

SECOND ADDITION TO SCHOLAR RIDGE ESTATES

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

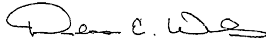
SURVEYOR'S CERTIFICATE

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S-2327, certify that I have surveyed, divided and mapped part of the Southwest 1/4 of the Northeast 1/4 and part of the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin containing 594,522 square feet (13.6 acres) of land more or less and more particularly described as follows:

Commencing at the South 1/4 corner of said Section 24; Thence N00°13'16"W, 2440.81 feet along the West line of the Southeast 1/4 of said Section 24 to the Point of Beginning; Thence continuing N00°13'16"W, 199.19 feet along said West line to the Center of said Section 24; Thence N00°11'52"W, 241.91 feet along the West line of the Northeast 1/4 of said Section 24 to the starting point of a Meander Line to the centerline of an intermittent stream, said point bears S00°11'52"E, 30 feet more or less from the centerline of said stream; Thence N48°28'22"E, 180.03 feet along said Meander Line to the West right-of-way line of St. Norbert Drive and the termination point of said meander line, said point bears S00°12'09"E, 30 feet more or less from the centerline of said stream; Thence S00°12'09"E, 70.26 feet along said West right-of-way line; Thence N89°47'51"E, 66.00 feet along the South right-of-way line of St. Norbert Drive; Thence N00°12'09"W, 480.66 feet along the East right-of-way line of St. Norbert Drive to the South right-of-way line of Lawrence Lane; Thence N89°47'51"E, 131.80 feet along said South right-of-way line to the Northwest corner of Lot 45 of Scholar Ridge Estates, recorded in File 4 of Plats on Page 119 as Document No. 1914856; Thence S00°12'09"E, 249.48 feet to a Meander Corner to the centerline of an intermittent stream, said Corner bears N00°12'09"W, 29 feet more or less from the centerline of said stream; Thence continuing S00°12'09"E, 68.32 feet to a Meander Corner and the start of a Meander Line to the centerline of said stream, said Corner bears S00°12'09"E, 39 feet more or less from the centerline of said stream; Thence N70°38'55"E, 268.26 feet along said Meander Line to a West line of the First Addition to Scholar Ridge Estates, recorded in File 4 of Plats on Page 128 as Document No. 1950262, and the termination point of said meander line, said point bears N20°12'13"W, 30 feet more or less from the centerline of said stream; Thence S20°12'13"E, 218.73 feet along a West line of said First Addition to Scholar Ridge Estates; Thence S69°47'47"W, 34.45 feet along a West line of said First Addition to Scholar Ridge Estates; Thence S20°12'13"E, 98.30 feet along a West line of said First Addition to Scholar Ridge Estates; Thence S00°13'26"E, 369.98 feet along a West line of said First Addition to Scholar Ridge Estates; Thence N89°27'07"E, 131.83 feet along a South line of the First Addition to Scholar Ridge Estates; Thence S00°14'43"E, 66.00 feet along a South line of the First Addition to Scholar Ridge Estates; Thence N89°27'07"E, 329.60 feet along a South line of the First Addition to Scholar Ridge Estates; Thence S00°14'43"E, 128.58 feet; Thence S89°27'07"W, 923.00 feet; Thence N00°12'09"W, 128.58 feet; Thence S89°27'07"W, 66.00 feet; Thence N00°12'09"W, 8.27 feet; Thence S89°47'51"W, 135.15 feet to the West line of the Southeast 1/4 of said Section 24 and the Point of Beginning, including all those lands lying between the above described meander lines and the centerline of the intermittent stream 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 Town of Clayton and Winnebago County in surveying, dividing and mapping the same.

Dated this 15th day of December, 2025



Douglas E. Woelz, S-2327
Wisconsin Professional Land Surveyor



TOWN OF CLAYTON APPROVAL

We hereby certify that Second Addition to Scholar Ridge Estates in the Town of Clayton, Winnebago County was approved and accepted by the Town Board of the Town of Clayton on this _____ day of _____, 20____.

Town Chairperson – Russ Geise Date _____

STATE OF WISCONSIN)
COUNTY OF WINNEBAGO)ss

I, Kelsey Faust-Kubale, being the duly elected, qualified and acting clerk of the Town of Clayton, Winnebago County do hereby certify that the Town Board of the Town of Clayton passed by voice vote on this _____ day of _____, 20____ authorizing me to issue a certificate of approval of Second Addition to Scholar Ridge Estates, Clayton Development Group, 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 _____ day of _____, 20____.

