

# GOLDEN POND PARK

PART OF LOT 1 AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 13, T24N, R19E, TOWN OF HOBART, BROWN COUNTY, WISCONSIN

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.

Certified *May 9th 2002*  
*Robert E. Lee*  
Department of Administration

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE1/4 OF THE NE1/4 OF SECTION 13, T24N, R19E, RECORDED TO BEAR N84°55'52"E.

All linear measurements have been made to the nearest hundredth of a foot and computed to the nearest hundredth of a foot.

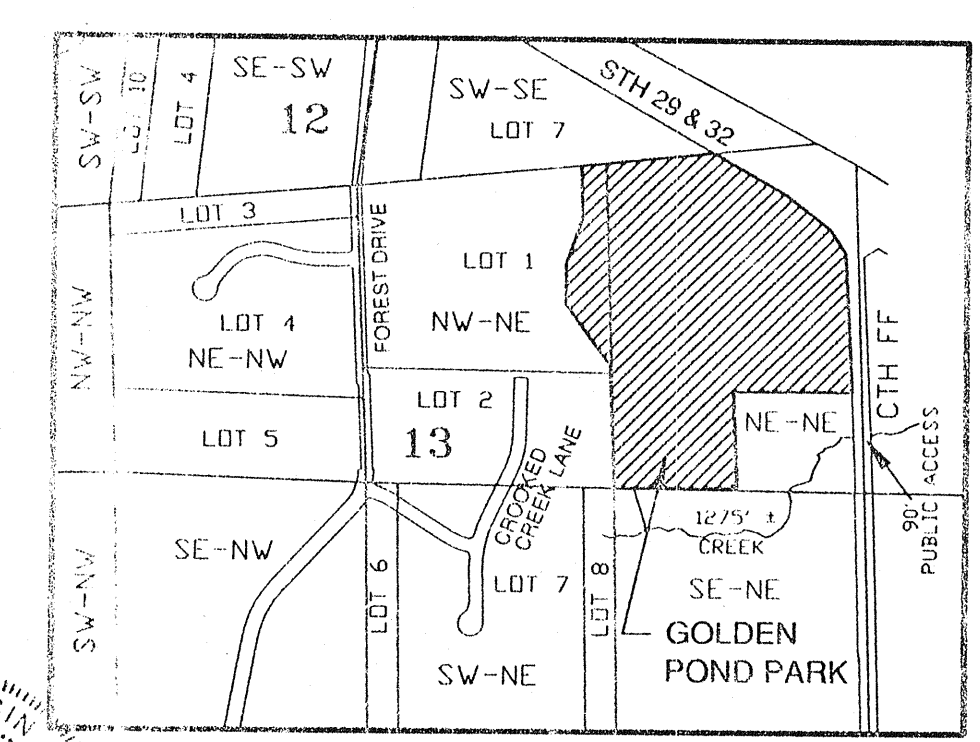
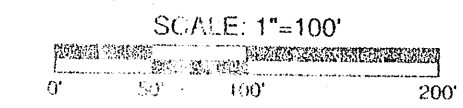
All angular measurements have been made to the nearest three seconds and computed to the nearest half second.

AREA DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES = 155,401 SQ. FT. (3.57 ACRES)

