





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 Howard and the Brown County Planning Commission and under the direction of the owners listed hereon, I have surveyed, divided, and mapped "The Cottages at Hidden Creek, Third Addition", being "All of Outlat 7 of "The Cottages at Hidden Creek, 1st Addition" (Document Number 3026520, Brown County Records)", and that such plat correctly represents a exterior boundaries and the subdivision of the land surveyed and is part of Lats 288 and 290 of the "Fort Howard Military Reserve", in the Village of Howard, Brown County, Wisconsin

Parcel contains 474,364 sq. ft. / 10.89 acres more or less. Parcel subject to easements and restrictions of record. Right-of-Way dedication contains 88,447 sq. ft. / 2.03 acres more or less.



## STORM WATER DRAINAGE EASEMENT PROVISIONS

Drainage easement granted to the VILLAGE OF HOWARD, a Wisconsin municipal corporation, Brown County, Wisconsin, grantee herein and its successors and assigns, a perpetual easement over, under and through the property, by the under signed Owners of the property and grantors

This perpetual deed of easement, which shall run with the land, is granted upon the following conditions:

- 1. The eosement is given for the purpose of constructing, using, repairing, enlarging and forever maintaining drainage (storm sewer, ditching, surface water drainage, ponds or other storm water facilities) including the right to increase regulatory flood water elevations with in the eosement, tagether with the right of access to said eosement for such purposes.

  2. That the grantors, its successors or assigns, shall have the right to use and occupy the above described real estate, providing that such use and occupytion will not in any monner disturb, domage, destroy or obstruct said drainage, or any port thereof. No buildings, landscaping, fences or other improvements shall be constructed on or over the easement.

  3. The grantee shall have the right of access to said eosement, and the right to use said premises and the land adjacent thereto for the transportation and laying down of storage materials, tools, and equipment, the depositing and removal of materials, the removal of trees and other vegetation, the removal of only items constructed on or over the eosement, and for other purposes incidental to construction and maintenance.
- maintenance.

  4. The grantee agrees to restore after completion of construction, maintenance, or other activity, the assement with 4\*topsoil, seed, fertilizer and mulch, and further provides that in event any damage is caused to the land or real estate adjacent to the easement, by reason of any negligence of the grantee in entering thereon and using the above described property, said grantee shall compensate the grantors for such damage.

### PUBLIC UTILITY EASEMENT PROVISIONS (12' utility easements)

A non-exclusive easement for public utilities including but not limited to electric, natural gas, communications, water distribution, sewer collection, drainage, etc., is hereby granted by

Daybreak Development LLP, Grantor, to

Certified June 04, 2024

Don Sime

Department of Administration

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, and other Public Utilities, Grantee

Their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with underground public utilities for such purposes as the same is now or may hereafter be used, all in, under, across, along, and upon the property shown within those cress 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 out down trees, brush, and/or 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 grantess 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.

Whispering

Wind Lane

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

# The Cottages at Hidden Creek, Third Addition

All of Outlot 7 of "The Cottages at Hidden Creek, 1st Addition" (Document Number 3026320, Brown County Records), being located in parts of Lots 288 and 290 of the "Fort Howard Military Reserve", in the Village of Howard, Brown County, Wisconsin.

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. Nowever, 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.

The owners of Lots 110 through 128, and 132 through 148 are joint owners of the specified Cluster Box Unit (CBU) structure and its foundation, located between Lots 111 and 112, 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 See Notes on Sheet 1 and 2 for Lots designated Cluster Box Unit (CBU) location.

The owners of Lots 129 through 131 will join the existing joint owners of the specified Cluster Box Unit (CBU) structure and its foundation located between Lots 55 and 56 of the recorded plat "The Cottages at Hidden Creek, 1st Addition", 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.

See Notes on Sheet 1 and 3 for Lots designated Cluster Box Unit (CBU) location.

Land Unsuitable for Building (being a Steep Slope area) portrayed on "The Cottages at Hidden Creek" and subsequent Additions that spans across Lots 112–122, has been amended via "Steep Slopes / Lands Suitable for Development Affidavit" (Document No. 3059183, Brown County Records). Wetlands were delineated by George and Holdt Soil Consultants on July 26, 2017, and re-certified by George and Holdt Soil Consultants on August 13, 2022.

