

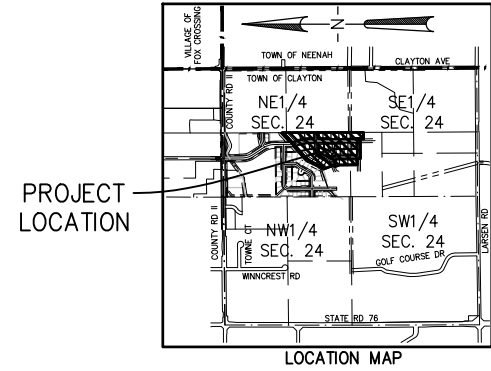
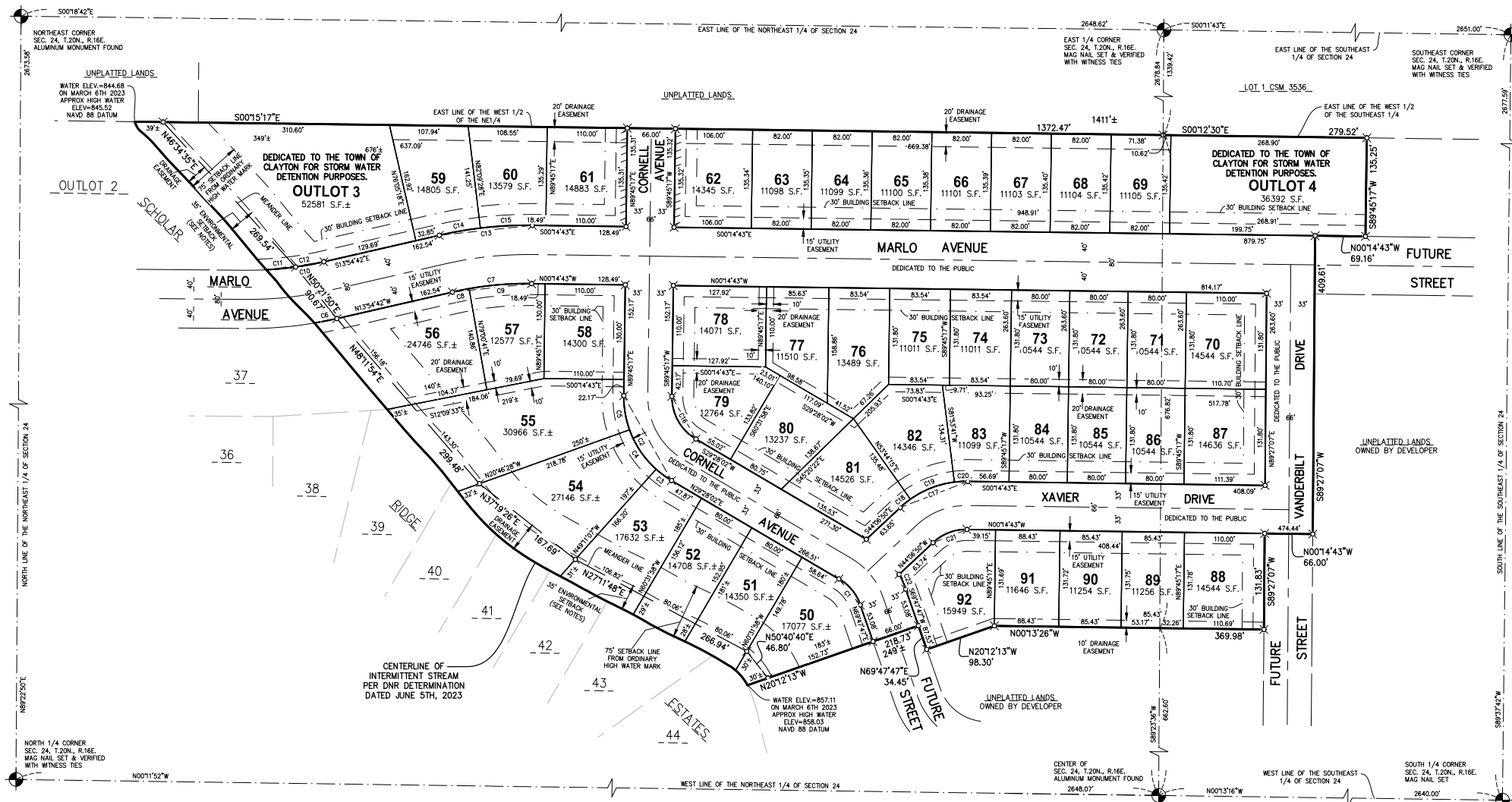
FIRST ADDITION TO SCHOLAR RIDGE ESTATES

