

# Schlag Crossing

All of Lots 1 & 3, Volume 63, Certified Survey Maps, page 737, Map Number 8985, Document Number 2841288, Brown County Records, being part of Government Lots 3 and 4 and part of Private Claim 17, East Side of the Fox River, and part of Government Lot 4, Fractional Section 17, T23N-R21E, Village of Bellevue, Brown County, Wisconsin

Graphic Scale

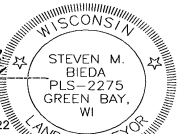


There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified October 11, 2022

*Rene M. Posing*  
Department of Administration

Office of the Registrar of Deeds  
Brown County, Wisconsin  
Received for Record \_\_\_\_\_, 20\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M and recorded as \_\_\_\_\_  
Document # \_\_\_\_\_ in \_\_\_\_\_  
Volume \_\_\_\_\_ of \_\_\_\_\_ on Page \_\_\_\_\_  
Cheryl Berken, Registrar of Deeds



Steven M. Bieda  
PLS-2275  
July 15, 2022  
revised September 20, 2022

## Legend

- 1" iron pipe found
- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
- 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.
- ( ) recorded as bearing / distance
- 30' building setback (unless noted)
- 12' utility easement (unless noted)
- no access

3022640

CHERYL BERKEN  
BROWN COUNTY  
REGISTER OF DEEDS  
GREEN BAY, WI  
RECORDED ON  
11/16/2022 11:30 AM  
REC FEE: 50.00  
PAGES: 3

Lot 1  
54-CSM-80

South Corner  
Section 17  
T23N-R21E  
(PK Nail found)

SCALE  
1"=100'

DRAWN BY  
BAR

Schlag Crossing

Mau & Associates, LLP

LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Website: www.mau-associates.com

400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Schlag Family Trust

PROJECT NO.  
S-713

SHEET NO.  
1 of 3

DRAWING NO.  
P-2532

File: S-713Final Plat 070822.dwg

TAX PARCEL NO. B-105, B-278, B-105-1

Date File: S-713.dwg

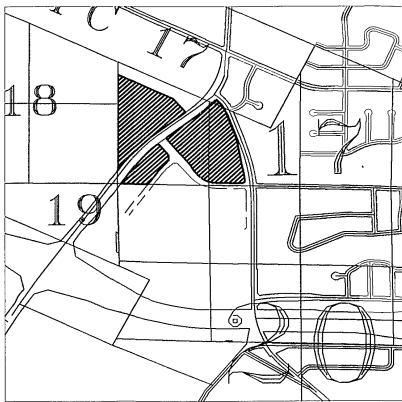
North

Bearings referenced to the South line of the Southwest 1/4 of Section 17, assumed to be N88°51'24"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.

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

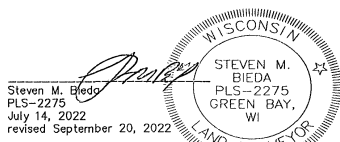
Location Sketch  
Section 17 & Private Claim 17  
T23N-R21E, Village of Bellevue,  
Brown County, Wisconsin



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All of Lots 1 & 3, Volume 63, Certified Survey Maps, page 737, Map Number 8985, Document Number 2841288, Brown County Records, being part of Government Lots 3 and 4 and part of Private Claim 17, East Side of the Fox River, and part of Government Lot 4, Fractional Section 17, T23N-R21E, Village of Bellevue, Brown County, Wisconsin

