

Certified Survey Map

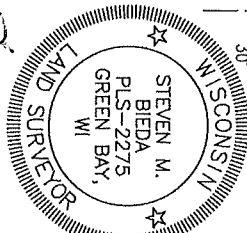
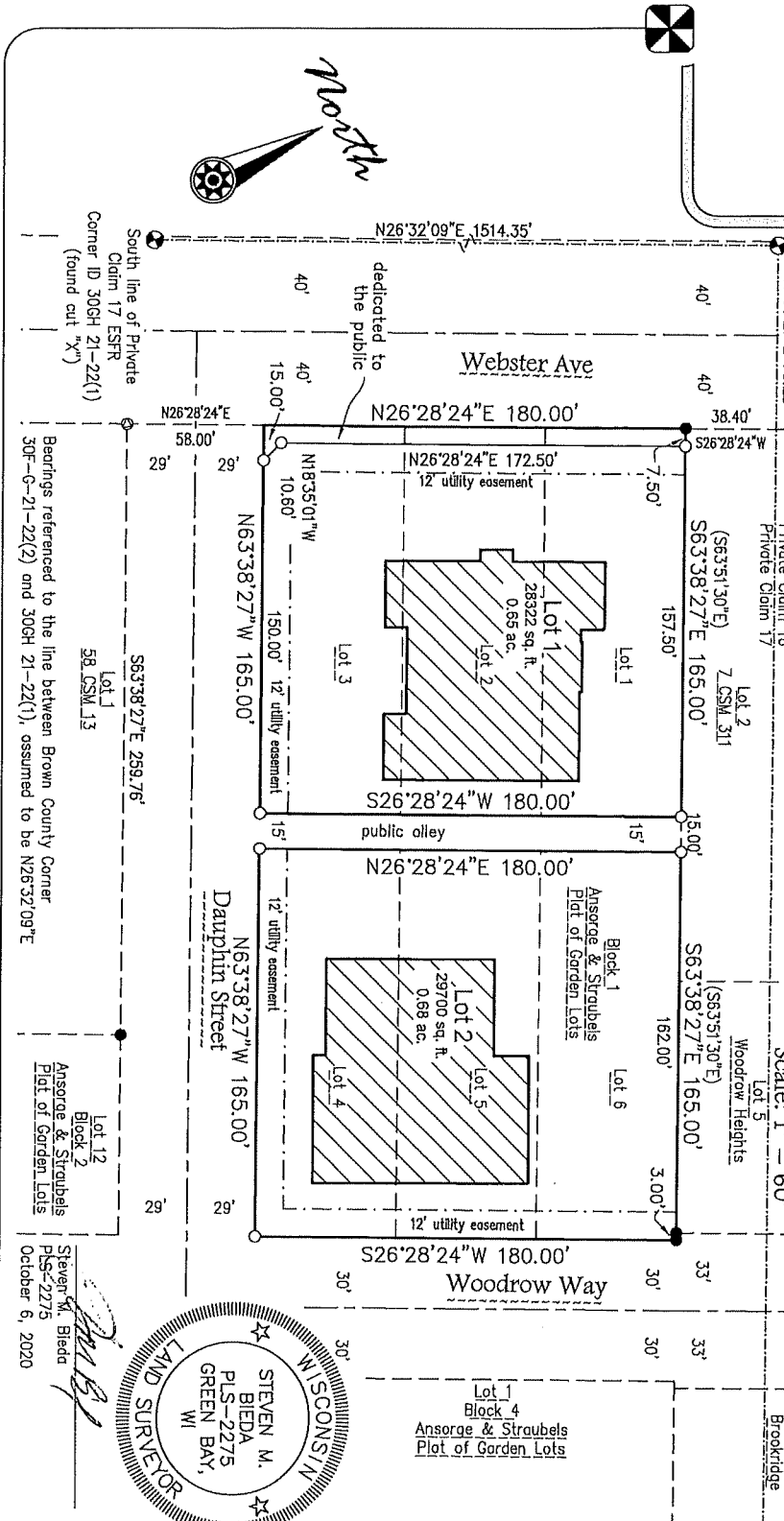
Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊙ PK nail found
- ⊕ Brown County monument - type noted
- () recorded as bearing / distance

All of Lots 1-6, Block 1, Ansdorge and Straubel's Plat of Garden Lots, (Volume 2, Plats, Page 87, Document No. 11984, Brown County Records), being located in part of Private Claim 17, East Side Fox River, Village of Allouez, Brown County, Wisconsin.



