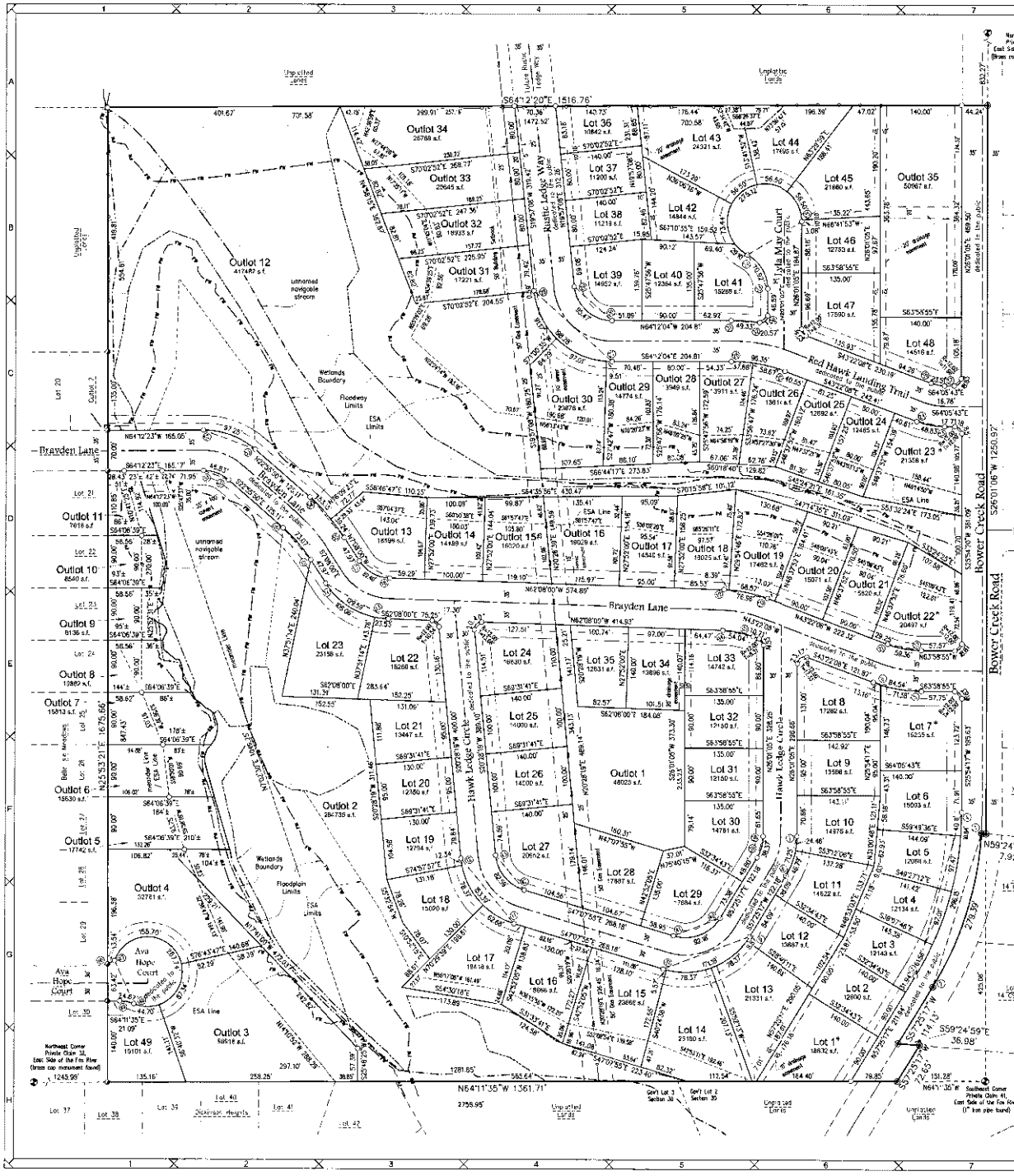


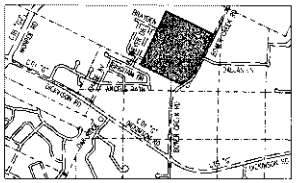
Red Hawk Landing

Part of Private Claim 41, East Side Fox River, Town of Ledgeview, Brown County, Wisconsin.

