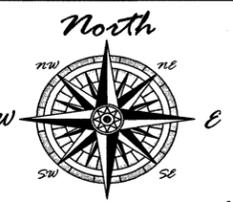


There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified September 24, 2025
Don Sims
Department of Administration



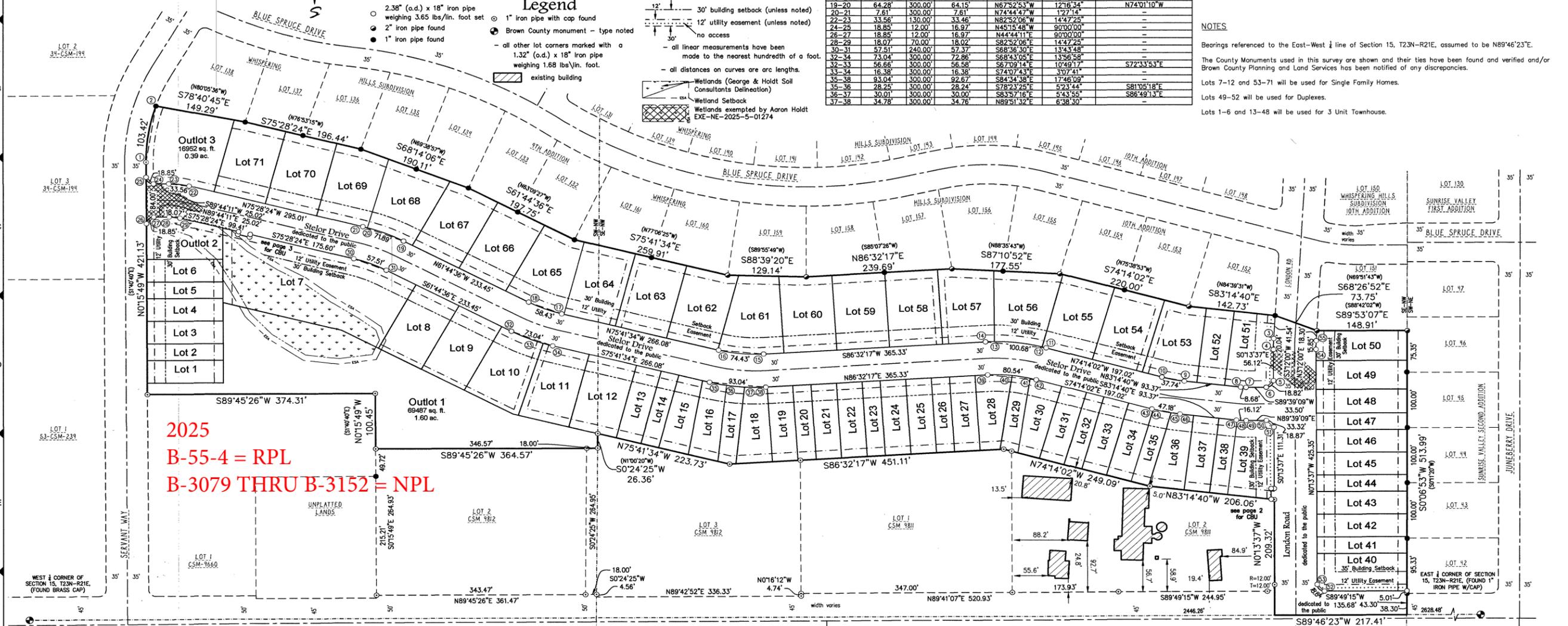
Stelor Acres
All of Lot 1, Map No. 9812, Certified Survey Maps, Document No. 3078006, Brown County Records, being located in part of the Southwest 1/4 of the Northwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4 of Section 15, T23N-21E, Village of Bellevue, Brown County, Wisconsin.
Graphic Scale: 1" = 100'

Curve Data table with columns: CURVE, ARC LENGTH, RADIUS, CHORD LENGTH, CHORD BEARING, CENTRAL ANGLE, TANGENT BEARING. Contains data for curves 1-2 through 37-38.

