- Meacham's Crest, Third Addition -

All of Lot 43 of recorded plat "Meacham's Crest, Second Addition", (Volume 24, Plats, Page 62, Document No. 2815765, Brown County Records), being located in part of the Northeast ¼ of the Northeast ¼ of Section 18, T24N-R20E, Village of Howard, Brown County, Wisconsin.

Graphic Scale: 1" = 30'

0 30 60 90 120 150

3074723

CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
09/19/2024 02:18 PM
REC FEE: 30.00
PAGES: 1

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

Red Lincoln 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 "Meacham's Crest, Third Addition" to be surveyed, divided, dedicated and mapped as represented thereon. Red Lincoln LLC also certifies that this Plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

VILLAGE OF HOWARD
BROWN COUNTY PLANNING COMMISSION
DEPT. OF ADMINISTRATION

In Witness Whereof, the said Red Lincoln LLC has caused these presents to be signed by Nicole Meacham Ahlberg, Member, on this 11th day of September 2024.

Nicole Meacham Ahlberg, Member

Personally came before me this 11th day of September 2024 the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

Jessica J. Wagenaar
Notary Public
Brown County, Wisconsin

My Commission Expires 10/25/27

STATE OF WISCONSIN]
COUNTY OF BROWN] SS

JESSICA J. WAGENAAR
NOTARY PUBLIC
STATE OF WISCONSIN

PUBLIC UTILITY EASEMENT PROVISIONS (12' utility easements)

A non-exclusive easement for public utilities including but not limited to electric, natural gas, communications, water distribution, sewer collection, drainage, etc., is hereby granted by

Red Lincoln LLC, Grantor, to WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, and other Public Utilities, Grantees,

Their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with underground public utilities for such purposes as the same is now or may hereafter be used, all in, under, across, along, and upon the property shown within those areas designated on the plat, 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/or 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.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

STORM WATER DRAINAGE EASEMENT

Drainage easement granted to the VILLAGE OF HOWARD, a Wisconsin municipal corporation, Brown County, Wisconsin, grantee
hereto and its successors and assigns, a perpetual easement over, under and through the property, by the under signed Owners of the
property and grantors hereto:

This perpetual deed of easement, which shall run with the land, is granted upon the following conditions:

1) The easement is given for the purpose of constructing, using, repairing, enlarging and forever maintaining drainage (storm sewer, ditching, surface water drainage, ponds or other storm water facilities) including the right to increase regulatory flood water elevations with in the easement, together with the right of access to said easement for such purposes.

2) That the grantors, its successors or assigns, shall have the right to use and occupy the above described real estate, providing that such use and occupation will not in any manner disturb, damage, destroy or obstruct said drainage, or any part thereof. No buildings, landscaping, fences or other improvements shall be constructed on or over the easement.

3) The grantee shall have the right of access to said easement, and the right to use said premises and the land adjacent thereto for the transportation and laying down of storage materials, tools, and equipment, the depositing and removal of materials, the removal of trees and other vegetation, the removal of any items constructed on or over the easement, and for other purposes incidental to construction and maintenance.

4) The grantee agrees to restore after completion of construction, maintenance, or other activity, the easement with 4"topsoil, seed, fertilizer and mulch, and further provides that in event any damage is caused to the land or real estate adjacent to the easement, by reason of any negligence of the grantee in entering thereon and using the above described property, said grantee shall compensate the grantors for such damage.

