

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 July 10, 2024

Don Sims
Department of Administration

Bedford Heights Fourth Addition

All of Outlot 5 of the recorded Plat of "Bedford Heights Third Addition" (Volume 24, Plats, Page 142, Document Number 2909281, Brown County Records), being located in part of the Southeast 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southeast 1/4, Section 22, T23N-R21E, Village of Bellevue, Brown County, Wisconsin.

3070772

CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
08/02/2024 02:59 PM
REC FEE: \$0.00
PAGES: 3

SCALE
1"=80'

DRAWN BY
BAB

TAX PARCEL NO. B-2829

Final Plat

Data File: M-2500.bdt Fieldwork Completed: 3/29/2023

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

File: M-2500Plat 06123.dwg

Meacham & Company LLC
planners | engineers | advisors

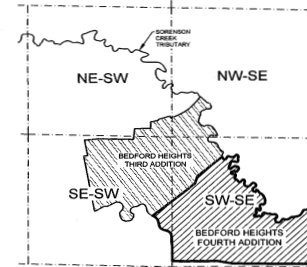
PROJECT NO.
M-2500

SHEET NO.
1 of 3

DRAWING NO.
P-2559

2025 TLL
B-2829 RPL
B-3045 THRU B-3072 NPL

Location Sketch
Section 22, T23N-R21E
Village of Bellevue

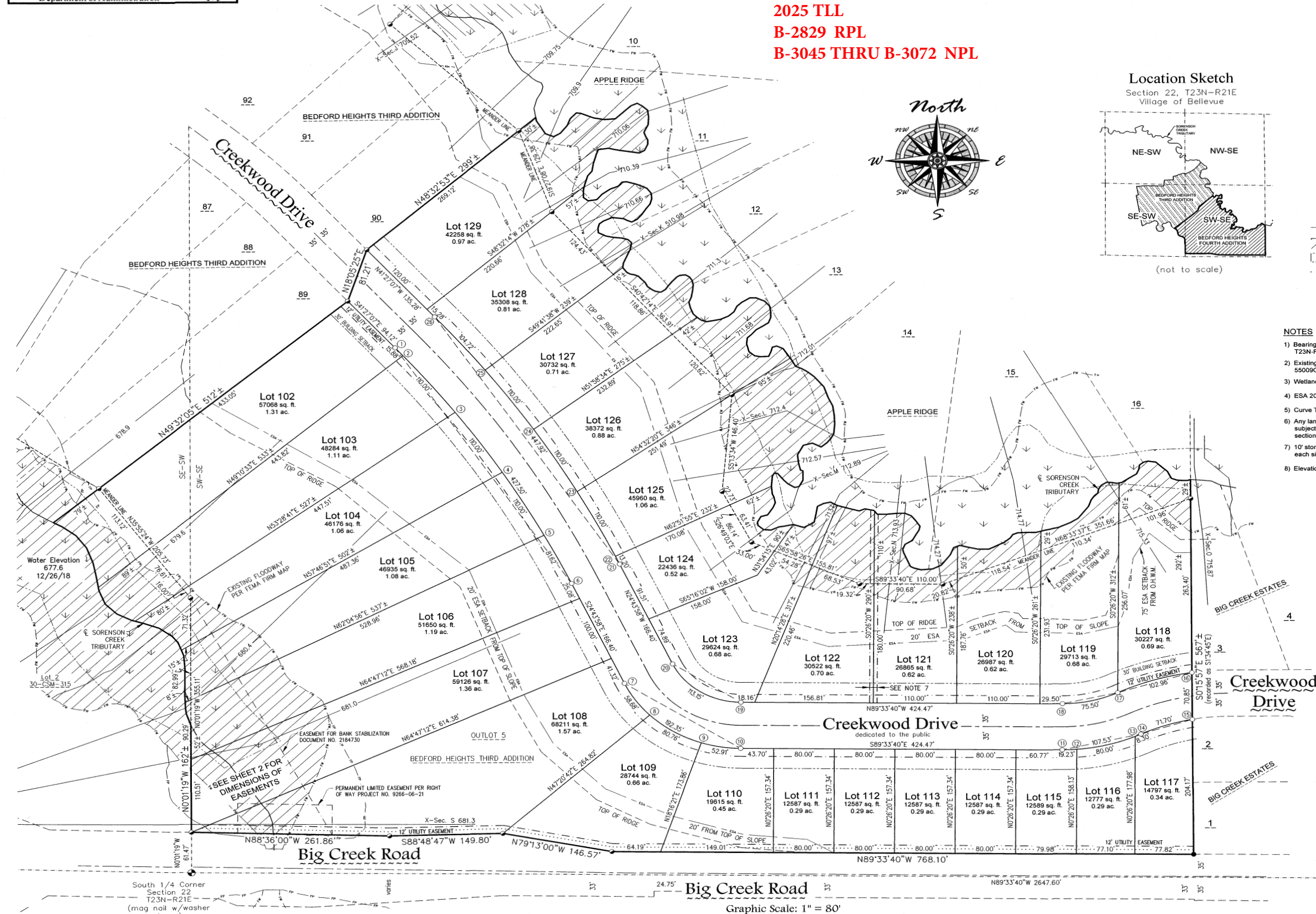
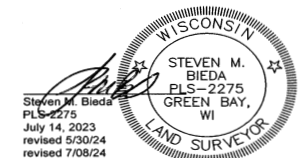


