10'53"E
C45	60.00'	530.00'	6°29'11"	59.97'	N66°25'29"E	N63°10'53"E	N69°40'04"E
C46	60.00'	530.00'	6°29'11"	59.97'	N72°54'39"E	N69°40'04"E	N76°09'15"E
C47	60.00'	530.00'	6°29'11"	59.97'	N79°23'50"E	N76°09'15"E	N82°38'25"E
C48	60.00'	530.00'	6°29'11"	59.97'	N85°53'01"E	N82°38'25"E	N89°07'36"E
C49	6.18'	530.00'	0°40'06"	6.18'	N89°27'39"E	N89°07'36"E	N89°47'42"E

vierbicher
planners | engineers | advisors

Drafted by: NDK/BAR	
Checked by: MRA	
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Rev.	

SURVEYED FOR:
C ROFFERS PROPERTIES LLC
1659 MARLEY ST
GREEN BAY WI 54313

SURVEYED BY:
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SHEET 2 OF 2

18 Mar 2025 - 7:53a G:\Carol Rofters LLC\240281 Marley Street Village of Howard\CADD\240281 Final Plat 120524.dwg by: nkov