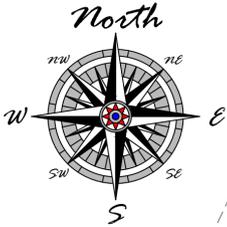
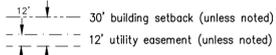


**Legend**

- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
- 2" iron pipe found
- 1" iron pipe found
- Brown County monument - type noted
- all other lot and meander 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.



# Willow Grove Third Addition

All of Outlot 2, of the recorded Plat of "Willow Grove" (Volume 24, Plats, Page 74, Document Number 2832625, Brown County Records), being further located in parts of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , and the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , all in Section 23, T23N-R21E, in the Village of Bellevue, Brown County, Wisconsin.

**Graphic Scale**



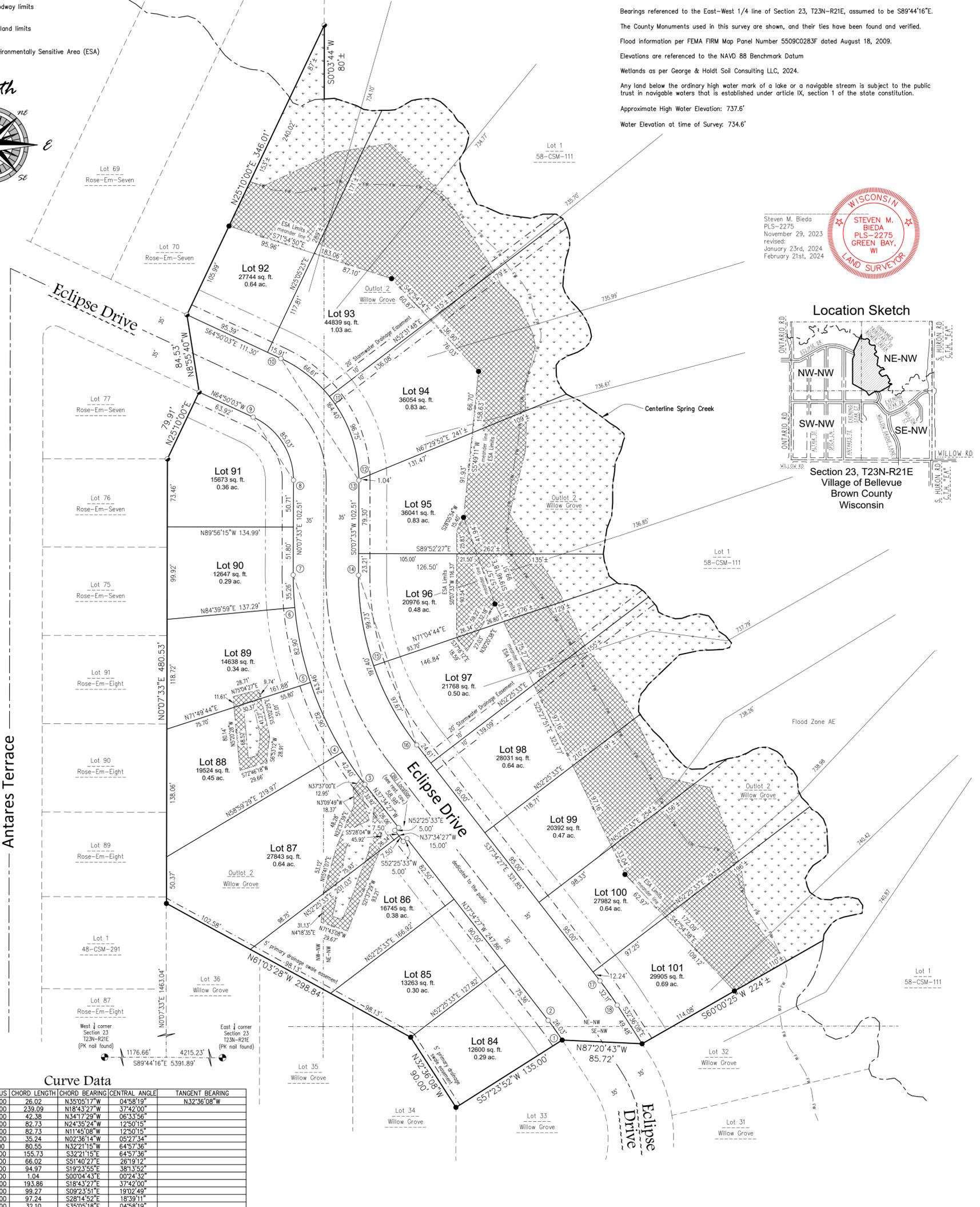
There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified March 4, 2024