Clerk – Kelsey Faust-Kubale Date _____

CERTIFICATE OF TOWN TREASURER

As duly elected Town 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 Scholar Ridge Estates as of the date listed below:

Town Treasurer Date _____
LuAnn Fietzer

CERTIFICATE OF COUNTY TREASURER

As duly elected Winnebago 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 Scholar Ridge Estates as of the date listed below:

County Treasurer Date _____
Amber L Hoppa

OWNER'S CERTIFICATE

Clayton Development Group, 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
Town of Clayton
Winnebago County Planning & Zoning
Village of Fox Crossing

WITNESS the hand and seal of said owners this _____ day of _____, 20____
In the Presence of:

Derek Liebhauser – Owner/President

State of Wisconsin)
_____)SS
_____ County)

Personally came before me this _____ day of _____, 20____, the above named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public,

_____ County, WI

My Commission Expires: _____

CONSENT OF MORTGAGEE

Citizens State Bank, a corporation duly organized and existing under and by virtue of the laws of the State 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 certificate of Clayton Development Group, LLC., as Owner(s).

IN WITNESS WHEREOF, the said Citizens State Bank has caused these presents to be signed by an Authorized Officer, and countersigned by an Authorized Officer at Green Bay, Wisconsin, and its corporate seal to be hereinto affixed this _____ day of _____, 20____.

In the Presence of: CITIZENS STATE BANK

Authorized Officer

Print Name Title

State of Wisconsin)
_____)SS
_____ County)

Personally came before me this _____ day of _____, 20____, the above named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public,

_____ County, WI

My Commission Expires: _____

VILLAGE OF FOX CROSSING EXTRATERRITORIAL APPROVAL

We hereby certify that the Second Addition to Scholar Ridge Estates in the Town of Clayton, Winnebago County was approved and accepted by the Village of Fox Crossing.

on this _____ day of _____, 20____.

Village Manager – Jeffrey S. Sturgell Date _____

WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE

Approved by the Winnebago County Planning & Zoning Committee

this _____ day of _____, 20____.

Chair Planning and Zoning Committee Date _____
Howard Miller

NOTES:

1. 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.
2. 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.
3. ALL GRADING AND FINAL GRADES FOR THE CONSTRUCTION OF ANY PUBLIC OR PRIVATE IMPROVEMENT SHALL CONFORM TO THE DRAINAGE PLAN AS APPROVED BY WINNEBAGO COUNTY AND THE TOWN OF CLAYTON.
4. ANY AGRICULTURAL DRAIN TILE WHICH IS DISTURBED, CUT OR BROKEN AS PART OF THE DEVELOPMENT OF THE PLAT OR EXCAVATION FOR HOME CONSTRUCTION MUST BE REPAIRED AND/ OR RELOCATED TO ALLOW FOR THE DRAIN TILE TO CONTINUE DRAINING AS ORIGINALLY DESIGNED. THE COST OF THE REPAIR OR RELOCATION MUST BE BORNE BY THE PARTY OR HIS AGENT DAMAGING THE DRAIN.
5. A SHORELAND PERMIT FROM WINNEBAGO COUNTY ZONING ADMINISTRATORS OFFICE IS REQUIRED FOR LOTS 93, 98 THROUGH 102 AND 107 THROUGH 117 PRIOR TO CONSTRUCTION, FILL OR GRADING ACTIVITIES WITHIN 300 FT. OF THE ORDINARY HIGH WATER MARK OF A NAVIGABLE STREAM.
6. ANY RIPARIAN LOT AND/OR LOT WHOLLY WITHIN 300 FT. FROM A NAVIGABLE BODY OF WATER SHALL BE SUBJECT TO COUNTY IMPERVIOUS SURFACE STANDARDS. (AFFECTS LOTS 98 THROUGH 101 AND 110 THROUGH 115)

