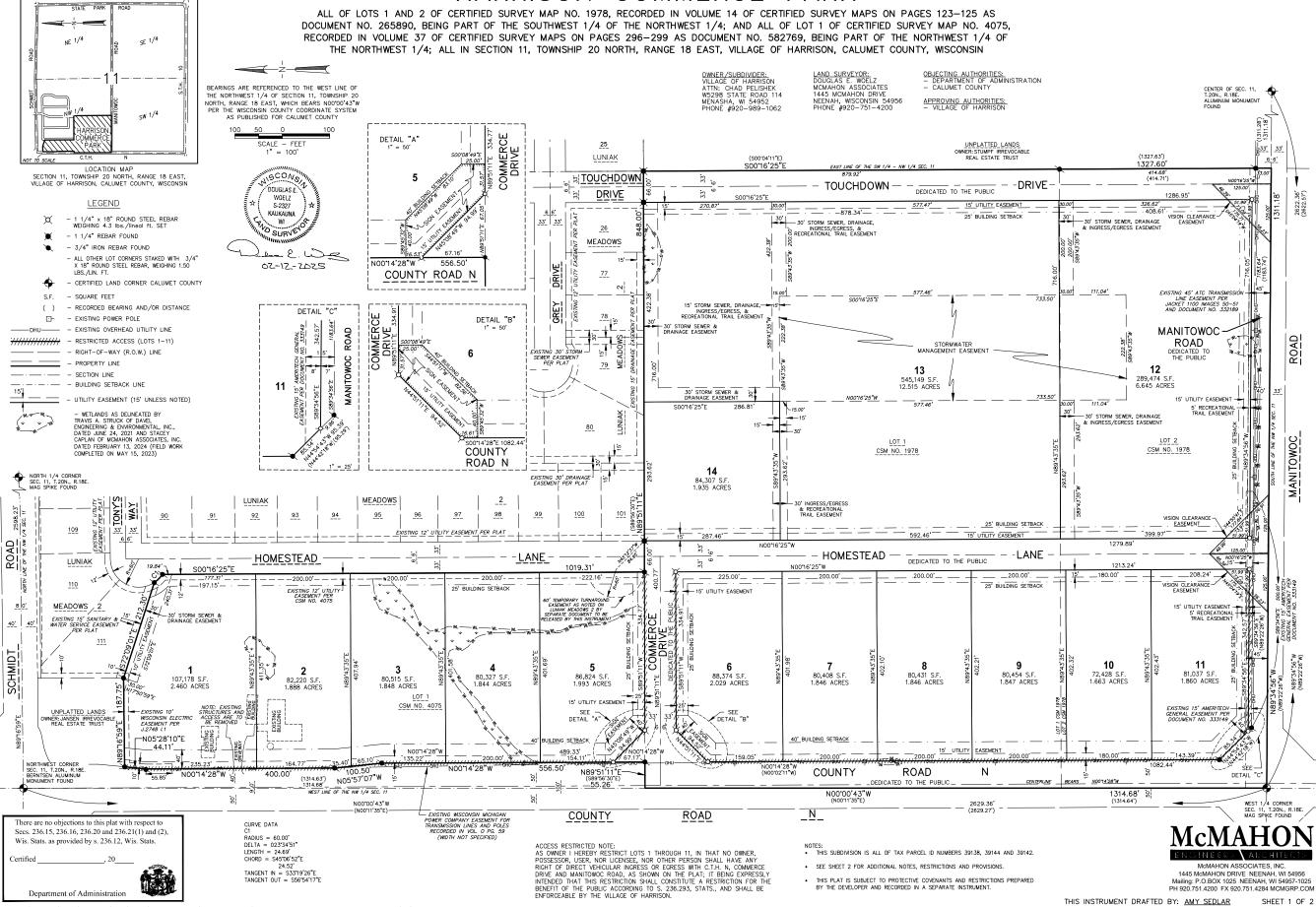
HARRISON COMMERCE PARK



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HARRISON COMMERCE PARK

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 1978, RECORDED IN VOLUME 14 OF CERTIFIED SURVEY MAPS ON PAGES 123-125 AS DOCUMENT NO. 265890, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4075, RECORDED IN VOLUME 37 OF CERTIFIED SURVEY MAPS ON PAGES 296-299 AS DOCUMENT NO. 582769, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; ALL IN SECTION 11, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S-2327, certify that I have surveyed, divided and mapped all of Lots 1 and 2 of Certified Survey Map No. 1978, recorded in Volume 14 of Certified Survey Maps on Pages 123-125 as Document No. 265890, being part of the Southwest 1/4 of the Northwest 1/4; and all of Lot 1 of Certified Survey Map No. 4075, recorded in Volume 37 of Certified Survey Maps on Pages 296-299 as Document No. 582769, being part of the Northwest 1/4; all in Section 11, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 2,167,496 square feet (49,759 acres) of land

That I have made such survey, land division, and plat under the direction 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 Statues and the Subdivision regulations of the Village of Harrison in surveying, dividing and mapping the same.

