

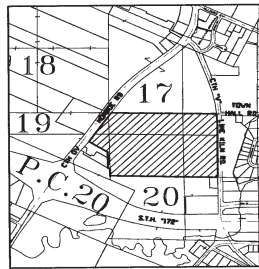
THIS IS AN UNOFFICIAL COPY OF A DOCUMENT RECORDED IN THE REGISTER OF DEEDS OFFICE.

VAN RITE FARMS

PART OF FRACTIONAL SECTION 19, AND PART OF THE NW 1/4-NW 1/4 AND THE NE 1/4- NW 1/4, SECTION 20, TOWNSHIP 23 NORTH, RANGE 21 EAST, VILLAGE OF BELLEVUE, BROWN COUNTY, WISCONSIN.

GRAEF

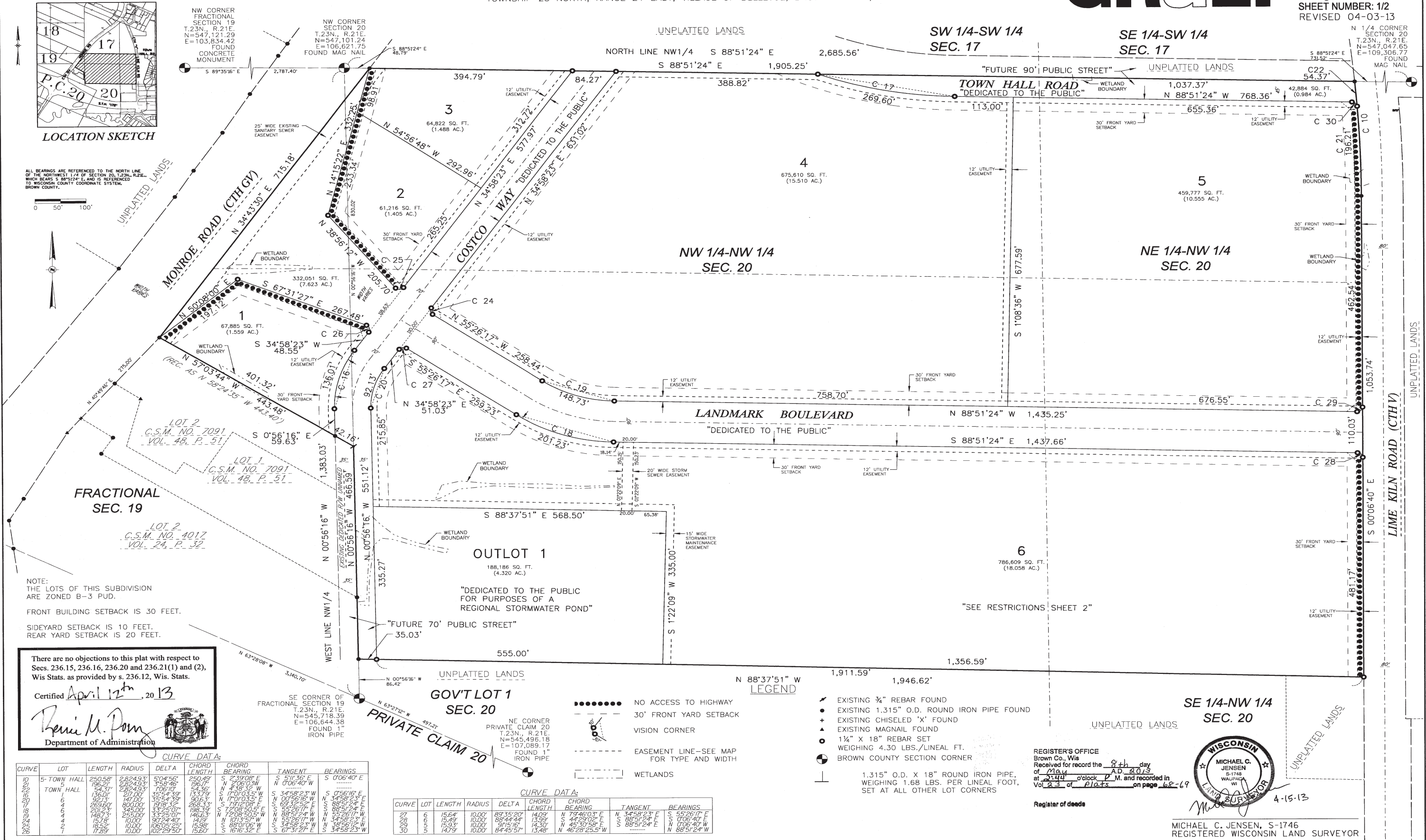
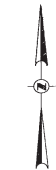
1150 Springhurst Drive,
Suite 201
Green Bay, WI 54304-5950
920 / 592 9440
920 / 592 9445 fax
www.graef-usa.com
SHEET NUMBER: 1/2
REVISED 04-03-13



