

# SCHOLAR RIDGE ESTATES

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

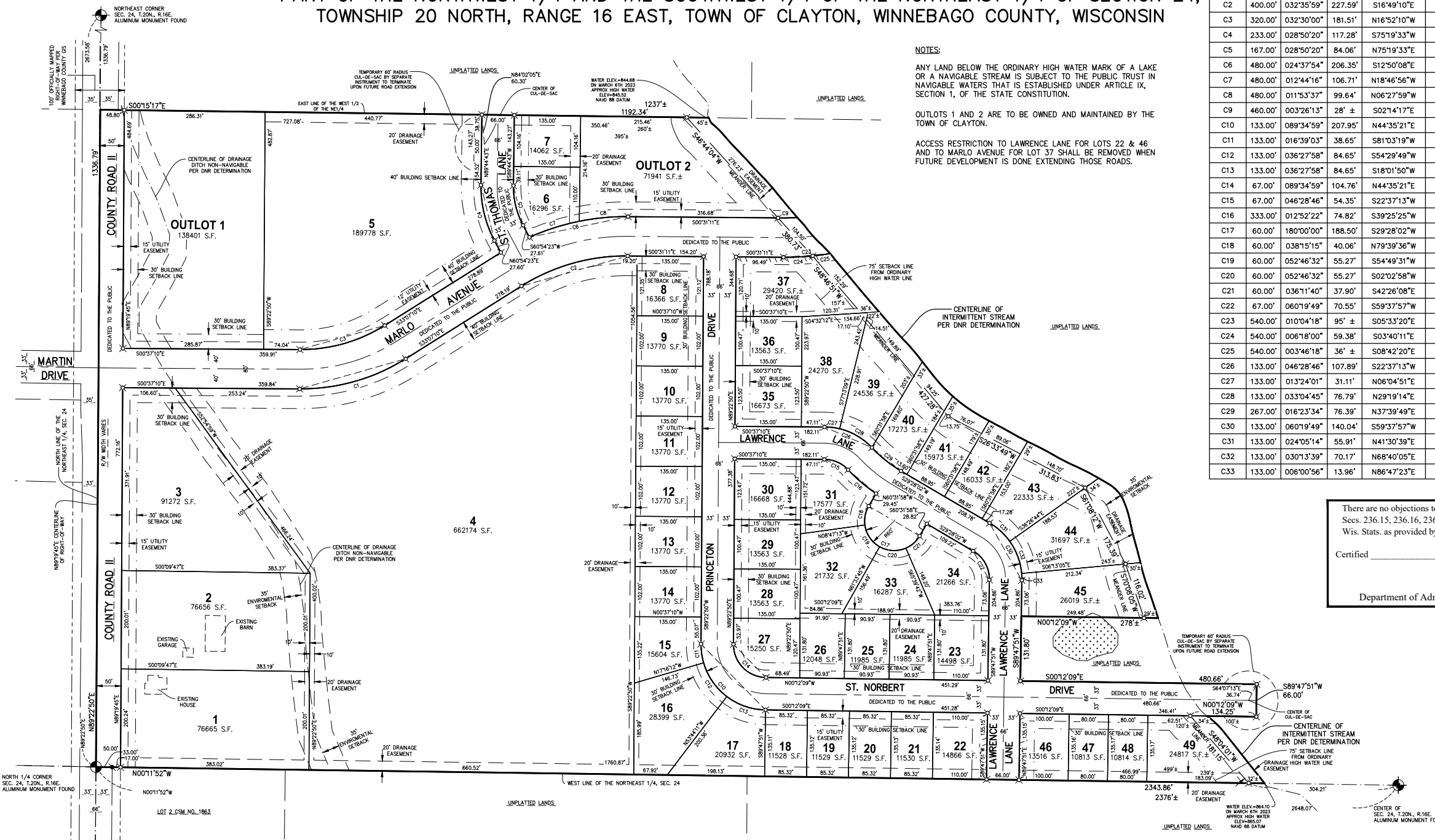
Curve Table							
Curve #	Radius	Delta	Length	Chord Direction	Chord Length	Tangent	Bearing
C1	400.00'	032°30'00"	226.89'	S16°52'10"E	223.86'		
C2	400.00'	032°35'59"	227.59'	S16°49'10"E	224.53'		
C3	320.00'	032°30'00"	181.51'	N16°52'10"W	179.09'		
C4	233.00'	028°50'20"	117.28'	S75°19'33"W	116.04'		
C5	167.00'	028°50'20"	84.06'	N75°19'33"E	83.17'		
C6	480.00'	024°37'54"	206.35'	S12°50'08"E	204.77'	S25°09'05"E	
C7	480.00'	012°44'16"	106.71'	N18°46'56"W	106.49'		
C8	480.00'	011°53'37"	99.64'	N06°27'59"W	99.46'		
C9	460.00'	003°26'13"	28' ±	S02°14'17"E	28' ±		S03°57'24"E
C10	133.00'	089°34'59"	207.95'	N44°35'21"E	187.40'		
C11	133.00'	016°39'03"	38.65'	S81°03'19"W	38.52'		
C12	133.00'	036°27'58"	84.65'	S54°29'49"W	83.23'		
C13	133.00'	036°27'58"	84.65'	S18°01'50"W	83.23'		
C14	67.00'	089°34'59"	104.76'	N44°35'21"E	94.41'		
C15	67.00'	046°28'46"	54.35'	S22°37'13"W	52.87'		S45°51'36"W
