

All of Lot 2, Map No. 9810, Certified Survey Maps, Document No. 3078003, Brown County Records, and part of the Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southwest 1/4 of the Northeast 1/4 of Section 32, all in T23N-R21E, Town of Ledgewiew, Brown County, Wisconsin.
Graphic Scale: 1" = 60'

Dollar Ridge Estates

Legend

- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
- 1" iron pipe with cap found
- 2" iron pipe found
- Brown County monument - type noted
- computed point
- 5/8" iron rebar found
- all distances on curves are arc lengths.
- all other lot 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.
- 30' building setback (unless noted)
- 12' public utility easement (unless noted)
- no access
- Wetlands (George & Holdt Soil Consultants delineation dated Oct. 27, 2024)
- Environmentally Sensitive Area (ESA)
- steep slopes unsuitable for building



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.
April 09, 2025
Certified
Don J. Jurek
Department of Administration

SCALE 1"=60'

DRAWN BY NDK/BAK

Dollar Ridge Estates



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

Garot Roffers

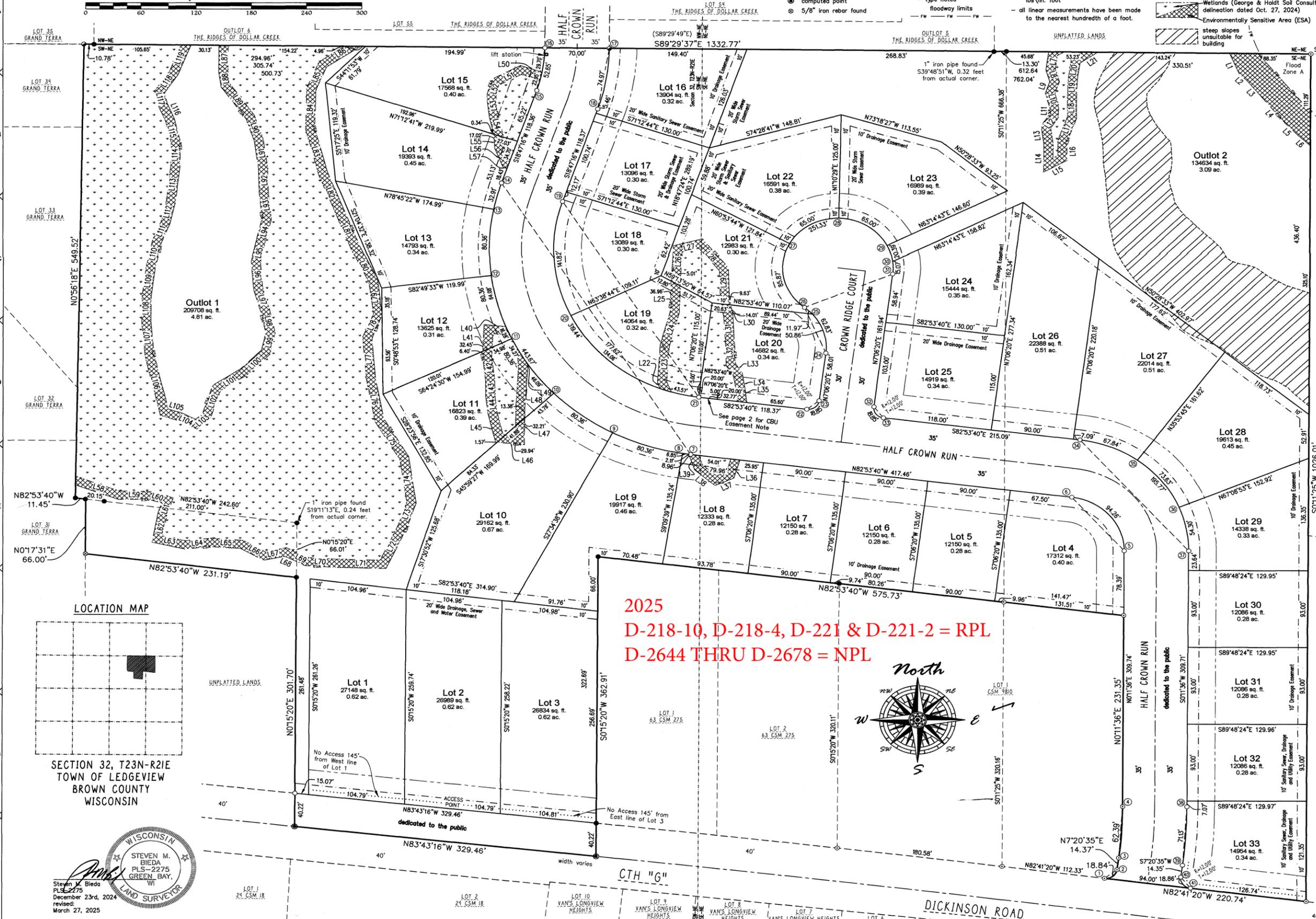
PROJECT NO. 240236
SHEET NO. 1 of 2
DRAWING NO. P-2629