LOCATION SKETCH

ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 20, T.23N., R.21E., WHICH BEARS S 88°51'24" E AND IS REFERENCED TO WISCONSIN COUNTY COORDINATE SYSTEM, BROWN COUNTY.

0 50' 100'



NOTE: THE LOTS OF THIS SUBDIVISION ARE ZONED B-3 PUD.
FRONT BUILDING SETBACK IS 30 FEET.
SIDEYARD SETBACK IS 10 FEET.
REAR YARD SETBACK IS 20 FEET.

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 April 12th 2013
Benji M. Pom
Department of Administration

CURVE DATA:

CURVE	LOT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT BEARINGS
10	5-TOWN HALL	250.58'	2824.93'	51°04'56"	250.49'	S 23°59'08" E	S 511°36'16" E
21	TOWN HALL	196.21'	2824.93'	35°58'46"	196.17'	N 2°06'03" W	S 0°06'40" E
15		54.31'	2824.93'	106°10'	54.36'	N 4°38'39" W	S 0°56'16" E
20		136.01'	2824.93'	35°54'39"	133.79'	N 17°01'03" E	S 34°58'23" W
19		92.13'	2824.93'	35°54'39"	90.63'	N 17°01'03" E	N 0°56'16" W
24		269.60'	800.00'	191°18'32"	268.33'	S 79°12'08" E	S 0°56'16" E
25		345.00'	3325.07'	198.39'	345.00'	S 12°08'45" E	S 88°51'24" E
18		148.73'	255.00'	33°25'07"	146.63'	N 72°08'50" W	N 88°51'24" W
19		15.78'	10.00'	90°24'40"	14.91'	N 101°15'00" W	N 55°26'17" W
24		18.52'	10.00'	106°05'25"	18.58'	S 88°01'08" W	N 34°58'23" W
26		17.89'	10.00'	102°29'50"	18.60'	S 16°16'32" E	S 67°31'27" E

CURVE DATA:

CURVE	LOT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT BEARINGS
27	6	15.64'	10.00'	89°35'20"	14.09'	N 79°46'03" E	N 34°58'23" E
28	6	15.29'	10.00'	88°44'44"	13.99'	S 44°29'02" E	S 0°56'16" E
29	6	15.31'	10.00'	91°15'14"	14.30'	N 45°07'58" E	S 88°51'24" E
30	6	14.79'	10.00'	84°45'57"	13.48'	N 46°28'25" W	N 88°51'24" W

- LEGEND
- NO ACCESS TO HIGHWAY
 - 30' FRONT YARD SETBACK
 - VISION CORNER
 - EASEMENT LINE-SEE MAP FOR TYPE AND WIDTH
 - WETLANDS
 - EXISTING 3/8" REBAR FOUND
 - EXISTING 1.315" O.D. ROUND IRON PIPE FOUND
 - EXISTING CHISELED 'X' FOUND
 - EXISTING MAGNAIL FOUND
 - 1 1/2" X 18" REBAR SET WEIGHING 4.30 LBS./LINEAL FT.
 - BROWN COUNTY SECTION CORNER
 - 1.315" O.D. X 18" ROUND IRON PIPE, WEIGHING 1.68 LBS. PER LINEAL FOOT, SET AT ALL OTHER LOT CORNERS

REGISTER'S OFFICE
Brown Co., Wis
Received for record the 9th day
of April A.D. 2013
at 1:41 o'clock P.M. and recorded in
Vol 23 of Plats on page 68-69



MICHAEL C. JENSEN, S-1748
REGISTERED WISCONSIN LAND SURVEYOR

THIS IS AN UNOFFICIAL COPY OF A DOCUMENT RECORDED IN THE REGISTER OF DEEDS OFFICE.

