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Mc Auliffe Acres

BELLEVUE **AREA 106** **PRELIMINARY PLAN ONLY**

COLDWELL BANKER
THE REAL ESTATE GROUP, INC.

McAuliffe Acres

All of the Southeast 1/4 of the Southwest 1/4, part of the Southwest 1/4 of the Southwest 1/4, and part of the Northeast 1/4 of the Southwest 1/4 of Section 14, T23N-R21E, in the Village of Bellevue, Brown County, Wisconsin.

100 50 0 100 200 300

Graphic Scale

SURVEYOR'S CERTIFICATE

I, Steven M. Riedo, Registered Land Surveyor, S-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 hereon, Cottage Road Development LLC, I have surveyed, divided and mapped "McAuliffe Acres", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is all of the Southwest 1/4 of the Southwest 1/4, part of the Southeast 1/4 of the Southwest 1/4, and part of the Northeast 1/4 of the Southwest 1/4 of Section 14, T23N-R21E, in the Village of Bellevue, Brown County, Wisconsin, more fully described as follows:

Beginning at the South 1/4 corner of Section 14, T23N-R21E; thence S89°39'20"W, 1340.46 feet along the South line of the Southeast 1/4 of said Section 14 to the Southwest corner of the recorded plat of "The Acres Fifth Addition"; thence N00°26'42"E, 652.32 feet along the East line of said plat to the Northeast corner thereof; thence S89°47'16"E, 0.92 feet along the South line of the recorded plat of "The Acres Seventh Addition" to the Southeast corner thereof and the West line of the Southwest 1/4 of the Southeast 1/4 of said Section 14; thence N00°31'35"E, 697.58 feet along the East line of said "The Acres Seventh Addition" and said West line of said quarter-quarter to the Northeast corner of said quarter-quarter; thence N89°59'20"E, 669.17 feet along the North line of said quarter-quarter; thence N00°31'35"E, 42.38 feet along the West line of Document Number 2387179, Brown County Records; thence N89°59'20"E, 683.11 feet along the North line of said Document Number to the East line of said Southwest 1/4 of Section 14; thence S01°01'09"W, 1384.65 feet along said East line to the point of beginning.

Parcel contains 1,841,055 square feet / 42.26 acres, more or less.
Road dedication contains 190,070 square feet / 4.46 acres, more or less.

December 28, 2008
Revised: February 9, 2009
Revised: March 02, 2009
Revised: March 16, 2009

Bearings referenced to the South line of the Southeast 1/4 of Section 14, T23N-R21E, assumed to be S89°39'20"W.