Legend

- 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.
- floodplain limits
- floodway limits
- approximate wetland area
- no access
- 30' building setback
- 12' utility easement

NOTES

- Bearings referenced to the South line of the Southeast 1/4 of Section 22, T23N-R21E, assumed to be N89°33'40"W.
- Existing floodplain and floodway information taken from FEMA FIRM Maps 55009C0279F and 55009C0283F, dated August 18, 2009.
- Wetlands are approximate per Brown County GIS, January 9, 2023.
- ESA 20' Setback from Top of Slope, see sheet 2 for bearings and distances.
- Curve Table is on Sheet 3.
- 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.
- 10' stormwater drainage easement along the lot line of lots 121 and 122, being 5' on each side of the line going the length of the line to the Tributary of Sorenson Creek.
- Elevations are referenced to the NAVD 88 Benchmark Datum.



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Certified July 10, 2024

Don Dime
Department of Administration



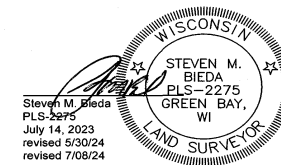
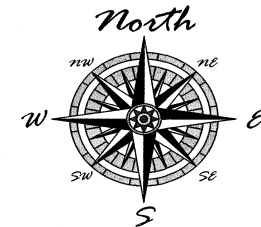
Bedford Heights Fourth Addition

All of Outlot 5 of the recorded Plat of "Bedford Heights Third Addition" (Volume 24, Plats, Page 142, Document Number 2909281, Brown County Records), being located in part of the Southeast 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southeast 1/4, Section 22, T23N-R21E, Village of Bellevue, Brown County, Wisconsin.

Graphic Scale: 1" = 60'