C16	333.00'	012°52'22"	74.82'	S39°25'25"W	74.66'	S45°51'36"W	S32°59'14"W
C17	60.00'	180°00'00"	188.50'	S29°28'02"W	120.00'		
C18	60.00'	038°15'15"	40.06'	N79°39'36"W	39.32'		
C19	60.00'	052°46'32"	55.27'	S54°49'31"W	53.33'		
C20	60.00'	052°46'32"	55.27'	S02°02'58"W	53.33'		
C21	60.00'	036°11'40"	37.90'	S42°26'08"E	37.28'		
C22	67.00'	060°19'49"	70.55'	S59°37'57"W	67.33'		
C23	540.00'	010°04'18"	95' ±	S05°33'20"E	95' ±		S10°35'29"E
C24	540.00'	006°18'00"	59.38'	S03°40'11"E	59.35'		
C25	540.00'	003°46'18"	36' ±	S08°42'20"E	36' ±		
C26	133.00'	046°28'46"	107.89'	S22°37'13"W	104.96'		S45°51'36"W
C27	133.00'	013°24'01"	31.11'	N06°04'51"E	31.04'		
C28	133.00'	033°04'45"	76.79'	N29°19'14"E	75.72'		
C29	267.00'	016°23'34"	76.39'	N37°39'49"E	76.13'	S45°51'36"W	
C30	133.00'	060°19'49"	140.04'	S59°37'57"W	133.66'		
C31	133.00'	024°05'14"	55.91'	N41°30'39"E	55.50'		
C32	133.00'	030°13'39"	70.17'	N68°40'05"E	69.36'		
C33	133.00'	006°00'56"	13.96'	N86°47'23"E	13.96'		

