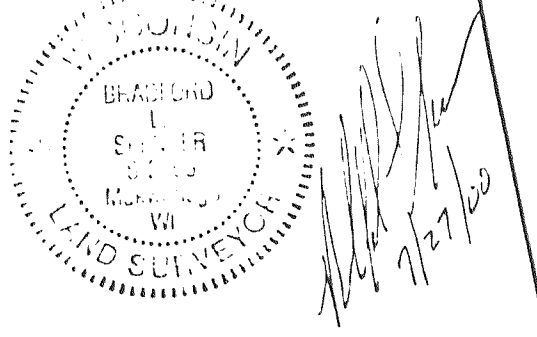
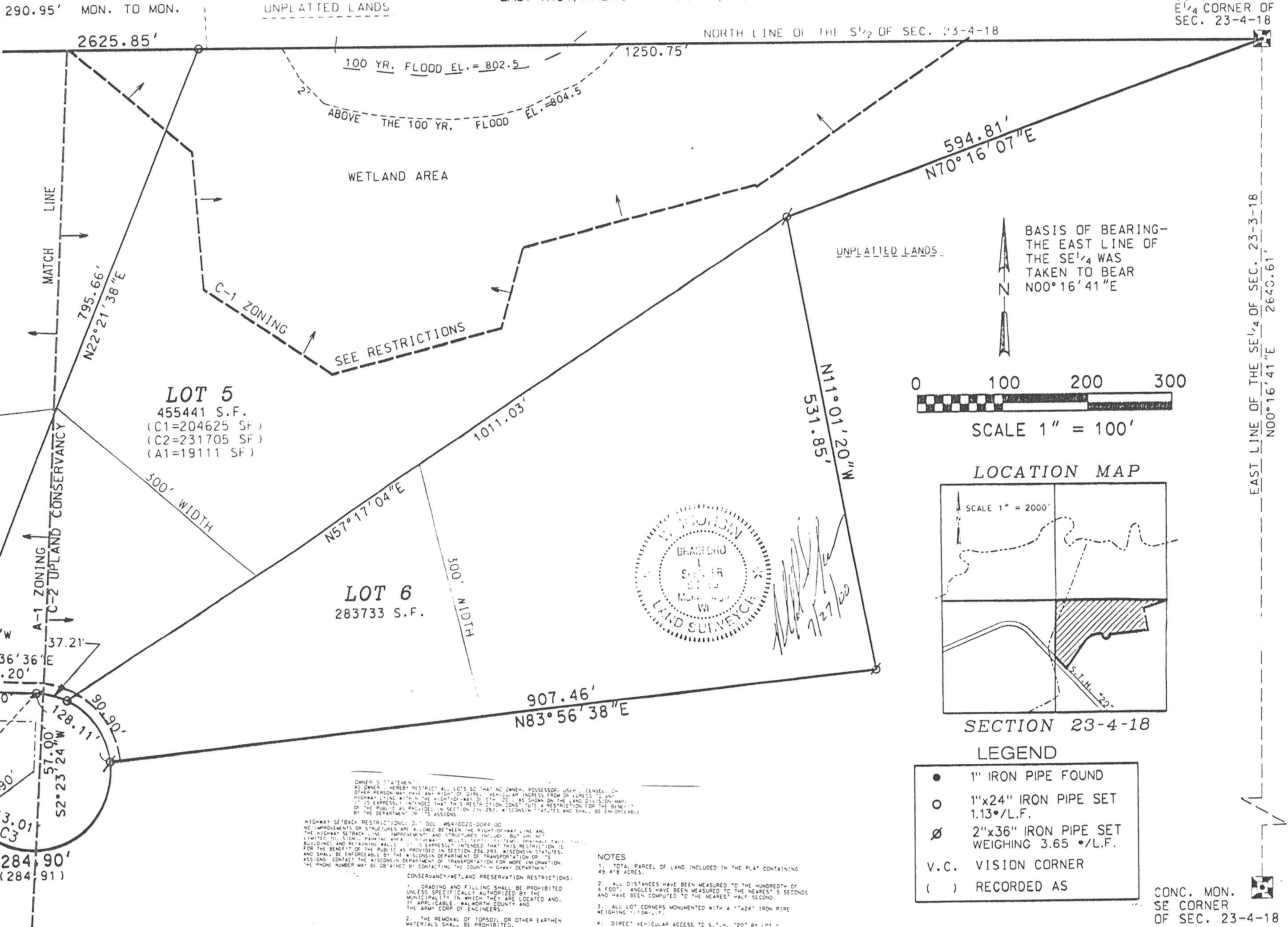