TAX PARCEL NO. D-218-4, D-218-1, D-221 and D-221-2

Final Plat
Date File: 240236.plt
Fieldwork Completed: 08/30/24

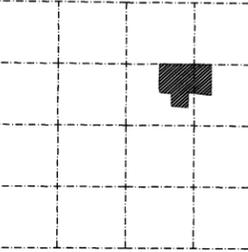
File: 240236 Final Plat 122324.dwg

NOTES
Bearings referenced to the East line of the Northeast 1/4 of Section 32, T23N-R21E, assumed to be S01°12'00"W.
The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.
Floodplain acquired from FEMA FIRM Map Panel No. 55090C0286F dated August 17th, 2024.



2025
D-218-10, D-218-4, D-221 & D-221-2 = RPL
D-2644 THRU D-2678 = NPL

LOCATION MAP



SECTION 32, T23N-R21E
TOWN OF LEDGEVIEW
BROWN COUNTY
WISCONSIN

STEVEN M. BIEDA
PLS-2275
GREEN BAY, WI
LAND SURVEYOR
December 23rd, 2024
revised March 27, 2025



Dollar Ridge Estates

All of Lot 2, Map No. 9810, Certified Survey Maps, Document No. 3078003, Brown County Records, and part of the Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southwest 1/4 of the Northeast 1/4 of Section 32, all in T23N-R21E, Town of Ledgeview, Brown County, Wisconsin.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

Nature Ridge 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 Dollar Ridge Estates to be surveyed, divided, mapped and dedicated as represented hereon. Nature Ridge 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
TOWN OF LEDGEVIEW
BROWN COUNTY PLANNING COMMISSION
DEPT. OF ADMINISTRATION

In Witness Whereof, the said Nature Ridge LLC has caused these presents to be signed by Keith Garot its Member, on this 22 day of April, 2025

Keith Garot
Member

Personally came before me this 22 day of April, 2025 the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

Notary Public My Commission Expires 12/26/26
Brown County, Wisconsin

STATE OF WISCONSIN]
COUNTY OF BROWN]



Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	18.84'	12.00'	16.96'	N52°18'41"E	89°56'11"	-
3-4	62.39'	500.00'	62.35'	S3°46'08"W	7°08'58"	-
5-6	94.26'	65.00'	86.22'	N41°21'02"W	8°30'51"	-
7-14	443.67'	250.00'	387.00'	N32°03'12"W	101°40'56"	-
7-8	8.96'	250.00'	8.97'	N81°52'02"W	2°03'20"	N80°50'21"W
8-9	80.36'	250.00'	80.01'	N71°37'52"W	18°24'59"	N62°25'22"W
9-10	80.36'	250.00'	80.01'	N53°12'52"W	18°24'59"	N44°00'23"W
10-11	80.36'	250.00'	80.01'	N34°47'53"W	18°24'59"	N22°35'24"W
11-12	80.36'	250.00'	80.01'	N16°22'54"W	18°24'59"	N7°10'25"W
12-13	80.36'	250.00'	80.01'	N2°02'06"E	18°24'59"	N11°14'34"E
13-14	32.91'	250.00'	32.90'	N15°00'56"E	7°32'41"	-
15-16	52.65'	165.00'	52.42'	N9°38'49"E	18°18'54"	S0°30'22"W
17-18	74.97'	235.00'	74.66'	S9°35'53"W	18°18'45"	S0°30'31"W
19-21	319.44'	180.00'	278.14'	S32°03'12"E	101°40'56"	-
19-20	141.82'	180.00'	138.18'	S3°47'00"E	45°08'33"	S26°21'16"E
20-21	177.62'	180.00'	170.51'	S54°37'28"E	56°32'23"	-
22-23	18.85'	12.00'	18.97'	N52°06'21"E	90°00'00"	-
24-25	62.83'	60.00'	60.00'	N22°53'40"W	60°00'00"	-
24-25	50.86'	60.00'	49.35'	N17°10'46"W	48°34'13"	N41°27'53"W
25-26	11.97'	60.00'	11.95'	N47°10'47"W	11°25'47"	N52°53'40"W
26-31	251.33'	80.00'	103.92'	N67°08'20"E	240°00'00"	-
26-27	85.87'	60.00'	78.73'	N11°31'42"E	81°59'56"	N29°06'16"E
27-28	65.00'	60.00'	61.87'	N60°08'23"E	62°04'13"	S88°49'31"E
28-29	65.00'	60.00'	61.87'	S57°47'24"E	62°04'14"	S26°45'17"E
29-30	20.39'	60.00'	20.29'	S17°01'08"E	19°28'16"	S71°01'01"E
30-31	15.07'	60.00'	15.03'	S03°21'E	14°23'21"	-
32-33	18.85'	12.00'	18.97'	S37°33'09"E	90°00'00"	-
34-37	195.77'	135.00'	179.06'	S41°21'02"E	83°05'16"	-
34-35	67.84'	135.00'	67.12'	S68°28'58"E	28°47'25"	S54°06'15"E
35-36	73.63'	135.00'	72.73'	S38°28'41"E	31°15'08"	S22°51'07"E
36-37	54.30'	135.00'	53.93'	S11°02'45"E	23°02'43"	-
38-39	71.13'	570.00'	71.08'	S3°46'08"W	7°08'58"	-
40-41	18.86'	12.00'	16.98'	S37°41'21"E	90°03'50"	-

Line #	Length	Direction
L1	27.57	S22°58'23"E
L2	11.20	S47°01'57"E
L3	28.52	S38°40'03"E
L4	37.56	S38°54'30"E
L5	19.47	S43°29'21"E
L6	19.55	S46°36'25"E
L7	22.26	S7°01'09"W
L8	14.59	S16°51'18"E
L9	15.55	S18°59'17"W
L10	16.74	S16°01'41"E
L11	10.54	S2°30'23"W
L12	14.43	S36°00'14"W
L13	23.75	S6°59'13"E
L14	33.09	S0°49'42"W
L15	29.13	N61°27'08"E
L16	22.16	N0°10'54"W
L17	30.92	N19°57'51"E
L18	25.20	N0°24'05"W

Line #	Length	Direction
L19	23.68	N2°59'19"E
L20	18.23	N81°06'08"E
L21	23.09	N55°04'09"E
L22	7.39	N20°25'58"W
L23	45.92	N31°59'50"E
L24	41.78	N15°03'18"E
L25	41.97	N1°29'42"E
L26	37.67	N3°43'08"E
L27	32.62	N75°19'44"E
L28	44.60	S38°59'56"E
L29	35.76	S1°49'42"E
L30	23.64	S9°39'57"E
L31	29.73	S3°33'04"E
L32	27.07	S1°48'05"E
L33	14.10	S33°23'48"E
L34	15.61	S9°10'17"E
L35	20.51	S6°38'56"E
L36	22.90	S16°08'25"W

Line #	Length	Direction
L37	22.47	S67°19'07"W
L38	29.00	N49°33'47"W
L39	19.90	N19°10'09"W
L40	23.69	N84°10'02"W
L41	38.85	S2°31'56"W
L42	28.30	S65°41'0"E
L43	20.80	S0°25'44"E
L44	18.59	S6°23'47"E
L45	37.20	S13°29'58"E
L46	31.51	S84°01'47"E
L47	45.59	N0°36'39"E
L48	45.30	N3°50'02"E
L49	7.77	N32°29'00"W
L50	21.91	N71°32'35"W
L51	34.98	S62°17'05"W
L52	21.32	S16°26'06"W
L53	25.21	S6°48'43"E
L54	21.68	S13°09'22"E