VAN RITE FARMS

PART OF FRACTIONAL SECTION 19, AND PART OF THE NW 1/4-NW 1/4 AND THE NE 1/4- NW 1/4, SECTION 20, TOWNSHIP 23 NORTH, RANGE 21 EAST, VILLAGE OF BELLEVUE, BROWN COUNTY, WISCONSIN.



1150 Springhurst Drive, Suite 201 Green Bay, WI 54304-5950 920 / 592 9440 920 / 592 9445 fax www.graef-usa.com SHEET NUMBER: 2/2 REVISED 04-03-13

SURVEYOR'S CERTIFICATE:

I, MICHAEL C. JENSEN, REGISTERED LAND SURVEYOR, DO CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED PART OF FRACTIONAL SECTION 19, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 20, TOWNSHIP 23 NORTH, RANGE 21 EAST, VILLAGE OF BELLEVUE, BROWN COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH 88°51'24" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 48.79 FEET TO THE EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE OF MONROE ROAD (CTH GV), THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°51'24" EAST ALONG SAID NORTH LINE, 1,905.25 FEET TO THE EXISTING WESTERLY CURVED RIGHT-OF-WAY LINE OF LIME KILN ROAD (CTH V); THENCE SOUTHERLY ALONG SAID CURVED RIGHT-OF-WAY LINE, CONCAVE TO THE RIGHT, 250.58 FEET (HAVING A CHORD BEARING AND LENGTH OF SOUTH 02°39'08" EAST, 250.49 FEET AND A RADIUS LENGTH OF 2,824.93 FEET) TO THE END OF SAID CURVE; THENCE SOUTH 00°06'40" EAST ALONG SAID EXISTING LIME KILN ROAD (CTH V) RIGHT-OF-WAY LINE, 1,053.74 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 20; THENCE NORTH 88°37'51" WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF NORTHWEST QUARTER AND CONTINUING ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 20, 1,946.62 FEET TO THE WEST LINE OF SAID SECTION 20; THENCE NORTH 00°56'16" WEST ALONG SAID WEST LINE, 466.59 FEET TO THE NORTHEAST CORNER OF LOT 2 OF CSM #7091, AS RECORDED IN VOLUME 48 OF BROWN COUNTY CERTIFIED SURVEY MAPS, PAGE 51; THENCE NORTH 57°03'44" WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 2, 443.48 FEET (RECORDED AS NORTH 58°24'35" WEST, 443.40 FEET) TO THE NORTHWEST CORNER OF SAID LOT 2 ON THE EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MONROE ROAD; THENCE NORTH 34°43'30" EAST ALONG SAID RIGHT-OF-WAY LINE, 715.18 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 61.502 ACRES (2,679,040 SQUARE FEET) MORE OR LESS, WHICH INCLUDES 8.607 ACRES (374,935 SQUARE FEET) OF DEDICATED STREET RIGHT-OF-WAY.

THAT I HAVE MADE SUCH SURVEY, MAP, AND LAND DIVISION AS SHOWN HEREON, UNDER THE DIRECTION OF CLOVER VENTURE LIMITED PARTNERSHIP, DAVID J. VAN RITE AND SUSAN M. TESAR, BARBARA A. LAUTENSLAGER, SHARON A. VAN RITE, AND AGNES T. VAN RITE, THE OWNERS OF SAID LANDS.

THAT I HAVE COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, THE VILLAGE OF BELLEVUE SUBDIVISION AND PLATTING ORDINANCE, AND THE BROWN COUNTY LAND DIVISION AND SUBDIVISION ORDINANCE.

THAT THE WITHIN MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION MADE THEREOF.