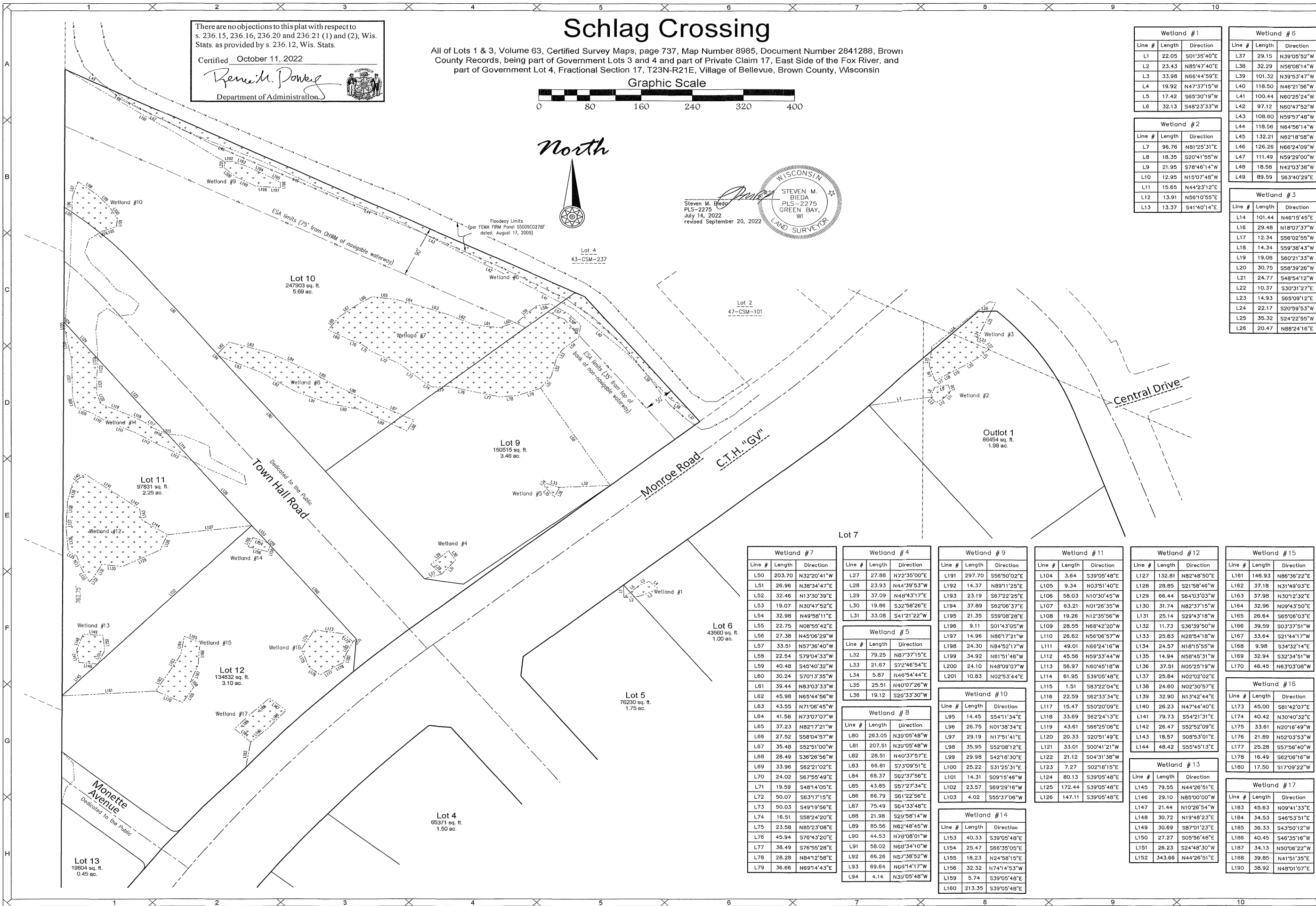
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*Rene M. Pong*  
Department of Administration



Wetland #1			Wetland #6		
Line #	Length	Direction	Line #	Length	Direction
L1	22.05	S01°35'40"E	L37	29.15	N39°05'52"W
L2	23.43	N85°47'40"E	L38	32.29	N58°08'14"W
L3	33.98	N66°44'59"E	L39	101.32	N39°53'47"W
L4	19.92	N47°37'15"W	L40	118.50	N46°21'56"W
L5	17.42	S65°30'19"W	L41	100.44	N60°25'24"W
L6	32.13	S48°23'33"W	L42	97.12	N60°47'52"W
			L43	108.60	N59°57'48"W

