

**APPROVING & OBJECTING AUTHORITIES:**  
 1. CITY OF GREEN BAY  
 2. DEPARTMENT OF ADMINISTRATION

**SURVEYOR:**  
 DENNIS E. REIM  
 ROBERT E. LEE & ASSOCIATES, INC.  
 4664 GOLDEN POND PARK CT.  
 ONEIDA, WI. 54155

**MINIMUM LOT AREA:**  
 11,130 SQ. FT.

**MINIMUM LOT WIDTH:**  
 90.00'

**ZONING:**  
 R-1 RESIDENTIAL

**PLATTED AREA:**  
 131,127 SQ. FT.  
 3.01 ACRES

**OWNER:**  
 THOMAS J. JUZA

**DEVELOPER:**  
 THOMAS J. JUZA CUSTOM HOMES & DESIGN, INC.  
 745 ONTARIO ROAD  
 GREEN BAY, WI 54311

**NO. OF LOTS**  
 9

**INDIVIDUAL LOT AREAS**

LOT NO.	TOTAL AREA IN SQ. FT.	MEANDER LINE TO RIGHT OF WAY	MEANDER LINE TO ORDINARY HIGH WATER
240	21,917	13,972	7,945
241	14,058	11,161	2,897
242	14,308	11,304	3,004
243	14,597	11,447	3,150
244	14,063	10,533	3,530
245	12,363	8,562	3,801
246	11,130	8,008	3,124
247	11,703	8,868	2,837
248	16,988	12,795	4,193

**RESTRICTIVE COVENANTS**

- THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.
- EACH LOT OWNER SHALL GRADE THE PROPERTY ABUTTING A STREET TO CONFORM TO THE ADAPTED SIDEWALK GRADE ELEVATION AND MAINTAIN SAID ELEVATION FOR FUTURE SIDEWALKS.
- NO POLES, PEDESTALS OR BURIED CABLES ARE TO BE PLACED AS TO DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE. A DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES.
- LOTS 240 - 248 CONTAIN AN ENVIRONMENTALLY SENSITIVE AREA (ESA), AS DEFINED IN THE BROWN COUNTY SEWAGE PLAN. THE ESA INCLUDES ALL LAND WITHIN 75 FEET OF A NAVIGABLE STREAM OR 50 FEET BEYOND THE FLOOD WAY LINE OF THE NAVIGABLE STREAM OR 25 FEET BEYOND THE ORDINARY WATER MARK OF A NON-NAVIGABLE STREAM. DEVELOPMENT AND LAND-DISTURBING ACTIVITIES ARE RESTRICTED WITHIN THE ESA UNLESS AMENDMENTS ARE APPROVED BY THE BROWN COUNTY PLANNING COMMISSION AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.
- LOTS 240 AND 241 INCLUDE WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ARMY CORP OF ENGINEERS, OR THE BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY.
- ADDITIONAL RESTRICTIVE COVENANTS FOR THIS PLAT ARE RECORDED SEPARATELY IN THE REGISTER OF DEEDS OFFICE.

**FLOOD INFORMATION**

LOCATION	LOW WATER ELEVATION	ORDINARY WATER ELEVATION	100 YEAR FLOOD ELEVATION
A	160.7	162.5	163.0
B	156.4	156.5	156.7
C	148.5	152.0	152.5

Benchmark Datum (City of Green Bay):

**LEGEND**

ALL OTHER LOT AND MEANDER LINE CORNERS MARKED WITH A 1.125" OUTSIDE DIA X 24" IRON PIPE WEIGHING 1.38 LBS/LIN. FT.

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.

Existing 2.375" Outside Dia. Iron Pipe

Recorded County Monument

E.S.A. Environmentally Sensitive Area

Wetland (ESA)

Distance from building setback line to ESA

**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 A PARCEL OF LAND BEING

ALL OF OUTLOT 4, THOMAS J. JUZA'S SHOREWOOD HEIGHTS FIRST ADDITION BEING PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4, SECTION 13, T24N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 13;  
 THENCE S88°52'43"E, 1654.35 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13;  
 THENCE S01°00'00"W, 35.00 FEET TO THE SOUTH RIGHT OF WAY OF CHURCH ROAD, THE NORTHEAST CORNER OF SAID OUTLOT 4 TO THE POINT OF BEGINNING;  
 THENCE CONTINUING S01°00'00"W, 181.04 FEET ALONG THE EAST LINE OF SAID OUTLOT 4 TO A MEANDER CORNER BEING N01°00'00"E, 30 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER LINE OF A NAVIGABLE DRAINAGE DITCH;  
 THENCE N48°06'17"W, 119.06 FEET ALONG A MEANDER LINE;  
 THENCE N82°49'17"W, 181.05 FEET ALONG A MEANDER LINE;  
 THENCE S77°26'14"W, 185.16 FEET ALONG A MEANDER LINE;  
 THENCE N87°52'04"W, 270.05 FEET ALONG A MEANDER LINE;  
 THENCE N72°22'06"W, 94.54 FEET ALONG A MEANDER LINE;  
 THENCE N36°19'43"W, 125.37 FEET ALONG A MEANDER LINE TO A MEANDER CORNER ON THE SOUTH RIGHT OF WAY OF CHURCH ROAD, SAID MEANDER CORNER BEING S88°52'43"E, 30 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER LINE OF A NAVIGABLE DRAINAGE DITCH;  
 THENCE S88°52'43"E, 887.50 FEET ALONG SAID SOUTH RIGHT OF WAY TO THE POINT OF BEGINNING.

