

All of Lot 1, Roeder Subdivision No. 1, (Volume 13, Plats, Page 23; Document No. 646271, Brown County Records), being located in part of Private Claim 26, East Side of Fox River, Village of Allouez, Brown County Wisconsin.



○ 1.32" (o.d.) x 18" iron pipe with cap  
weighing 1.68 lbs/lin ft set  
● 2" iron pipe found  
⊗ Brown County monument — type noted  
( ) recorded as bearing / distance  
existing building  
fence line

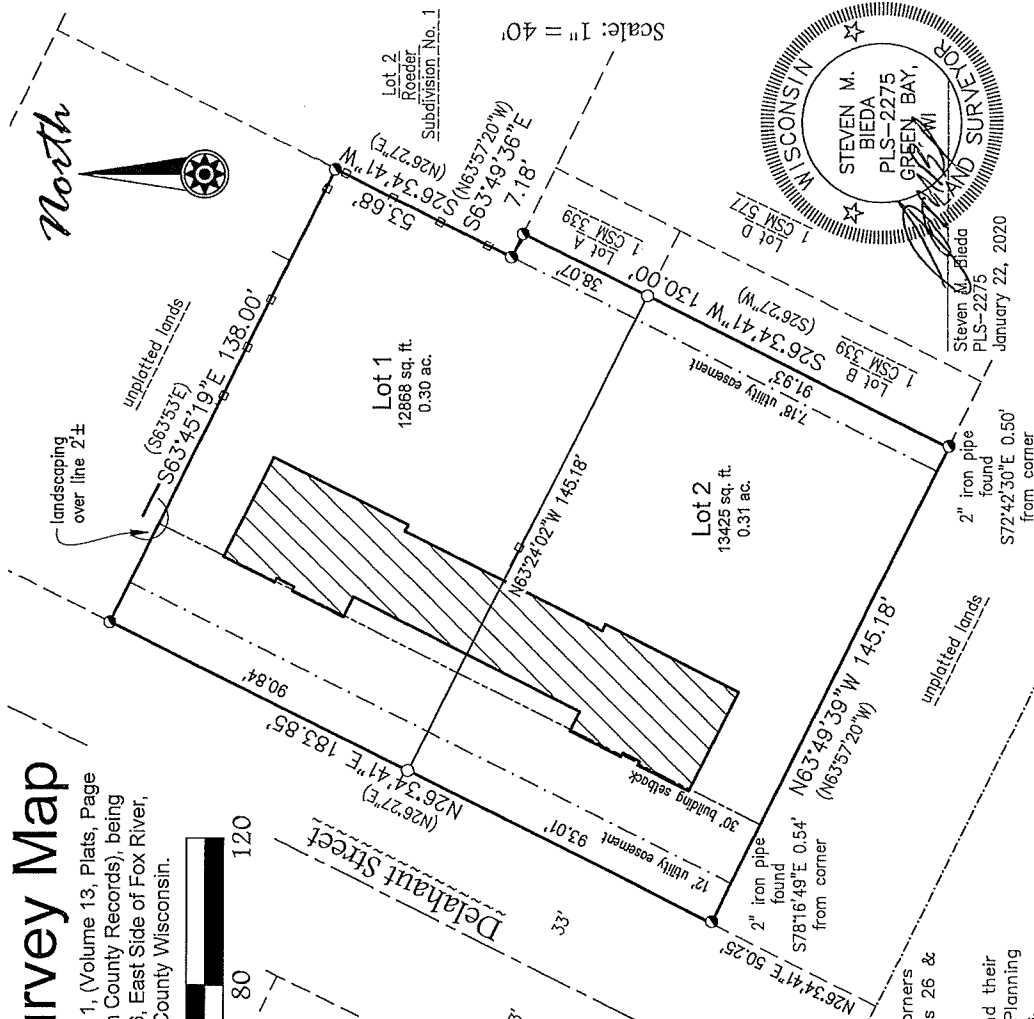
Corner 30M/N-16/17  
point on line between PC  
26 & 27 ESRF  
(found aluminum  
monument)

Corner 30NO 18-19(1)  
point on line between PG  
26 & 27 ESR  
(found concrete  
monument w/bross cop)

## NOTES

Bearings referenced to the line between Brown County Corners 30M/N-16/17 and 30N0 18-19(1) between Private Claims 26 & 27 E.S.F.R, assumed to be S63°48'40"E

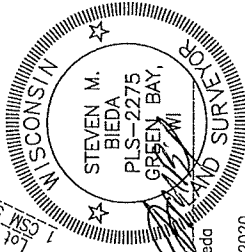
The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.