Vicinity Map

Section 14, T23N-R21E
Village of Bellevue
Brown County, Wisconsin

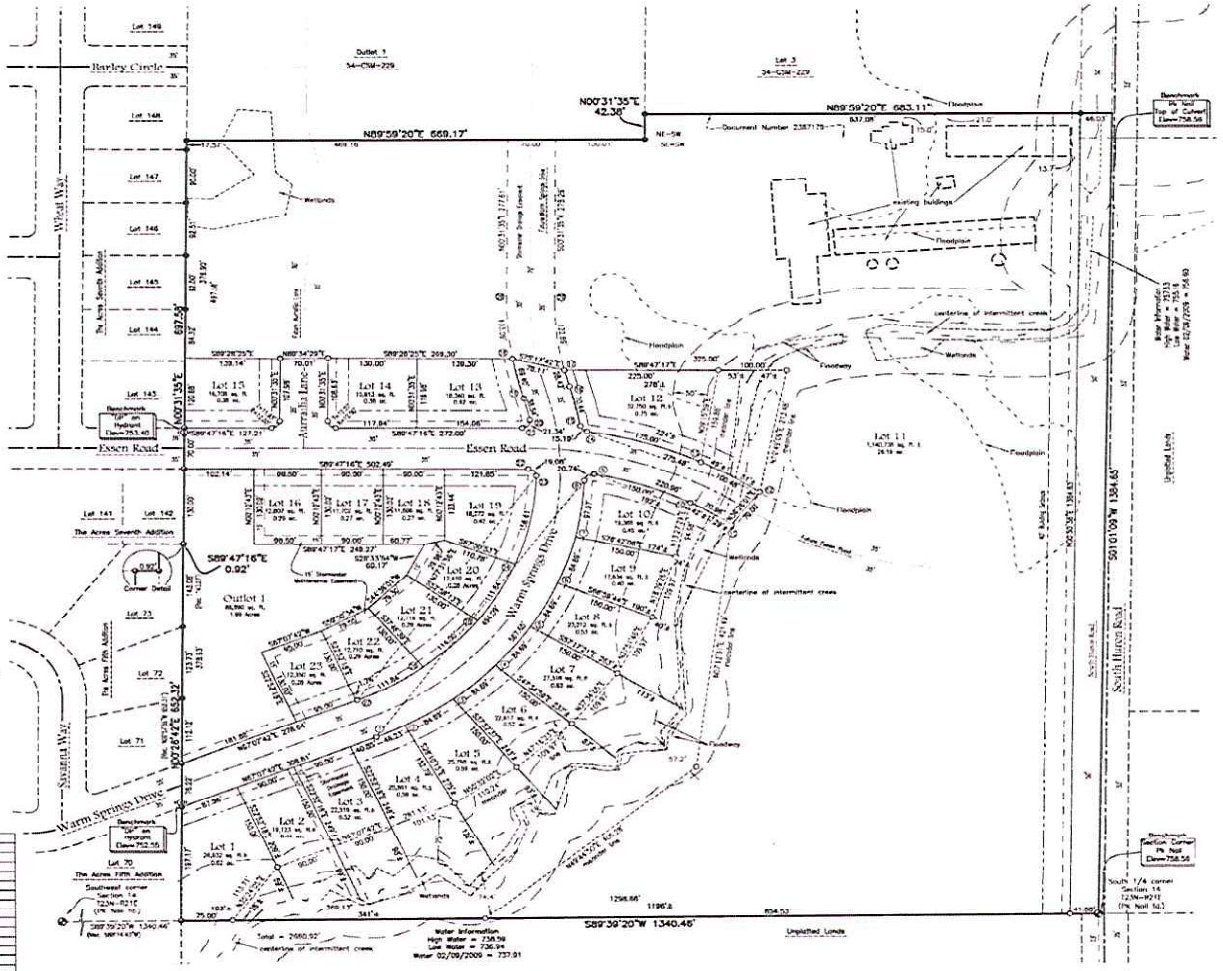
Legend

- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
- 2" iron pipe found
- 1" iron pipe found
- Brown County Monument – type noted
- All other lot, outlot, and meander 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.

30' Building setback (unless noted)
12' Utility easement (unless noted)
Approximate ESA Limits (Environmentally Sensitive Area) See Restrictive Covenant #4