**NOTES:**

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.

OUTLOTS 1 AND 2 ARE TO BE OWNED AND MAINTAINED BY THE TOWN OF CLAYTON.

ACCESS RESTRICTION TO LAWRENCE LANE FOR LOTS 22 & 46 AND TO MARLO AVENUE FOR LOT 37 SHALL BE REMOVED WHEN FUTURE DEVELOPMENT IS DONE EXTENDING THOSE ROADS.



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



- LEGEND**
- ⊗ - 1 1/4" x 18" ROUND STEEL REBAR WEIGHING 4.30 lbs./lineal ft. SET
  - ⊕ - 3/4" IRON REBAR FOUND
  - ⊙ - CERTIFIED LAND CORNER WINNEBAGO COUNTY
  - S.F. - SQUARE FEET
  - - BUILDING SETBACK LINE AS NOTED
  - - - - - 15' UTILITY EASEMENT
  - ||||| - ACCESS RESTRICTED
  - ▨ - WETLANDS AS DELINEATED BY DAVEL ENGINEERING & ENVIRONMENTAL, INC. TRAVIS STUCK DATED OCT. 25, 2022

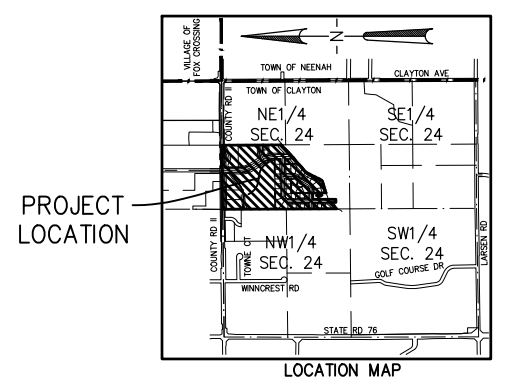
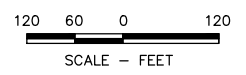
**OWNER/SUBDIVIDER**  
CLAYTON DEVELOPMENT GROUP, LLC  
ATTN: DEREK LIEBHAUSER  
2065 AMERICAN DRIVE, SUITE A  
NEENAH, WI 54956  
(920) 428-9451

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

**OBJECTING AUTHORITIES:**  
- DEPARTMENT OF ADMINISTRATION  
- VILLAGE OF FOX CROSSING

**APPROVING AUTHORITIES:**  
- TOWN OF CLAYTON  
- WINNEBAGO COUNTY PLANNING & ZONING

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



Revised this 7th day of July, 2023

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.mcmapg.com

# SCHOLAR RIDGE ESTATES

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

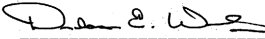
## SURVEYOR'S CERTIFICATE

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 of Section 24, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin containing 2,451,366 square feet (56.3 acres) of land more or less and described as follows:

Beginning at the North 1/4 corner of said Section 24; Thence N89°22'50"E, 1336.79 feet along the North line of the Northeast 1/4 of said Section 24 to the East line of the West 1/2 of said Northeast 1/4; Thence S00°15'17"E, 1192.34 feet to the starting point of a Meander line to a intermittent stream, said point bears N00°15'17"W, 45 feet more or less from the centerline of said stream; Thence S46°44'04"W, 380.73 feet along said meander line; Thence S48°46'51"W, 427.28 feet along said meander line; Thence S26°33'49"W, 313.83 feet along said meander line; Thence S61°08'12"W, 175.39 feet along said meander line; Thence S70°08'05"W, 116.02 feet along said meander line to its termination point which bears N00°12'09"W, 29 feet more or less from said centerline; Thence N00°12'09"W, 249.48 feet; Thence S89°47'51"W, 131.80 feet; Thence S00°12'09"E, 480.66 feet; Thence S89°47'51"W, 66.00 feet; Thence N00°12'09"W, 134.25 feet to the starting point of a Meander line to a intermittent stream, said Point bears N00°12'09"W, 34 feet more or less from the centerline of said stream; Thence S48°04'01"W, 181.15 feet along said Meander line to the West line of said Northeast 1/4 and the termination point of said meander line, said point bears N00°11'52"W, 32 feet more or less from the centerline of said stream; Thence N00°11'52"W, 2343.86 feet along the West line of said 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 5<sup>th</sup> day of June, 2023

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

Revised this 7th day of July, 2023



## 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

WITNESS the hand and seal of said owners this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. In the Presence of:

Print Name and Title \_\_\_\_\_ Date \_\_\_\_\_ Authorized Signature \_\_\_\_\_

Print Name and Title \_\_\_\_\_ Date \_\_\_\_\_ Authorized Signature \_\_\_\_\_

Print Name and Title \_\_\_\_\_ Date \_\_\_\_\_ Authorized Signature \_\_\_\_\_

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: \_\_\_\_\_

## 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 Scholar Ridge Estates as of the date listed below:

Town Treasurer \_\_\_\_\_ Date \_\_\_\_\_  
Jackie Zolp

## 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 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 \_\_\_\_\_ Authorized Officer \_\_\_\_\_

Print Name Title \_\_\_\_\_ 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, Wisconsin

My Commission Expires: \_\_\_\_\_

## WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE:

Approved by the Winnebago County Planning & Zoning Committee this \_\_\_\_ day

\_\_\_\_\_, 20\_\_\_\_.

Zoning Administrator - Cary Rowe \_\_\_\_\_ Date \_\_\_\_\_

## TOWN OF CLAYTON APPROVAL:

We hereby certify that 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 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:

- 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 shall have an unqualified right to enter upon any drainage easement or outlet for inspection and, if necessary, maintenance and repair of the drainage ways and associated drainage improvements.
- 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.
- 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.
- 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.

## 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, Grantee,

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 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



**McMAHON**  
SURVEYING & MAPPING  
1445 McMAHON DRIVE NEENAH, WI 54956  
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025  
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SHEET 2 OF 2 SHEETS