### LEGEND

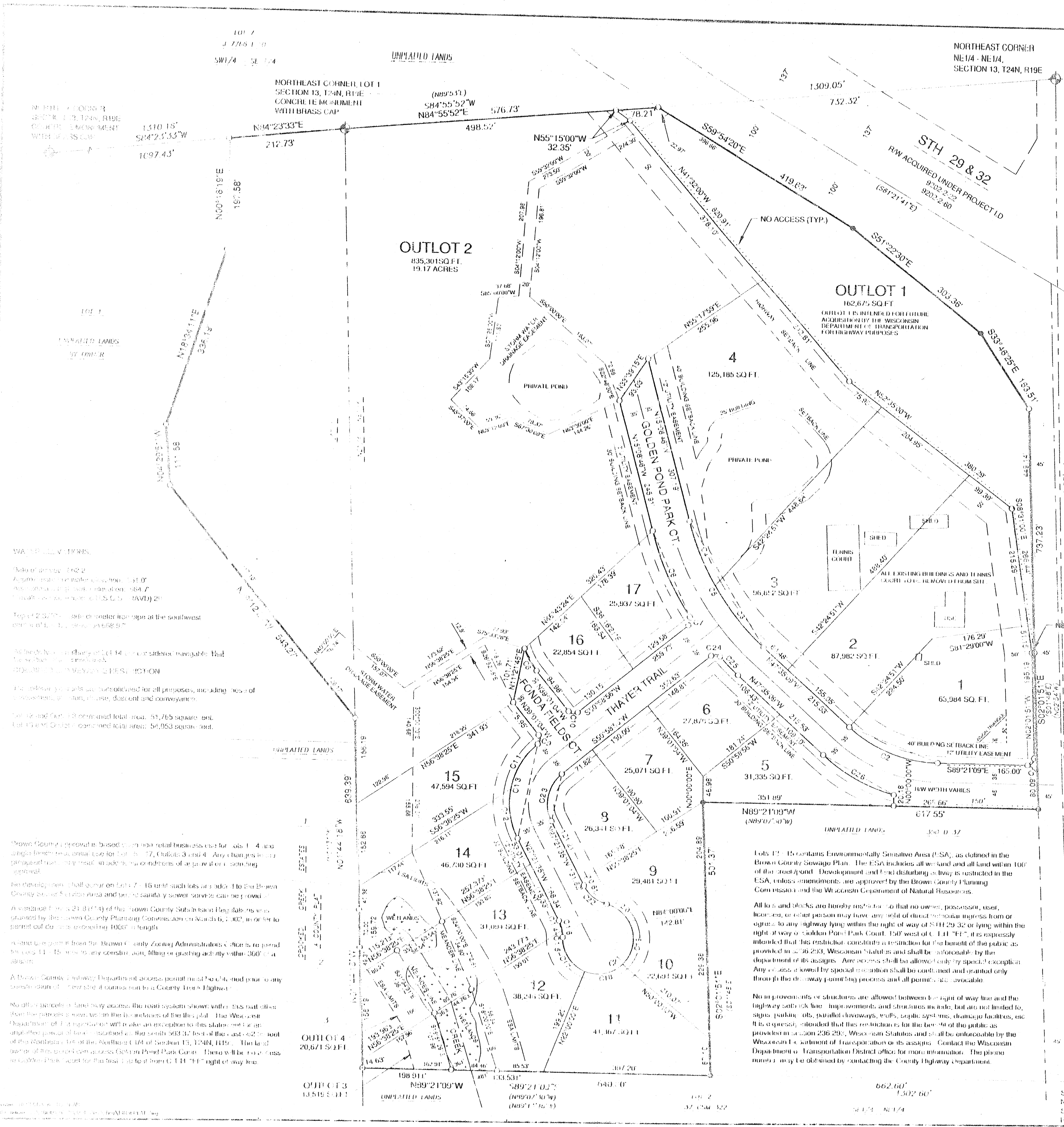
- ⊕ Existing 1" Outside dia. Iron Pipe
- Set 2" Inside dia. x 30" Iron Pipe, Outside dia. of 2.375" having a weight of 3.65 lb./lin. ft.
- ⊙ Existing 2" Inside dia. Iron Pipe, Having an outside dia. of 2.375"
- ⊕ Recorded County Monument
- ( ) Recorded Bearing or Distance

All other lot corners marked with a 1" Outside dia. x 24" Iron Pipe weighing 1.13 lbs./lin. ft.



