

Memo

To: Plan Commission

Fr: Trevor Fuller

Re: APPROVAL OF CERTIFIED SURVEY MAP FOR SAINT JOSEPH REAL ESTATE SERVICES CORPORATION

Date: February 18, 2015

Attached is a combination Certified Survey Map at 1910 S Webster Avenue. The owner wants to combine parts of lots AL-50-12, AL-50-13, and AL-51.

The owner has submitted the Certified Survey Map to the Brown County for their review and approval. Brown County Planning Commission has made the recommendation that the CSM be approved, provided that a Brown County Highway Department access permit is obtained prior to construction of a new street/road connection or driveway to a County Trunk Highway.

Plan Commission is asked to recommend for approval the Certified Survey Map for Saint Joseph Real Estate Services Corporation.



North

Certified Survey Map

A combination and depiction of the land boundaries recorded in all of Document No. _____ and all of Parcel D of Jacket 5169, Image 25 and Jacket 7890, Image 03, excepting Jacket 6330, Image 09, Jacket 7890, Image 05, Jacket 7930, Image 41, Volume 120, Deeds, page 591, and the right of way of S.T.H. "57", as per project 1481-4-21, all Brown County Records, being in part of Private Claim 14, East Side of Fox River, in the Village of Alouez, Brown County, Wisconsin

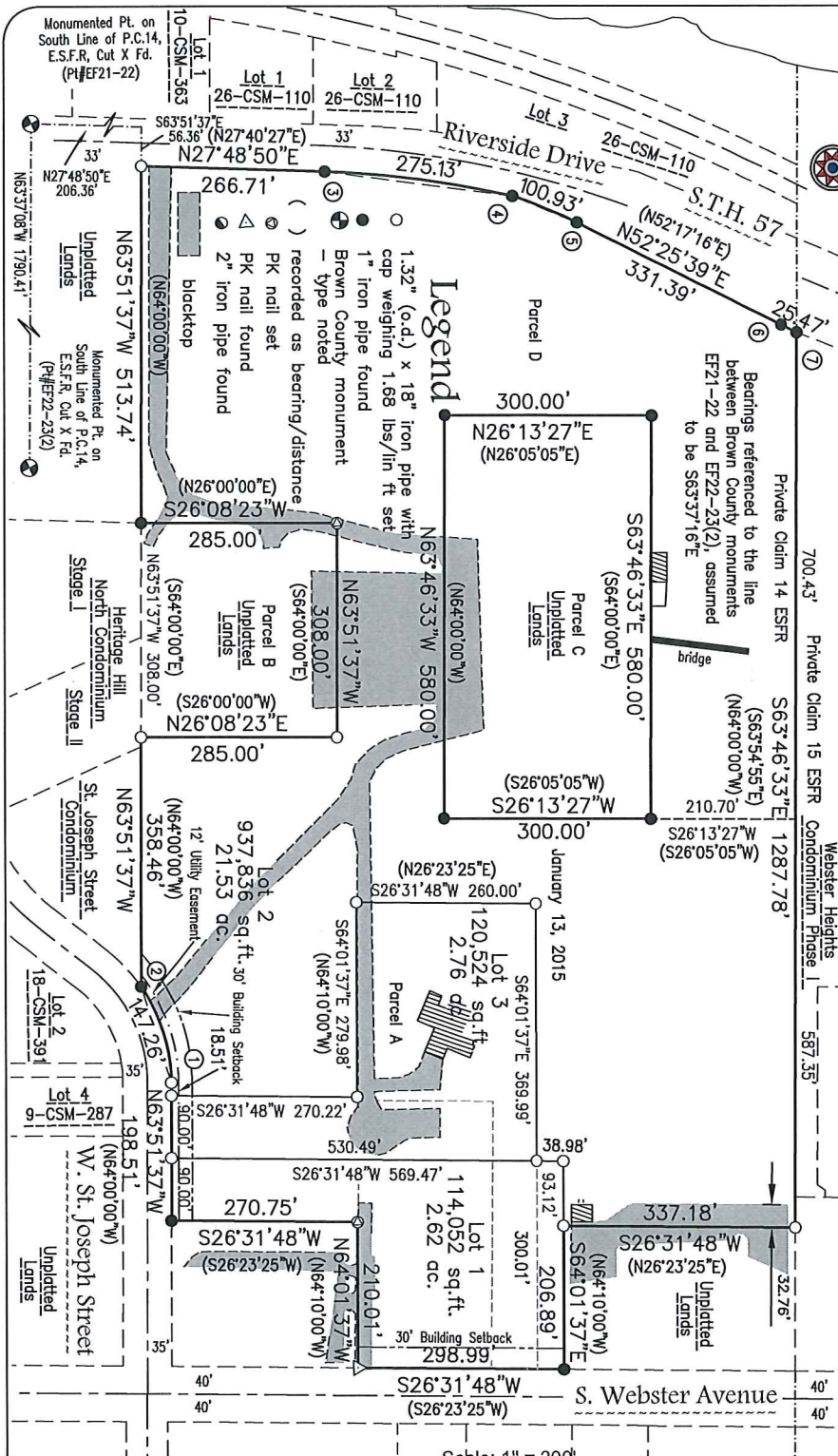
Webster Heights Condominium Phase II

Webster Heights Condominium Phase II

Unplatted Lands



Scale: 1" = 200'