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

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



Curve Table							
Curve #	Radius	Delta	Length	Chord Direction	Chord Length	Tangent	Bearing
C1	67.00'	040°19'44"	47.16'	N49°37'54"E	46.19'		
C2	133.00'	060°17'15"	139.94'	N59°36'39"E	133.58'		
C3	133.00'	011°20'51"	26.34'	S35°08'28"W	26.30'		
C4	133.00'	028°24'39"	65.95'	S55°01'12"W	65.28'		
C5	133.00'	020°31'45"	47.65'	S79°29'24"W	47.40'		
C6	540.00'	003°19'13"	31' ±	N12°15'05"W	31.29'	S10°35'29"E	
C7	460.00'	013°39'59"	109.72'	N07°04'43"W	109.46'		
C8	460.00'	002°55'23"	23.47'	S12°27'00"E	23.47'		
C9	460.00'	010°44'36"	86.25'	S05°37'01"E	86.13'		
C10	460.00'	009°57'18"	80' ±	S08°56'03"E	79.82'	S03°57'24"E	
C11	460.00'	005°02'50"	41' ±	S06°28'48"E	40.51'		
C12	460.00'	004°54'28"	39.40'	S11°27'27"E	39.39'		
C13	540.00'	013°39'59"	128.80'	S07°04'43"E	128.50'		
C14	540.00'	006°04'10"	57.20'	N10°52'37"W	57.18'		
C15	540.00'	007°35'49"	71.60'	N04°02'38"W	71.55'		
C16	67.00'	060°17'15"	70.50'	S59°36'39"W	67.29'		
C17	133.00'	043°52'07"	101.83'	S22°10'47"E	99.36'		
C18	133.00'	007°51'05"	18.23'	N40°11'18"W	18.21'		
C19	133.00'	028°09'26"	65.36'	N22°11'02"W	64.71'		
C20	133.00'	007°51'36"	18.24'	N04°10'31"W	18.23'		
C21	67.00'	043°52'07"	51.30'	N22°10'47"W	50.05'		
C22	133.00'	009°32'38"	22.15'	S65°01'28"W	22.13'	S60°15'09"W	

- LEGEND**
- ⊗ - 1 1/4" x 18" ROUND STEEL REBAR WEIGHING 4.30 lbs./lineal ft. SET
 - ⊕ - CERTIFIED LAND CORNER WINNEBAGO COUNTY
 - S.F. - SQUARE FEET
 - — — — — BUILDING SETBACK LINE AS NOTED
 - — — — — 15' UTILITY EASEMENT (UNLESS OTHERWISE NOTED)
 - ||||| - TEMPORARY DRIVEWAY RESTRICTION ON LOTS 61 & 62 (SEE NOTES)

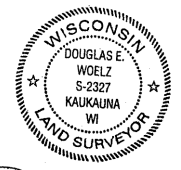
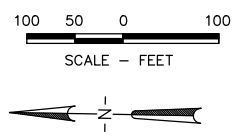
OWNER/SUBDIVIDER
CLAYTON DEVELOPMENT GROUP, LLC
ATTN: DEREK LIEBHAUSER
2065 AMERICAN DRIVE, SUITE A
NEENAH, WI 54956
(920) 428-9451

SURVEYOR
DOUGLAS E. WOELZ
1445 MCMAHON DRIVE
NEENAH, WI 54956
(920) 751-4200

OBJECTING AUTHORITIES:
- DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES:
- TOWN OF CLAYTON
- WINNEBAGO COUNTY PLANNING & ZONING
- VILLAGE OF FOX CROSSING (THIS PLAT IS SUBJECT TO A STIPULATED AGREEMENT THAT REMAINS IN EFFECT UNTIL JANUARY 15TH 2030).