Dated this _12th day of _February 20 25

De E De

Douglas E. Woelz, S-2327 rofessional Land Surveyor

OWNER'S CERTIFICATE OF DEDICATION The Village of Harrison, as owner, does 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 Calumet County Village of Harrison

WITNESS the hand and seal of said owner this ____ day of _____, 20____,

Allison Blackmer, Village President

Vicki L. Tessen, Village Clerk

State of Wisconsin)

Calumet County)

Personally came before me this _____ day of _____, 20___, the above nan known to be the person(s) who executed the foregoing instrument and acknowledged the same _, 20____, the above named person(s) to me

Notary Public, Calumet County, W

My Commission Expires: ____

VILLAGE OF HARRISON APPROVAL:

Resolved, that the plat of Harrison Commerce Park in the Village of Harrison, was hereby approved and accepted by the Village Board of the Village of Harrison, Calumet County, Wisconsin, on this ______ day of

Village President, Allison Blackmer Date

STATE OF WISCONSIN)

COUNTY OF CALUMET

Dated _____

Village Clerk, Vicki L. Tessen

CERTIFICATE OF VILLAGE TREASURER

As duly appointed qualified and acting Treasurer of the Village of Harrison, 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 Harrison Commerce Park as of the date listed below:

Village Treasurer Vicki | Tessen Date

CERTIFICATE OF COUNTY TREASURER

I, Michael Schlaak, being the duly elected qualified and acting County Treasurer of the County of Calumet, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special asse affecting any of the lands included in Harrison Commerce Park as of the date listed below:

County Treasurer, Michael Schlaak Date

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by VILLAGE OF HARRISON, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing WISCONSIN ELECTRIC POWER LOWPANT and misconsin on, ELC, misconsin, or portuging of business as WE Energies, Grantee, SBC, Grantee, TDS METROCOM, LLC, Grantee, AT&T WISCONSIN, a Wisconsin Corporation, Grantee, TIME WARNER CABLE, Grantee, and SPECTRUM MID-AMERICA, LLC, doing business as Charter Communications, Inc., Grantee,

SPECIRUM MID-AMERICA, LLC, doing business as charter communications, inc., 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 plot designated as "Utility Easement" and the property designated on the plot 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 purparts 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 for 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 (s) are non-exclusive. 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

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.

INGRESS/EGRESS EASEMENT PROVISIONS

An easement for ingress and egress is hereby granted by VILLAGE OF HARRISON, Grantor,

VILLAGE OF HARRISON 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 for ingress and egress over the property within the lines marked "Ingress/Egress Easement", including, but not limited to, pedestrian and vehicular traffic for stormwater pond maintenance purposes. Grantor, its guests or invitees shall not impede the use of the easement area by parking vehicles or placing other obstacles thereon.

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

STORM SEVER DRAINAGE AND STORMWATER MANAGEMENT EASEMENT PROVISIONS

An easement for storm sewer, drainage and stormwater management is hereby granted by VILLAGE OF HARRISON. Grantor.

VILLAGE OF HARRISON Grantee

The Grantor, their respective lessees, successors, heirs or assigns, shall have full use and enjoyment of the property 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, stormwater pond, drainage and associated appurtenances. It is further agreed that after maintaining, replating, replacing or relocating of said storm sewer, stormwater pond, 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 ytu 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, stormwater pond, 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 Grantees' or "Stormwater Management 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

VISION CLEARANCE EASEMENT PROVISIONS

An easement for vision clearance is hereby granted by VILLAGE OF HARRISON, Grantor,

VILLAGE OF HARRISON, 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 a clear sight line. No building, fencing, construction, or planting/landscaping higher than three feet is allowed within the easement area.