Lots 117—118 include wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corp of Engineers, Brown County Planning Commission, or the local municipality's Zoning Administrator's Office prior to any development activity.

Lots 111, 112, 143 and 144 and Outlot 13 are subject to the terms and conditions contained in a Transmission Line Easement as described in Document 358752, Volume 55, Page 341 in the Office of the Register of Deeds, Brown County, WI. Therefore, the owners of lots 111, 112, 1143 and 144 and Outlot 13 are advised to contact American Tracemission Company to review/approve building plans to ensure compliance with the terms of the Transmission Line Easement, National Electric Safety Code, Wisconsin Electric Code, Wisconsin Administrative Code and other applicable to the Code of the C

#### 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. Grading activities within ESA and ESA setback areas are restricted unless ESA Amendment is approved by the Brown County Planning Commission, or grading is completed as port of an approved Grading and Stormwater Management Plan.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks

**Easement Detail** 

Lots 117 and 118 contain an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes wetlands. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commiss and the Wisconsin Department of Natural Resources.

Outlot 13 to be dedicated to the Village of Howard for a public walkway

Lot 5

Lot 4

Lot 147

# Legend

- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
- Brown County monument type noted
- 1" iron pipe found
- 2" iron pipe found - all other lot corners marked with a 1.32" (o.d.) × 18" Iron pipe weighing 1.68 Ibs\lin. foot.
- all linear measurements have been made to the nearest hundredth of

o fence line - plastic power pole

wetland area 12' 25' building setback (unless noted) 12' utility easement (unless noted)

north

CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION Approved for the Brown County Planning Commission this 19th day of Tune

SEAL

#### CERTIFICATE OF THE TREASURERS

As duly appointed Village of Howard Treasurer/Clerk and Deputy Rigini County Deputy Treasurer, we hereby certify that the records in our office show no unredeemed taxes and no unpoid or partial assessments affecting any of the lands included in this Plot as of the dates listed below.

SEAL

COUNTY Colorbunit Mill Eac 6/19/24 TREASURER

CERTIFICATE OF THE VILLAGE OF HOWARD

Approved for the Village of Howard this 1844 day of June

#### LIMITED LIABILITY PARTNERSHIP OWNER'S CERTIFICATE

Daybreak Development LLP, a limited liability partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that we caused the land described on "The Cottages at Hidden Creek, Third Addition" to be surveyed, divided, mapped and dedicated as represented herean. Daybreak Development, LLP 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:

In Witness Whereof, the said Daybreak Development, LLP has caused these presents to be signed by Ryan Radue, its Member, on this Let day of June 2024.

Graphic Scale: 1" = 60'

Personally came before me this 17th day of June ., 2024, the above named Member of said Limited Liability Partnership and Member as the deed of said Limited Liability Partnership, by its authority.

Lot 96

Southeast Corner of Lot 290 Fort Howard Military Reserve (Mag Nail w/ washer found)

BUCKLA T NOT BERY ires 15 Dermant PUBLIC

> Homes adue

SCALE

1"=60"

DRAWN BY

yes at Hidden (ird Addition Final Plat

Cottages a

The

her

vierbic

Creek

M

PROJECT NO. T-18707 SHEET NO.

4 of 4 DRAWING NO.

Lot 51

Century Estates First Addition

P-2596

Meander Corner between Lots 287 and 288 of Fort Howard Military Reserve Lot 54 Lot 11 Lot 49 Hidden Creek Lot 10 Century Estates First Addition Outlot 13 Lot 143 13556 sq. ft. 0.31 ac. Lot 28 Lot 30 N85'08'21"W 483.71' Lot 53 Trail Century Estates First Addition N85'08'21"W 577.75' 85' easement centered on existing power poles Creek (per ATC's direction) - Public Walkway Hidden Lot 110 9378 sq. ft. 0.22 ac. Lot 98 Lot 31 Lot 8 Lot 52 Lot 99 Lot 51 Hidden Creek Century Estates First Addition Lot 7 NOTES Bearings referenced to the East line of Lot 290, Fort Howard Military Reserve, assumed to be S0'56'47"E There are no objections to this plat with respect to Lot 6 s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis 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. Stats, as provided by s. 236.12, Wis. Stats