Curve Data table with columns: CURVE, ARC LENGTH, RADIUS, CHORD LENGTH, CHORD BEARING, CENTRAL ANGLE, TANGENT BEARING. Contains data for curves 39-42 through 48-49.

Legend
2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
1" iron pipe with cap found
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.
existing building
Wetlands (George & Holdt Soil Consultants Delineation)
Wetland Setback
Wetlands exempted by Aaron Holdt EXE-NE-2025-5-01274

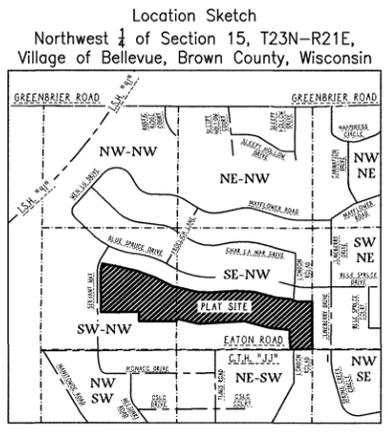
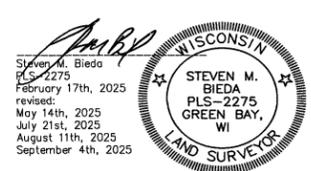
NOTES
Bearings referenced to the East-West 1/2 line of Section 15, T23N-R21E, assumed to be N89°46'23"E.
The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.
Lots 7-12 and 53-71 will be used for Single Family Homes.
Lots 49-52 will be used for Duplexes.
Lots 1-6 and 13-48 will be used for 3 Unit Townhouse.



2025
B-55-4 = RPL
B-3079 THRU B-3152 = NPL

Lot Size Table grid with columns: Lot No., Square Feet, Acres. Lists lot numbers 1 through 71 and their corresponding square feet and acreage.

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 "Stelor Acres", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is all of Lot 1, Map No. 9812, Certified Survey Maps, Document No. 3078006, Brown County Records, being located in part of the Southwest 1/4 of the Northwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4 of Section 15, T23N-21E, Village of Bellevue, Brown County, Wisconsin.
Parcel contains 833,096 square feet / 19.13 acres, more or less.
Road dedication contains 158,852 square feet / 3.65 acres, more or less.
Parcel subject to easements and restrictions of record.



SCALE
1" = 100'

DRAWN BY
NDK

TAX PARCEL NO. B-55-4
Stelor Acres
Final Plat



vierbicher
planners | engineers | advisors

Moski Corp.

PROJECT NO.
F-1795
SHEET NO.
1 of 3
DRAWING NO.
P-2637

TAX PARCEL NO. B-55-4
Data File: F-1795.plt
Finalwork Completed: 09/22/2025
400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9870
File: F-1795 Final Plat.dwg

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 24, 2025

Don Bieda
Department of Administration



Stelor Acres
All of Lot 1, Map No. 9812, Certified Survey Maps, Document No. 3078006, Brown County Records, being located in part of the Southwest 1/4 of the Northwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4 of Section 15, T23N-21E, Village of Bellevue, Brown County, Wisconsin.

Graphic Scale: 1" = 60'

Legend

- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
 - 2" iron pipe found
 - 1" iron pipe found
 - 1" iron pipe with cap found
 - Brown County monument - type noted
 - existing building
- 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.
 - all other lot corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs/lin. foot.