ENVIRONMENTAL SETBACK CORRIDOR PROTECTIONS: THE FOLLOWING USES, STRUCTURES AND ACTIVITIES ARE PROHIBITED: FILLING, GRADING AND EXCAVATING EXCEPT IN CONNECTION WITH PUBLIC STREET AND UTILITY CROSSINGS AND DRAINAGE IMPROVEMENTS AND FACILITIES; CONSTRUCTION OF ANY BUILDING OR STRUCTURE INCLUDING FENCES; THE DUMPING OF TRASH, GARBAGE OR COMPOST; THE STORAGE OF VEHICLES OR EQUIPMENT OF ANY KIND; THE REMOVAL OF NATIVE VEGETATION; AND THE MOWING OR CUTTING OF VEGETATION LOWER THAN EIGHT (8) INCHES. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND BE BINDING UPON THE OWNER AND HIS/HER/ITS SUCCESSORS AND ASSIGNS. THESE RESTRICTIONS MAY BE ENFORCED BY ANY LOT OWNER, HOMEOWNERS' ASSOCIATION OR THE TOWN OF CLAYTON BY PROCEEDINGS IN LAW OR EQUITY AGAINST ANY PERSON VIOLATING OR ATTEMPTING TO VIOLATE THESE RESTRICTIONS. THESE RESTRICTIONS SHALL NOT BE AMENDED, WAIVED OR TERMINATED WITHOUT A RECORDED WRITTEN INSTRUMENT AND THE EXPRESS WRITTEN CONSENT OF THE TOWN OF CLAYTON.

DRAINAGE EASEMENT RESTRICTIONS: THE FOLLOWING USES AND STRUCTURES ARE PROHIBITED WITHIN ALL DRAINAGE EASEMENTS: FILLING, GRADING AND EXCAVATING EXCEPT FOR CONSTRUCTION OF DRAINAGE WAYS AND DRAINAGE FACILITIES; THE CULTIVATION OF CROPS, FRUITS OR VEGETABLES; THE DUMPING OR DEPOSITING OF ASHES, WASTE, COMPOST OR MATERIALS OF ANY KIND; THE STORAGE OF VEHICLES, EQUIPMENT, MATERIALS OR PERSONAL PROPERTY OF ANY KIND; AND CONSTRUCTING, ERECTING OR MOVING ANY BUILDING OR STRUCTURE, INCLUDING FENCES, WITHIN THE DRAINAGE EASEMENT.

MAINTENANCE OF DRAINAGE IMPROVEMENTS: MAINTENANCE OF DRAINAGE WAYS AND ASSOCIATED DRAINAGE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS. WINNEBAGO COUNTY AND THE TOWN RETAIN THE RIGHT TO PERFORM MAINTENANCE OR REPAIRS. THE COST OF THE MAINTENANCE AND REPAIRS SHALL BE EQUALLY ASSESSED AMONG THE PROPERTY OWNERS. THE PURCHASE OF ANY LOT CONSTITUTES A WAIVER OF OBJECTION AND AGREEMENT TO PAY ANY SUCH ASSESSMENT WHICH SHALL BE PLACED ON THE TAX BILL AS A SPECIAL ASSESSMENT.

DRAINAGE MAINTENANCE EASEMENT: WINNEBAGO COUNTY AND THE TOWN OF CLAYTON SHALL HAVE AN UNQUALIFIED RIGHT TO ENTER UPON ANY DRAINAGE EASEMENT OR OUTLOT FOR INSPECTION AND, IF NECESSARY, MAINTENANCE AND REPAIR OF THE DRAINAGE WAYS AND ASSOCIATED DRAINAGE IMPROVEMENTS.

RIGHT TO FARM COVENANT: THE LOT(S) CREATED IN THIS SUBDIVISION PLAT ARE ADJACENT TO PROPERTY THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH THE AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THEIR QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTY.

ROAD RIGHT-OF-WAY RESTRICTION: ROADS SHOWN TO THE EXTERIOR PROPERTY LINE(S) MAY NOT BE VACATED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE, IT BEING THE INTENT OF THE RESTRICTION TO PREVENT ELIMINATION OF RIGHT-OF-WAY REQUIRED AS A CONDITION OF PRELIMINARY PLAT APPROVAL BY WINNEBAGO COUNTY WITHOUT THEIR AUTHORIZATION.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Clayton Development Group, LLC as Grantors, to WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee, WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Spectrum Mid-America, LLC, Grantee, TDS Metrocom, LLC, Grantee, WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation Grantee, and

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 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.

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 _____

Department of Administration 