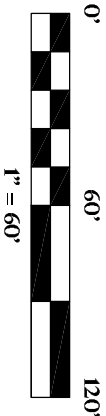


CERTIFIED SURVEY MAP

BEING A PART OF PRIVATE CLAIMS 16 AND 17, EAST SIDE OF FOX RIVER, VILLAGE OF ALLOUEZ, BROWN COUNTY, WISCONSIN.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5714.65'	54.09'	54.09'	N 26°15'34" E	0°32'32"
C2	5762.65'	187.25'	187.24'	S 27°27'33" W	1°51'42"
C3	5696.65'	187.12'	187.11'	N 27°28'21" E	1°52'55"

CURVE DATA TABLE

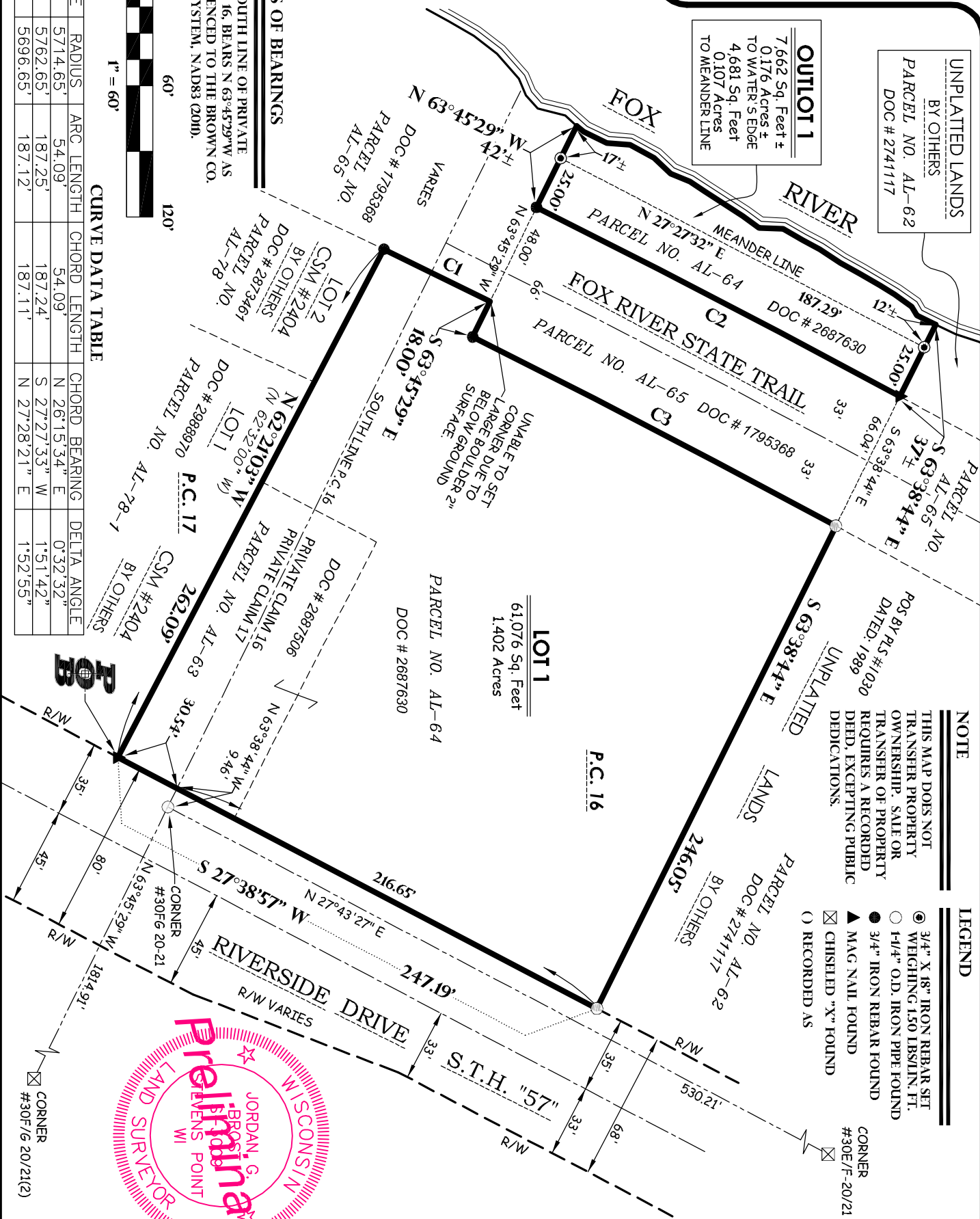


**BASIS OF BEARINGS**  
THE SOUTH LINE OF PRIVATE CLAIM 16, BEARS N 63°45'29" W AS REFERENCED TO THE BROWN CO. CRD. SYSTEM, NAD83 (2011).



**OUTLOT 1**  
7,662 Sq. Feet ±  
0.176 Acres ±  
TO WATER S EDGE  
4,681 Sq. Feet  
0.107 Acres  
TO MEANDER LINE

UNPLATTED LANDS  
BY OTHERS  
PARCEL NO. AL-62  
DOC # 2741117



**NOTE**  
THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP. SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED, EXCEPTING PUBLIC DEDICATIONS.

**LEGEND**  
● 3/4" X 18" IRON REBAR SET  
○ WEIGHING 150 LBS/IN. FT.  
○ 1-1/4" O.D. IRON PIPE FOUND  
● 3/4" IRON REBAR FOUND  
▲ MAG NAIL FOUND  
☒ CHISELED "X" FOUND  
○ RECORDED AS

CORNER #30E/F-20/21



Point of Beginning

Land Surveying  
Civil Engineering  
Landscape Architecture  
**Jordan G. Brost, PLS #3009**

4941 Kirschling Court  
Stevens Point, WI 54481  
715.344.9999 (PH) 715.344.9922 (FX)

FIELDWORK COMPLETED: 12/19/23  
DRAWN: TDP CHECKED: JGB

FIELD BOOK: 88 PAGE: 27

JOB NO: 23.135

CLIENT / OWNER  
FOX TRAIL  
DEVELOPMENT, LLC  
2100 RIVERSIDE DRIVE  
GREEN BAY, WI 54301

SHEET 1 OF 3

CERTIFIED SURVEY MAP

BEING A PART OF PRIVATE CLAIMS 16 AND 17, EAST SIDE OF FOX RIVER, CITY OF VILLAGE OF ALLOUEZ, BROWN COUNTY, WISCONSIN.

Notes:

- 1) 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.
- 2) 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.
- 3) No improvements or structures are allowed between the right of way line and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation District Office for more information. The phone number may be obtained by contacting your County Highway Department.

Restrictive Covenants:

- 1) 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.
- 2) Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

Surveyor's Certificate:

I, Jordan G. Brost, Professional Land Surveyor, hereby certify:

That I have surveyed, combined and mapped part of Private Claims 16 and 17, East side of the Fox River, Village of Allouez, Brown County, Wisconsin, described as follows:  
Commencing at Corner #30FG 20-21 on the South line of Private Claim 16, East side of the Fox River/  
Thence N 63°38'44" W along said South line, 9.46 feet to the West right-of-way line of Riverside Drive (A.K.A. S.T.H. "57");  
Thence S 27°38'57" W along said West right-of-way line, 30.54 feet to the Northeast corner of Lot 1 of Certified Survey Map No. 2404 and being the Point of Beginning (POB) of the parcel to be described;  
Thence N 62°21'03" W along the North line of said Lot 1 and along the North line of Lot 2 of said Certified Survey Map No. 2404, 262.09 feet to the Northwest corner of said Lot 2, said point also being on the East line of Fox River State Trail;  
Thence northeasterly 54.09 feet along the arc of a curve, along said East line, concave southeasterly, having a radius of 5714.65 feet and whose long chord bears N 26°15'34" E, 54.09 feet;  
Thence N 63°45'29" W, 48.00 feet to the West line of Fox River State Trail;  
Thence continuing N 63°45'29" W, 25.00 feet to a point that lies 17 feet more or less from the easterly water's edge of the Fox River and the beginning of a meander line along said river;  
Thence N 27°27'32" E along said meander line, 187.29 feet to a point that lies 12 feet more or less from said easterly water's edge and the end of this meander line;  
Thence S 63°38'44" E, 25.00 feet to the West line of Fox River State Trail;  
Thence southwesterly 187.25 feet along the arc of a curve, along said West line of Fox River State Trail, concave southeasterly, having a radius of 5762.65 feet and whose long chord bears S 27°27'33" W, 187.24 feet;  
Thence S 63°45'29" E, 48.00 feet to the East line of Fox River State Trail;  
Thence continuing S 63°45'29" E along said East line, 18.00 feet;  
Thence northeasterly 187.12 feet along the arc of a curve, along said East line, concave southeasterly, having a radius of 5696.65 feet and whose long chord bears N 27°28'21" E, 187.11 feet;  
Thence S 63°38'44" E, 246.05 feet to the West right-of-way line of Riverside Drive (A.K.A. S.T.H. "57");  
Thence S 27°38'57" W along said West right-of-way line, 247.19 feet to the Point of Beginning.

Containing 68,738 Square Feet - 1.578 acres.

Subject to (if any) covenants, conditions, restrictions, right-of-ways and easements of record.

That I have made such survey, land combination and plat by the direction of Somerville Architects & Engineers.  
That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.  
That I have fully complied with Chapter A-E 7 of Wisconsin Administrative Code, minimum standards for property surveys, the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Subdivision Ordinances of the Village of Allouez and Brown County in surveying, combining and mapping the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Jordan G. Brost  
PLS No. S-3009



Point of Beginning

Land Surveying  
Civil Engineering  
Landscape Architecture  
**Jordan G. Brost, PLS #3009**  
4941 Kirschling Court  
Stevens Point, WI 54481  
715.344.9999 (PH) 715.344.9922 (FX)

FIELDWORK COMPLETED: 12/19/23  
DRAWN: TDP CHECKED: JGB  
FIELD BOOK: 88 PAGE: 27  
JOB NO: 23.135

CLIENT / OWNER  
FOX TRAIL  
DEVELOPMENT, LLC  
2100 RIVERSIDE DRIVE  
GREEN BAY, WI 54301  
SHEET 2 OF 3

CERTIFIED SURVEY MAP

BEING A PART OF PRIVATE CLAIMS 16 AND 17, EAST SIDE OF FOX RIVER, CITY OF VILLAGE OF ALLOUEZ, BROWN COUNTY,WISCONSIN.

Owner's Certificate of Approval

As owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, combined and mapped as represented on the map. I also certify that this Certified Survey Map is required by s236.34 to be submitted to the following for approval or objections:

- 1) Village of Allouez, Brown County
- 2) Brown County Planning Commission

Witness the hand and seal of said owner this day of , 2024.

Matthew Schachtner, President of Fox Trail Development, LLC Owner

STATE OF )

COUNTY OF )

Personally came before me this day of , 2024, the above named Matthew Schachtner, President of Fox Trail Development, LLC to me known to be the persons who executed the foregoing instrument and hereby acknowledge the same.

, Notary Public, (County) , (State).  
(Notary Seal)

My commission expires .

Certificate of the Village of Howard

Approved for the Village of Howard this day of , 2024.

Paul F. Evert, Village Administrator

Certificate of the Brown County Planning Commission

Approved for the Brown County Planning Commission this day of , 2024.

Karl Mueller, 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, Bown County Treasurer Date



Point of Beginning

Land Surveying  
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Landscape Architecture  
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