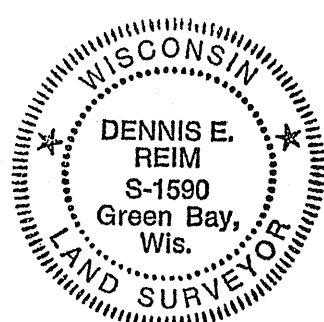
SAID PARCEL CONTAINS 96,646 SQUARE FEET OR 2.22 ACRES OF LAND MORE OR LESS, TO DESCRIBED MEANDER LINE.  
 SAID PARCEL CONTAINS 34,481 SQUARE FEET OR 0.79 ACRES OF LAND MORE OR LESS INCLUDING ALL LAND LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE ORDINARY HIGH WATER LINE OF THE NAVIGABLE DRAINAGE DITCH.

TOTAL PARCEL AREA, 131,127 SQUARE FEET OR 3.01 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 THE CITY OF GREEN BAY.

DATED THIS 25 DAY OF August, 2005

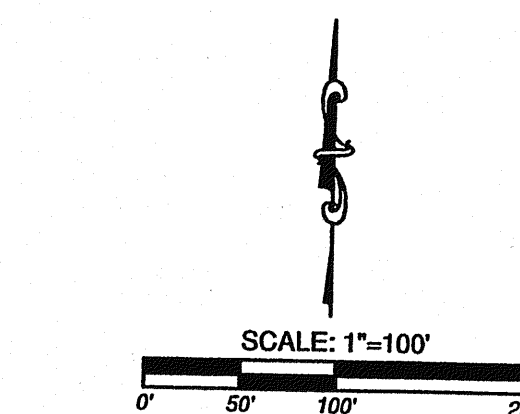
DENNIS E. REIM, REGISTERED LAND SURVEYOR #1590  
 ROBERT E. LEE & ASSOCIATES, INC.



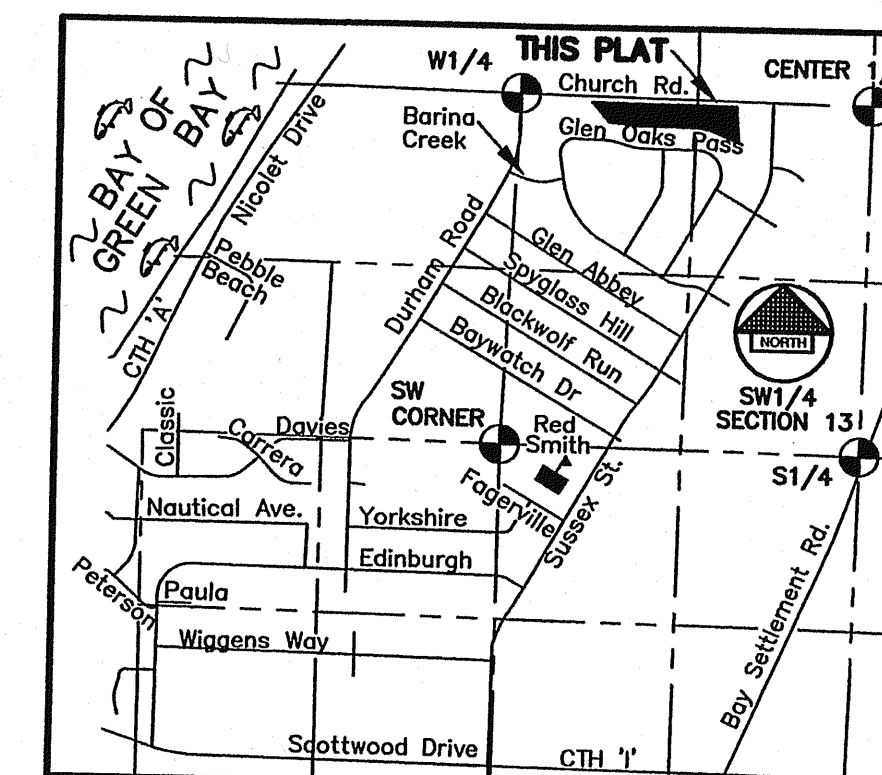
**THOMAS J. JUZA'S SHOREWOOD HEIGHTS SECOND ADDITION**

ALL OF OUTLOT 4, THOMAS J. JUZA'S SHOREWOOD HEIGHTS FIRST ADDITION,  
 BEING PART OF THE NW 1/4 - SW 1/4 AND NE 1/4 - SW 1/4, SECTION 13, T24N, R21E,  
 CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

DRAFTED BY D.E. REIM



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SW 1/4 OF SECTION 13, RECORDED AS S88°52'43"E, BROWN COUNTY COORDINATES



LOCATION SKETCH NOT TO SCALE

Prepared By:  
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