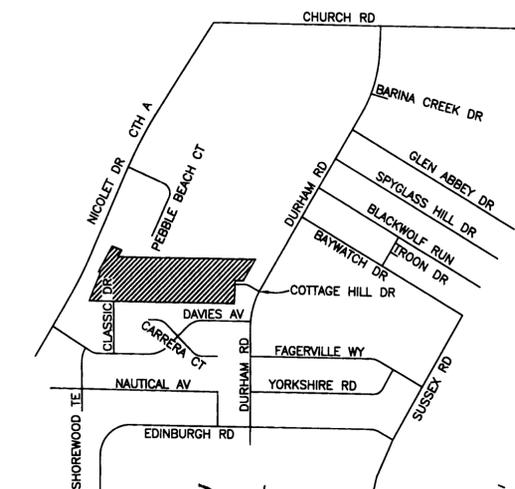


# Classic View Estates

Part of Lot 1 of "R.J. Vander Kelen's Shorewood Heights"; part of Government Lot 3 and part of the Southeast 1/4 of the Southeast 1/4 of Section 14, T24N-R21E, City of Green Bay, Brown County, Wisconsin.

## LOCATION SKETCH



## Legend

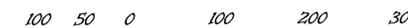
- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs./lin. foot set.
- 2" iron pipe found.
- 1" iron pipe found.
- All other lot and outlot corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs./lin. foot.
- All linear measurements have been made to the nearest hundredth of a foot.
- All distances on curves are arc lengths.
- 25' Building Setback (unless noted)
- 12' Utility easement (unless noted)