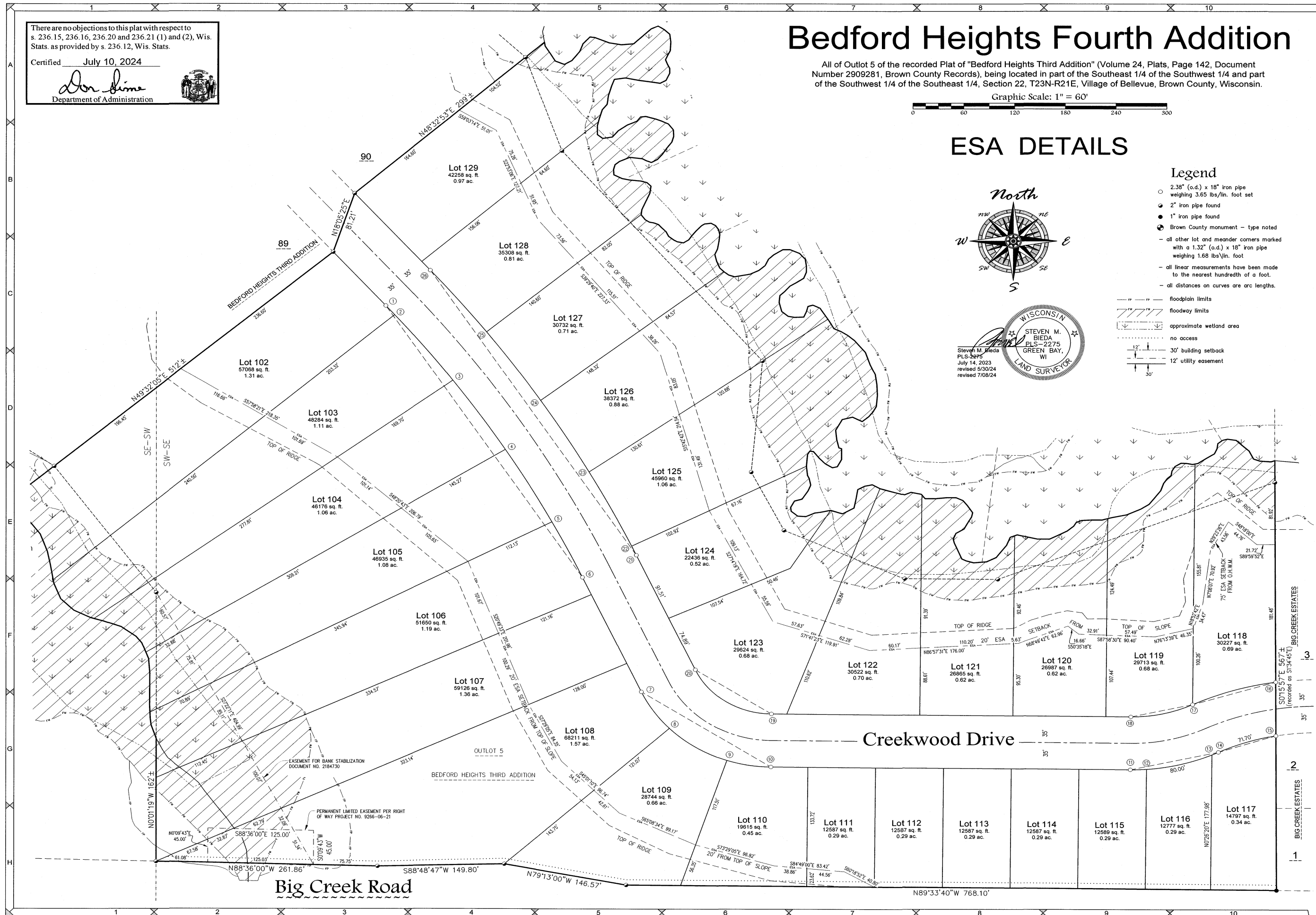


ESA DETAILS



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.
- floodplain limits
- floodway limits
- approximate wetland area
- no access
- 30' building setback
- 12' utility easement



SCALE
1"=60'

DRAWN BY
BAB

TAX PARCEL NO. B-2829

Final Plat

Data File: M-2500.dwg
Fieldwork Completed: 3/29/2023



vierbicher
planners | engineers | advisors

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

Meacham &
Company LLC

File: M-2500Plat 062123.dwg

PROJECT NO.
M-2500

SHEET NO.
2 of 3

DRAWING NO.
P-2559

Bedford Heights Fourth Addition

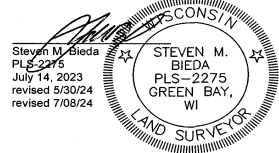
All of Outlot 5 of the recorded Plat of "Bedford Heights Third Addition" (Volume 24, Plats, Page 142, Document Number 2909281, Brown County Records), being located in part of the Southeast 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southeast 1/4, Section 22, T23N-R21E, Village of Bellevue, Brown County, Wisconsin.

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 Village of Bellevue and the Brown County Planning Commission and under the direction of the owners listed hereon, I have surveyed, divided and mapped "Bedford Heights Fourth Addition", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is all of Outlot 5 of the recorded Plat of "Bedford Heights Third Addition" (Volume 24, Plats, Page 142, Document Number 2909281, Brown County Records), including all lands between the meander line and the water's edge, being located in part of the Southeast 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southeast 1/4, Section 22, T23N-R21E, Village of Bellevue, Brown County, Wisconsin.

Parcel contains 1,008,538 square feet / 23.15 acres, more or less.
Road dedication contains 103,362 square feet / 2.37 acres, more or less.
Parcel subject to easements and restrictions of record.



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.
- The wetlands are approximate on Lots 102 - 108, 118 - 123, and 125 - 129 due to the large size of the lot and/or the location of the wetland ESA. Should any development on Lots 102 - 108, 118 - 123, and 125 - 129 be proposed near or within the approximate wetland ESA, the actual wetland and ESA boundary shall be properly delineated by a certified wetland delineator hired by the affected landowner.
- A shoreland permit from the Brown County Zoning Administrator's office is required for Lots 102 - 114, and 118 - 129 prior to construction, fill, 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.
- No driveway access is permitted to Big Creek Road for Lots 108 through 117.

RESTRICTIVE COVENANTS

- 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 storm water management plan in conformance with the requirements of the of Bellevue Storm water 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 Storm water Utility shall be graded and maintained in cooperation with abutting property owners, so as to neither impede the flow of storm water, nor negatively impact any abutting property, while functioning in harmony with the established Village approved and WDNR accepted storm water management plan.
- 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.
- Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
- Lots 102 - 111 and 118 - 129 contain an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes approximate wetlands, all land within 50 feet of approximate wetlands of any size, floodway, all land within 35 feet of the floodway or 75 feet beyond the ordinary high water mark - whichever is greater, navigable waterways, all land within 75 feet of 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. 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.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

Meacham & Company LLC, Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, 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 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. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

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

OWNER'S CERTIFICATE

Meacham & Company 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 Bedford Heights Fourth Addition to be surveyed, divided, mapped and dedicated as represented hereon. Meacham & Company LLC 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
DEPARTMENT OF ADMINISTRATION

In Witness Whereof, the said Meacham & Company LLC has caused these presents to be signed by Deborah Meacham, its Member, on this

17 day of July, 2024

Deborah Meacham
Member

Personally came before me this 17th day of July, 2024, the above named Member of said Limited Liability Company and acknowledged that she executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

Jessica J. Wogstad
Notary Public
Brown County, Wisconsin
My Commission Expires 10/25/27

STATE OF WISCONSIN |
COUNTY OF BROWN | SS.