Wetland #2		
Line #	Length	Direction
L7	96.76	N81°25'31"E
L8	18.35	S20°41'55"W
L9	21.95	S78°46'14"W
L10	12.95	N15°07'48"W
L11	15.65	N44°23'12"E
L12	13.91	N56°10'55"E
L13	13.37	S41°40'14"E

Wetland #3		
Line #	Length	Direction
L14	101.44	N46°15'45"E
L16	29.46	N18°07'37"W
L17	12.34	S56°02'55"W
L18	14.34	S59°38'43"W
L19	19.08	S60°21'33"W
L20	30.75	S58°39'26"W
L21	24.77	S48°54'12"W
L22	10.37	S30°31'27"E
L23	14.93	S65°09'12"E
L24	22.17	S20°59'53"W
L25	35.32	S24°22'55"W
L26	20.47	N88°24'16"E

Wetland #7		
Line #	Length	Direction
L50	203.70	N32°20'41"W
L51	26.96	N38°34'47"E
L52	32.46	N13°30'39"E
L53	19.07	N30°47'52"E
L54	32.98	N49°58'11"E
L55	22.75	N08°55'42"E
L56	27.38	N45°06'29"W
L57	33.51	N57°36'40"W
L58	22.54	S79°04'33"W
L59	40.48	S45°40'32"W
L60	30.24	S70°13'35"W
L61	39.44	N83°03'33"W
L62	45.98	N65°44'56"W
L63	43.55	N71°06'45"W
L64	41.58	N73°07'07"W
L65	37.23	N82°17'21"W
L66	27.52	S58°04'57"W
L67	35.48	S52°51'00"W
L68	28.49	S36°26'56"W
L69	33.96	S62°21'02"E
L70	24.02	S67°55'49"E
L71	19.59	S48°14'05"E
L72	50.07	S63°17'15"E
L73	50.03	S49°19'56"E
L74	16.51	S58°24'20"E
L75	23.58	N85°23'08"E
L76	45.94	S76°43'20"E
L77	38.49	S76°55'28"E
L78	28.28	N84°12'58"E
L79	36.66	N69°14'43"E

Wetland #4		
Line #	Length	Direction
L27	27.88	N72°35'00"E
L28	23.93	N44°39'53"W
L29	37.09	N48°43'17"E
L30	19.86	S32°58'26"E
L31	33.08	S41°21'22"W

Wetland #5		
Line #	Length	Direction
L32	79.25	N87°37'15"E
L33	21.67	S72°46'54"E
L34	5.87	N49°54'44"E
L35	25.51	N40°07'26"W
L36	19.12	S26°33'30"W

Wetland #8		
Line #	Length	Direction
L80	263.05	N39°05'48"W
L81	207.51	N39°05'48"W
L82	28.51	N40°37'57"E
L83	66.81	S73°09'51"E
L84	68.37	S62°37'56"E
L85	43.85	S57°27'34"E
L86	66.79	S61°22'56"E
L87	75.49	S64°33'48"E
L88	21.98	S29°58'14"W
L89	85.56	N62°48'45"W
L90	44.53	N78°08'01"W
L91	58.02	N68°34'10"W
L92	66.28	N57°38'52"W
L93	89.64	N60°14'17"W
L94	4.14	N39°05'48"W

Wetland #9		
Line #	Length	Direction
L191	297.70	S56°50'02"E
L192	14.37	N89°11'25"E
L193	23.19	S67°22'25"E
L194	37.89	S62°06'37"E
L195	21.35	S59°08'28"E
L196	9.11	S01°43'05"W
L197	14.96	N86°17'21"W
L198	24.30	N84°52'17"W
L199	34.92	N61°51'46"W
L200	24.10	N48°09'07"W
L201	10.83	N02°53'44"E