Brown County Monument  
- type noted

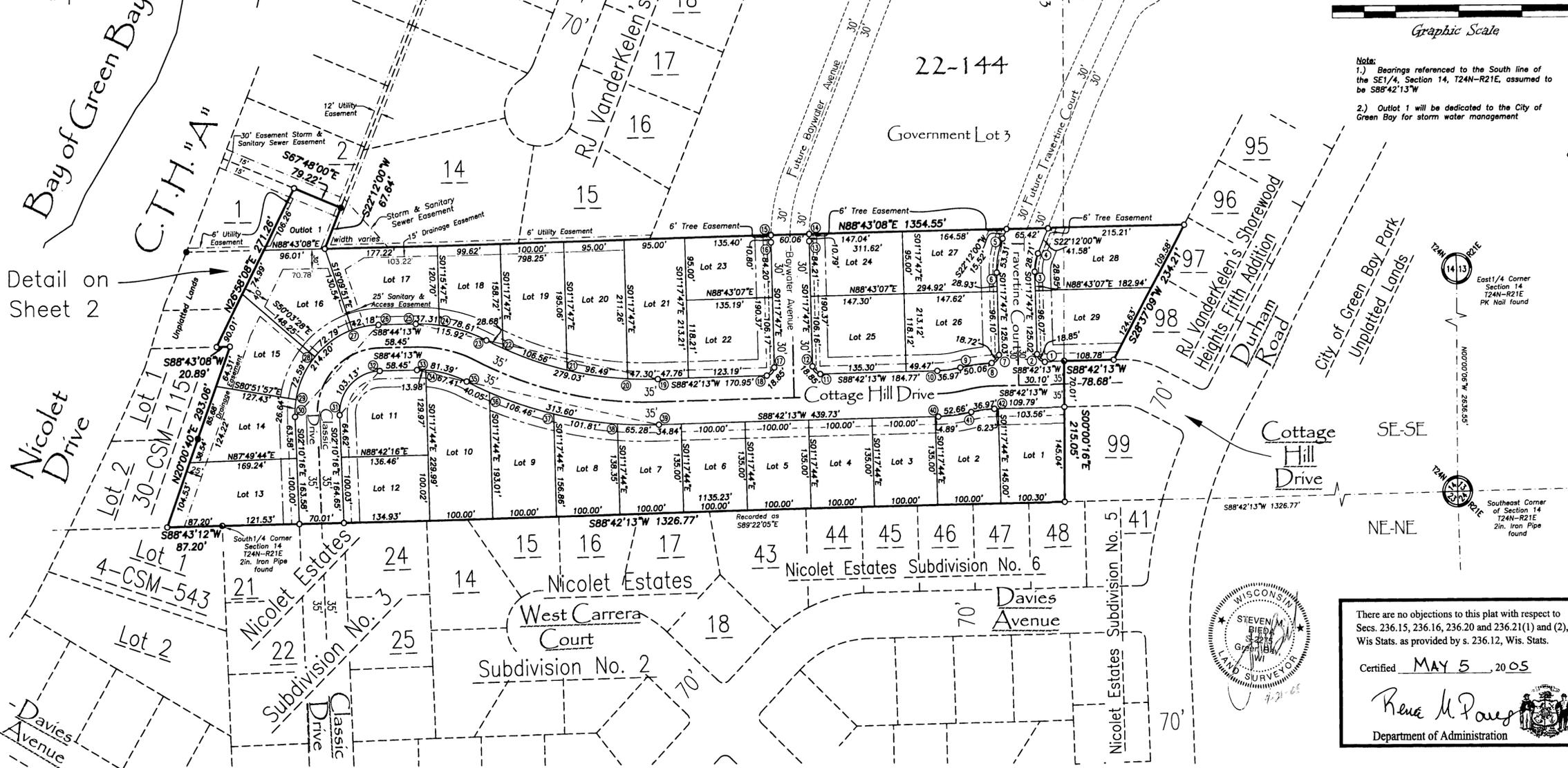
Revised: April 21, 2005

LOT TABLE		
LOT #	SQUARE FEET	ACRES
1	14,780	.34
2	13,980	.32
3	13,500	.31
4	13,500	.31
5	13,500	.31
6	13,500	.31
7	13,573	.31
8	14,622	.34
9	17,335	.40
10	21,526	.49
11	17,009	.39
12	13,572	.31
13	18,627	.43
14	15,298	.35
15	14,688	.34
16	17,567	.40
17	18,758	.43
18	13,598	.31
19	17,868	.41
20	19,433	.45
21	20,225	.46
22	15,948	.37
23	12,844	.29
24	13,993	.32
25	17,372	.40
26	16,840	.39
27	14,404	.33
28	19,384	.44
29	16,377	.38
Outlot 1	7,173	.16



Graphic Scale

- Note:
- 1.) Bearings referenced to the South line of the SE 1/4, Section 14, T24N-R21E, assumed to be S88°42'13"W
  - 2.) Outlot 1 will be dedicated to the City of Green Bay for storm water management



Detail on Sheet 2

**Mau & Associates**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
400 Security Boulevard \* Green Bay, Wisconsin 54313  
Phone: 920-434-9670 Fax: 920-434-9672

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TAX PARCEL NO. 22-144-1-1  
DRAWN BY: RUL  
CHECKED BY: LDB

**Classic View Estates**  
**Classic View Properties, LLC**

SCALE: 1" = 100'  
DATE: April 21, 2005  
Autocad Drawing No. CVRevised(F).dws

PROJECT NO. F-23504  
SHEET NO. 1 of 2  
DRAWING NO. P-1933

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.  
Certified MAY 5, 2005  
*Rene M. Porey*  
Department of Administration



# Classic View Estates

Part of Lot 1 of "R.J. Vander Kelen's Shorewood Heights"; part of Government Lot 3 and part of the Southeast 1/4 of the Southeast 1/4 of Section 14, T24N-R21E, City of Green Bay, Brown County, Wisconsin.

REGISTER'S OFFICE  
Brown Co., Wis.

