

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 9340 RECORDED AS DOCUMENT NO. 2969066 LOCATED IN A PART OF GOVERNMENT LOT 1, AND A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 19, TOWNSHIP 23 NORTH, RANGE 20 EAST, VILLAGE OF ASHWAUBENON, BROWN COUNTY, WISCONSIN

SHEET 1 OF 2 SHEETS

FIRST ADDITION TO HIGHLAND RIDGE ESTATES
PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 9340 RECORDED AS DOCUMENT NO. 2969066 LOCATED IN PART OF GOVERNMENT LOT 1, AND A PART OF THE
SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 19, TOWNSHIP 23 NORTH,
RANGE 20 EAST, VILLAGE OF ASHWAUBENON, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S-2327, certify that I have surveyed, divided and mapped part of Lot 2 of Certified Survey Map No. 9340 recorded as Document No. 2969066, located in a part of Government Lot 1 and a part of the Southwest 1/4 of the Northeast 1/4, and part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, Section 19, Township 23 North, Range 20 East, Village of Ashwaubenon, Brown County, Wisconsin containing 1,146,972 square feet (26.33 acres) of land more or less and described as follows:
Commencing at the East 1/4 corner of said Section 19; Thence N89°25'24"W, 411.49 feet along the South line of said Gov't Lot 1 to the East line of Lot 2 of said Certified Survey Map No. 9340 and the Point of Beginning; Thence S24°33'50"W, 309.62 feet along said East line; Thence N89°25'24"W, 289.45 feet; Thence N00°34'36"E, 43.30 feet; Thence N89°25'24"W, 620.00 feet; Thence N72°23'20"W, 58.91 feet; Thence N52°45'38"W, 185.00 feet; Thence S37°14'22"W, 36.05 feet to a line of a Boundary Line Agreement as recorded in Document Nos. 2969063 & 2969064; Thence N00°08'53"W, 140.78 feet along said Boundary Line Agreement; Thence N89°25'24"W, 305.83 feet along said Boundary Line Agreement to the start of a Meander line to the Southwest tributary of Dutchman Creek, said Point being S89°25'24"E, 41 feet more or less from the centerline of said Tributary; Thence N50°16'47"E, 451.24 feet along said meander line; Thence N34°42'52"E, 56.45 feet along said meander line; Thence N14°30'54"E, 59.34 feet along said meander line; Thence N07°34'50"E, 96.13 feet along said meander line; Thence N18°54'21"W, 118.77 feet along said meander line; Thence N14°14'24"E, 319.22 feet along said meander line said Point being S66°44'34"E, 26 feet more or less from the centerline of said Tributary; Thence N25°48'51"W, 30.65 feet along said meander line to it's termination point at the Southeast corner of lands described in Volume 807 of Records on Page 236; Thence N41°01'32"E (recorded as N41°05'00"E), 306.80 feet along the Easterly line of said described lands to the Northeast corner thereof; Thence N44°20'01"E, 229.37 feet (recorded as N44°17'00"E, 229.44 feet) along the Easterly line of lands described in Volume 780 of Records on Page 528 to the Northeast corner thereof; Thence N43°35'43"E, 128.56 feet (recorded as N43°47'00"E, 128.41 feet) along the Easterly line of lands described in Volume 822 of Records on Page 223 to the Southerly line of Parcel A of Certified Survey Map 474 recorded in Volume 2 of Maps on Pages 249-250 as Document No. 649475; Thence S63°37'15"E, 160.00 feet (recorded as S63°25'00"E & S63°40"E, 159.70 feet) along the Southerly line of said Parcel A to the Southeast corner thereof; Thence S66°29'15"E (recorded as S66°30"E), 3.25 feet along the Southerly line of lands described in Jacket 18846 Image 26 to the Northwest corner of Lot 15 Highland Ridge Estates; Thence S16°55'25"E, 213.12 feet along the West line of said Lot 15 to the Southwest corner thereof; Thence S26°21'55"E, 72.07 feet to the Northwest corner of Lot 16 Highland Ridge Estates; Thence S06°26'26"E, 140.04 feet along the West line of said Lot 16 to the Southwest corner thereof; Thence S53°32'37"W, 156.40 feet along the Northwesterly line of Lots 24 and 25 Highland Ridge Estates; Thence S41°26'03"W, 84.47 feet along the Northwesterly line of said Lot 25; Thence S00°34'36"W, 56.56 feet along the West line of said Lot 25 to the Southwest corner thereof and the North line of Lot 27 Highland Ridge Estates; Thence N89°25'24"W, 48.91 feet along the North line of said Lot 27 to the Northwest corner thereof; Thence S00°34'45"W, 121.85 feet along the West line of said Lot 27 to the Southwest corner thereof; Thence S07°13'56"W, 70.47 feet to the Northwest corner of Lot 28 Highland Ridge Estates; Thence S00°34'36"W, 260.00 feet along the West line of Lots 28 and 41 Highland Ridge Estates to the Southwest corner of said Lot 41; Thence N89°25'24"W, 44.22 feet along the North right-of-way line of Highland Ridge Drive; Thence S00°34'36"W, 200.00 feet along the West line of Lot 42 Highland Ridge Estates and it's Northerly extension to the Southwest corner thereof; Thence S89°25'24"E, 305.00 feet along the South line of Lots 42, 43 & 44 Highland Ridge Estates to the Southeast corner of said Lot 44; Thence N74°37'53"E, 72.80 feet to the Southwest corner of Lot 45 Highland Ridge Estates; Thence S89°25'24"E, 150.00 feet along the South line of said Lot 45 to the Southeast corner thereof and the West line of Outlot 1 Highland Ridge Estates; Thence S00°34'36"W, 91.65 feet along the West line of said Outlot 1 to the Southwest corner thereof; Thence S72°31'18"E, 63.12 feet along the South line of said Outlot 1; Thence S89°25'24"E, 135.11 feet along the South line of said Outlot 1 to the East line of Lot 2 of said Certified Survey Map No. 9340; Thence S24°33'50"W, 0.46 feet along said East line to the Point of Beginning, including all those Lands lying between the above described meander line and the centerline of the Southwest Tributary to Dutchman Creek and the respective lot lines extended to said centerline.