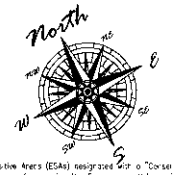
0 100 200 300 400 500

Legend

- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
- 2" iron pipe found
- 1" iron pipe found
- PK nail found
- Brown County monument – type noted
- all other lot 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.
- ( ) recorded as bearing / distance
- 25' building setback (unless noted)
- 12' utility easement (unless noted)
- fence line
- Wetland Limits
- ESA Setback Area
- * Duplex lot designation (Lots 1, 7, 45 and 46)
- floodplain limits
- floodway limits



Location Sketch



Outlots 3 – 11 of the plat of Red Hawk Landing contains Environmental Sensitive Areas (ESAs) designated with a "Conservation Easements". The Landowner and the Town of Ledgeview share the common purpose of preserving the Conservation Values of the Property in perpetuity. The Landowner has placed restrictions on the use of the Property to protect these Conservation Values. The Town and the Landowner agree to accept the right to monitor and enforce these restrictions in order to preserve, enhance and protect the Property for the benefit of this generation and generations to come. No trees shall be removed from the Conservation Easement Area unless those trees have been certified by the Town of Ledgeview that they are dead, diseased, or dying. No grading, landscaping, structures, or tree removal are allowed in the ESA and shall be repaired and/or restored at the owner's expense should such improvements be discovered. Landowners that wish to remove any vegetation must contact the Town of Ledgeview prior to removal or will be subject to a fine, restoration of the area, or both.

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 Town of Ledgeview, the Village of Denmark and the Brown County Planning Commission and under the direction of the owners listed hereon, I have surveyed, divided and mapped "Red Hawk Landing", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is part of Private Claim 41, East Side Fox River, Town of Ledgeview, Brown County, Wisconsin, more fully described as follows:

Commencing at the Southeast Corner of Private Claim 41, East Side Fox River; thence N64°12'23"W, 165.78 feet along the South line of said Private Claim 41 to the point of beginning; thence continuing N64°12'23"W, 1361.71 feet along said South line; thence N25°53'21"E, 1675.66 feet along the East line of Bellehaven Meadows (Volume 23, Maps, Page 116, Document No. 2678636, Brown County Records), and its extension; thence S64°42'20"E, 1516.76 feet; thence S26°01'06"W, 1250.92 feet along the East line of said Private Claim 41; thence N59°24'52"W, 7.92 feet along the North line of Volume 4, Certified Survey Maps, Page 77, Map No. 2815, Document No. 1035861, Brown County Records; thence 279.39 feet along the West line of said Certified Survey Map being the arc of a 573.38 foot radius curve to the right whose long chord bears S43°27'45"W, 276.63 feet; thence S37°25'17"W, 114.13 feet along said West line; thence S59°24'59"E, 36.98 feet along the South line of said Certified Survey Map; thence S57°25'17"W, 72.65 feet to the point of beginning.

Parcel contains 2,508,471 square feet / 57.59 acres more or less.

Right of way dedication contains 280,365 square feet / 6.73 acres more or less.

Parcel subject to easements and restrictions of record.

Steven M. Bieda
PLS-2275
August 15, 2019
revised December 9, 2019
revised December 17, 2019
revised January 9, 2020

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

NOTES

Bearings referenced to the South line of Private Claim 41, E.S.F.R., assumed to be N64°12'35"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.

Wetlands delineated by Bay Environmental in May 2018.

Floodplain information obtained from FEMA Map No. 55009C0267F and 55009C0268F, dated August 18, 2009 and Moran & Hunt Flood Study from 2018.

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.

2888819
VOLUME: 24
PAGE: 127-129
CHERYL BERKEN
BROWN COUNTY RECORDER
GREEN BAY, WI
RECORDED ON
01/30/2020 09:52 AM
REC FEE: 50.00
PAGES: 3

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 January 9, 2020

Department of Administration

SCALE 1"=100'

DRAWN BY MRA

TAX PARCEL NO. D-425-2

Final Plat

Fieldwork Completed: 05/15/2018

Data File: A-3718.dat

File: A-3718 Final Plat 111819.dwg

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd, Green Bay, WI 54313

Basgig Investors

PROJECT NO. A-3718

SHEET NO. 1 of 3

DRAWING NO. P-2401

Red Hawk Landing

Part of Private Claim 41, East Side Fox River, Town of Ledgeview, Brown County, Wisconsin.

OWNER'S CERTIFICATE

Basgig Investors, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that caused the land described and easements granted on this Plat to be surveyed, divided, mapped and dedicated as represented hereon. Basgig Investors LLC 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
DEPARTMENT OF ADMINISTRATION
BROWN COUNTY PLANNING COMMISSION

In Witness Whereof, the said Basgig Investors, LLC, has caused these presents to be signed by Murray Boster and Mark Gigot, it's Managing Partners on this 13 day of January 2020

Murray Boster - partner　　Mark Gigot partner

Personally came before me this 13 day of January, 2020, the above named officer of said corporation and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority

Karalynne Moore
Notary Public　My Commission Expires 1/22/23
Brown County, Wisconsin

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

CERTIFICATE OF CORPORATE MORTGAGEE

Community First Credit Union, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Plat and does hereby consent to the above certificate of Basgig Investors, LLC, Owner(s)