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
3-4	20.04'	335.00'	20.03'	S129°11'W	325.37'	-
5-6	18.82'	12.00'	16.95'	S44°42'46"W	89°52'45"	-
7-8	8.68'	70.00'	8.67'	N86°47'46"W	706.12'	-
9-10	37.74'	240.00'	37.70'	N78°44'21"W	910.36'	-
11-12	100.68'	300.00'	100.21'	N83°50'52"W	1913.41'	-
11-12	6.48'	300.00'	6.47'	N74°51'09"W	1141.11'	N75°28'13"W
12-13	79.32'	300.00'	79.09'	N83°02'41"W	1508.58'	S89°22'49"W
13-14	14.88'	300.00'	14.88'	S87°57'32"W	250.32'	-
15-16	74.43'	240.00'	74.13'	N84°34'38"W	1746.09'	-
35-36	93.04'	300.00'	92.67'	S84°34'38"E	1746.09'	-
35-36	28.25'	300.00'	28.24'	S78°23'25"E	523.44'	S81°05'18"E
36-37	30.01'	300.00'	30.00'	S83°27'16"E	543.55'	S86°49'13"E
37-38	34.78'	300.00'	34.76'	N89°51'32"E	636.50'	-
39-40	80.54'	240.00'	80.16'	S83°50'52"W	1913.41'	-
39-40	40.39'	240.00'	40.34'	S88°38'26"E	938.35'	S83°49'08"E
40-41	30.03'	240.00'	30.01'	S80°14'05"E	710.05'	S76°39'03"E
41-42	10.12'	240.00'	10.12'	S75°26'32"E	225.01'	-
43-46	47.18'	300.00'	47.13'	S78°44'21"E	930.36'	-
43-44	2.34'	300.00'	2.34'	S74°27'26"E	026.52'	S74°40'54"E
44-45	30.05'	300.00'	30.05'	S77°33'08"E	544.30'	S80°25'24"E
45-46	14.77'	300.00'	14.77'	S81°50'02"E	249.16'	-
47-49	16.12'	130.00'	16.11'	S86°47'46"E	706.12'	-
47-48	1.10'	130.00'	1.10'	S83°29'08"E	0229.01'	S83°43'41"E
48-49	15.02'	130.00'	15.01'	S87°02'16"E	637.10'	-
50-51	18.97'	12.00'	16.99'	S45°17'15"E	9007.15'	-
52-53	18.84'	12.00'	16.96'	N45°12'10"W	8957.08'	-
54-55	15.85'	285.00'	15.85'	N129°11"E	325.37'	-

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.
- The owners of Lots 22 through 59 are joint owners of the specified Cluster Box Unit (CBU) structure and its foundation located on Lot 39. 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 shored cost of repairs or replacement.
- Lots 7-12 and 53-71 will be used for Single Family Homes.
- Lots 49-52 will be used for Duplexes.
- Lots 1-6 and 13-48 will be used for 3 Unit Townhouse.
- Storm Water Drainage and Storm Sewer Easements
- Storm Water Drainage and Storm Sewer Easement granted to the Village of Bellevue, a Wisconsin municipal corporation, Brown County, Wisconsin, Grantee herein and its successors and assigns, a perpetual easement over, under, and through the property, for purposes of storm water drainage and/or storm sewer, by the undersigned Owners of the property and Grantors herein:
- This perpetual deed of easement, which shall run with the land, is granted upon the following conditions:
 - The Grantee has the right of ingress to and egress from the Easement over and across the land by means of roads, lanes and/or driveways, thereon, if such exist, otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to Grantor; provided, that such right of ingress and egress shall not extend to any portion of the land which is isolated from the Easement by any public road or highway now crossing or hereafter crossing the land; provided, further, that if any portion of the land is or shall be subdivided and dedicated roads or highways on such portion shall extend to the Easement, the right of ingress and egress on the portion shall be confined to such dedicated roads and highways;
 - The Grantors shall have the right to use and occupy the described real estate, providing that such use and occupation will not disturb, damage, destroy, or obstruct the Grantee's use and purpose for the easement.
 - The Grantee shall have the right to mark the location of the Easement by suitable markers set in the ground, provided that, whenever possible, markers shall be placed in fences or other locations which will not interfere with any reasonable use Grantor shall make of the Easement.
 - The Grantor reserves the right to use the Easement for purposes which will not interfere with Grantee's full enjoyment of the rights hereby granted; provided that Grantor shall not erect or construct any building or other structure, or other obstruction on the Easement.
 - The Grantee shall have the right of access to the easement, and the right to use the easement and land adjacent thereto for the transportation and laying down of materials, tools, and equipment, the depositing and removal of materials, the removal of trees and other vegetation, the removal of any items construction on or over the easement, and for drainage construction and maintenance.
 - Grantee shall repair any physical damage caused to Grantor's property outside of the Easement by reason of construction, maintenance and installation activities. Grantee's obligation to repair shall be limited to the use of materials of like or comparable kind and quality in order to return the property, as nearly as is practicable, to its pre-construction appearance.
 - Grantee shall re-secure the Easement to the extent that the Easement, prior to construction, was yard area. Grantee shall not be obligated to replace or pay for any trees and/or shrubs that must be removed to facilitate construction, repair, or maintenance of drainage or the Utility.

