

3062452

MAP# 9747
CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
04/26/2024 02:35 PM
REC FEE:
REC FEE: 30.00
PAGES: 4

CERTIFIED SURVEY MAP

ALL OF LOT 2, VOLUME 57 OF CERTIFIED SURVEY MAPS, PAGE 159, MAP NUMBER 8207,
DOCUMENT NUMBER 2563767, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 21 EAST, VILLAGE OF BELLEVUE,
BROWN COUNTY, WISCONSIN.

ACCESS POINT/DRIVEWAY NOTE

Any access point/driveway located within 50' of the common
property line between Lot 1 and Lot 2 must be a shared driveway
to line up with Don Gerard Way. Cross access easements shall be
created by a separate document at the time of construction.

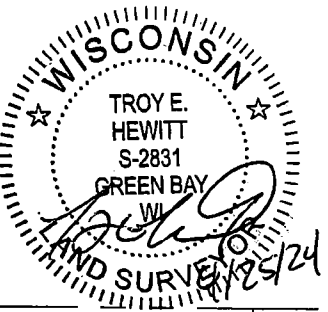
LEGEND

- Set 1" x 18" Iron Pipe with
cap weighing 1.13 lbs./lin. ft.
- Existing 1" Iron Pipe
- ⊕ County Monument

Curve Table

Curve C1
Delta = 124°36'10"
Radius = 12.00'
Arc Length = 26.10'
Chord Direction = N27°58'14"E
Chord Length = 21.25'
Tangent Bearing = N89°43'41"W
Second Tangent Bearing = S34°19'51"E