*Renell M. Porek*  
 Department of Administration

Bearings referenced to the East-West 1/4 line of Section 23, T23N-R21E, assumed to be S89°44'16"E.  
 The County Monuments used in this survey are shown, and their ties have been found and verified.  
 Flood information per FEMA FIRM Map Panel Number 550900283F dated August 18, 2009.  
 Elevations are referenced to the NAVD 88 Benchmark Datum.  
 Wetlands as per George & Holdt Soil Consulting LLC, 2024.  
 Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution.  
 Approximate High Water Elevation: 737.6'  
 Water Elevation at time of Survey: 734.6'

Steven M. Bieda  
 PLS-2275  
 November 29, 2023  
 revised:  
 January 23rd, 2024  
 February 21st, 2024



**Curve Data**

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	26.03	300.00	26.02	N35°05'17"W	04°58'19"	N32°36'08"W
3-7	243.46	370.00	239.09	N18°43'27"W	37°42'00"	
3-4	42.40	370.00	42.38	N34°17'29"W	06°33'56"	
4-5	82.90	370.00	82.73	N24°35'24"W	12°50'15"	
5-6	82.90	370.00	82.73	N11°45'08"W	12°50'15"	
6-7	35.26	370.00	35.24	N02°36'14"W	05°27'34"	
8-9	85.03	75.00	80.55	N32°21'15"W	64°57'36"	
10-13	164.40	145.00	155.73	S32°21'15"E	64°57'36"	
10-11	66.61	145.00	66.02	S51°40'27"E	28°19'12"	
11-12	96.75	145.00	94.97	S19°23'55"E	38°13'52"	
12-13	1.04	145.00	1.04	S00°04'43"E	00°24'32"	
14-16	197.40	300.00	193.86	S18°43'27"E	37°42'00"	
14-15	99.73	300.00	99.27	S09°23'51"E	19°02'49"	
15-16	97.67	300.00	97.24	S28°14'52"E	18°39'11"	
17-18	32.11	370.00	32.10	S35°05'18"E	04°58'19"	

PROJECT NO. K-16805  
 SHEET NO. 1 of 2  
 DRAWING NO. P-2461

Moski Corp.

vierbicher  
 planners | engineers | advisors



TAX PARCEL NO. B-2675  
**Willow Grove Third Addition**

SCALE 1"=60'  
 DRAWN BY BARNDIK

# Willow Grove Third Addition

All of Outlot 2, of the recorded Plat of "Willow Grove" (Volume 24, Plats, Page 74, Document Number 2832625, Brown County Records), being further located in parts of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , and the the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , all in Section 23, T23N-R21E, in the Village of Bellevue, Brown County, Wisconsin.

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 March 4, 2024

*Rene M. Powey*  
Department of Administration



SCALE  
1"=60'

DRAWN BY  
BAR/NDK

TAX PARCEL NO. B-2675  
**Willow Grove  
Third Addition**  
Fieldwork Completed:  
Data File: K-12889B.ktx



**vierbicher**  
planners | engineers | advisors

400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

**Moski Corp.**

PROJECT NO.  
K-16805

SHEET NO.  
**2 of 2**

DRAWING NO.  
**P-2461**

## SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, 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 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 "Willow Grove Third Addition", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is all of Outlot 2 of the recorded Plat of "Willow Grove" (Volume 24, Plats, Page 74, Document Number 2832625, Brown County Records), being further located in parts of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , and the the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , all in Section 23, T23N-R21E, in the Village of Bellevue, Brown County, Wisconsin.

Parcel contains 490,503 square feet / 11.26 acres more or less, including all lands lying between the meander line and the centerline of Spring Creek.

