

SECOND ADDITION TO HIGHLAND RIDGE ESTATES

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 9340, RECORDED AS DOCUMENT NO. 2969066, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHEAST 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.

SURVYOR'S CERTIFICATE

I, Douglas E. Woeitz, 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, being part of the Northeast 1/4 of the Southeast 1/4, the Southeast 1/4 of the Southeast 1/4, the Southwest 1/4 of the Southeast 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 1,041,886 square feet (23.918 acres) of land and more fully described as follows:

Commencing at the East 1/4 corner of said Section 19; Thence N89°25'24"W, 1674.83 feet along the North line of Southeast 1/4 of said Section 19 to a line of a Boundary Line Agreement as recorded in Document Nos. 2969063 & 2969064, also being a West line of the First Addition to Highland Ridge Estates; Thence S00°08'53"E, 140.78 feet along said Boundary Line Agreement to the most Southerly corner of Outlot 2 of the First Addition to Highland Ridge Estates and the Point of Beginning; the next six courses are along the South line of the First Addition to Highland Ridge Estates: Thence N37°14'22"E, 36.05 feet; Thence S52°45'39"E, 185.00 feet; Thence S72°23'20"E, 58.91 feet; Thence S89°25'24"E, 620.00 feet; Thence S00°34'36"W, 43.30 feet; Thence S89°25'24"E, 288.45 feet to the Southeast corner thereof and the end of the said six courses; Thence S24°33'50"W, 170.83 feet along a West line of Lot 2 of Certified Survey Map No. 9632, recorded as Document No. 3037350; the next four courses are along said West line: Thence S36°44'40"W, 928.84 feet; Thence S14°41'53"W, 462.59 feet; Thence S00°08'53"E, 82.46 feet; Thence S89°51'07"W, 386.27 feet to the West line of Lot 2 of Certified Survey Map No. 9340 and the end of the said four courses; Thence N00°08'53"W, 1584.10 feet along said West line to the Point of Beginning.

That I have made such survey, land division, and plot under the direction of the owner of said land. That such plot 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 16th day of December, 2024

D. E. Woeitz

Douglas E. Woeitz, PLS-2327
Wisconsin Professional Land Surveyor
Revised this 2nd day of January, 2025
Revised this 3rd day of February, 2025
Revised this 7th day of February, 2025



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

Dated this 20 day of February, 2025

Trevor J. Thompson
Trevor J. Thompson, Member

State of Wisconsin)
)ss
Winnebago County)

Personally appeared before me on the 20th day of February, 2025 the above named Trevor J. Thompson to me known to be the persons who executed the foregoing instrument, and acknowledged the same.

D. E. Woeitz

Notary Public
Winnebago County, Wisconsin

My commission expires 11-09-2026



VILLAGE OF ASHWAUBENON APPROVAL

We hereby certify that the Second 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 20th day of February, 2025

Mary Kardoskee 2/10/2025
Village President, Mary Kardoskee Date

STATE OF WISCONSIN

)ss

COUNTY OF BROWN

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 20th day of January, 2025 authorizing me to issue a certificate of approval of the Second Addition to Highland Ridge Estates, Highland 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 20th day of January, 2025

Dated 2/14/25

Kris A. Teske
Village Clerk, Kris Teske



CERTIFICATE OF VILLAGE FINANCE DIRECTOR

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 Second Addition to Highland Ridge Estates as of the date listed below:

Greg Wenzholz 2-24-25
Finance Director Date
Greg Wenzholz

CERTIFICATE OF TREASURERS

As 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 Second Addition to Highland Ridge Estates as of the date listed below:

Roylund Suenen 2/27/25
County Treasurer, Date
Roylund Suenen



BROWN COUNTY PLANNING COMMISSION APPROVAL

Approved by the Brown County Planning Commission this 27th day of February, 2025

Devin Yoder
Devin Yoder, Senior Planner
Brown County Planning Commission



STORM SEWER AND DRAINAGE EASEMENT PROVISIONS

An easement for storm sewer and drainage is hereby granted by HIGHLAND RIDGE PROPERTIES, LLC, Grantor, to VILLAGE OF ASHWAUBENON, Grantee,

The Grantor, their respective lessees, successors, heirs or assigns, shall have full use and enjoyment of the property referenced above provided that such use does not interfere with Grantee's right to install, replace, operate, maintain and repair said storm sewer, drainage, and associated appurtenances. It is further agreed that after maintaining, repairing, replacing or relocating of said storm sewer, drainage, and associated appurtenances, Grantee shall restore unimproved surfaces such as grass, gravel and dirt on said property, as closely as possible, to the condition previously existing. Grantee shall not be required to restore or compensate for any improvements or improved surfaces such as, but not limited to, curb and gutter, hard pavements, trees, shrubs and landscaping, disturbed as a result of the maintenance activities described herein. Grantee does hereby agree to compensate fully for any damage caused directly or indirectly from said maintenance, repair, replacement or relocation of said storm sewer, drainage, and associated appurtenances that occur outside of the above described easement area. Buildings or any other type of structure shall not be placed over Grantee's facilities or in, upon or over the property within the lines marked "Storm Sewer & Drainage Easement" and "Drainage Easement". Grantee agrees that it shall give timely notice to the Grantor of routine maintenance work.

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

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 Co-Loc, 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 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 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 be 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.

NOTES:

A SHORELAND PERMIT FROM THE VILLAGE OF ASHWAUBENON IS REQUIRED FOR LOTS 96, 97, 98, 110, 111, 119, 121, and 122 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.

A FLOODPLAIN PERMIT FROM THE VILLAGE OF ASHWAUBENON IS REQUIRED PRIOR TO ANY GRADING, FILLING, CUTTING, CONSTRUCTION, EXCAVATION, OR OTHER DISTURBANCE 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 WILL 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.

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 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.

WONR NOTES:

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/](http://DNR.WI.GOV/TOPIC/WATERWAYS/).

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

THE WONR 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.

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 WONR 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.

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.

ESA RESTRICTIVE COVENANT.

LOTS 96, 97, 98, 110, 111, 116 AND 117 CONTAIN AN ENVIRONMENTALLY SENSITIVE AREA (ESA) AS DEFINED IN THE 2040 BROWN COUNTY URBAN SERVICE AREA WATER QUALITY PLAN. THE ESA INCLUDES: WETLANDS, ALL LAND WITHIN 50 FEET OF APPROXIMATE WETLANDS, 10-30 FEET, 50 FEET OR 75 FEET FROM DELINEATED WETLANDS DEPENDING ON SUSCEPTIBILITY; FLOODWAY, ALL LAND WITHIN 30 FEET OF THE FLOODWAY; NAVIGABLE WATERWAYS, ALL LAND WITHIN 75 FEET OF THE ORDINARY HIGH WATER LINE OF NAVIGABLE WATERWAYS; STEEP SLOPES OF 20% OR GREATER ASSOCIATED WITH ANY AFOREMENTIONED WATER OR NATURAL RESOURCE FEATURES; ALL LANDS WITHIN 20 FEET FROM TOP AND BOTTOM OF STEEP SLOPES; 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 ADJUTING 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.

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 February 11, 2025

Don Sims
Department of Administration

