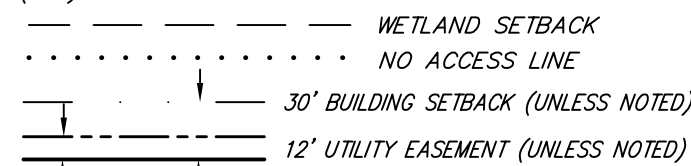


BEARING REFERENCE TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 12, T20N-R16E, ASSUMED TO BE N01°21'11"W

SURVEY LEGEND

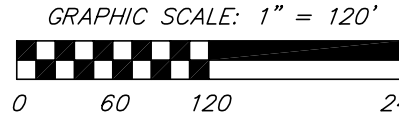
- FOUND 1" # IRON PIPE
FOUND 2" # IRON PIPE
FOUND 3/4" # IRON ROD
FOUND NAIL
WINNEBAGO COUNTY MONUMENT AS NOTED
SET 2.38" X 18" IRON PIPE WITH CAP WEIGHING 3.65 LBS/LIN FT



ALL OTHER LOT CORNERS MARKED WITH A 1.32" (O.D.) X 18" IRON PIPE WEIGHING 1.68 LBS/LIN. FOOT.

APPROVING / OBJECTING AGENCIES

TOWN OF CLAYTON
WINNEBAGO COUNTY PLANNING COMMISSION
WISCONSIN DEPARTMENT OF ADMINISTRATION



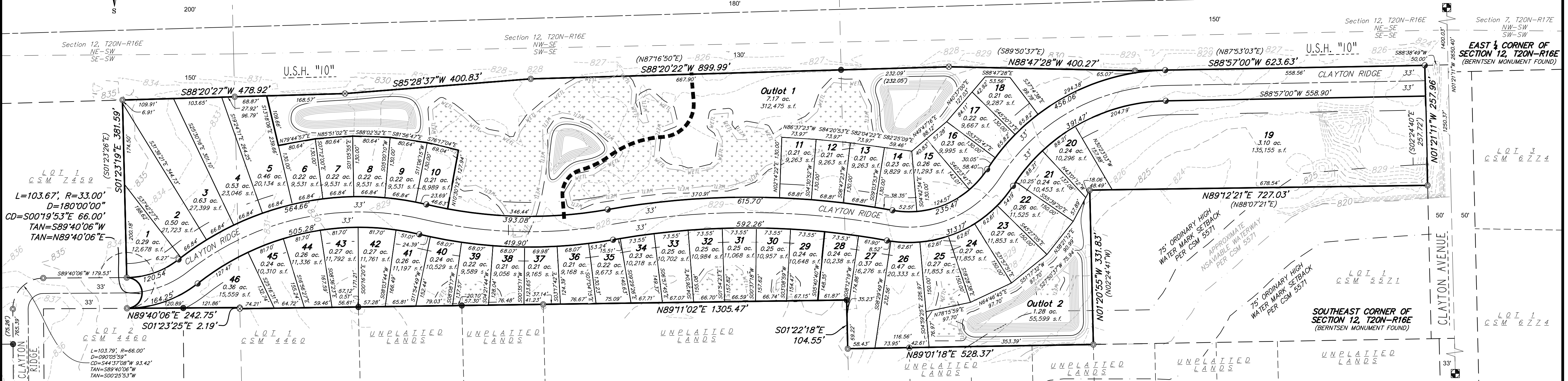
DEVELOPER

LANDMARK REAL ESTATE AND DEVELOPMENT
320 MAIN AVENUE
DEPERE, WI 54115
920-621-4929

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

TAX PARCEL: 006033906, 0060345, 0060344 AND 006034701
FIELDWORK COMPLETED: 07/09/25

A Preliminary Plat
CLAYTON RIDGE
ALL OF LOT 2, MAP NO. 7459, CERTIFIED SURVEY MAPS, DOCUMENT NO. 1784699, WINNEBAGO COUNTY RECORDS, ALL OF LOT 2, MAP NO. 5571, CERTIFIED SURVEY MAPS, DOCUMENT NO. 1324302, WINNEBAGO COUNTY RECORDS, PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, T20N-R16E, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.