That I have made such survey, land division, and plat under the directions of the owners of said land. That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of chapter 236 of the Wisconsin Statutes and the Subdivision regulations of the Village of Ashwaubenon and Brown County in surveying, dividing and mapping the same.

Dated this 5th day of October, 2023

Douglas E. Woelz, PLS-2327
Wisconsin Professional Land Surveyor
Revised this 31st day of October, 2023
Revised this 18th day of January, 2024

CERTIFICATE OF 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 First Addition to Highland Ridge Estates as of the date listed below:

County Treasurer
Paul D. Zeller Charles T. Mahalik

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT-IN	TANGENT-OUT
C1	235.00'	036°39'46"	150.37'	N71°05'31"W	147.82'	N89°25'24"W	N52°45'38"W
C2	235.00'	017°24'06"	71.37'	S80°43'21"E	71.10'	S72°01'18"E	S89°25'24"E
C3	235.00'	019°15'40"	79.00'	S62°23'28"E	78.63'	S52°45'38"E	S72°01'18"E
C4	165.00'	036°39'46"	105.58'	N71°05'31"W	103.79'	N52°45'38"W	N89°25'24"W
C5	475.00'	014°50'57"	123.11'	S29°48'53"W	122.76'	S22°23'24"W	S37°14'22"W
C6	475.00'	002°27'20"	20.36'	N36°00'41"E	20.36'	N34°47'01"E	N37°14'22"E
C7	475.00'	012°23'37"	102.75'	N28°35'13"E	102.55'	N22°23'24"E	N34°47'01"E
C8	475.00'	007°28'41"	62.00'	N09°47'40"E	61.95'	N06°03'20"E	N13°32'00"E
C9	1527.14'	007°33'52"	201.62'	S09°50'16"W	201.48'	S13°37'12"W	S06°03'20"W
C10	1527.14'	002°36'05"	69.34'	N07°21'22"E	69.33'	N08°39'25"E	N06°03'20"E
C11	1527.14'	004°57'47"	132.28'	N11°08'18"E	132.24'	N13°37'12"E	N08°39'25"E
C12	1527.14'	005°34'11"	148.39'	N19°06'59"E	148.39'	N16°19'54"E	N21°54'04"E
C13	480.00'	031°38'33"	265.09'	S37°43'21"W	261.73'	S53°32'37"W	S21°54'04"W
C14	480.00'	004°02'13"	33.82'	N23°55'11"E	33.81'	N21°54'04"E	N25°56'18"E
C15	480.00'	012°46'37"	107.04'	N32°19'36"E	106.82'	N25°56'18"E	N38°42'54"E
C16	480.00'	012°46'37"	107.04'	N45°06'13"E	106.82'	N38°42'54"E	N51°29'31"E
C17	480.00'	002°03'06"	17.19'	N52°31'04"E	17.19'	N51°29'31"E	N53°32'37"E
C18	65.00'	030°03'00"	34.09'	N68°34'07"E	33.70'	N53°32'37"E	N83°35'38"E
C19	135.00'	019°33'02"	46.07'	S63°19'08"W	45.84'	S73°05'39"W	S53°32'37"W