Received for record the 30th day of May A.D. 2005 at 2:34 o'clock P.M. and recorded in Vol. 22 of Plats on page 248  
*Cathy Willigutis*  
Register of Deeds

### Curve Data

Curve No.	Arc Length	Radius	Chord Length	Chord Bearing	Central Angle	Tangent Bearing
1-2	18.85	12.00	16.97	N45°17'47"W	90°00'00"	
3-4	28.71	70.00	28.51	N10°27'06.5"E	23°28'47"	
5-6	53.31	130.00	52.94	S10°27'06.5"W	23°28'47"	
7-8	18.72	12.00	16.88	S43°23'13"W	89°22'00"	
8-9	50.06	235.00	49.96	S81°58'04"W	121°12'18"	N88°04'13"E
9-10	36.97	165.00	36.90	S82°17'04"W	125°01'18"	N75°51'55"E
11-12	18.85	12.00	16.97	N45°17'47"W	90°00'00"	
13-14	10.79	220.00	10.79	N0°06'31"E	2°48'36"	N1°30'49"E
15-16	10.80	280.00	10.80	S0°11'28"E	2°12'38"	N0°54'51"E
17-18	18.85	12.00	16.97	S43°23'13"W	90°00'00"	
19-20	279.03	565.00	276.20	N77°08'54"W	28°17'46"	N63°00'01"W
20-21	47.30	565.00	47.28	N88°53'54"W	4°47'46"	
21-22	96.49	565.00	96.38	N81°38'28"W	9°47'06"	
22-23	106.56	565.00	106.41	N71°18'43"W	10°48'24"	
23-24	115.92	235.00	114.75	N77°07'54"W	28°15'46"	
24-25	78.61	235.00	78.25	N72°35'01"W	19°10'00"	
25-26	37.31	235.00	37.27	N86°42'54"W	9°05'48"	
26-27	214.20	135.00	192.43	S43°16'58.5"W	90°54'29"	
27-28	42.18	135.00	42.01	S79°47'11"W	17°54'04"	
28-29	72.79	135.00	71.91	S55°23'21"W	30°53'36"	
29-30	72.59	135.00	71.72	S24°32'18"W	30°48'30"	
30-31	26.64	135.00	26.59	S33°28'55"W	11°18'19"	
31-32	103.13	65.00	92.65	N43°16'58.5"E	90°54'29"	
32-33	81.39	165.00	80.57	S77°07'54"E	28°15'46"	
33-34	313.60	635.00	310.42	S77°08'54"E	28°17'46"	N63°00'01"W
34-35	40.05	635.00	40.05	S64°48'26"E	3°36'50"	
35-36	106.46	635.00	106.34	S71°25'02"E	9°36'22"	
36-37	101.81	635.00	101.70	S80°48'48"E	9°11'10"	
37-38	65.28	635.00	65.25	S88°21'05"E	5°53'24"	
38-39	52.66	235.00	52.55	N82°17'04"E	12°50'18"	S75°51'55"W
39-40	36.97	165.00	36.90	N82°17'04"E	12°50'18"	S75°51'55"W
40-41	13.98	165.00	13.98	S88°50'08"E	4°51'18"	
41-42	67.41	165.00	66.94	S74°42'15"E	23°24'28"	
42-43	28.68	565.00	28.67	N64°27'16"W	2°54'30"	

### Surveyor's Certificate

I, Steven M. Bieda, Registered Land Surveyor, hereby certify:

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the City of Green Bay and the Brown County Planning Commission and under the direction of the owners listed hereon, I have surveyed, divided and mapped "Classic View Estates", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is Part of Lot 1 of "R.J. Vander Kelen's Shorewood Heights"; part of Government Lot 3 and part of the Southeast 1/4 of the Southeast 1/4 of Section 14, T24N-R21E, City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Commencing at the Southeast corner of Section 14, T24N-R21E; thence S88°42'13"W, 1326.77 feet along the South line of the Southeast 1/4 of said Section 14 to the Southwest corner of Lot 99 of the recorded plat "R.J. Vander Kelen's Shorewood Heights Fifth Addition" (Volume 21, Plats, Page 116), Brown County Records and the point of beginning; thence continuing S88°42'13"W, 1326.77 feet along the South line of Government Lot 3 of said section, also being the North lines of the recorded plats of "Nicolet Estates Subdivision Number 6" (Volume 21, Plats, Page 240), "Nicolet Estates Subdivision Number 2" (Volume 19, Plats, Page 34), and "Nicolet Estates Subdivision Number 3" (Volume 19, Plats, Page 94), to the South 1/4 Corner of said Section 14; thence S88°43'12"W, 87.20 feet along the North line of Lot 1, Volume 4, Certified Survey Maps, page 543, Brown County Records, said line also being the South line of said Government Lot 3; thence N20°00'40"E, 293.06 feet along the East line of Volume 30, Certified Survey Maps, page 115, (Map #4004) Brown County Records; thence S88°43'08"W, 20.89 feet along the North line of said Certified Survey Map; thence N26°58'08"E, 271.26 feet to the North line of Lot 1, R.J. Vander Kelen's Shorewood Heights"; thence S67°48'00"E, 79.22 feet along said North line; thence S22°12'00"W 67.64 feet along the East line of said Lot 1; thence N88°43'08"E, 1354.55 feet along the South line of said recorded plat of "R.J. Vander Kelen's Shorewood Heights" (Volume 19, Plats, Page 67), Brown County Records, and its Easterly extension to the West line of the recorded plat of "R.J. Vander Kelen's Shorewood Heights Fifth Addition"; thence S28°37'09"W, 234.21 feet along the West line of said plat; thence S88°42'13"W, 78.68 feet along the Northerly right of way of Cottage Hill Drive; thence S00°00'16"E, 215.05 feet along the West line of said "R.J. Vander Kelen's Shorewood Heights Fifth Addition", also being the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 14, to the point of beginning.

Parcel contains 595,232 square feet / 13.66 acres, more or less.

Road Dedication contains 124,438 square feet / 2.86 Acres

Parcel subject to easements and restrictions of record.

Steven M. Bieda S-2275  
April 21, 2005



### Restrictive Covenants

- The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
- No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.
- The property owner, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Department of Natural Resources, "Wisconsin Construction Site Best Management Practice Handbook" to prevent soil erosion. However, if the City, at the time of construction, has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any construction or installation related activities associated with streets and utilities.
- Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

### Certificate of the City of Green Bay

Approved for the City of Green Bay, as required by Wisconsin Statutes Chapter 236, and City of Green Bay Municipal Code Chapter 14, Subdivision and Platting, on this 16 day of June, 2005.

P. Robert Strong  
Green Bay City Planning Director

### Owner's Certificate

Classic View Properties LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that we caused the land described on the said Limited Liability Company and acknowledged that he/she executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

CITY OF GREEN BAY  
BROWN COUNTY PLANNING COMMISSION  
DEPT. OF ADMINISTRATION

In Witness Whereof, the said Classic View Properties LLC has caused these presents to be signed by Kevin M. Fager, its Member, on this 27th day of May, 2005.

*Kevin M. Fager*  
Kevin M. Fager  
Member - Classic View Properties LLC

*Eric P. Rakera*  
ERIC P. RAKERS  
MEMBER - CLASSIC VIEW PROPERTIES LLC

Personally came before me this 27 day of May, 2005, the above named Member of said Limited Liability Company and acknowledged that he/she executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

*Eric P. Rakera*  
Notary Public  
Brown County, Wisconsin My Commission expires 9-25-05



STATE OF WISCONSIN ]  
COUNTY OF Brown ] ss

### Treasurer's Certificate

As duly elected Green Bay City Treasurer and Brown County Treasurer, We hereby certify that the records in our office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in this Plat as of the dates listed below.

*Douglas Davul*  
Douglas Davul  
Green Bay City Treasurer

*Mary Reichard*  
Kerry M. Blaney  
Brown County Treasurer Deputy Treasurer

### Consent of Corporate Mortgagee

Union State Bank, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat and does hereby consent to the above certificate of Classic View Properties, LLC, Owners. IN WITNESS WHEREOF, Union State Bank has caused these presents to be signed by Steve Mastaler, its Commercial Loan Officer, and countersigned by James Baetzler, its Vice President, at Green Bay, Wisconsin, this 31, day of May, 2005.