DENNIS E. REIM  
S-1550  
Green Bay, Wis.  
A/16/2002

Prepared By: **Robert E. Lee & Associates, Inc.**  
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES  
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WATER RIGHTS

Water of source 17022  
Aquifer water in water table 151.0'  
Water table in rock formation 164.7'  
Travel time from source to 151.0' (10/13/02)

Top of 2.375" inside diameter iron pipe at the southwest corner of lot 1 is 151.0' above sea level.

All the water in the water table of the 14' thick aquifer is navigable. That is, it is not a public waterway.

THESE RIGHTS ARE HEREBY DEDICATED TO THE PUBLIC.

The following easements are reserved for all purposes, including those of construction, maintenance, easement, easement and conveyance:

1. A 10' wide utility easement for overhead utility lines.

2. A 10' wide utility easement for underground utility lines.

3. A 10' wide utility easement for overhead utility lines.

4. A 10' wide utility easement for underground utility lines.

Brown County approval is based on the retail business use for lots 1, 4 and single family residential use for lots 5, 7, 10, 13 and 17. Any changes in the proposed plat may result in additional conditions of approval or zoning approval.

The development shall occur on lots 1-16 until such lots are under the Brown County sewer service area and the sanitary sewer service can be provided.

A variance from the 24' R19 of the Brown County Subdivision Regulations is granted by the Brown County Planning Commission on March 6, 2002, in order to permit out lots exceeding 1000' in length.

Records are kept from the Brown County Zoning Administration Office by record for lots 1-17, in order to any construction, filling or grading activity within 300' of a stream.

A Brown County Highway Department permit must be obtained prior to any construction of a road or driveway on a County Trunk Highway.

No other parcels of land may encroach the road system shown within this plat other than the parcels shown within the boundaries of this plat. The Wisconsin Department of Transportation will make an exception to this statute for an adjacent parcel of land situated at the south 500' of the east 1/2 of the northeast 1/4 of the northeast 1/4 of section 13, T24N, R19E. The land owner of this parcel is the Golden Pond Park Golf Course. There will be no access to the Golden Pond Park Golf Course from the CTH FF right of way line.

Lots 1-15 contains Environmentally Sensitive Area (ESA), as defined in the Brown County Sewage Plan. The ESA includes all wetland and all land within 100' of the pond. Development and land disturbing activity is restricted in the ESA, unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

All lots 1 and blocks are hereby restricted so that no owner, possession, user, licensee, or other person may have any right of direct or indirect ingress, egress, or egress to any highway lying within the right of way of STH 29 & 32 or lying within the right of way of Golden Pond Park Court, 150' west of CTH FF, it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the department of its assigns. Any process shall be allowed only by special exception Any construction by special exception shall be continued and granted only through the roadway permitting process and all permits are associate.

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 lots, parallel driveways, walls, septic systems, drainage facilities, etc. 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 Wisconsin 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 the County Highway Department.

# GOLDEN POND PARK

PART OF LOT 1, AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 13, T24N, R19E, TOWN OF HOBART, BROWN COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, DENNIS E. REIM, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF THOMAS J. JUZA, I HAVE SURVEYED, DIVIDED AND MAPPED PART OF LOT 1 AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 13, T24N, R19E, TOWN OF HOBART, BROWN COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