Signature of Michael C. Jensen, 4-15-13, MICHAEL C. JENSEN, S-1746 REGISTERED WISCONSIN LAND SURVEYOR



RESTRICTIVE COVENANTS:

THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE PROPERTY OWNER AND MAINTAINED BY 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 IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES.

THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN "WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK" (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE VILLAGE HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.

STORM WATER DRAINAGE WITHIN LOT 6, INCLUDING ANY FUTURE DIVISION OR DEVELOPMENT OF LOT 6, SHALL BE DRAINED DIRECTLY TO OUTLOT 1, WHICH IS DEDICATED TO THE PUBLIC FOR THE PURPOSES OF A REGIONAL STORMWATER POND. STORM WATER DRAINAGE PLAN FOR LOT 6 MUST BE APPROVED BY THE VILLAGE OF BELLEVUE.

OWNER'S CERTIFICATE OF DEDICATION

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT. WE 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:

- 1. VILLAGE OF BELLEVUE
2. BROWN COUNTY
3. DEPARTMENT OF ADMINISTRATION
4. WISCONSIN DEPARTMENT OF TRANSPORTATION

DATED THIS 16 DAY OF April, 2013.

CLOVER VENTURE LIMITED PARTNERSHIP, A WISCONSIN LIMITED PARTNERSHIP

Signature of Agnes T. Van Rite, AGNES T. VAN RITE- AUTHORIZED MANAGER

Signature of David J. Van Rite, DAVID J. VAN RITE

Signature of Susan M. Tesar, SUSAN M. TESAR

Signature of Barbara A. Lautenslager, BARBARA A. LAUTENSLAGER

Signature of Sharon A. Faeth, SHARON A. FAETH

CORPORATE NOTARY STATE OF WISCONSIN BROWN COUNTY PERSONALLY CAME BEFORE ME ON THE 16 DAY OF April 2013, Agnes T. Van Rite, PRESIDENT, AND SECRETARY OF THE ABOVE NAMED PARTERSHIP, TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID PARTNERSHIP, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID PARTNERSHIP, BY ITS AUTHORITY.

Signature of Michelle Du Chaton, NOTARY PUBLIC, Brown County, WISCONSIN, MY COMMISSION EXPIRES 3/12/17



PRIVATE NOTARY STATE OF WISCONSIN BROWN COUNTY PERSONALLY CAME BEFORE ME ON THE 16 DAY OF April 2013, THE ABOVE NAMED INDIVIDUALS, TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Signature of Michelle Du Chaton, NOTARY PUBLIC, Brown County, WISCONSIN, MY COMMISSION EXPIRES 3/12/17



BROWN COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED FOR THE BROWN COUNTY PLAN COMMISSION THIS 08th DAY OF MAY, 2013.

Signature of Peter Schlein, PETER SCHLEINZ SENIOR PLANNER, with seal of Brown County Planning Commission

VILLAGE BOARD RESOLUTION

RESOLVED THAT A PLAT KNOWN AS "VAN RITE FARMS", WHICH HAS BEEN DULY FILED FOR APPROVAL OF THE VILLAGE OF BELLEVUE, BROWN COUNTY WISCONSIN, BE AND IS HEREBY APPROVED AS REQUIRED BY CHAPTER 236, WISCONSIN STATUTES.

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE VILLAGE BOARD OF BELLEVUE ON THIS 12th DAY OF April, 2013.

Signature of Karen Simons, KAREN SIMONS BELLEVUE VILLAGE CLERK



BELLEVUE VILLAGE TREASURER'S CERTIFICATE

AS DULY ELECTED BELLEVUE VILLAGE 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.

Signature of Karen Simons, KAREN SIMONS DATE 4/14/13 BELLEVUE TREASURER



BROWN COUNTY TREASURER'S CERTIFICATE

AS DULY ELECTED BROWN COUNTY TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS PLAT AS OF THE DATES LISTED BELOW.

Signature of Kerry M. Blaney, KERRY M. BLANEY DATE 5-8-13 BROWN COUNTY TREASURER



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 April 12th, 2013. Signature of Renee M. Pomy, Department of Administration