Sheet One of Four  
Project No.: D-15819  
Drawing No.: L-10953  
Fieldwork Completed: 01/07/2020

**Mau & Associates, LLP**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Website: [www.mau-associates.com](http://www.mau-associates.com)  
400 Security Blvd, Green Bay, WI 54113

Client: Mike Wasilkoff  
Tax Parcel: AL-1651-N-1  
Drafted By: MRA  
File: D-15819CSM 010320.dwg  
Data File: D-15819.txt



Steven M. Bieda  
PLS-2275  
January 22, 2020

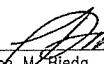


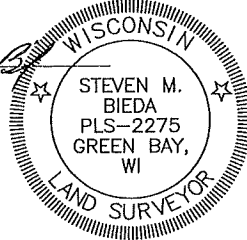
SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that I have surveyed, divided and mapped all of Lot 1, Roeder Subdivision No. 1, (Volume 13, Plats, Page 23, Document No. 646271, Brown County Records), being located in part of Private Claim 26, East Side of Fox River, Village of Allouez, Brown County Wisconsin.

Parcel contains 26,293 square feet / 0.60 acres more or less.  
Parcel subject to easements and restrictions of record.

That such plot 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  
January 22, 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



Sheet Two of Four  
Project No.: D-15819  
Drawing No.: L-10953



#### 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.

#### 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.

No building erected elsewhere shall be moved onto any lot in this subdivision.

The premises shall be used and occupied for residential purposes only.

All residences must be fully completed within 10 months from the start of construction.

No temporary structure of any kind will be permitted for residential purposes.

#### OWNER'S CERTIFICATE

As Owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. I also certify 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

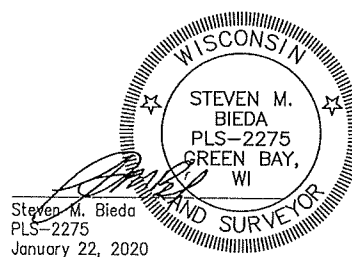
\_\_\_\_\_  
Michael D. Wasilkoff

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.

\_\_\_\_\_  
Notary Public  
Brown County, Wisconsin

My Commission Expires \_\_\_\_\_

STATE OF WISCONSIN ]  
                                  ] SS  
COUNTY OF BROWN ]



Sheet Three of Four  
Project No.: D-15819  
Drawing No.: L-10953



UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

Michael D. Wasilkoff, 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.

CERTIFICATE OF CORPORATE MORTGAGEE

\_\_\_\_\_, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, (corporate name) mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map/Plat and does hereby consent to the above certificate of \_\_\_\_\_, Owner(s) of said lands.

IN WITNESS WHEREOF, \_\_\_\_\_ has caused these presents to be signed by \_\_\_\_\_ (corporate name) (print name) it's \_\_\_\_\_ and countersigned by \_\_\_\_\_, its \_\_\_\_\_, at (print title) (print name) (print title) \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed this \_\_\_\_\_ (city) day of \_\_\_\_\_, 20\_\_\_\_.

In the presence of:

\_\_\_\_\_  
(Corporate Seal)

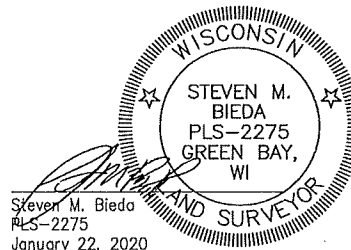
\_\_\_\_\_  
President Date

\_\_\_\_\_  
Secretary or Cashier Date

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

\_\_\_\_\_  
Notary Public My Commission Expires \_\_\_\_\_  
Brown County, Wisconsin

STATE OF WISCONSIN §  
§ SS  
COUNTY OF BROWN §





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 Steven M. Bieda E-mail sbieda@mau-associates.com 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) Mike Wasilkoff Municipality Village of Allouez

Subdivision Name (if applicable) \_\_\_\_\_ Parcel Number AL-1651-N-1

Location S \_\_\_ T \_\_\_ N R \_\_\_ E or PC 26 ☒ ESFR ☐ WSFR

Number of Lots 2 Number of Outlots 0 Net Acreage 0.60

Type of Sewer: ☒ Public ☐ Private

#### For Office Use Only

Date Submitted 1/28/20 Date Needed 2/17/20 Date E-mailed 1/30/20 Timeline 3/6/20

Distribution List:

<input checked="" type="checkbox"/> Town/Village Clerk	<input 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	<input type="checkbox"/> Other _____

Instructions: ATT **FILE #:** 2763