OWNER'S CERTIFICATE OF DEDICATION

Highland Ridge Properties, LLC as owners, We hereby certify that we caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented on the Plat. We 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.

Department of Administration
Village of Ashwaubenon
Brown County Planning Commission

WITNESS the hand and seal of said owners this 2nd day of February, 2024. In the Presence of:

Trevor J. Thompson Member

State of Wisconsin)
Winnebago County)

Personally came before me this 2nd day of February, 2024, the above named Trevor J. Thompson to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public,
Winnebago County, WI

My Commission Expires: 11-09-2026

BROWN COUNTY PLANNING COMMISSION APPROVAL

Approved by the Brown County Planning Commission this 6 day of February, 2024.

Karl Mueller, Senior Planner Brown County Planning Commission

VILLAGE OF ASHWAUBENON APPROVAL:

We hereby certify that First Addition to Highland Ridge Estates in the Village of Ashwaubenon, Brown County was approved and accepted by the Village Board of the Village of Ashwaubenon on this 28th day of November, 2023.

Mary Kardoskee 2/5/24
Village President - Mary Kardoskee Date

STATE OF WISCONSIN

COUNTY OF BROWN ss Beth m stein
I, Kris Teske, being the duly elected, qualified and acting clerk of the Village of Ashwaubenon, Brown County do hereby certify that the Village Board of the Village of Ashwaubenon passed by voice vote on this 28th day of November, 2023 authorizing me to issue a certificate of approval of First Addition to Highland Ridge Estates, Highland Ridge Properties, LLC as owners, upon satisfaction of certain conditions, and I do also hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE 28th day of February, 2024.

Dated 02-05-24

Deputy Clerk - Kris Teske Beth m stein

CERTIFICATE OF VILLAGE TREASURER

As duly elected Village of Ashwaubenon Finance Director, 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 First Addition to Highland Ridge Estates as of the date listed below:

Finance Director
Greg Wenholtz

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT-IN	TANGENT-OUT
C20	550.00'	031°38'33"	303.75'	N37°43'21"E	299.90'	N21°54'04"E	N53°32'37"E
C21	550.00'	002°45'18"	26.45'	S52°09'58"W	26.44'	S53°32'37"W	S50°47'20"W
C22	550.00'	009°10'38"	88.09'	S46°12'01"W	88.00'	S50°47'20"W	S41°36'42"W
C23	550.00'	009°10'38"	88.09'	S37°01'23"W	88.00'	S41°36'42"W	S32°26'04"W
C24	550.00'	009°10'38"	88.09'	S27°50'45"W	88.00'	S32°26'04"W	S23°15'26"W
C25	550.00'	001°21'21"	13.03'	S22°34'45"W	13.02'	S21°54'04"W	S23°15'26"W
C26	1597.14'	002°23'12"	66.53'	S20°42'28"W	66.53'	S19°30'52"W	S21°54'04"W
C27	1602.14'	000°38'38"	18.00'	N19°11'30"E	18.00'	N18°52'11"E	N19°30'49"E
C28	1602.14'	000°19'19"	9.00'	S19°21'09"W	9.00'	S19°11'30"W	S19°30'49"W
C29	1602.14'	000°19'19"	9.00'	S19°01'51"W	9.00'	S19°11'30"W	S18°52'11"W
C30	1597.14'	012°48'48"	357.18'	N12°27'44"E	356.43'	N06°03'20"E	N18°52'08"E
C31	1597.14'	002°51'55"	79.87'	S17°26'11"W	79.86'	S18°52'08"W	S16°00'14"W
C32	1597.14'	003°11'16"	88.86'	S14°24'35"W	88.85'	S16°00'14"W	S12°48'57"W
C33	1597.14'	003°11'16"	88.86'	S11°13'19"W	88.85'	S12°48'57"W	S09°37'41"W
C34	1597.14'	003°11'16"	88.86'	S08°02'02"W	88.85'	S09°37'41"W	S06°26'24"W
C35	1597.14'	000°23'05"	10.73'	S06°26'24"W	10.72'	S06°26'24"W	S06°03'20"W
C36	405.00'	031°11'02"	220.43'	N21°38'51"E	217.72'	N37°14'22"E	N06°03'20"E
C37	405.00'	014°49'48"	104.83'	S13°28'14"W	104.54'	S06°03'20"W	S20°53'08"W
C38	405.00'	016°21'14"	115.60'	S29°03'45"W	115.21'	S20°53'08"W	S37°14'22"W