SCALE
1"=60'

DRAWN BY
NDK

TAX PARCEL NO. B-564
Stelor Acres
Final Plat

Date File: F-1795.dwg
Finalwork Completed: 02/12/2025

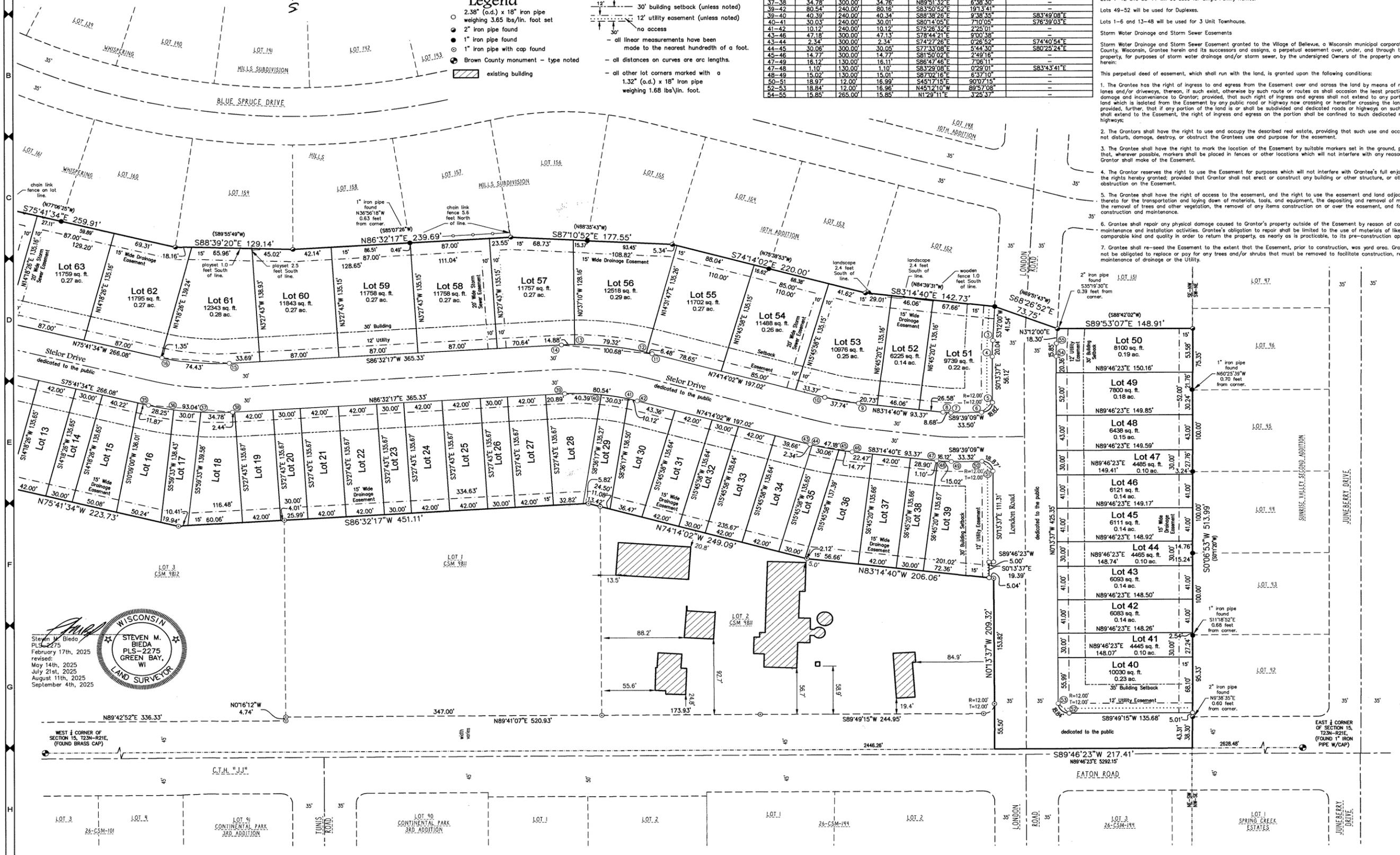


Vierbicher
planners | engineers | advisors

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

Moski Corp.