IN WITNESS WHEREOF, Community First Credit Union has caused these presents to be signed by BRENT JENSEN, it's VP-Senior Lender, and countersigned by
(print name)　(print title)
Karalynne Moore　Portfolio Mgr, at Appleton, Wisconsin, and
(print name)　(print title)
its corporate seal to be hereunto affixed this ______
(city)
day of January 2020

In the presence of:

______ (Corporate Seal)

Brent Jensen, VP - Senior Lender　Date 1/13/2020

Karalynne Moore, Portfolio Mgr　Date 1/13/2020

Personally came before me this 13th day of January 2020 the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Andrea M. Huber
Notary Public　My Commission Expires 6-17-2022
Brown County, Wisconsin

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

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 January 9, 2020

Department of Administration

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	279.39	573.38	276.63	S43°27'45"W	27°55'04"	N29°30'13"E
3-4	296.15	538.38	292.43	S41°39'47"W	31°31'00"	-
Lot 3	61.56	538.38	61.52	N54°06'46"E	6°33'03"	-
Lot 4	97.01	538.38	96.88	N45°42'31"E	10°19'26"	-
Lot 5	97.47	538.38	97.34	N35°21'36"E	10°22'24"	-
Lot 6	40.11	538.38	40.10	N28°02'20"E	4°16'07"	-
5-6	84.54	235.00	84.09	N53°40'32"W	20°36'46"	-
Lot 7	71.38	235.00	71.11	N55°16'46"W	17°24'37"	-
Lot 8	13.16	235.00	13.16	N44°58'22"W	3°12'29"	-
7-8	71.25	130.00	70.36	S41°43'31"W	31°24'12"	-
Lot 10	24.46	130.00	24.42	S31°24'30"W	10°46'49"	-
Lot 11	46.79	130.00	46.54	S47°08'38"W	20°37'23"	-
9-10	171.18	130.00	159.08	N84°51'19"W	75°26'46"	-
Lot 12	8.87	130.00	8.87	S59°22'32"W	3°54'32"	-
Lot 13	78.37	130.00	77.19	S78°38'02"W	34°32'24"	-
Lot 14	78.37	130.00	77.19	N66°51'35"W	34°32'24"	-
Lot 15	5.57	130.00	5.58	N48°21'39"W	2°27'28"	-
11-12	153.39	130.00	144.64	N13°19'48"W	67°36'14"	-
Lot 17	62.68	130.00	62.08	N33°19'08"W	27°37'34"	-
Lot 18	78.37	130.00	77.19	N2°14'09"W	34°32'24"	-
Lot 19	12.34	130.00	12.33	N17°45'12"E	5°26'16"	-
13-14	129.59	135.00	124.67	N34°38'00"W	55°00'00"	-
Lot 22	23.53	135.00	23.50	N57°08'23"W	9°59'14"	-
Lot 23	106.06	135.00	103.34	N29°38'30"W	45°00'32"	-
15-16	73.07	265.00	72.85	N15°01'55"W	15°47'50"	-
17-18	62.40	65.00	60.03	S34°38'00"E	55°00'00"	-
19-20	76.96	235.00	76.62	S52°45'04"E	18°45'52"	-
Outlot 18	8.39	235.00	8.39	S61°06'37"E	2°02'46"	-
Outlot 19	68.57	235.00	68.33	S51°43'41"E	16°43'06"	-
21-22	59.36	165.00	59.04	S53°40'32"E	20°36'46"	-
23-24	48.83	135.00	48.57	N53°43'56"W	20°43'34"	-
25-26	96.35	265.00	95.82	N53°47'06"W	20°49'56"	-
Outlot 26	58.67	265.00	58.55	N49°42'41"W	12°41'06"	-
Outlot 27	37.68	265.00	37.65	N60°07'38"W	8°08'50"	-
27-28	198.28	135.00	180.93	N22°07'28"W	84°09'12"	-
Outlot 29	9.51	135.00	9.51	N62°10'54"W	4°02'18"	-
Outlot 30	97.01	135.00	94.94	N39°34'36"W	41°10'22"	-
Outlot 31	0.59	135.00	0.59	N19°49'37"E	0°19'36"	-
Outlot 12	91.17	135.00	89.44	N0°21'21"E	38°41'32"	-
29-30	95.47	65.00	87.12	S22°07'28"E	84°09'12"	-
31-32	49.33	336.00	49.29	S59°58'57"E	8°26'14"	S55°45'50"E
32-56	20.57	12.00	18.14	N75°07'37"E	98°13'04"	-
33-34	70.92	65.00	67.45	N51°41'18"W	62°30'50"	N36°29'44"W
34-35	275.12	65.00	111.13	N84°45'41"E	242°30'45"	-
Lot 41	29.10	65.00	28.86	N23°40'16"W	25°38'55"	-
Lot 42	73.44	65.00	69.60	N21°31'28"E	64°44'31"	-
Lot 43	56.50	65.00	54.74	N78°47'48"E	49°48'08"	-
Lot 44	56.50	65.00	54.74	S51°24'04"E	49°48'08"	-
Lot 45	56.50	65.00	54.74	S1°35'57"E	49°48'08"	-
Lot 46	3.08	65.00	3.08	N24°39'43"E	2°42'58"	-
36-37	23.51	65.00	23.39	S53°43'56"E	20°43'34"	-
38-39	38.37	70.00	37.89	S41°43'11"W	31°24'12"	-
40-41	92.18	70.00	85.66	N84°51'19"W	75°26'48"	-
42-43	82.59	70.00	77.89	N13°19'48"W	67°36'14"	-
44-45	54.04	165.00	53.80	S52°45'04"E	18°45'52"	-
46-47	13.54	60.00	13.51	N89°54'15"E	12°55'44"	N83°26'23"E, N83°37'53"E
47-48	287.74	60.00	81.25	S1°58'40"W	274°46'18"	N44°35'31"E, N40°58'11"W
Lot 49	44.70	60.00	43.68	S61°58'50"E	42°41'17"	-
Outlot 3	87.34	60.00	79.83	N54°58'22"E	83°24'19"	-
Outlot 4	156.70	60.00	115.55	N61°04'05"W	149°24'42"	-
48-49	24.87	60.00	24.50	N62°24'53"W	23°30'24"	S40°38'11"E
50-51	46.83	65.00	45.82	N43°34'07"W	41°18'32"	-
52-53	97.25	135.00	95.16	S43°34'07"E	41°18'32"	-
54-55	92.37	335.00	92.07	S15°01'55"E	15°47'50"	-
Outlot 12	53.13	335.00	53.07	S18°23'14"E	9°05'12"	-
Outlot 13	39.24	335.00	39.21	S10°29'19"E	6°42'38"	-