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, WHICH BEARS N89°22'50"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY



Da E. Woelz
9-06-2024

SHEET 1 OF 2 SHEETS
McMAHON
1445 MCMAHON DRIVE, NEENAH, WI 54956
Mailing: P.O. BOX 1025, NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmaprp.com

FIRST ADDITION TO SCHOLAR RIDGE ESTATES

PART OF THE NORTHWEST 1/4 AND 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 Northwest 1/4 and 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 904,374 square feet (20.8 Acres) of land more or less and described as follows:

Commencing at the Northeast corner of said Section 24; Thence S00°18'42"E, 2648.62 feet along the East line of the Northeast 1/4 of said Section 24 to the East 1/4 corner of said Section 24; Thence S89°23'36"W, 1339.42 feet along the South line of said Northeast 1/4 to the Southeast corner of the said Southwest 1/4 of the Northeast 1/4 of Section 24 and the Point of Beginning; Thence S00°12'30"E, 279.52 feet along the East line of the Northwest 1/4 of said Southeast 1/4 of Section 24; Thence S89°45'17"W, 135.25 feet; Thence N00°14'43"W, 69.16 feet; Thence S89°27'07"W, 409.61 feet; Thence N00°14'43"W, 66.00 feet; Thence S89°27'07"W, 131.83 feet; Thence N00°13'26"W, 369.98 feet; Thence N20°12'13"W, 98.30 feet; Thence N69°47'47"E, 34.45 feet; Thence N20°12'13"W, 218.73 feet to the starting point of a Meander line to the centerline of an intermittent stream, said point bears S20°12'13"E, 30 feet more or less from the centerline of said stream; Thence N50°40'40"E, 46.80 feet along said meander line; Thence N27°11'48"E, 266.94 feet along said meander line; Thence N37°19'26"E, 167.69 feet along said meander line; Thence N48°11'54"E, 299.48 feet along said meander line; Thence N50°12'50"E, 90.67 feet along said meander line; Thence N46°34'35"E, 269.54 feet along said Meander line to the East line of West 1/2 of the Northeast 1/4 and the termination point of said meander line, said point bears S00°15'17"E, 39 feet more or less from the centerline of said stream; Thence S00°15'17"E, 1372.47 feet along said East line of West 1/2 of the Northeast 1/4 to the Point of Beginning. Including all those lands lying between the above described meander line and the centerline of a 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 in surveying, dividing and mapping the same.

Dated this 6th day of September, 2024

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



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: _____

VILLAGE OF FOX CROSSING EXTRATERRITORIAL APPROVAL:

We hereby certify that the First 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

McMAHON
SURVEYING & MAPPING

1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcgrp.com

SHEET 2 OF 2 SHEETS

mabing, W:\PROJECTS\C1069\092300271_Phase 2\CADD\Civil3D\Survey Documents\SUBDIVISION PLATS\First Addition to Scholar Ridge Estates Final Plat.dwg, sheet 2, Plat Date: 9/6/2024 12:21 PM, xrefs:

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 First 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 First Addition To Scholar Ridge Estates as of the date listed below:

County Treasurer Date
Amber L Hoppa

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
_____))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, Wisconsin

My Commission Expires: _____

WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE:

Approved by the Winnebago County Planning & Zoning Committee this ____ day of _____, 20____.

Howard Miller - Chair Planning and Zoning Committee Date

TOWN OF CLAYTON APPROVAL:

We hereby certify that First 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)ss
COUNTY OF WINNEBAGO)

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 First 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____.

Dated _____ Clerk - Kelsey Faust-Kubale

NOTES:

- THIS PLAT IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN; DOCUMENT #1900006 AS PART OF TAX PARCEL NUMBERS 006061701, 006061801 & 0060632.
- WINNEBAGO COUNTY SHALL NOT ISSUE ANY PERMIT FOR CONSTRUCTION UNTIL SUCH TIME AS A 'SEWER' PERMIT, OR OTHER SUITABLE WRITTEN CONSTRUCTION AUTHORIZATION, HAS BEEN ISSUED BY THE SANITARY DISTRICT FOR CONNECTION TO THE DISTRICTS FACILITIES.
- TOTAL AREA OF ROADWAY DEDICATION FOR MARLO AVENUE, CORNELL AVENUE, XAVIER DRIVE & VANDERBILT DRIVE IS 222,417 SQUARE FEET (5.106 ACRES).
- 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.
- LOTS 61 & 62 CONTAIN A DRIVEWAY RESTRICTION TO CORNELL AVENUE AS MAPPED. THIS RESTRICTION SHALL TERMINATE UPON FUTURE EXTENSION OF CORNELL AVENUE.
- 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.
- 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.
- 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.
- A SHORELAND PERMIT FROM WINNEBAGO COUNTY ZONING ADMINISTRATORS OFFICE IS REQUIRED FOR LOTS 50 THRU 60, 79 THRU 81, 92 & OUTLOT 3 PRIOR TO CONSTRUCTION, FILL OR GRADING ACTIVITIES WITHIN 300' OF THE ORDINARY HIGH WATER MARK OF A NAVIGABLE STREAM.
- 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 50 THRU 57 & OUTLOT 3)

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.