*Steve Mastaler*  
*James Baetzler*

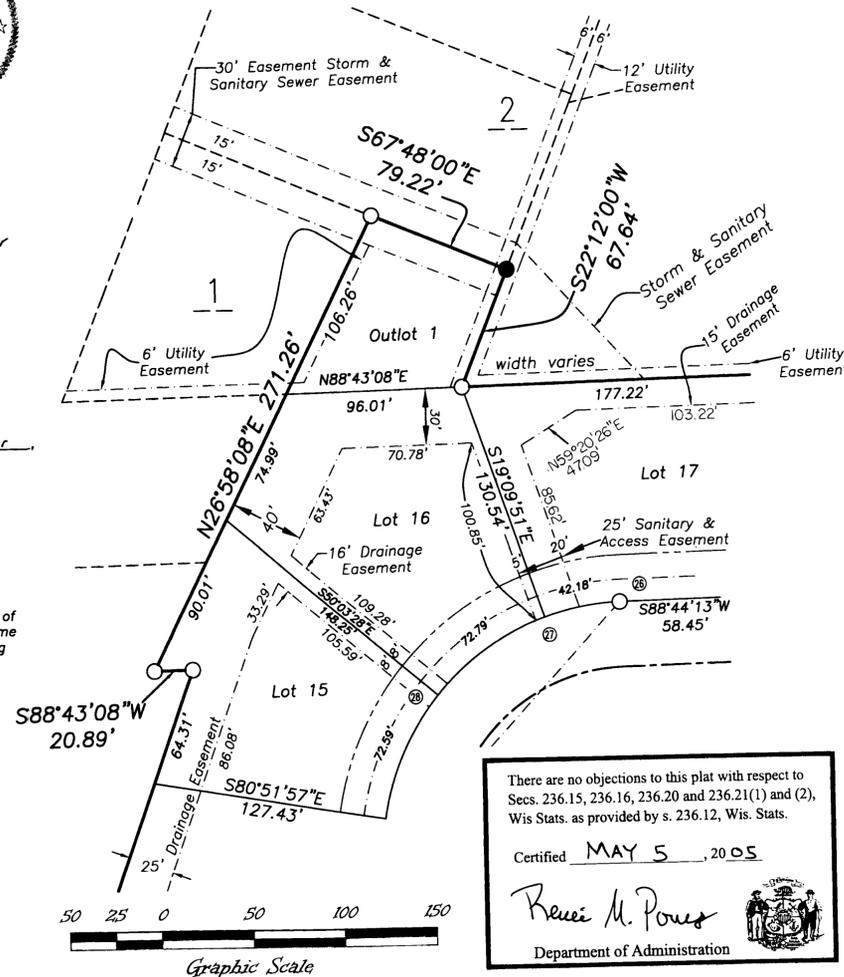
Personally came before me this 31 day of May, 2005, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

*Ryan Bailey*  
Notary Public  
Brown County, Wisconsin My Commission expires 10/16/2006

STATE OF WISCONSIN ]  
COUNTY OF BROWN ] ss



### Detail from Sheet 1



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.  
Certified MAY 5, 2005  
*Renee M. Pones*  
Department of Administration

Mau & Associates  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
400 Security Boulevard \* Green Bay, Wisconsin 54313  
Phone: 920-434-9670 Fax: 920-434-9672

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TAX PARCEL NO. 22-143-1-1  
DRAWN BY: BUL  
CHECKED BY: LDB

Classic View Estates  
Classic View Properties, LLC.

SCALE: 1" = 100'  
DATE: April 21, 2005  
Autocad Drawing No. CVRevised(F).dwg

PROJECT NO. F-23504

SHEET NO. 2 of 2

DRAWING NO. P-1933