NOTES

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 Town 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 43 and 44, and Outlots 2 and 5-12 include wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corps of Engineers, 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 1-2, 7-8, 12-24, 27-29, 33-35, 39-41, 47-49 and Outlots 2-34 prior to any construction, fill, or grading activity within 300 feet of a stream.

Outlots 5-11 are intended to be attached to the abutting properties to the West. Outlots 1-4 and 12-35 are intended to be retained by owner for future development.

Any and 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.

No driveway shall provide direct access to any intersection. No urban driveway shall be located within 75 feet of any intersection. All driveway, drive lane, and parking area pavement shall be at least 5-feet from any side yard lot line.

Sidewalks will be installed in the public right of way along all roads, including Bower Creek Road.

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.

Lots 14-17, 43-44 and Outlots 2-34 contain an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes wetlands, all land within 35 feet of wetlands 2 acres or greater, 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. 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.

Gas main easement: there is a gas main easement on lots 13, 15, 24-29 and Outlots 1, 2, 15, 18, 30-34. There shall be no items in this easement area other than grass lawn (no landscaping, trees, sheds, fences, playgrounds or changes to the existing ground grade). No home, porch, patio or deck shall be constructed in this easement. Outlots 31-34 shall be allowed a concrete driveway to cross this easement.

Steven M. Beda
PLS-2275
August 15, 2018
revised December 3, 2019
revised December 17, 2019
revised January 3, 2020

UTILITY EASEMENT PROVISIONS

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

Basgig Investors, LLC, Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

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.

CERTIFICATE OF THE BROWN COUNTY PLAN COMMISSION

Approved for the Brown County Plan Commission this 23 day of January 2020

Dan Teslers
Senior Planner

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 date listed below.

Paul D. Zeller　1/17/20
Paul D. Zeller　Date
Brown County Treasurer

CERTIFICATE OF THE VILLAGE OF BELLEVUE

Approved for the Village of Bellevue this 16 day of January 2020

Karen Simons
Village Clerk

CERTIFICATE OF THE TOWN OF LEDGEVIEW

Approved for the Town of Ledgeview this 15th day of [illegible] 2020

Charlotte Nelson
Town Clerk

CERTIFICATE OF THE TOWN OF LEDGEVIEW TREASURER

As duly elected Town of Ledgeview 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 date listed below.

Renee Peters　1-14-20
Renee Peters　Date
Town of Ledgeview Treasurer

SCALE 1"=100'
DRAWN BY MRA

TAX PARCEL NO. D-425-2

Final Plat

Data File: A-3718.txt　Fieldwork Completed: 08/15/2018

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd, Green Bay, WI 54313

Basgig Investors

File: A-3718Final Plat 111818.dwg

PROJECT NO. A-3718
SHEET NO. 3 of 3
DRAWING NO. P-2401