Jessica J. Wogstad
NOTARY PUBLIC
STATE OF WISCONSIN

CERTIFICATE OF CORPORATE MORTGAGEE

Community First Credit Union, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Plat and does hereby consent to the above certificate of Meacham & Company LLC, Owners of said lands.

Witness the hand and seal of,

Brent Jensen VP-Senior Lender 7-15-2024
(Signature) (print title) (date)

BRENT J. JENSEN
(print name)

Personally came before me this 15 day of July, 2024, the above named officer of said corporation to me known to be the persons who executed the foregoing certificate and acknowledged the same.

Betty A. Kittell
Notary Public
Brown County, Wisconsin
My Commission Expires 8/16/27

STATE OF WISCONSIN |
COUNTY OF BROWN | SS.



Curve Table							
Curve #	Arc Length	Radius	Central Angle	Chord Bearing	Length	Tangent	Tangent
1-6	427.50	1465.00	16°43'10"	S33°05'33"E	425.98	--	--
1-2	15.88	1465.00	0°37'16"	S41°08'29"E	15.88	--	--
2-3	110.00	1465.00	4°18'08"	S38°40'48"E	109.98	--	--
3-4	110.00	1465.00	4°18'08"	S34°22'40"E	109.98	--	--
4-5	110.00	1465.00	4°18'08"	S30°04'32"E	109.98	--	--
5-6	81.62	1465.00	3°11'30"	S26°19'43"E	81.61	--	--
7-10	192.35	170.00	64°49'42"	S57°08'49"E	182.25	--	--
7-8	58.68	170.00	19°46'37"	S34°37'16"E	58.39	--	--
8-9	80.76	170.00	27°13'05"	S58°07'07"E	80.00	--	--
9-10	52.91	170.00	17°50'00"	S80°38'40"E	52.70	--	--
11-14	107.53	235.00	26°13'03"	N77°19'49"E	106.60	N64°13'18"E	--
11-12	19.23	235.00	4°41'18"	N88°05'40"E	19.22	--	--
12-13	80.00	235.00	19°30'19"	N75°59'52"E	79.62	--	--
13-14	8.30	235.00	2°01'26"	N65°14'00"E	8.30	--	--
14-15	71.70	265.00	15°30'11"	N71°58'23"E	71.49	N79°43'29"E	--
16-17	102.96	335.00	17°36'36"	S73°01'35"W	102.56	S81°49'53"W	S64°13'18"W
17-18	75.50	165.00	26°13'03"	S77°19'49"W	74.84	--	--
19-20	113.15	100.00	64°49'42"	N57°08'49"W	107.21	--	--
21-26	447.92	1535.00	16°43'10"	N33°05'33"W	446.34	--	--
21-22	13.20	1535.00	0°29'34"	N24°56'29"W	13.20	--	--
22-23	110.00	1535.00	4°06'21"	N27°16'47"W	109.98	--	--
23-24	110.00	1535.00	4°06'21"	N31°23'08"W	109.98	--	--
24-25	110.00	1535.00	4°06'21"	N35°29'29"W	109.98	--	--
25-26	104.72	1535.00	3°54'33"	N39°29'56"W	104.70	--	--

BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this 2 day of August, 2024

Karl Mueller
Senior Planner



CERTIFICATE OF THE BROWN COUNTY TREASURER

As duly elected 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 date listed below.

Charles T. Mahlik
Brown County Treasurer



CERTIFICATE FOR THE VILLAGE OF BELLEVUE

Approved for the Village of Bellevue this 26th day of July, 2024

Michelle-Smidt Dawn Novak
Village Clerk Deputy



CERTIFICATE FOR THE VILLAGE OF BELLEVUE TREASURER

As duly elected Village 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 date listed below.

Dawn Novak
Village Treasurer Deputy



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 July 10, 2024

Don Shime
Department of Administration



SCALE
1"=N/A

DRAWN BY
BAB

TAX PARCEL NO. B-2929

Final Plat

Data File: M-2500.txt
Fieldwork Completed: 3/29/2023



vierbicher
planners | engineers | advisors

Meacham &
Company LLC

File: M-2500Plat 082123.dwg

PROJECT NO.
M-2500

SHEET NO.
3 of 3

DRAWING NO.
P-2559