SURVEYOR'S CERTIFICATE
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 TOWN OF CLAYTON, VILLAGE OF FOX CROSSING AND THE WINNEBAGO COUNTY PLANNING COMMISSION AND UNDER THE DIRECTION OF THE OWNERS LISTED HEREON, I HAVE SURVEYED, DIVIDED AND MAPPED "CLAYTON RIDGE", AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND IS ALL OF LOT 2, MAP NO. 7459, CERTIFIED SURVEY MAPS, DOCUMENT NO. 1784699, WINNEBAGO COUNTY RECORDS, ALL OF LOT 2, MAP NO. 5571, CERTIFIED SURVEY MAPS, DOCUMENT NO. 1324302, WINNEBAGO COUNTY RECORDS, PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, T20N-R16E, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 12, T20N-R16E; THENCE N01°21'11"W, 1250.37 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE S88°38'49"W, 50.00 FEET TO THE POINT OF BEGINNING; THENCE S88°57'00"W, 623.63 FEET ALONG A NORTHERLY LINE OF LOT 2, MAP NO. 5571, CERTIFIED SURVEY MAPS, DOCUMENT NO. 1324302, WINNEBAGO COUNTY RECORDS; THENCE N88°47'28"W, 400.27 FEET ALONG A NORTHERLY LINE OF SAID LOT 2; THENCE S88°20'22"W, 899.99 FEET ALONG A NORTHERLY LINE OF SAID LOT 2; THENCE N85°28'37"E, 400.83 FEET; THENCE N88°20'27"E, 478.92 FEET ALONG A NORTHERLY LINE OF LOT 2, MAP NO. 7459, CERTIFIED SURVEY MAPS, DOCUMENT NO. 1784699, WINNEBAGO COUNTY RECORDS, AND ITS EXTENSION; THENCE N01°23'19"W, 381.59 FEET ALONG A WESTERLY LINE OF SAID LOT 2, ALSO BEING AN EASTERLY LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 7459; THENCE 103.67 FEET ALONG THE RIGHT OF WAY OF CLAYTON RIDGE, ALSO A WESTERLY LINE OF SAID LOT 2 BEING AN ARC OF A 33.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE LONG CHORD BEARS S00°19'53"E, 66.00 FEET; THENCE N89°40'06"E, 242.75 FEET ALONG THE SOUTH LINE OF SAID LOT 2; THENCE S01°23'25"E, 2.19 FEET ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE N89°11'02"E, 1305.47 FEET ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12; THENCE N89°01'18"E, 528.37 FEET ALONG A SOUTHERLY LINE OF SAID LOT 2 OF SAID CERTIFIED SURVEY MAP NO. 5571; THENCE N01°20'55"W, 331.83 FEET ALONG AN EASTERLY LINE OF SAID LOT 2, ALSO BEING A WESTERLY LINE OF SAID LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 5571; THENCE N89°12'21"E, 727.03 FEET ALONG A SOUTHERLY LINE OF SAID LOT 2, ALSO BEING A NORTHERLY LINE OF SAID LOT 1; THENCE N01°21'11"W, 257.96 FEET ALONG AN EASTERLY LINE OF SAID LOT 2, ALSO BEING THE WESTERLY RIGHT OF WAY OF NORTH CLAYTON AVENUE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,234,208 SQUARE FEET / 28.33 ACRES, MORE OR LESS. ROAD DEDICATION CONTAINS 136,339 SQUARE FEET / 3.13 ACRES, MORE OR LESS. PARCEL IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



STEVEN M. BIEDA
PLS-2275
GREEN BAY, WI
JULY 17TH, 2025

CERTIFICATE OF THE WINNEBAGO COUNTY PLANNING COMMISSION
APPROVED FOR THE WINNEBAGO COUNTY PLANNING COMMISSION THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

CERTIFICATE OF THE TOWN OF CLAYTON
APPROVED FOR THE TOWN OF CLAYTON THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

CERTIFICATE OF THE WINNEBAGO 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 THIS PLAT AS OF THE DATES LISTED BELOW.