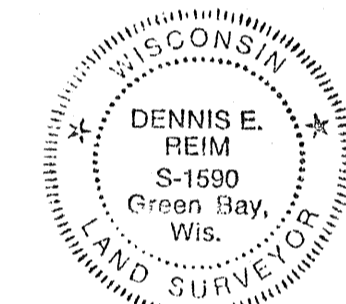
COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE S84°55'52"E, 732.32 FEET ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 TO THE SOUTHERLY RIGHT OF WAY OF STH 29 & 32, ALSO THE POINT OF BEGINNING; THENCE S59°54'20"E, 419.63 FEET ALONG THE SAID SOUTHERLY RIGHT OF WAY; THENCE S51°22'30"E, 303.36 FEET ALONG THE SAID SOUTHERLY RIGHT OF WAY; THENCE S33°46'25"E, 163.51 FEET ALONG SAID SOUTHERLY RIGHT OF WAY TO THE WESTERLY RIGHT OF WAY OF C.T.H. "FF", HILLCREST ROAD; THENCE S02°01'51"E, 707.23 FEET ALONG THE SAID WESTERLY RIGHT OF WAY TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN VOLUME 350 OF DEEDS, PAGE 37; THENCE N89°21'09"W, 617.55 FEET ALONG THE NORTH LINE OF SAID LANDS; THENCE S02°01'51"E, 501.37 FEET ALONG THE WEST LINE OF SAID LANDS TO THE SOUTH LINE OF THE SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N89°21'09"W, 640.00 FEET ALONG THE SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N01°44'18"W, 639.39 FEET ALONG THE WEST LINE OF THE SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N39°12'26"W, 543.27 FEET; THENCE N04°29'51"W, 111.58 FEET; THENCE N18°34'11"E, 336.19 FEET; THENCE N00°16'19"E, 197.58 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE N84°23'33"E, 212.73 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N84°55'52"E, 576.73 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING...CONTAINING 1,980,505 SQUARE FEET OR 45.45 ACRES OF LAND MORE OR LESS.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF BROWN COUNTY AND THE TOWN OF HOBART.

DATED THIS 16<sup>th</sup> DAY OF April 2002.

*Dennis E. Reim*  
DENNIS E. REIM, REGISTERED LAND SURVEYOR #1590  
ROBERT E. LEE & ASSOCIATES, INC.

Revised this 15th day of April 2002



REGISTER'S OFFICE  
Brown Co., Wis.

Received for record this 30<sup>th</sup> day of April, A.D. 2002, at 3:02 o'clock P.M. and recorded in Volume of Plats on page 108.  
*Christa Willig*  
Register of Deeds

## CONSENT OF CORPORATE MORTGAGE

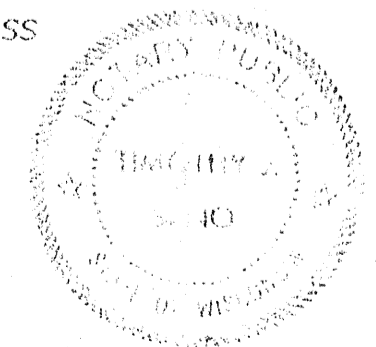
U.S. BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED HEREON, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE

IN WITNESS WHEREOF, THE SAID U.S. BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY *[Signature]* AND CORROBORATED BY *[Signature]* AT Green Bay, WISCONSIN

ON THIS 21<sup>st</sup> DAY OF May, 2002.  
PERSONALLY CAME BEFORE ME THIS 20<sup>th</sup> DAY OF May, 2002. THE ABOVE NAMED OFFICERS OF THE ABOVE CORPORATION TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC *[Signature]*  
BROWN COUNTY, WISCONSIN  
MY COMMISSION EXPIRES 1-1-2003