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 29, 2024

Renée M. Ponkey
Department of Administration

McMAHON
ENGINEERS ARCHITECTS

1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
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SHEET 2 OF 2 SHEETS

NOTES:

A SHORELAND PERMIT FROM THE VILLAGE OF ASHWAUBENON ZONING ADMINISTRATOR'S OFFICE IS REQUIRED FOR OUTLOT 2, LOTS 47 THRU 49 AND LOTS 74 THRU 87 PRIOR TO CONSTRUCTION, FILL, OR GRADING ACTIVITY WITHIN 300 FEET OF THE ORDINARY HIGH WATER MARK OF A STREAM OR TO THE LANDWARD SIDE OF THE FLOODPLAIN, WHICHEVER IS GREATER.

APPROVED FLOODPLAIN PERMITS FROM THE ASHWAUBENON ZONING ADMINISTRATOR'S OFFICE IS REQUIRED PRIOR TO CONSTRUCTION, FILL, EXCAVATION, OR GRADING ACTIVITY WITHIN THE FLOODWAY OR FLOODFRINGE AREAS.

THE SUBJECT PROPERTY LIES WITHIN AIRPORT ZONING DISTRICT "C".

THE AUSTIN STRAUBEL INTERNATIONAL AIRPORT DIRECTOR SHALL BE CONTACTED FOR REVIEW AND APPROVAL PRIOR TO ANY DEVELOPMENT AND LAND DISTURBING ACTIVITIES WITHIN AIRPORT ZONING DISTRICTS. THE AIRPORT WOULD NOT SPECIFICALLY OBJECT TO THE ESTABLISHMENT OF ANY STORM WATER POND(S) IN ASSOCIATION WITH THE LOT(S) DEVELOPMENT. HOWEVER, THE PROPERTY IS LOCATED WITHIN THE APPROACH TO THE PRIMARY INSTRUMENT RUNWAY AT AUSTIN STRAUBEL, AND AS SUCH COULD SEE SIGNIFICANT NUMBERS OF LOW-FLYING AIRCRAFT HEADED TOWARD OR FROM THE RUNWAY. AS SUCH, THE DEVELOPMENT OF A STORM WATER POND COULD ATTRACT MIGRATORY WATER FOWL, WHICH POSE A SIGNIFICANT THREAT TO AVIATION.

A PUBLIC (NAVIGABLE) WATERWAY MAY EXIST ON/WITHIN 500 FT OF THE PROPERTY. PERMITS MAY BE REQUIRED FOR PROPOSED PROJECTS IN/AROUND A PUBLIC WATERWAY. FOR MORE INFORMATION ON WATERWAY ACTIVITIES, PLEASE VISIT THE DEPARTMENT'S HOMEPAGE ON WETLAND/WATERWAY ACTIVITIES AT HTTP://DNR.WI.GOV/TOPIC/WATERWAYS/.

FOR PLANNED LAND DISTURBANCES OVER 1 ACRE, PLEASE VISIT HTTP://DNR.WI.GOV/TOPIC/STORMWATER/ TO LEARN IF YOU NEED A STORM WATER CONSTRUCTION SITE PERMIT.