SIGN FASEMENT PROVISIONS

An easement for a sign is hereby granted by VILLAGE OF HARRISON, Grantor,

VILLAGE OF HARRISON 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 construct, service, maintain and improve a sign. After the initial construction, the maintenance, repair and replacement of the sign, and all costs associated therewith, are the sole responsibility of the Grantee. The Grantor, its agents or assigns, shall not interfere associated therewith, are the sole responsibility of the Grantee. The Granter, the Grantor, its agents or assigns, shall not interfere in any way with the Grantee's use of the Easement Property, and in particular shall not alter the slope, elevation, or vegetation associated with the property within the lines marked "Sign Easement", or install or construct any structures or improvements within the Easement Property. Prohibited structures or improvements include, but are not limited to, temporary or permanent building structures, driveways, parking areas, sheds, change in elevations, and vegetation except as permitted by the Village of Harrison.

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

RECREATION TRAIL EASEMENT PROVISIONS

An easement for a recreational trail is hereby granted by VILLAGE OF HARRISON, Grantor,

VILLAGE OF HARRISON, Grantee

The Grantor, their respective lessees, successors, heirs or assigns, shall have full use and enjoyment of the property 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 access, survey, lay, construct, use, operate, maintain, repair, replace, relocate, and/or remove a recreation trail. This Easement is being granted to the Grantee for use by members of the public, subject to such rules, regulations, and ordinances as the Village of Harrison may impose for use of the trail from time to time. This trail is not intended to be considered a public sidewalk as defined by local and state law, but instead will be operated and maintained by the Grantee as a public recreational trail for all purposes. After the initial construction, the maintenance, repair and replacement of the trail, and all costs associated therewith, are the sole responsibility of the Grantee. The Grantor, its agents or assigns, shall not interfere in any way with the Grantee's use of the Easement Property, and in particular shall not after the slope, elevation or venetoriand the with the property with the lines granted. The Granten Irail and all costs associated with the grantes use of the Easement Property, and in particular shall not after the slope. elevation, or vegetation associated with the property within the lines marked "Recreational Trail Essement", or install or construct any structures or improvements within the Easement Property. Prohibited structures or improvements include, but are not limited to, temporary or permanent building structures, driveways, parking areas, sheds, change in elevations, and vegetation, except as permitted by the Village of Harrison.

parties hereto

Drainage and Stormwater Management Notes:

2. Building permits and occupancy permits may be withheld for non-compliance with the plat or Village Ordinances relating to drainage and storm water management.

3. In the event that the surface drainage facilities required by the plat which are applicable to the lot for which a building permit has been applied, have not been complied with, the building inspector may withhold building permits required by the building code.

6. Where the final drainage plan requires a storm inlet to adequately drain the rear portion of lots within blocks of the plat, the subdivider shall incorporate restrictive covenants in the deeds for the aforementioned lots that, the respective lot owners shall be responsible for maintaining a clear grate on any storm drainage inlets on their lot.

7. Upon failure of the Owner/Subdivider to perform maintenance of the drainageways and associated structures, the Village of Harrison retains the right to perform maintenance and/or repairs. The payments of said maintenance and/or repairs shall be equally assessed among the property owners of the plat

8. A drainage plan has been filed with the Village of Harrison which states the required levels of maintenance for all the identified storm water management systems/facilities



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

1. There are Ordinance regulations that have been passed by the Village of Harrison requiring the maintenance of 1. There are Ordinance regulations that have been passed by the Village of Harrison requiring the maintenance of lot drainage plans on a permanent basis. Said regulations have been recorded as Document Number 331468, Columet County Register of Deeds and shall apply to all subdivisions approved after the 1st day of May, 2001. Said recording shall have the effect of deed restrictions requiring that permanent lawns be established in conformance with the lot drainage plan elevations within one year after initial occupancy of any house. Failure to maintain grades in accordance with storm water or drainage plans shall entitle the Village or representative thereof to direct compliance or upon failure of compliance to make said lands come into compliance. The costs and expenses shall be entered on the tax roll as a special charge against the property and collected with other taxes levied thereon.

4. In the event that, after construction there is a failure to establish surface grades in accordance with the subdivision surface water plan, the building inspector may withhold the occupancy permit required by the building

5. Maintenance of all drainageways and associated structures within the plat or serving the plat is the sole responsibility of the Owner/Subdivider until acceptance by or dedication to the Village of Harrisc

No obstruction may be constructed, planted or maintained within any drainage easement so that such obstruction impedes the natural flow of water and/or diminishes the natural aesthetic quality of the drainageway.

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	Ei
Department of Administration		