Wetland #11		
Line #	Length	Direction
L104	3.64	S39°05'48"E
L105	9.34	N03°51'40"E
L106	58.03	N10°30'45"W
L107	63.21	N01°26'35"W
L108	19.26	N12°35'56"W
L109	28.55	N68°42'20"W
L110	26.62	N56°06'57"W
L111	49.01	N66°24'16"W
L112	45.56	N59°33'44"W
L113	56.97	N60°45'18"W
L114	61.95	S39°05'48"E
L115	1.51	S83°22'04"E
L116	22.59	S62°33'34"E
L117	15.47	S50°20'09"E
L118	33.69	S62°24'13"E
L119	43.61	S66°25'06"E
L120	20.33	S20°51'49"E
L121	33.01	S00°41'21"W
L122	21.12	S04°31'38"W
L123	7.27	S02°18'15"E
L124	80.13	S39°05'48"E
L125	172.44	S39°05'48"E
L126	147.11	S39°05'48"E

Wetland #12		
Line #	Length	Direction
L127	132.81	N82°48'50"E
L128	28.85	S21°58'46"W
L129	66.44	S64°03'03"W
L130	31.74	N82°37'15"W
L131	25.14	S29°43'18"W
L132	11.73	S36°39'50"W
L133	25.83	N28°54'18"W
L134	24.57	N18°15'55"W
L135	14.94	N58°45'31"W
L136	37.51	N05°25'19"W
L137	25.84	N02°02'02"E
L138	24.60	N02°30'57"E
L139	32.90	N13°42'44"E
L140	26.23	N47°44'40"E
L141	79.73	S54°21'31"E
L142	26.47	S52°52'09"E
L143	18.57	S08°53'01"E
L144	48.42	S55°45'13"E

Wetland #15		
Line #	Length	Direction
L161	146.93	N86°36'22"E
L162	37.18	N31°49'03"E
L163	37.98	N30°12'32"E
L164	32.96	N09°43'50"E
L165	26.64	S65°06'03"E
L166	39.59	S03°37'51"W
L167	33.64	S21°44'17"W
L168	9.98	S34°32'14"E
L169	32.94	S32°34'51"W
L170	46.45	N63°03'08"W

Wetland #16		
Line #	Length	Direction
L173	45.00	S81°42'07"E
L174	40.42	N30°40'32"E
L175	33.61	N20°16'49"W
L176	21.89	N52°03'53"W
L177	25.28	S57°56'40"W
L178	16.49	S62°06'16"W
L180	17.50	S17°09'22"W

Wetland #17		
Line #	Length	Direction
L183	45.63	N09°41'33"E
L184	34.53	S46°53'51"E
L185	36.33	S43°50'12"W
L186	40.45	S46°35'16"W
L187	34.13	N50°06'22"W
L188	39.85	N41°51'35"E
L190	38.92	N48°01'07"E

SCALE  
1"=80'

DRAWN BY  
BAR

Schlag Crossing

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Phone: 920-434-9670 Website: www.mau-associates.com

400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Schlag Family Trust

PROJECT NO.  
S-713

SHEET NO.  
2 of 3

DRAWING NO.  
P-2532

File: S-713Final Plat 070622.dwg

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All of Lots 1 & 3, Volume 63, Certified Survey Maps, page 737, Map Number 8985, Document Number 2841288, Brown County Records, being part of Government Lots 3 and 4 and part of Private Claim 17, East Side of the Fox River, and part of Government Lot 4, Fractional Section 17, T23N-R21E, Village of Bellevue, Brown County, Wisconsin

## 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 hereon, I have surveyed, divided and mapped "Schlag Crossing", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is all of Lots 1 & 3, Volume 63, Certified Survey Maps, page 737, Map Number 8985, Document Number 2841288, Brown County Records, being part of Government Lots 3 and 4 and part of Private Claim 17, East Side of the Fox River, and part of Government Lot 4, Fractional Section 17, T23N-R21E, Village of Bellevue, Brown County, Wisconsin, more fully described as follows:

Commencing at the Southwest Corner of Section 17, T23N-R21E; thence N00°15'13"E, 217.88 feet along the West line of Government Lot 4, Section 17, T23N-R21E, to the point of beginning; thence N00°15'13"E, 1597.45 feet along the West line of Government Lot 4, said Section 17; thence S63°40'29"E, 906.03 feet along a Southerly line of Lot 4, Volume 43, Certified Survey Maps, Page 237, Map No. 6518, Document No. 1876657, Brown County Records; thence S39°05'52"E, 284.81 feet along a Southerly line of said Lot 4 to the Northerly right of way of Monroe Road, also known as County Trunk Highway "GV"; thence S50°54'12"W, 569.89 feet along said Northerly right of way; thence 369.57 feet along said Northerly right of way being the arc of a 2336.83 foot radius curve to the left whose long chord bears S46°22'23"W, 369.19 feet; thence S43°51'22"W, 87.39 feet along said Northerly right of way; thence S40°58'26"W, 102.36 feet along said Northerly right of way; thence S37°54'23"W, 101.19 feet along said Northerly right of way; thence S35°54'38"W, 101.30 feet along said Northerly right of way; thence S34°28'36"W, 70.70 feet along said Northerly right of way to said West line of Government Lot 4 and the point of beginning.

AND ALSO:

Lots 1 & 3, Volume 63, Certified Survey Maps, Page 737, Map Number 8985, Document Number 2841288, Brown County Records, being located in part of Government Lots 3 and 4, Fractional Section 17, T23N-R21E, and part of Private Claim 17, East Side of Fox River, Village of Bellevue, Brown County, Wisconsin

Parcel contains 1,971,098 square feet / 45.25 acres, more or less.  
Road dedication contains 144,436 square feet / 3.32 acres, more or less.  
Parcel subject to easements and restrictions of record.

Steven M. Bieda  
PLS-2275  
July 18, 2022  
revised September 20, 2022

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

## CERTIFICATE OF THE VILLAGE OF BELLEVUE

Approved for the Village of Bellevue this 15<sup>th</sup> day of November 2022

Karen M. Simons  
Village Clerk

## CERTIFICATE OF THE VILLAGE OF BELLEVUE TREASURER

As duly elected Village of Bellevue Treasurer, I hereby certify that the records in our office show no unredemmed taxes and no unpaid or special assessments affecting any of the lands included in this Plat as of the dates listed below.

Karen M. Simons 11/15/22  
Koren Simons Date  
Village Treasurer

## CERTIFICATE OF THE BROWN COUNTY TREASURER

As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unredemmed taxes and no unpaid or special assessments affecting any of the lands included in this Plat as of the dates listed below.

Paul D. Zeller 11/16/22  
Paul D. Zeller Date  
Brown County Treasurer

## CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this 16 day of November 2022

Karl Mueller  
Senior Planner

## OWNER'S CERTIFICATE

As Owner, I hereby certify that I caused the land described on "Schlag Crossing" to be surveyed, divided, mapped and dedicated as represented hereon. I also 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  
DEPT. OF ADMINISTRATION

Robert Schlog  
Robert Schlog

\*Trustee of the Clarence Schlag Family Trust Agreement

Personally came before me this 13<sup>th</sup> day of October 2022 the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission Expires 12/26/22

STATE OF WISCONSIN ]  
COUNTY OF BROWN ]

STEVEN M. BIEDA  
NOTARY PUBLIC  
STATE OF WISCONSIN

## 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 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 5, 6, 9, 10, 11, 12, 13 and Outlot 1 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 9 and 10 prior to any construction, fill, excavation, or grading activity within 300 feet of the ordinary high water mark (OHWM) of navigable rivers or streams.

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution.

## 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 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.

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 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 of Bellevue 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 5, 6, 9, 10, 11, 12, 13 and Outlot 1 contain an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes floodway, all land within 35 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, all land within 35 feet of the top of bank of non-navigable waterways, and wetlands. 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.

Outlot 1 is dedicated to the Village of Bellevue

## UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

Clarence Schlag Family Trust Agreement, Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, 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 overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, 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 roots as may be reasonably required incident 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. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

SCALE

DRAWN BY  
BAR

Schlag Crossing

TAX PARCEL NO. B-105, B-279, B-105-1

Data File: S-713.rvt

Mau & Associates, LLP

LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Website: www.mau-associates.com

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