Unplatted Lands



Continental Drive

Right of way varies

Don Gerard Way Condominium

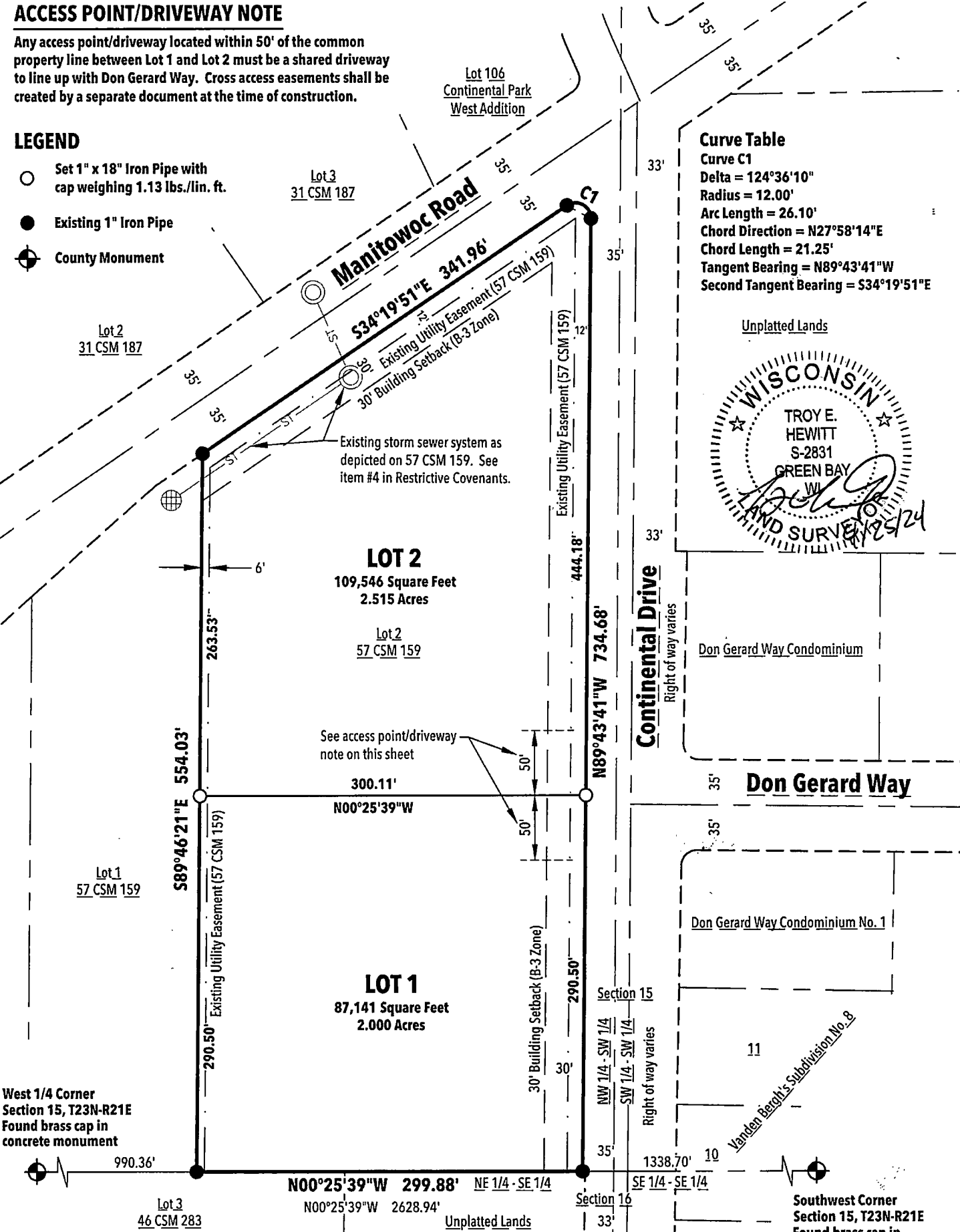
Don Gerard Way

Don Gerard Way Condominium No. 1

11

Vanden Berg's Subdivision No. 8

Southwest Corner
Section 15, T23N-R21E
Found brass cap in
concrete monument



SCALE: 1"= 100'



Bearings are based on the Brown County
Coordinate System. The west line of the Southwest
1/4 of Section 15, T23N-R21E, bears N00°25'39"W.

AFFECTED TAX PARCEL
B-59-3-1

REL Robert E. Lee
& Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

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SHEET 1 OF 4

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SURVEYOR'S CERTIFICATE

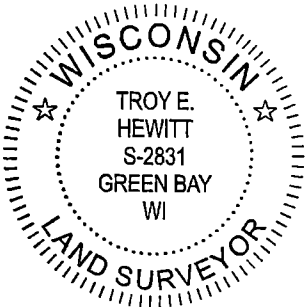
I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, mapped and divided all of Lot 2, Volume 57 of Certified Survey Maps, Page 159, Map Number 8207, Document Number 2563767, located in part of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 23 North, Range 21 East, Village of Bellevue, Brown County, Wisconsin.

Said parcel contains 196,689 Square Feet (4.516 Acres) of land more or less. Subject to any and all easements and restrictions of record.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Village of Bellevue and Brown County Planning Commission in the surveying, mapping and dividing of the same.

Dated this 25th day of APRIL, 2024.


Troy E. Hewitt PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.



RESTRICTIVE COVENANTS (57 CSM 159)

- 1. 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.
- 2. Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
- 3. 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.
- 4. At such time Lot 2 is sold and developed, the illustrated Storm Sewer Drainage System shall not be graded or developed in a manner that would interfere with the operation of said system and negatively affect the storm water drainage of Lot 1.

NOTES (57 CSM 159)

- 1. 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 Bellevue Stormwater Utility. Individual lot owners and/or agents shall not change the Village approved and established lot grades.
- 2. 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.
- 3. 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 an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

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VILLAGE OF BELLEVUE, BROWN COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

As owners, we do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, mapped and divided as represented on this map. I also do further certify that this Certified Survey Map is required by s-236.34 to be submitted to the following for approval or objection: BROWN COUNTY PLANNING COMMISSION, VILLAGE OF BELLEVUE

William J. Schleis 4/26/24
William J. Schleis Date

Barbara A. Schleis 4/26/24
Barbara A. Schleis Date

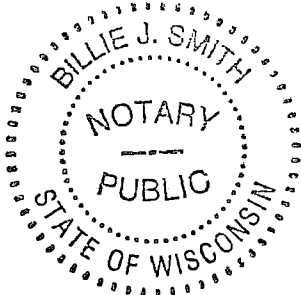
STATE OF WISCONSIN)
Brown COUNTY) SS

Personally came before me this 26th day of April, 2024, the above named William J. & Barbara A. Schleis, to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, State of Wisconsin

(print name) Billie J. Smith

My commission expires: 5-30-28



UTILITY EASEMENT PROVISION

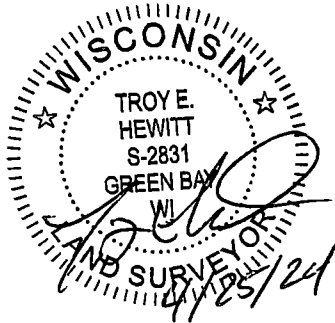
A non-exclusive easement granted to public utilities including but not limited to electric, natural gas, communications, water distribution, sewer collection, drainage, etc., is hereby granted by

William and Barbara Schleis, Grantors, to

Wisconsin Public Service Corp., a Wisconsin Corporation and other Public Utilities, Grantee(s),

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 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 incidental 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. Structures shall not be placed over Grantee's facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of the Grantees.

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



REL Robert E. Lee
& Associates, Inc.
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BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this 26th day of April, 2024.

Devin Yoder, Senior Planner



TREASURER'S CERTIFICATE

As Brown County Deputy 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 Certified Survey Map as of the date listed below.

Charles Mahlik
Brown County Deputy Treasurer

4/26/24
Date



VILLAGE OF BELLEVUE APPROVAL CERTIFICATE

Approved by the Village of Bellevue this 26th day of April, 2024.

Michelle Seidl, Director of Finance/Clerk-Treasurer