Line #	Length	Direction
L55	17.37	S32°27'33"E
L56	24.59	S21°22'42"E
L57	4.73	S69°22'34"E
L58	49.43	S69°30'15"E
L59	34.80	S89°10'04"E
L60	13.03	S72°11'29"E
L61	11.88	S18°29'49"W
L62	36.78	S10°35'17"W
L63	36.97	S76°56'43"E
L64	28.01	N83°33'11"E
L65	32.65	S85°43'16"E
L66	28.49	S60°27'13"E
L67	23.85	N78°39'21"E
L68	9.19	S62°31'55"E
L69	15.08	S62°31'55"E
L70	32.97	S86°18'40"E
L71	55.28	S88°22'18"E
L72	53.53	N24°50'57"E

Line #	Length	Direction
L73	32.65	N18°31'31"E
L74	56.60	N82°21'25"W
L75	53.54	N30°30'06"W
L76	48.54	N10°21'46"W
L77	49.07	N5°01'48"W
L78	30.80	N20°48'32"E
L79	42.89	N6°20'03"W
L80	43.15	N25°32'06"W
L81	49.67	N21°20'33"W
L82	47.69	N21°31'35"W
L83	55.46	N14°39'13"W
L84	45.82	N1°12'21"E
L85	30.64	N22°31'03"E
L86	44.85	N55°55'05"E
L87	31.61	S0°18'17"W
L88	19.37	S81°44'02"E
L89	47.05	S34°54'40"E
L90	27.06	S18°43'57"E

Line #	Length	Direction
L91	34.10	S8°08'20"E
L92	30.17	S1°26'25"E
L93	31.48	S5°58'56"E
L94	28.42	S13°42'13"W
L95	24.84	S12°18'09"W
L96	35.09	S5°00'10"E
L97	26.54	S16°18'06"E
L98	26.22	S12°38'12"E
L99	21.51	S12°55'36"W
L100	32.50	S44°44'16"W
L101	35.66	S57°21'21"W
L102	37.00	S17°58'25"W
L103	9.91	S49°32'31"W
L104	16.96	N62°50'52"W
L105	15.42	N71°55'19"W
L106	67.90	N13°07'01"W
L107	40.95	N5°02'38"W
L108	29.78	N0°34'18"E

CERTIFICATE OF CORPORATE MORTGAGEE

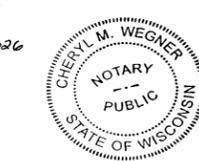
SJK Capital LLC, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Plat and does hereby consent to the above certificate of Nature Ridge LLC, Owners of said lands.

Witness the hand and seal of,

Oliver L. Lantieri Managing Director 4-22-2025
Alex Lantieri
Notary Public My Commission Expires 3/15/2026
Brown County, Wisconsin

Personally came before me this 22 day of April, 2025, the above named officer of said corporation to me known to be the persons who executed the foregoing certificate and acknowledged the same.

Cheryl M. Wegner
Notary Public My Commission Expires 3/15/2026
Brown County, Wisconsin



CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this 21st day of May, 2025

Devin Foder
Senior Planner



CERTIFICATE OF THE TREASURERS

As duly elected Town of Ledgeview Treasurer and Brown County Treasurer, we 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.

Renee Peters 4-30-25
Renee Peters Date
Town of Ledgeview Treasurer

Ray Suennen 4-21-25
Ray Suennen Date
Brown County Treasurer



CERTIFICATE OF THE VILLAGE OF BELLEVUE

Approved for the Village of Bellevue this 23rd day of April, 2025

Michelle Seidl
Village Clerk



CERTIFICATE OF THE TOWN OF LEDGEVIEW

Approved for the Town of Ledgeview this 21st day of April, 2025

Jeffrey Busch
Town Clerk



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 April 09, 2025

Don Sims
Department of Administration



SCALE
NA

DRAWN BY
NDK/BAR

Dollar Ridge Estates



Vierbicher
planners | engineers | advisors

Garot Roffers

PROJECT NO.
240236
SHEET NO.
2 of 2
DRAWING NO.
P-2629

TAX PARCEL NO. D-2184, D-218-1, D-221 and D-221-2

Final Plat

Fieldwork Completed: 08/03/24

Data File: 240236.txt

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

File: 240236 Final Plat 122024.dwg

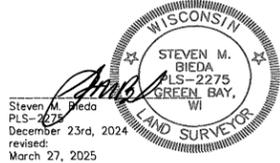
SURVEYOR'S CERTIFICATE

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 Howard and the Brown County Planning Commission and under the direction of the owners listed hereon, I have surveyed, divided, and mapped "Dollar Ridge Estates", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is all of Lot 2, Map No. 9810, Certified Survey Maps, Document No. 3078003, Brown County Records, part of the Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southwest 1/4 of the Northeast 1/4 of Section 32, all in T23N-R21E, Town of Ledgeview, Brown County, Wisconsin, more fully described as follows:

