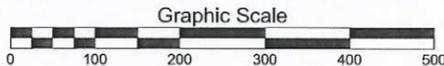


~ Belle Isle Meadows ~

Part of Private Claim 41, East Side of the Fox River, in the Town of Ledgeview, Brown County, Wisconsin



SURVEYOR'S CERTIFICATE

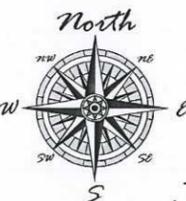
I, Steven M. Bieda, Registered Land Surveyor, S-2275, hereby certify:

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Town of Ledgeview, the Village of Bellevue, and the Brown County Planning Commission and under the direction of the owners listed hereon, I have surveyed, divided and mapped "Belle Isle Meadows", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is part of Private Claim 41, East Side of the Fox River, Town of Ledgeview, Brown County, Wisconsin, more fully described as follows:

Commencing at the Southeast corner of Private Claim 41, East Side of the Fox River; thence N64°11'35"W, 1512.48 feet along the South line of said Private Claim to the point of beginning; thence continuing N64°11'35"W, 1041.93 feet along said line; thence N25°48'25"E, 627.00 feet along a previously surveyed and monumented line; thence S64°05'28"E, 347.89 feet; thence N25°53'22"E, 829.31 feet; thence S64°12'23"E, 695.00 feet; thence S25°53'21"W, 1255.85 feet to the point of beginning.

Parcel contains 1,030,495 square feet / 23.03 acres, more or less.
Road dedication contains 211,783 square feet / 4.86 acres, more or less.

Steven M. Bieda S-2275
December 13, 2013



Bearing referenced to the South line of Private Claim 41, ESFR, assumed to be N64°11'35"W

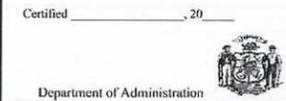
Westerly line of Volume 957, Records, Page 361 as previously surveyed and monumented

Northwest Corner Private Claim 32, East Side of the Fox River (Bross' cap' mon. id.)

Westerly line of Volume 957, Records, Page 361 as previously surveyed and monumented

Northwest Corner Private Claim 32, East Side of the Fox River (Bross' cap' mon. id.)

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.



Vicinity Map



Typical Setback Detail



Office of the Register of Deeds
Brown County, Wisconsin
Recorded for Record
at _____ o'clock _____ M and recorded as Document # _____ on Page _____ of _____ on _____
Cathy W. Breda, Register of Deeds



NOTES

The property owner, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Department of Natural Resources' applicable WDMR Technical Standards, to prevent soil erosion. However, if the Town, at the time of construction, has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

Lots 4, 5 and Outlot 1 include wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corps of Engineers, Brown County Planning Commission, and/or the Brown County Zoning Administrator's Office prior to any development activity.

A Shoreland Permit from the Brown County Zoning Administrator's office is required for Lots 17-30, 36-39 and Outlot 1 prior to any construction, fill, or grading activity within 300 feet of a stream.

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.

Each lot owner shall grade the property to conform to the adapted sidewalk grade elevation and maintain said elevation for future sidewalks.

No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or abstract vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 235.32 of the Wisconsin Statutes.

Lots 4-8, 17-30, 36-39 and Outlots 1 & 2 contain an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes wetlands, all land within 35 feet of wetlands 2 acres or greater, and all land within 75 feet of the ordinary high water mark of a navigable waterway. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

CERTIFICATE OF THE VILLAGE OF BELLEVUE

Approved for the Village of Bellevue this ____ day of _____, 20____.

Karen Simons
Village Clerk

CERTIFICATE OF THE BROWN COUNTY PLAN COMMISSION
Approved for the Brown County Plan Commission this ____ day of _____, 20____.

Sarah K. Bardette
Town Clerk

CERTIFICATE OF THE BROWN COUNTY & TOWN OF LEDGEVIEW TREASURERS
As duly elected/appointed Brown County Treasurer and Town of Ledgeview Treasurer, we hereby certify that the records in our offices show no uncollected tax sales and no unpaid taxes or special assessments affecting any of the lands included in this Plat as of the dates listed below.

Kerry M. Boney Date _____ Luann Ponsler Date _____
Brown County Treasurer Town of Ledgeview Treasurer

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE
Belle Isle Meadows, 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 this Plat to be surveyed, divided, mapped and dedicated as represented hereon. Belle Isle Meadows, LLC also certifies that this Plat is required by 5.236.10 or 5.236.12 to be submitted to the following for approval or objection:

TOWN OF LEDGEVIEW
VILLAGE OF BELLEVUE
BROWN COUNTY PLANNING COMMISSION
DEPARTMENT OF ADMINISTRATION

In Witness Whereof, the said Belle Isle Meadows, LLC has caused these presents to be signed by _____ its Member, on this ____ day of _____, 20____.

Member
Belle Isle Meadows, LLC
Personally came before me this ____ day of _____, 20____, 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.

Notary Public, Wisconsin
Brown County, Wisconsin
My Commission Expires _____

STATE OF WISCONSIN } SS
COUNTY OF BROWN }

CERTIFICATE OF CORPORATE MORTGAGE
I, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgages 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 Belle Isle Meadows, LLC, Owner(s).

IN WITNESS WHEREOF, _____ has caused these presents to be signed by _____ its _____ at _____ this ____ day of _____, 20____.

Personally came before me this ____ day of _____, 20____, 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 of said corporation, by its authority.

Notary Public, Wisconsin
Brown County, Wisconsin
My Commission Expires _____

STATE OF WISCONSIN } SS
COUNTY OF BROWN }

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	107.28	335.00	106.82	N34°59'13"E	16°20'56"	N44°09'41"E
2-3	22.69	12.00	19.46	N10°00'57"W	108°21'16"	
4-6	212.25	135.00	191.06	N19°09'06.5"W	90°04'57"	
4-5	8.10	135.00	8.10	S89°29'28.5"E	0°00'00"	
5-6	71.89	135.00	71.04	S45°30'04"E	30°30'36"	
6-7	71.89	135.00	71.04	S14°59'28"E	30°30'36"	
7-8	60.37	135.00	59.88	S17°04'35"W	25°37'32"	
9-10	102.20	65.00	91.99	N19°09'06.5"W	90°04'57"	
11-12	20.35	60.00	20.25	S73°54'33"E	19°25'58"	
13-14	83.86	265.00	83.51	S14°52'40"W	18°07'50"	N43°38'26"E
14-15	35.53	335.00	35.51	S47°54'17"W	09°04'56"	N37°51'59"E
15-16	16.32	12.00	15.02	S78°50'12"W	77°58'26"	

Northwest Corner Private Claim 41, East Side of the Fox River (Bross cap mon. id.)
Southeast Corner Private Claim 41, East Side of the Fox River (1" iron pipe id.)

SCALE
1"=100'

DRAWN BY
BAR

Town of Ledgeview

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

PROJECT NO.
B-8713
SHEET NO.
1 of 1
DRAWING NO.
P-2206