CERTIFICATE OF THE TOWN OF CLAYTON TREASURER
AS DULY ELECTED TOWN OF CLAYTON 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 THIS PLAT AS OF THE DATES LISTED BELOW.

NOTES
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 TOWN HAS ADOPTED A SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.

NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT OF WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION DISTRICT OFFICE FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING YOUR COUNTY HIGHWAY DEPARTMENT.

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04 TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAYS THROUGH-LANE CAPACITY.

DRAINAGE EASEMENTS ARE TO THE TOWN OF CLAYTON.
OUTLOTS 1 AND 2 IS DEDICATED TO THE TOWN OF CLAYTON FOR STORMWATER AND PARK PURPOSES.
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.

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.

EACH LOT OWNER SHALL GRADE THE PROPERTY TO CONFORM TO THE ADOPTED SIDEWALK GRADE ELEVATION AND MAINTAIN SAID ELEVATION FOR FUTURE SIDEWALKS.

GRADING ACTIVITIES WITHIN WETLAND SETBACKS AND WETLAND SETBACKS ARE RESTRICTED UNLESS AMENDMENT IS APPROVED BY THE WINNEBAGO COUNTY PLANNING COMMISSION, OR GRADING IS COMPLETED AS PART OF AN APPROVED GRADING AND STORMWATER MANAGEMENT PLAN.

LOTS 10-13, 24-26, 29-33, 38-40 AND OUTLOTS 1 AND 2 CONTAINS DELINEATED WETLANDS. THE WETLAND SETBACK INCLUDES DELINEATED WETLANDS, ALL LAND WITHIN 10-30 FEET OF LESS SUSCEPTIBLE WETLANDS, ALL LAND WITHIN 50 FEET OF MODERATELY SENSITIVE WETLANDS, AND ALL LAND WITHIN 75 FEET OF HIGHLY SENSITIVE WETLANDS.

ACCESS RESTRICTION
AS OWNER, I HEREBY RESTRICT LOT 1, 2, 3, 4, 5 AND OUTLOT 1, SO THAT NO OWNER, POSSESSOR, USER, LICENSEE, OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT OF WAY OF U.S.H. #10, AS SHOWN ON THE LAND DIVISION MAP. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S.236.293, WISCONSIN STATUTES AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS.

CERTIFICATE OF THE VILLAGE OF FOX CROSSING
APPROVED FOR THE VILLAGE OF FOX CROSSING THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

VILLAGE PRESIDENT
VILLAGE CLERK

OWNER'S CERTIFICATE
AS OWNERS, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON "CLAYTON RIDGE" TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. I 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:

TOWN OF CLAYTON
VILLAGE OF FOX CROSSING
WINNEBAGO COUNTY PLANNING COMMISSION
DEPARTMENT OF ADMINISTRATION

LANDMARK REAL ESTATE AND DEVELOPMENT
PERSONALLY CAME BEFORE ME THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

NOTARY PUBLIC
COUNTY, WISCONSIN
STATE OF WISCONSIN
COUNTY OF \_\_\_

UTILITY EASEMENT PROVISIONS
AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY:

LANDMARK REAL ESTATE AND DEVELOPMENT, GRANTOR, TO WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, 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 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 INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEEES 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 GRANTEEES 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 GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. 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 GRANTEEES. 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.

vierbicher planners | engineers | advisors
Drafted by: NDK
Checked by: MRA
Job #: 240145
Date: 07/17/2025
Rev: 08/06/2025
Rev: MM/DD/YYYY
Rev: MM/DD/YYYY
SURVEYED FOR: LANDMARK REAL ESTATE AND DEVELOPMENT
Drawing No. P-2662
SURVEYED BY: Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670
SHEET 1 OF 1