PROJECT NO.
F-1795
SHEET NO.
2 of 3
DRAWING NO.
P-2637



STEVEN M. BIEDA
PLS-2275
GREEN BAY, WI
LAND SURVEYOR

Steylin M. Bieda
PLS-2275
February 17th, 2025
revised:
July 21st, 2025
August 11th, 2025
September 4th, 2025

File: F-1795 Final Plat.dwg

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 24, 2025

Don Jime
Department of Administration

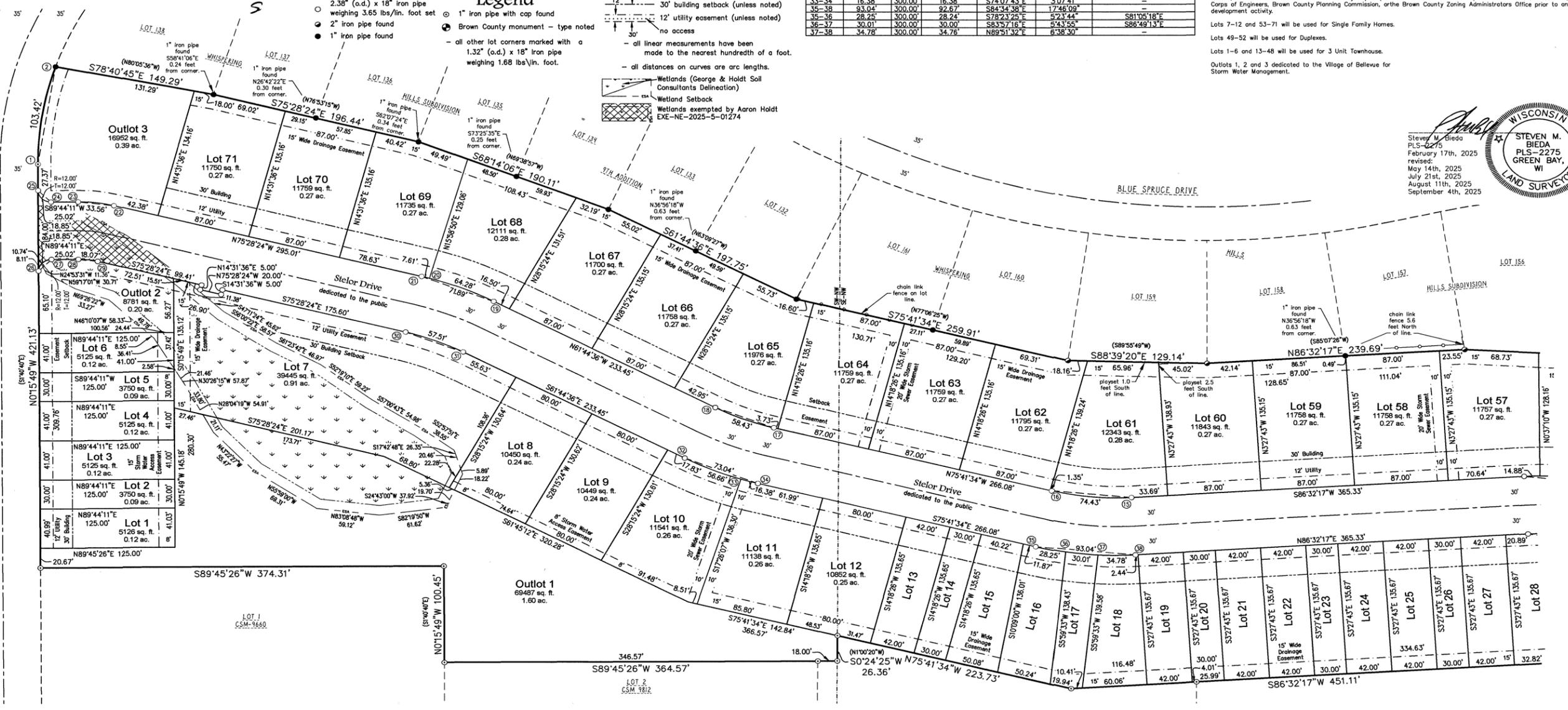


Stelor Acres
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Graphic Scale: 1" = 60'

Legend
○ 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs./lin. foot set
● 2" iron pipe found
● 1" iron pipe found
○ 1" iron pipe with cap found
● 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.
- all linear measurements have been made to the nearest hundredth of a foot.
- all distances on curves are arc lengths.
- all bearings on curves are arc bearings.
Wetlands (George & Holdt Soil Consultants Delineation)
Wetland Setback
Wetlands exempted by Aaron Holdt EXE-NE-2025-5-01274

Curve Data table with columns: CURVE, ARC LENGTH, RADIUS, CHORD LENGTH, CHORD BEARING, CENTRAL ANGLE, TANGENT BEARING. Rows 15-16 through 37-38.

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.
The owners of Lots 1-21 and 60-71 are joint owners of the specified Cluster Box Unit (CBU) structure and its foundation located on Lot 7, 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.
Lots 6, 7 & 8 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.
Lots 7-12 and 53-71 will be used for Single Family Homes.
Lots 49-52 will be used for Duplexes.
Lots 1-6 and 13-48 will be used for 3 Unit Townhouse.
Outlots 1, 2 and 3 dedicated to the Village of Bellevue for Storm Water Management.



Steven M. Bieda
February 17th, 2025
revised:
May 14th, 2025
July 21st, 2025
August 11th, 2025
September 4th, 2025



TAX PARCEL NO. B-564
Stelor Acres
Final Plat

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planners | engineers | advisors

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

Moski Corp.

CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION
Approved for the Brown County Planning Commission this 24th day of September, 2025

Devin Yoder
Senior Planner



CERTIFICATE OF THE VILLAGE OF BELLEVUE
Approved for the Village of Bellevue this 24th day of September, 2025