Road dedication contains 63,839 square feet / 1.46 acres more or less.

Parcel subject to easements and restrictions or record.

Steven M. Bieda  
PLS-2275  
November 29, 2023  
revised:  
January 23rd, 2024  
February 21st, 2024



## CORPORATE OWNER'S CERTIFICATE

Moski Corporation, a corporation 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 Willow Grove Third Addition to be surveyed, divided, mapped and dedicated as represented hereon. Moski Corporation 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 BELLEVUE  
BROWN COUNTY PLANNING COMMISSION  
DEPT. OF ADMINISTRATION

In Witness Whereof, the said Moski Corporation has caused these presents to be signed by Paul Kosmoski, its Member, on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

Paul Kosmoski Member

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, the above named Member of said Corporation and acknowledged that he executed the foregoing instrument as such Member as the deed of said Corporation, by its authority.

Notary Public My Commission Expires \_\_\_\_\_  
Brown County, Wisconsin

STATE OF WISCONSIN ]  
] SS  
COUNTY OF BROWN ]

## 12' PUBLIC UTILITY EASEMENT

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

Moski Corporation, Grantor, to:

Granted to Wisconsin Public Service Corp., a Wisconsin Corporation and other Public Utilities, grantee(s).

Their respective successors and assigns, to construction 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 or CSM, 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.

## CERTIFICATE OF THE BROWN COUNTY TREASURER

I 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.

Charles T. Mahlik Date  
Brown County Deputy Treasurer

## CERTIFICATE OF THE VILLAGE OF BELLEVUE TREASURER

As duly elected Village of Bellevue Treasurer, I 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.

Michelle Seidl  
Bellevue Treasurer

## CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

Devin Yoder  
Senior Planner

## CERTIFICATE OF THE VILLAGE OF BELLEVUE

Approved for the Village of Bellevue this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

Michelle Seidl  
Bellevue Village Clerk

## NOTES

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.

Lots 86-89 & 92-101 include wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corps of Engineers, Brown County Planning Commission, or the local municipality's Zoning Administrators Office prior to any development activity.

A Shoreland Permit from the Brown County Zoning Administrator's office is required for Lots 59-62 & 66-76 prior to any excavation or grading activity within 300 feet of the Ordinary High Water Mark (OHWM) of navigable rivers or streams, or to the landward side of the floodplain, whichever is greater, any/or 1000' of the OHWM of navigable lakes, ponds or flowages.

## 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.

Grading activities within ESA and ESA setback areas are restricted unless an ESA amendment is approved by the Brown County Planning Commission, or grading is completed as part of an approved grading and stormwater management plan.

Each lot owner shall grade the property to conform to the adopted 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 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 following shall be enforced by the Village of Bellevue: The land on all side lot lines containing drainage easements and all rear lot lines shall be graded at the time of initial plat development by the developer and/or agents according to the Village approved and WDNR accepted stormwater management plan in conformance with the requirements of the of Bellevue Stormwater Utility. Individual lot owners and/or agents shall not change the Village approved and established lot grades.

The following shall be the sole responsibility of the abutting property owners: All side and rear lot lines not regulated by the Bellevue Stormwater Utility shall be graded and maintained in cooperation with abutting property owners, so as to neither impede the flow of stormwater, nor negatively impact any abutting property, while functioning in harmony with the established Village approved and WDNR accepted stormwater management plan.

Lots 86-89 & 92-101 contain an environmentally sensitive area (ESA) as defined in the 2040 Brown County Urban Service Area Water Quality Plan. The ESA includes wetlands, floodway, all land within 30 feet of the floodway, navigable waterways, 75 feet beyond the ordinary high water mark of navigable waterways, steep slopes of 20% or greater associated with any aforementioned water or natural resource features and a 20-foot setback from top and bottom of steep slopes. 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.

The owners of Lots 84 through 101 are joint owners of the specified Cluster Mailbox Unit (CBU) structure and its foundation and are responsible for the long-term maintenance and replacement. If the property owners do not keep the CBU in a good-looking functional state, the municipality may assess/charge the lot owners for the shared cost of repairs or replacement.