



**WILLOW RAVINE ESTATES**  
 PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 23,  
 TOWNSHIP 23 NORTH, RANGE 21 EAST VILLAGE OF BELLEVUE,  
 BROWN COUNTY, WISCONSIN

**OWNER'S CERTIFICATE OF DEDICATION**

MVP Developers, LLC, a limited liability company duly organized and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

MVP Developers, LLC does further 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  
 DEPARTMENT OF ADMINISTRATION

Dated this 11<sup>th</sup> day of November, 2025.

By [Signature]

Print Name: Michelle Seidl

Title: Village Clerk 11/11/25

STATE OF WISCONSIN  
BROWN COUNTY) SS

Personally came before me this 11<sup>th</sup> day of November, 2025, the above named officers of said limited liability company to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said limited liability company, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

[Signature] Notary Public,  
 Brown County, Wisconsin  
 My commission expires 12/9/27



**CONSENT OF CORPORATE MORTGAGEE**

Community First Credit Union, a corporation duly organized and existing under and by virtue of the laws of the State 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 MVP Developers, LLC.

IN WITNESS WHEREOF, the said Community First Credit Union has caused these presents to be signed by an Authorized Officer, and countersigned by an Authorized Officer, at PO Box 1407, Appleton, WI 54912 (office address), Wisconsin, and its corporate seal to be hereunto affixed this 11<sup>th</sup> day of November, 2025.

In the presence of:

Community First Credit Union

[Signature]  
Steve Dill, VP  
 (Print name and title above)

(Print name and title above)

STATE OF WISCONSIN  
BROWN COUNTY) SS

Personally came before me this 11<sup>th</sup> day of November, 2025, the above named to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

[Signature]

Notary Public, State of Wisconsin

(print name) Erin Watry

My commission expires: 06-24-2028



**SURVEYOR'S CERTIFICATE**

I, Troy E. Hewitt, Professional Land Surveyor, hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, divided and mapped a parcel of land being part of the Northeast 1/4 of the Southwest 1/4, Section 23, Township 23 North, Range 21 East, Village of Bellevue, Brown County, Wisconsin more fully described as follows:

Commencing at the West 1/4 corner of said Section 23; thence S89°44'16"E, 1346.29 feet on the north line of said Southwest 1/4 to the northwest corner of said Northeast 1/4 of the Southwest 1/4; thence S00°17'15"E, 40.00 feet on the west line of said Northeast 1/4 of the Southwest 1/4 to the south right of way of Willow Road, the POINT OF BEGINNING; thence S89°44'16"E, 1288.39 feet on said south right of way to the west right of way of South Huron Road (aka CTN "EA"); thence S05°20'30"W, 174.13 feet on said west right of way; thence S06°24'09"W, 163.33 feet on said west right of way; thence 283.31 feet on the arc of a 1580.00 foot radius curve to the left, having a long chord which bears S05°04'51"W, 282.93 feet on said west right of way; thence S00°03'22"E, 428.21 feet on said west right of way; thence S06°05'21"W, 81.15 feet on said west right of way; thence 144.08 feet on the arc of a 2590.00 foot radius curve to the left, having a long chord which bears S03°28'23"E, 144.06 feet on said west right of way; thence S05°04'02"E, 23.67 feet on said west right of way to the south line of said Northeast 1/4 of the Southwest 1/4; thence N89°37'09"W, 1225.07 feet on said south line to the southwest corner of said Northeast 1/4 of the Southwest 1/4; thence N00°17'15"W, 1291.55 feet on the west line of said Northeast 1/4 of the Southwest 1/4 to the Point of Beginning.

Said parcel contains 1,600,442 Square Feet (36.741 Acres) of land more or less. Subject to any and all easements and restrictions of record.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the subdivision of that land and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes in the surveying, dividing and mapping of the same.

[Signature] 11/10/25 Date

Troy E. Hewitt PLS #2831  
 ROBERT E. LEE & ASSOCIATES, INC.  
 Original: 7/15/2025  
 Revised: 11/4/2025 - County/DOA Comments



**BROWN COUNTY PLANNING COMMISSION CERTIFICATE**

Approved by the Brown County Planning Commission this 20<sup>th</sup> day of November, 2025.

[Signature]  
 Devin Yoder  
 Senior Planner



**VILLAGE OF BELLEVUE CERTIFICATE**

Approved by the Village of Bellevue this 20<sup>th</sup> day of November, 2025.

[Signature]  
 Michelle Seidl, Village Clerk



**VILLAGE OF BELLEVUE TREASURER'S CERTIFICATE**

I, being the duly appointed, qualified and acting Treasurer of the Village of Bellevue, do hereby certify that in accordance with the records in my office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this Plat as of the date listed below.

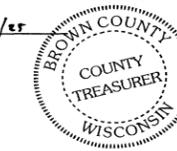
[Signature] 11/20/25 Date  
 Michelle Seidl  
 Director of Finance



**BROWN COUNTY TREASURER'S CERTIFICATE**

As duly elected Brown County Treasurer, I hereby certify 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.

[Signature] 11/20/25 Date  
 Raymond Suenson  
 Brown County Treasurer  
 Raymond W. Suenson  
 Brown County Deputy Treasurer



**ESA RESTRICTIVE COVENANT**

Lots 1-3 and Outlot 1 contain an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes wetlands, floodway, all land within 30 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, non-navigable waterways, and all land within 35 feet of the top of bank of non-navigable waterways. 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.

**SURVEY NOTES**

A shoreland permit from the Village of Bellevue Zoning Administrator's office is required for Outlot 1 prior to construction, fill, excavation, or grading activity within 300 feet of the Ordinary High Water Mark (OHWM) of navigable rivers or streams.

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.

Lots 1-3 and Outlot 1 include wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corp of Engineers, Brown County Planning Commission, or the Village of Bellevue's Zoning Administrator's Office prior to any development activity.

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

Certified November 11, 2025

[Signature]  
 Department of Administration

DATE	11/4/2025
FILE	5569028_final.dwg
JOB NO.	5569028