Michelle Seidl
Village Clerk



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 dates listed below.

Ray Saunier
Brown County Treasurer



CERTIFICATE OF THE VILLAGE OF BELLEVUE
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



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 stoke or obstruct vision along any lot lines or street line, a disturbance of a survey stoke by anyone is a violation of section 236.32 of the Wisconsin Statutes.
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 plot 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 Village 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.
Lots 6, 7, 8, 49, 51, Outlots 1 and 2 contain an environmentally sensitive area (ESA) as defined in the Brown County Sewerage Plan. The ESA includes delineated wetlands, all delineated wetlands requires a wetland setback of 10' to 30', 50', or 75', depending on susceptibility of the wetland. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

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 Moski Corporation, 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.

ACCESS RESTRICTION
As Owner, I hereby restrict Lot 40 so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right of way, as shown on the land division map. Lot 40 will have no driveway access to County Highway JJ (Eaton Road). It is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in S.236.293, Wisconsin Statutes and shall be enforceable by the department or its assigns.

CORPORATE OWNER'S CERTIFICATE
Moski Corporation, a corporation 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 "Stelor Acres" to be surveyed, mapped and dedicated as represented hereon. Moski Corporation 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 Moski Corporation has caused these presents to be signed by Paul Kosmoski, its Member, on this 24th day of September 2025.

Paul Kosmoski
Member
Personally came before me this 24th day of September, 2025 the above named Member of said Corporation and acknowledged that he executed the foregoing instrument as such Member as the deed of said Corporation, by its authority.

Maria G. Parolin
Notary Public
Brown County, Wisconsin
My Commission Expires 4/18/2028



PROJECT NO. F-1795
SHEET NO. 3 of 3
DRAWING NO. P-2637