Legend

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

Client: Kwik Trip, Inc.
 Tax Parcel: AL-50-12, AL-50-13, AL-51
 Drafted By: JMB
 File: C-12081CSM 121714.dwg

Mau & Associates
 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Fax: 920-434-9672

Sheet One of Three
 Project No.: C-12081
 Drawing No.: L-9098



SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, S-2275, do hereby certify that this certified survey map is not a division of property but solely a combination and depiction of the land boundaries recorded in all of Document No. _____ and all of Parcel D of Jacket 5169, Image 25 and Jacket 7890 , Image 03, excepting Jacket 6330, Image 09, Jacket 7890, Image 05, Jacket 7930, Image 41, Volume 120, Deeds, page 591, and the right of way of S.T.H. "57", as per project 1481-4-21, all Brown County Records, being in part of Private Claim 14, East Side of Fox River, in the Village of Allouez, Brown County, Wisconsin, more fully described as follows:

Commencing at a monumented point on the South line of Private Claim 14, East Side of Fox River (Pt EF22-23(2)); thence N63°37'08"W, 1790.41 to Brown County Traverse Point EF21-22, also being a point on said South line; thence N27°48'50"E, 206.36 feet; thence S63°51'37"E, 56.36 feet to point of beginning; thence N27°48'50"E, 266.71 feet along the East right of way of Riverside Drive, aka S.T.H. "57"; thence 275.13 feet along said East right of way being the arc of a 1399.39 foot radius curve to the right whose long chord bears N33°26'47"E, 274.69 feet; thence 100.93 feet along said East right of way being the arc of a 683.20 foot radius curve to the right whose long chord bears N48°11'43"E, 100.84 feet; thence N52°25'39"E, 331.39 feet along said East right of way; thence 25.47 feet along said East right of way being the arc of a 1306.24 foot radius curve to the left whose long chord bears N51°52'07.5"E, 25.47 feet; thence S63°46'33"E, 1287.78 feet; thence S26°31'48"W, 337.18 feet; thence S64°01'37"E, 206.89 feet to the West right of way of South Webster Avenue; thence S26°31'48"W, 298.99 feet along said West right of way; thence N64°01'37"W, 210.01 feet; thence S26°31'48"W, 270.75 feet to the North right of way of West St. Joseph Street; thence N63°51'37"W, 198.51 feet along said North right of way; thence 147.26 feet along said North right of way being the arc of a 240.00 foot radius curve to the left whose long chord bears N81°26'18.5"W, 144.96 feet; thence N63°51'37"W, 358.46 feet; thence N26°08'23"E, 285.00 feet; thence N63°51'37"W, 308.00 feet; thence S26°08'23"W, 285.00 feet; thence N63°51'37"W, 513.74 feet to the point of beginning.

Excepting the following description:

Commencing at a Brown County Traverse Point EF21-22; thence N27°48'50"E, 206.36 feet; thence S63°51'37"E, 56.36 feet; thence N27°48'50"E, 266.71 feet along the East right of way of Riverside Drive, aka S.T.H. "57"; thence 275.13 feet along said East right of way being the arc of a 1399.39 foot radius curve to the right whose long chord bears N33°26'47"E, 274.69 feet; thence 100.93 feet along said East right of way being the arc of a 683.20 foot radius curve to the right whose long chord bears N48°11'43"E, 100.84 feet; thence N52°25'39"E, 331.39 feet along said East right of way; thence 25.47 feet along said East right of way being the arc of a 1306.24 foot radius curve to the left whose long chord bears N51°52'07.5"E, 25.47 feet; thence S63°46'33"E, 700.43 feet; thence S26°13'27"W, 210.70 feet to the point of beginning; thence S26°13'28"W, 300.00 feet; thence N63°46'33"W, 580.00 feet; thence N26°13'27"E, 300.00 feet; thence S63°46'33"E, 580.00 feet to the point of beginning.

Parcel contains 1,172,412 square feet / 26.91 acres more or less.
Parcel subject to any easements and restrictions of record.

That such plot is a correct representation of all the exterior boundaries of the land survey. That I have made such a survey, 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 and mapping the same. This map shall not create additional lots that are not of record.

Steven M. Bieda S-2275
January 13, 2015

BROWN COUNTY PLANNING COMMISSION

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

Peter Schlein
Senior Planner

NOTE:

Provide the following erosion control note: "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."

Sheet Two of Three
Project No.: C-12081
Drawing No.: L-9098