Curve Data

Curve No.	Arc Length	Radius	Chord Length	Chord Bearing	Central Angle	Tangent Bearing
1–8	587.65	500.00	537.65	S34°36'18"W	65°02'52"	S02°04'50"W
1–2	48.23	500.00	48.21	N64°28'47"E	05°17'50"	
2–3	84.69	500.00	84.59	N56°56'43"E	09°42'18"	
3–4	84.69	500.00	84.59	N47°16'25"E	09°42'18"	
4–5	84.69	500.00	84.59	N37°34'07"E	09°42'18"	
5–6	84.69	500.00	84.59	N27°51'49"E	09°42'18"	
6–7	84.69	500.00	84.59	N18°09'31"E	09°42'18"	
7–8	97.97	500.00	97.81	N07°41'36"E	11°13'32"	
8–9	20.74	12.00	18.25	N51°35'50.5"E	99°02'01"	N78°53'09"W
9–11	220.98	500.00	219.16	N66°13'34"W	25°19'10"	
9–10	150.00	500.00	149.44	S90°17'52"E	17°11'20"	
10–11	70.98	500.00	70.90	N57°37'54"W	08°07'50"	
12–14	275.48	570.00	272.81	S67°24'43"E	27°41'28"	N81°15'22"W
12–13	100.48	570.00	100.35	N56°37'06"W	10°06'02"	S53°33'08"E
13–14	175.00	570.00	174.31	N72°27'44"W	17°35'26"	
14–15	15.19	12.00	14.19	N44°58'56"W	72°31'02"	N08°44'25"W
15–16	70.44	500.00	70.38	N12°44'55"W	08°04'33"	N16°46'45"W
16–17	28.42	500.00	28.41	N18°11'04"W	03°15'22"	N13°33'23"W
18–19	49.40	570.00	49.38	S13°10'08"E	04°58'34"	N09°50'11"W
18–20	38.54	430.00	38.53	S14°14'40.5"E	05°08'04"	N16°46'43"W
20–21	21.34	12.00	18.84	S39°16'04"W	101°53'20"	N11°40'36"W
22–23	19.08	12.00	17.13	S44°14'51"E	91°04'50"	
23–24	49.06	430.00	49.03	N34°37'06"E	06°32'04"	N31°21'34"E
23–24	156.61	430.00	155.74	S11°43'36"W	20°52'02"	
24–25	111.64	430.00	111.33	S29°35'02"W	14°52'32"	
25–26	114.00	430.00	113.67	S44°37'51"W	15°11'26"	
26–27	111.84	430.00	111.52	S59°40'58"W	14°54'08"	
18–28	103.09	570.00	102.95	N04°39'18"W	10°21'46"	
17–29	122.89	500.00	122.58	N06°30'54"W	14°04'58"	
19–28	173.49	570.00	171.83	S08°00'35"E	17°20'20"	
19–29	151.91	500.00	150.93	S09°55'55"E	17°25'25"	



MAINTENANCE EASEMENTS

1) 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.
2) Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
3) 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.
4) Lots 1-13 contain an environmentally sensitive area (ESA) as defined in the Brown County Zoning Plan. The ESA includes wetlands, all land within 50 feet of wetlands 2 acres or greater, floodway plus all land within 50 feet or 75 feet beyond the ordinary high water mark — whichever is greater/steep slopes of 12% or greater associated with any water feature or buffer, and a 20 foot setback from steep slopes of 20% or greater associated with any water feature or buffer. 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.
5) There is a hereby granted a drainage easement to the Village of Bellevue, which includes the creek bed, the 100-year floodway, and the associated ESA setback for the purpose of installing and/or maintaining drainage and any related conditions.
6) Restrictive Covenant for grading:
1) The following shall be enforced by the Village of Bellevue. The land on all side and 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.
2) 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.
3) There is hereby granted to the property owners of McAuliffe Acres and/or parcels B-38, B-38-1, B-38-2, B-38-3, and B-38-4 and their successors and assigns, and the Village of Bellevue, Brown County, Wisconsin, and their successors and assigns, a perpetual right of way over and across all lands herein designated as "Drainage and/or Drainage and Backwater Easement" for the purpose of conveying storm water, and installing and/or maintaining the drainage way and/or any related facilities. In the event the owners of McAuliffe Acres and all of parcels B-38, B-38-1, B-38-2, B-38-3, and B-38-4 do not maintain said facilities as prescribed by the Village and/or Wisconsin DNR and/or Wisconsin Statutes then the Village reserves the right to do or have said work done and assess all associated costs back to the property owners of McAuliffe Acres and all of Parcels B-38, B-38-1, B-38-2, B-38-3, and B-38-4. If at the time of maintenance, the owner of Parcel B-38 can substantiate they do not contribute sediments to Outlot 1 due to the effectiveness of their own on-site and Village compliant stormwater management system, assessments against Parcel B-38 may be waived.

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 _____, 20____

Department of Administration