

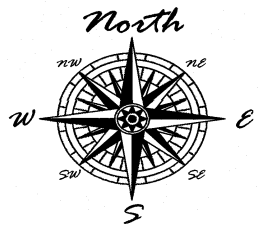
There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified October 25, 2023

Rene M. Pong
Department of Administration



| Curve Table | | | | | | | |
|-------------|--------|---------|---------------|-------|-------------|-------------|-------------|
| Curve # | Length | Radius | Central Angle | Chord | Bearing | Tangent | Tangent |
| 1-2 | 109.81 | 65.00 | 96°47'37" | 97.21 | N35°39'28"W | N12°44'22"E | N84°03'14"W |
| 2-5 | 98.11 | 500.00 | 11°14'32" | 97.95 | N89°40'31"W | N84°03'14"W | S84°42'14"W |
| 2-3 | 25.54 | 500.00 | 2°55'36" | 25.54 | N85°31'02"W | --- | --- |
| 3-4 | 55.03 | 500.00 | 6°18'22" | 55.00 | S89°51'59"W | --- | --- |
| 4-5 | 17.54 | 500.00 | 2°00'34" | 17.54 | S85°42'31"W | --- | --- |
| 6-7 | 14.59 | 1070.00 | 0°46'54" | 14.59 | S85°05'40"W | S85°29'07"W | S84°42'14"W |



Bearings referenced to the West Line of the Northwest 1/4, Section 14, T23N-R21E, assumed to be N0°20'52"E.

NORTHWEST CORNER
SECTION 14
T23N-R21E
(found Out in Concrete)

40'

40'

N02°03'21"E 2694.87'

28.92'

185.24'

185.24'

WEST 1/4 CORNER
SECTION 14
T23N-R21E
(found Iron Pipe w/Cap)

OWNER'S CERTIFICATE

Whispering Willow Development LLC, as owner, does hereby certify that we caused the land described on "Whispering Willow Subdivision 8th Addition" to be surveyed, divided, and mapped as represented hereon. Whispering Willow Development 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
DEPT. OF ADMINISTRATION

In Witness Whereof, the said Whispering Willow Development LLC has caused these presents to be signed by *Deborah L. Meacham*, its Member, on this 12th day of January, 2024.

Deborah L. Meacham
Member - Whispering Willow Development LLC

Personally came before me this 12th day of January, 2024 the above named Member and acknowledged that he/she executed the foregoing instrument as such Member, by its authority.

Deborah L. Meacham
Notary Public
Brown County, Wisconsin
My Commission Expires 2-26-2025

STATE OF WISCONSIN)
I SS
COUNTY OF BROWN)

DEBBI BERKHAHN
Notary Public
State of Wisconsin

CERTIFICATE OF CORPORATE MORTGAGEE

Deborah L. Meacham, 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, and mapping of the land described on this Plat and does hereby consent to the above certificate of Deborah L. Meacham, Owner of said lands.

Witness the hand and seal of,

Deborah L. Meacham 1-12-2024
(signature) (print name)

Personally came before me this 12th day of January, 2024, the above named officer of said corporation to me known to be the persons who executed the foregoing certificate and acknowledged the same.

Deborah L. Meacham
Notary Public
Brown County, Wisconsin
My Commission Expires 2-26-2025

STATE OF WISCONSIN)
COUNTY OF BROWN)

DEBBI BERKHAHN
Notary Public
State of Wisconsin

BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this 18 day of January, 2024.

Karl Mueller
Karl Mueller
Senior Planner

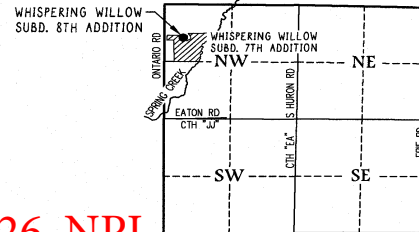


Whispering Willow Subdivision 8th Addition

All of Lot 97 of the recorded plat of "Whispering Willow Subdivision 7th Addition" (Volume 24, Plats, Page 163, Document Number 2944766, Brown County Records), being located in part of the Northwest 1/4 of the Northwest 1/4 of Section 14, T23N-R21E, being in the Village of Bellevue, Brown County, Wisconsin.

Graphic Scale: 1" = 30'

2025 TLL
B-2836 RPL
B-3024 THRU B-3026 NPL



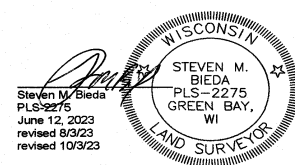
Location Sketch
Section 14, T23N-R21E
(NOT TO SCALE)

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 herein, I have surveyed, divided and mapped "Whispering Willow Subdivision 8th Addition", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is all of Lot 97 of the recorded "Whispering Willow Subdivision 7th Addition", recorded in Volume 24, Plats, Page 163, Document Number 2944766, Brown County Records, located in part of the Northwest 1/4 of the Northwest 1/4 of Section 14, T23N-R21E, in the Village of Bellevue, Brown County, Wisconsin.

Parcel contains 24,203 square feet / 0.56 acres, more or less.



Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
- 1" iron pipe found
- 2" iron pipe found
- Brown County monument (type noted)

*EXCEPTION
Lot 119: 20' Building Setback North front yard and East side yard

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Whispering Willow Development 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 Grantee agrees 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 Grantee 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 Grantee's facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantee. 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 Grantee. 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.

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 WDNR Technical Standards, to prevent soil erosion. However, if the Village, 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.
- Plat is a part of a Planned Development District approved by the Village of Bellevue May 28, 2020, as Document No. 2907788.
- Restrictive Covenants:
 - Except as provided for in Restrictive Covenant number 2, 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.
 - Restrictive Covenant for grading:
 - 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.
 - 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.
 - 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 lowest opening of any structure shall be at least two (2) feet above the 100-year flood elevation and the extent of the ESA.

SCALE
1"=30'

DRAWN BY
BAB

Whispering Willow
Subdivision 8th Addition

vierbicher
planners engineers advisors

Surveyed by:
Vierbicher Associates, Inc.
400 Security Blvd. Ste. 1
Green Bay, WI 54313-9712
(920) 434-9670
www.vierbicher.com

Whispering Willow
Development LLC

PROJECT NO.
M-11705
SHEET NO.
1 of 1
DRAWING NO.
P-2566

File: M-11705Pkt 06/23.dwg