

# Schlag Crossing First Addition

All of Lot 8 of recorded plat "Schlag Crossing", (Plats, Document No. 3022640, Brown County Records), being located in part of Government Lots 3 and 4 of Fractional Section 17, T23N-R21E, Village of Bellevue, Brown County, Wisconsin.

Graphic Scale: 1" = 60'

## 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 "Schlag Crossing First Addition", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is all of Lot 8 of recorded plat "Schlag Crossing", (Plats, Document No. 3022640, Brown County Records), being located in part of Government Lots 3 and 4 of Fractional Section 17, T23N-R21E, Village of Bellevue, Brown County, Wisconsin.

Parcel contains 614,125 square feet / 14.10 acres, more or less.  
Parcel subject to easements and restrictions of record.



Steven M. Bieda  
PLS-2275  
December 28th, 2023  
revised:  
April 9th, 2024  
May 24th, 2024  
July 22nd, 2024  
August 23rd, 2024  
September 19th, 2024

2025 TLL  
B-3013 RPL  
B-3075 & B-3076 NPL

## CERTIFICATE OF THE BROWN COUNTY TREASURER

As appointed 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 Plat as of the dates listed below.

Charles T. Mahlik  
Brown County Deputy Treasurer



## CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this 30th day of September, 2024

Devin Foder  
Senior Planner



## CERTIFICATE OF THE VILLAGE OF BELLEVUE

Approved for the Village of Bellevue this 27th day of September, 2024

Michelle Seidl  
Village Clerk



## 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  
Village Treasurer



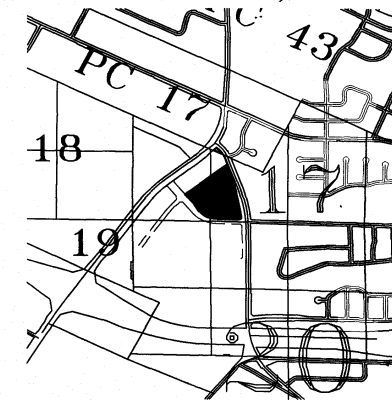
## Legend

- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
- 1" iron pipe found
- PK nail set
- Brown County monument - type noted
- all other lot corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs/lin. foot.
- 30' building setback (unless noted)
- 12' utility easement (unless noted)
- no access
- all linear measurements have been made to the nearest hundredth of a foot.
- all distances on curves are arc lengths.

## Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	258.73	2754.54	258.63	S2°25'16"E	5°22'54"	
3-4	104.82	455.00	104.58	N82°15'11"W	13°11'56"	N75°39'13"W
4-5	261.58	370.00	256.17	N55°23'56"W	40°30'26"	
6-8	234.29	220.50	223.42	N69°32'10"W	60°52'45"	
6-7	64.57	220.50	64.34	S88°24'47"W	18°46'59"	N83°11'54"W
7-8	169.72	220.50	165.56	N61°08'51"W	44°06'06"	
9-10	212.51	200.00	202.65	N69°32'10"W	60°52'45"	
11-12	190.73	179.50	181.88	N69°32'10"W	60°52'45"	

Location Sketch  
Fractional Section 17, T23N-R21E, 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 September 25, 2024

Don Lume  
Department of Administration



3075463

CHERYL BERKEN  
BROWN COUNTY  
REGISTER OF DEEDS  
GREEN BAY, WI  
RECORDED ON  
09/30/2024 10:59 AM  
REC FEE: 50.00  
PAGES: 2

SCALE  
1"=60'

DRAWN BY  
NDK

TAX PARCEL NO. B-3013  
Schlag Crossing  
First Addition  
Final Plat

Fieldwork Completed: 03/15/24  
Data File: S-713.dwg



vierbicher  
planners | engineers | advisors

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

Schlag Family Trust

PROJECT NO.  
S-713

SHEET NO.  
1 of 2

DRAWING NO.  
P-2607

# Schlag Crossing First Addition

All of Lot 8 of recorded plat "Schlag Crossing", (Plats, Document No. 3022640, Brown County Records), being located in part of Government Lots 3 and 4 of Fractional Section 17, T23N-R21E, Village of Bellevue, Brown County, Wisconsin.

## NOTES

A Brown County Highway Department access permit must be obtained prior to any construction of a new street / road connection or driveway to a County Trunk Highway.

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 of Bellevue has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

Plot is a part of a Planned Development District approved by the Village of Bellevue on June 12th, 2024 as PDD 2024 - 0003, Ordinance No. 0-2024-03.

Access onto Town Hall Road shall be limited to the shared property line between proposed Lots 14 and 15 and the location that lines up with the existing curb cut provided for the parcel east of Costco.

## 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.

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.

## UTILITY EASEMENT PROVISIONS

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

SCHLAG CLARENCE FAMILY TRUST AGREEMENT, Grantor, 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.

## OWNER'S CERTIFICATE

As Owner, I hereby certify that I caused the land described on "Schlag Crossing First Addition" to be surveyed, divided, mapped and dedicated as represented hereon. I also certify 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

Robert Schlag  
\*Trustee of the Clarence Schlag Family Trust Agreement

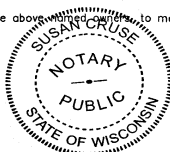
John Schlag

Personally came before me this 21 day of September, 2024 the above named parties to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Susan Chase  
Notary Public  
Brown County, Wisconsin

My Commission Expires 10/12/27

STATE OF WISCONSIN ]  
] SS  
COUNTY OF BROWN ]



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 September 25, 2024

Don Hime  
Department of Administration



Steven M. Bieda  
PLS-2275  
December 28th, 2023  
revised:  
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SCALE  
NA

DRAWN BY  
NDK

TAX PARCEL NO. B-3013  
Schlag Crossing  
First Addition  
Final Plat

Date File: S-713.dwg Fieldwork Completed: 09/15/24



vierbicher  
planners | engineers | advisors

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

Schlag Family Trust

File: S-713Final Plat First Addition 09/15/24.dwg

PROJECT NO.  
S-713

SHEET NO.  
2 of 2

DRAWING NO.  
P-2607