STATE OF WISCONSIN)  
COUNTY OF BROWN ) SS



Prepared By:  
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CURVE	BEIEN	ARC LENGTH	RADIUS	TANGENT	CHORD BE SING	CHORD LENGTH	TANGENT BEARING	TANGENT BEARING
C1	92°40'42"	12.41	12.06	12.57	N47°02'59"E	17.36		
C2	41°46'09"	129.53	246.04	91.06	S66°29'09"E	173.38		
C3	172°01'18"	145.60	492.14	23.51	S56°12'09"E	146.35		
C4	100°01'04"	177.08	492.14	63.94	S77°41'48"E	176.71		
C5	22°26'24"	272.90	492.14	140.26	S37°02'57"E	269.35		
C6	172°01'18"	177.08	492.14	23.51	S56°12'09"E	146.35	S33°01'51"E	
C7	41°46'09"	129.53	246.04	91.06	S66°29'09"E	173.38	S33°01'51"E	
C8	92°40'42"	12.41	12.06	12.57	N47°02'59"E	17.36	S18°22'30"E	
C9	23°02'34"	46.84	130.00	23.64	S61°14'47"E	46.59	S50°33'40"W	
C10	172°01'18"	145.60	492.14	23.51	S56°12'09"E	146.35		
C11	172°01'18"	145.60	492.14	23.51	S56°12'09"E	146.35		
C12	172°01'18"	145.60	492.14	23.51	S56°12'09"E	146.35		
C13	172°01'18"	145.60	492.14	23.51	S56°12'09"E	146.35	S50°33'40"W	
C14	172°01'18"	145.60	492.14	23.51	S56°12'09"E	146.35		
C15	172°01'18"	145.60	492.14	23.51	S56°12'09"E	146.35		
C16	172°01'18"	145.60	492.14	23.51	S56°12'09"E	146.35	S00°51'15"W	
C17	172°01'18"	145.60	492.14	23.51	S56°12'09"E	146.35		
C18	172°01'18"	145.60	492.14	23.51	S56°12'09"E	146.35		
C19	172°01'18"	145.60	492.14	23.51	S56°12'09"E	146.35		
C20	172°01'18"	145.60	492.14	23.51	S56°12'09"E	146.35		
C21	172°01'18"	145.60	492.14	23.51	S56°12'09"E	146.35	S00°51'15"W	S76°16'03"E
C22	172°01'18"	145.60	492.14	23.51	S56°12'09"E	146.35		
C23	172°01'18"	145.60	492.14	23.51	S56°12'09"E	146.35		
C24	172°01'18"	145.60	492.14	23.51	S56°12'09"E	146.35		
C25	172°01'18"	145.60	492.14	23.51	S56°12'09"E	146.35	N42°35'27"E	
C26	172°01'18"	145.60	492.14	23.51	S56°12'09"E	146.35	N42°35'27"E	S74°46'07"E

CERTIFICATE OF THE TOWN OF HOBART  
APPROVED THIS 16<sup>th</sup> DAY OF May 2002 FOR THE TOWN OF HOBART.

*Mary R. Smith*  
MARY R. SMITH, TOWN CLERK



## CERTIFICATE OF TOWN TREASURER

STATE OF WISCONSIN)  
BROWN COUNTY) SS  
EMARY R. SMITH, BEING THE DULY ELECTED, QUALIFIED AND ACTING TOWN TREASURER OF THE TOWN OF HOBART, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF ON ANY OF THE LAND INCLUDED IN THE PLAT OF GOLDEN POND PARK.  
DATE: May 16, 2002  
*Mary R. Smith*  
TOWN TREASURER  
MARY R. SMITH

## OWNER'S CERTIFICATE

AS OWNERS WE THE UNDERSIGNED HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: BROWN COUNTY PLANNING COMMISSION, TOWN OF HOBART, VILLAGE OF HOWARD AND THE DEPARTMENT OF ADMINISTRATION.

*Thomas J. Juza*  
GOLDEN POND PARK LLC  
THOMAS J. JUZA, MEMBER

*Dan Dornier*  
GOLDEN POND PARK LLC  
DAN DORNIER, MEMBER

## CERTIFICATE OF THE VILLAGE OF HOWARD

APPROVED FOR THE VILLAGE OF HOWARD THIS 20<sup>th</sup> DAY OF May 2002.  
*[Signature]*  
HUGH THOMAS  
VILLAGE CLERK



## CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

APPROVED FOR THE BROWN COUNTY PLANNING COMMISSION THIS 20<sup>th</sup> DAY OF May 2002.  
*[Signature]*  
MARSH COLEMAN  
BROWN COUNTY PLANNER



## CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)  
BROWN COUNTY) SS  
I, KERRY M. BRANLY, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF BROWN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES OR SPECIAL ASSESSMENTS AS OF 5-30-02 AFFECTING THE LANDS INCLUDED IN THE PLAT OF GOLDEN POND PARK.  
*Kerry M. Branly*  
KERRY M. BRANLY, COUNTY TREASURER