Commencing at the Northeast Corner of Section 32, T23N-R21E; thence S01°20'00", 1328.44 feet along the East line of the Northeast 1/4 of said Section 32; thence N89°29'37"W, 660.98 feet along the South line of the Northeast 1/4 of said Section 32 to the Point of Beginning; thence S01°12'52"W, 1026.01 feet along the East line of Lot 2, Map No. 9810, Certified Survey Maps, Document No. 3078003, Brown County Records; thence N82°41'20"W, 220.74 feet along a Southerly line of said Lot 2 and the North right of way of C.T.H. "G", also known as Dickinson Road; thence 18.84 feet along a Westerly line of said Lot 2 being the arc of a 12.00 foot radius curve to the Left whose long chord bears N52°18'41"E, 16.96 feet; thence N72°03'57"E, 14.37 feet along a Westerly line of said Lot 2 being the arc of a 500.00 foot radius curve to the Left whose long chord bears N34°47'53"E, 62.35 feet; thence N01°13'36"E, 231.35 feet along a Westerly line of said Lot 2; thence N82°53'40"W, 575.73 feet along a Southerly line of said Lot 2 and the North line of Lots 1 and 2, Volume 63, Certified Survey Maps, Page 275, Map No. 8871, Document No. 2810575, Brown County Records; thence S01°5'20"W, 362.91 feet along the West line of said Lot 1 of Certified Survey Map No. 8871 and its extension; thence N83°43'16"W, 329.46 feet along the centerline of said right of way, thence N01°5'20"E, 301.70 feet; thence N82°53'40"W, 231.19 feet; thence N01°7'31"E, 66.00 feet along an Easterly line of Lot 31 of recorded plat "Grand Terra", (Volume 22, Plots, Page 194, Document No. 2162612, Brown County Records); thence N82°53'40"W, 11.45 feet along a Northerly line of said Lot 31; thence N05°56'18"E, 549.52 feet along the East line of Lots 31, 32, 33 and 34 of said plat; thence S89°29'37"E, 1332.77 feet along the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 32, the North line of the Southeast 1/4 of said Section 32, the South line of Lot 35 of said plat, the South line of Outlots 5 and 6 of recorded plat "The Ridge of Dollar Creek", (Volume 21, Plots, Page 142, Document No. 1766153, Brown County Records), and the South right of way of Half Crown Run to the Point of Beginning.

Parcel contains 1,037,560 square feet / 23.82 acres more or less, to the centerline.
Road dedication contains 139,545 square feet / 3.20 acres, more or less.
Parcel subject to easements and restrictions of record.



Steven M. Bieda
PLS-2275
December 23rd, 2024
revised
March 27, 2025

NOTES

Lot 27 and Outlot 2 contains steep slopes that are unsuitable for building. No development shall occur in areas labeled 'Steep Slope-Lands Unsuitable for Building' unless a geotechnical study is submitted to and approved by Brown County Planning Commission.

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 Town of Ledgeview 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 8, 10, 11, 12, 14, 15, 19, 20 and 21 include wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corps of Engineers, Brown County Planning Commission, or the Brown County Zoning Administrators Office prior to any development activity.

A Shoreland Permit from the Brown County Zoning Administrator's office is required for Lots 28, 29, 30, 31, 32 and Outlot 2 prior to any construction, fill, or grading activity within 300 feet of a stream.

Development on Lot 1-33 requires public sewer and water be available OR acquisition of all state, county, and/or municipal permits concerning onsite sewage disposal systems for sanitary waste disposal.

The owners of Lots 1 through 33 are joint owners of the specified Cluster Box Unit (CBU) structure located on Lot 20 in an easement and its foundation, who 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.

Future sidewalks and/or recreation trail will be installed along Dickinson Road in the public public right of way.

Future sidewalks to be installed in the public right of way along all properties on Crown Ridge Court.

Driveway access is prohibited to CTH G (Dickinson Road). This prohibition will also be illustrated directly onto the Lot 33.

Driveway access is prohibited 75-foot from the