SURVEYOR'S CERTIFICATE

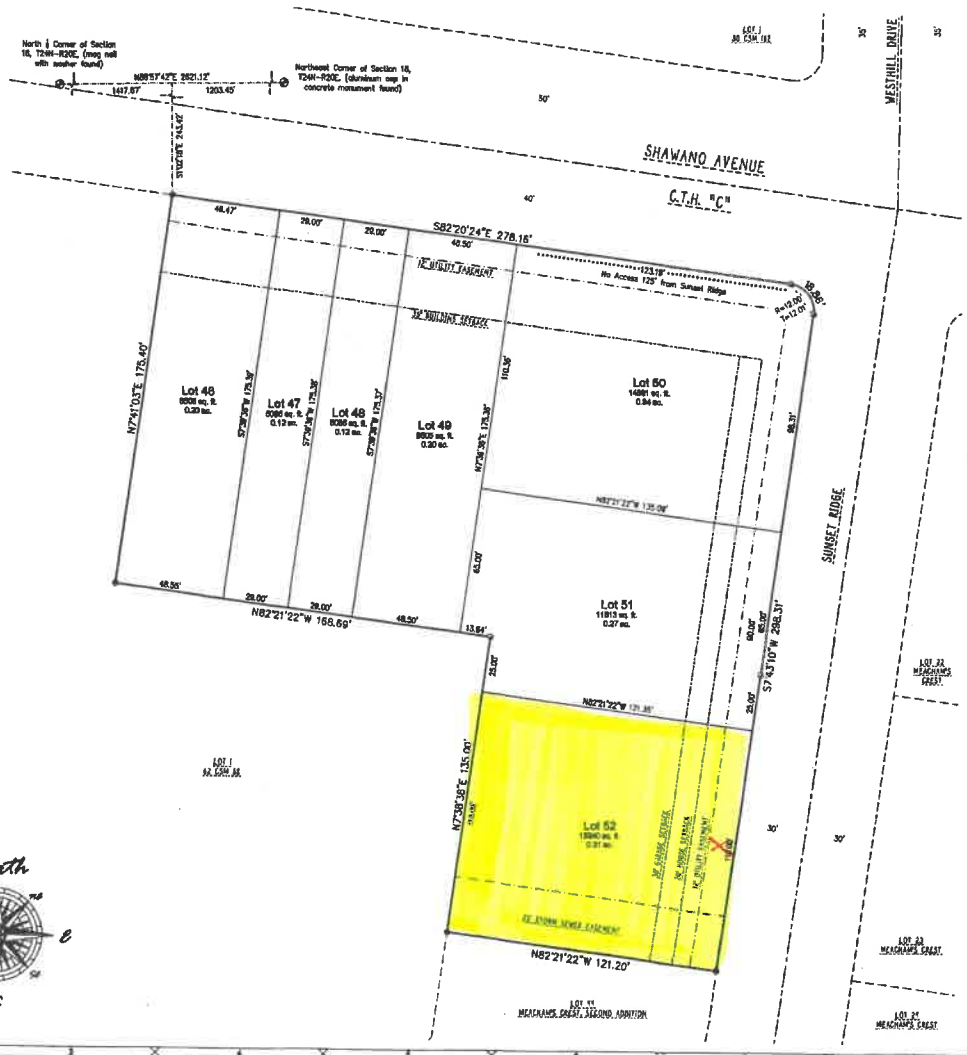
I, Steven M. Blada, Professional Land Surveyor, PLS-2275, hereby certify

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Village of Howard and the Brown County Planning Commission and under the direction of the owners listed thereon, I have surveyed, divided and mapped "Meacham's Crest, Third Addition", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is all of Lot 43 of recorded plat "Meacham's Crest, Second Addition", (Volume 24, Plats, Page 62, Document No. 2815765, Brown County Records), being located in part of the Northeast ¼ of the Northeast ¼ of Section 18, T24N-R20E, Village of Howard, Brown County, Wisconsin.

Parcel contains 67,218 square feet / 1.54 acres more or less.
Parcel subject to any easement and restrictions of record.

WISCONSIN STEVEN M. BLADA S-2275 GREEN BAY, WI LAND SURVEYOR

Steven M. Blada
PLS-2275
Date: 25th, 2024
revised:
July 30th, 2024
August 7th, 2024

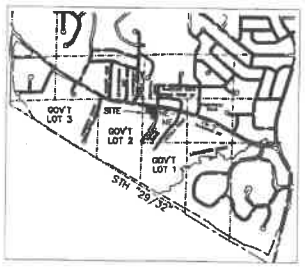


Legend

- 1" iron pipe found
- 2" iron pipe found
- Brown County monument -- type noted
- all other lot corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs/ft. foot
- all linear measurements have been made to the nearest hundredth of a foot.
- all distances on curves are arc lengths.
- 35' building setback (unless noted)
- 12' utility easement (unless noted)
- no access

Location Sketch

Section 18, T24N-R20E
Village of Howard
Brown County, Wisconsin
(not to scale)



CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this 19 day of September 2024

Karl Mueller
Senior Planner

BROWN COUNTY PLANNING COMMISSION SEAL

CERTIFICATE OF THE TREASURERS

As duly appointed Village of Howard Treasurer and Brown County Deputy Treasurer, we 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 Plat as of the dates listed below.

Charlene L. Marks 09/19/24 EOC
Brown County Deputy Treasurer Date

Chris Hatton 9/19/24
Village of Howard Treasurer Date

BROWN COUNTY TREASURER WISCONSIN

VILLAGE OF HOWARD CORPORATE SEAL BROWN COUNTY, WIS

CERTIFICATE OF THE VILLAGE OF HOWARD

Approved for the Village of Howard this 17th day of September 2024

Paul F. Evert
Village Administrator

NOTES

Bearings referenced to the North line of the Northeast ¼ of Section 18, T24N-R20E , assumed to be N89°57'42"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.

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.

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.

ACCESS RESTRICTION

As Owner, I hereby restrict Lot 50 so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right of way of C.T.H "C", as shown on the land division map. It is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in S.236.293, Wisconsin Statutes and shall be enforceable by the department or its assigns.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified September 11, 2024

Department of Administration

SCALE
1"=30'

DRAWN BY
NEK

TAX PARCEL NO. VH-3600

Meacham's Crest, Third Addition

Final Plat

Red Lincoln LLC

vierbicher
planners | engineers | advisors
400 Security Blvd Ste 1, Green Bay, WI, (920) 494-8670

Date File: R-1024.dwg
Reference Compliance CORSOA

File: R:\1024\Drawing CV\2605.dwg

PROJECT NO.
R-1024

SHEET NO.
1 of 1

DRAWING NO.
P-2605