Scale: 1" = 60'



Steven M. Bieda
PLS-2275
October 6, 2020

Client: Village of Allouez
Tax Parcel: AL-258 to AL-263
Drafted By: MRA
File: B-15120CSM 100520.dwg
Data File: B-15120.txt

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

Sheet One of Three
Project No.: B-15120
Drawing No.: L-11251
Fieldwork Completed: 09/15/2020

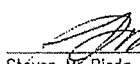


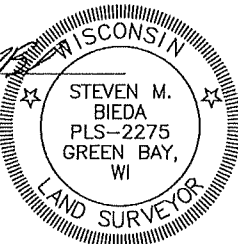
SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that I have surveyed, divided and mapped all of Lots 1-6, Block 1, Ansonge and Straubel's Plat of Garden Lots, (Volume 2, Plots, Page 87, Document No. 11984, Brown County Records), being located in part of Private Claim 17, East Side Fox River, Village of Allouez, Brown County, Wisconsin.

Parcels subject to easements and restrictions of record.
Parcels contain 59,400 square feet / 1.36 acres more or less.
Road dedication contains 1,378 square feet / 0.03 acres more or less.

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 Allouez, and the Brown County Planning Commission in surveying, dividing and mapping the same.


 Steven M. Bieda
 PLS-2275
 October 6, 2020



CERTIFICATE OF THE BROWN COUNTY PLAN COMMISSION

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

Dan Teaters
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

CERTIFICATE OF THE VILLAGE OF ALLOUEZ

Approved for the Village of Allouez this ____ day of _____, 20__.

Debra M. Baenen
Village Clerk

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/Town 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.





CORPORATE OWNER'S CERTIFICATE

Village of Allouez, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that I caused the land described and easements granted on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. Village of Allouez, also certifies that this Certified Survey Map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

VILLAGE OF ALLOUEZ
BROWN COUNTY PLANNING COMMISSION

In Witness Whereof, the said Village of Allouez, has caused these presents to be signed by
Brad Lange, it's Administrator on this _____ day of _____, 20_____.

Brad Lange

Personally came before me this _____ day of _____, 20_____, the above named officer of said corporation and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public My Commission Expires _____
Brown County, Wisconsin

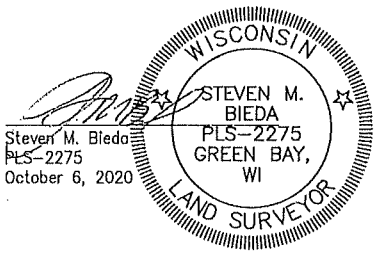
STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

UTILITY EASEMENT PROMVISIONS

An easement for electric, natural gas, and communications service is hereby granted by
Village of Allouez, Grantor, 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.





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

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 checked="" type="checkbox"/>	Certified Survey Map (CSM)	One digital PDF	\$350	\$300	\$650
<input type="checkbox"/>	Retracement CSM	One digital PDF	\$100	\$300	\$400
<input 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) Village of Allouez Municipality Village of Allouez

Subdivision Name (if applicable) _____ Parcel Number AL-258 to AL-263

Location S ___ T ___ N R ___ E or PC 17 ESFR WSFR

Number of Lots 2 Number of Outlots 0 Net Acreage 1.36

Type of Sewer: Public Private

For Office Use Only

Date Submitted 10/14/20 Date Needed 11/3/20 Date E-mailed 10/15/20 Timeline 11/23/20

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 checked="" type="checkbox"/> Brown County Highway	<input checked="" type="checkbox"/> Telephone	<input type="checkbox"/> Other _____

Instructions: ATT **FILE #:** 2844