FOR FEDERAL WETLAND REGULATIONS, PLEASE CONTACT THE ARMY CORPS OF ENGINEERS AT 920-448-2824 TO LEARN IF A FEDERAL WETLAND APPROVAL IS REQUIRED FOR SITE DEVELOPMENT.

THE DELINEATED WETLANDS THAT WERE SHOWN ON THE PRELIMINARY PLAT FOR THIS DEVELOPMENT WERE CLASSIFIED AS NON-JURISDICTIONAL WETLANDS OF THE U.S. ARMY CORPS OF ENGINEERS PER REGULATORY FILE NO. 2021-00720-JLK

THE WDNR HAS DETERMINED THESE WETLANDS TO BE ARTIFICIAL AND EXEMPT FROM REGULATIONS PER EXE-NE-2021-5-01511. THE ARTIFICIAL WETLANDS WILL BE FILLED DURING THE INITIAL CONSTRUCTION OF THIS DEVELOPMENT.

THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF THE NAVIGABLE STREAM UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER RECOGNIZED CHARACTERISTICS.

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.

THE LOT OWNERS ASSOCIATED WITH THE DESIGNATED CBU'S ARE JOINT OWNERS OF THE SPECIFIED CBU STRUCTURE AND ITS FOUNDATION WHO ARE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE AND REPLACEMENT. IF THE PROPERTY OWNERS DO NOT KEEP THE CBU IN A GOOD-LOOKING FUNCTIONAL STATE, THE MUNICIPALITY MAY ASSESS/CHARGE THE LOT OWNERS FOR THE SHARED COST OF REPAIRS OR REPLACEMENT.

THE WDNR SURFACE WATER VIEWER MAP IDENTIFIES WETLAND INDICATOR SOIL TYPES WITHIN THE SUBJECT PROPERTIES. DUE TO WETLANDS, INDICATOR SOILS, AND/OR WATERWAYS WITHIN THE SUBJECT PROPERTIES, COORDINATE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGARDING POTENTIAL PROTECTIVE AREAS.

PER US ARMY REGULATORY GUIDANCE LETTER NO. 05-02, DATED JUNE 14, 2005: ALL APPROVED WETLAND DETERMINATIONS COMPLETED AND/OR VERIFIED BY THE US ARMY CORPS OF ENGINEERS MUST BE IN WRITING AND WILL REMAIN VALID FOR A PERIOD OF FIVE YEARS, UNLESS NEW INFORMATION WARRANTS REVISION OF THE DETERMINATION BEFORE THE EXPIRATION DATE, OR A DISTRICT ENGINEER IDENTIFIES SPECIFIC GEOGRAPHIC AREAS WITH RAPIDLY CHANGING ENVIRONMENTAL CONDITIONS THAT MERIT RE-VERIFICATION ON A MORE FREQUENT BASIS.

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 AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.

ESA RESTRICTIVE COVENANT:

OUTLOT 2, LOTS 47 THRU 49 AND LOTS 74 THRU 87 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, STEEP SLOPES OF 20% OR GREATER ASSOCIATED WITH ANY AFOREMENTIONED WATER OR NATURAL RESOURCE FEATURES AND A 20-FOOT SETBACK FROM TOP AND BOTTOM OF STEEP SLOPES DEVELOPMENT, ANY 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.

LOT DRAINAGE RESTRICTIVE COVENANT:

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. GRADING ACTIVITIES WITHIN ESA AND ESA SETBACK AREAS ARE RESTRICTED UNLESS AN ESA AMENDMENT IS APPROVED BY THE BROWN COUNTY PLANNING COMMISSION, OR GRADING IS COMPLETED AS PART OF AN APPROVED GRADING AND STORMWATER MANAGEMENT PLAN.

OUTLOT RESTRICTIVE COVENANT:

OUTLOT 2 IS TO BE DEEDED TO THE VILLAGE OF ASHWAUBENON FOR STORM WATER DETENTION PURPOSES.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Highland Ridge Properties, LLC as Grantors, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

Wisconsin Bell, Inc. doing business as AT&T Wisconsin, a Wisconsin corporation Grantee,
Brown County C-Lec, LLC, Grantee
US Exchange/RVP Fiber, Grantee
Spectrum Mid-America, LLC by: Charter Communications, Inc., its Manager, 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 those 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 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 incidental 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.

NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.