OAK HILLS ESTATES

48A

BEING PART OF THE NE 1/4, NW 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 23, TOWN 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN.



OWNER'S STATEMENT: AS OWNER, I HEREBY RESTRICT ALL LOTS SO THAT NO OWNER, POSSESSOR, USER, LICENSEE, OR OTHER PERSON MAY HAVE ANY RIGHT OF UTILITY, VEHICULAR INGRESS FROM OR EGRESS TO AN HIGHWAY, INCLUDING WITHIN THE RIGHT-OF-WAY OF THE HIGHWAY, 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 SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY ENGINEER DEPARTMENT.

HIGHWAY SETBACK RESTRICTIONS: D.O.C. NO. 864-0020-0044-00. 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, SIGNAGE, PARKING, DRIVEWAYS, DRIVEWAYS, DRIVEWAYS, DRIVEWAYS, 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 WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY ENGINEER DEPARTMENT.

CONSERVANCY/WETLAND PRESERVATION RESTRICTIONS:

- GRADING AND FILLING SHALL BE PROHIBITED UNLESS SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND THE ARMY CORP OF ENGINEERS.
- THE REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS SHALL BE PROHIBITED.
- THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, INCLUDING TREES, SHRUBS, GRASSES, ETC., SHALL BE PROHIBITED WITH THE EXCEPTION OF THE REMOVAL OF DEAD, DISEASED OR DYING VEGETATION AT THE DISCRETION OF LANDOWNER, OR SILVICULTURAL TRAINING UPON THE APPROVAL OF THE TOWN OF EAST TROY.
- GRAZING BY DOMESTICATED ANIMALS, INCLUDING HORSES, COWS, ETC., SHALL BE PROHIBITED.
- THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT OF THE CONSERVANCY/WETLAND AREA SHALL BE PROHIBITED.
- ANY POND CONSTRUCTION IS SUBJECT TO THE APPROVAL OF THE TOWN OF EAST TROY, THE WALWORTH COUNTY CONSERVATION DEPT., WISCONSIN DEPT. OF NATURAL RESOURCES, AND ARMY CORP OF ENGINEERS.
- CONSTRUCTION OF BUILDINGS IS PROHIBITED.

- NOTES
- TOTAL PARCEL OF LAND INCLUDED IN THE PLAT CONTAINING 49.48 ACRES.
 - ALL DISTANCES HAVE BEEN MEASURED TO THE HUNDREDTH OF A FOOT. ANGLES HAVE BEEN MEASURED TO THE NEAREST 5 SECONDS AND HAVE BEEN COMPUTED TO THE NEAREST HALF SECOND.
 - ALL LOT CORNERS MONUMENTED WITH A 1"x24" IRON PIPE WEIGHING 3.65 LBS.
 - DIRECT VEHICULAR ACCESS TO S.T.H. 20" BY LOT 1 IS PROHIBITED.
 - BUILDINGS FOR HUMAN HABITATION AND THE INSTALLATION OF SOIL ABSORPTION SYSTEMS ARE PROHIBITED ON ALL LOTS.
 - LOTS 1-6 ARE PROHIBITED FROM BEING FURTHER DIVIDED.
 - LOTS 4 & 5 ARE PROHIBITED FROM CONSTRUCTION OF STRUCTURES IN THE A-1 ZONED AREAS.
 - 100 YEAR FLOOD PLAIN TAKEN FROM F.I.R.W. MAP COMMUNITY PANEL #550462 0045 B, DATED AUGUST 15, 1983.
 - THIS PLAT WAS APPROVED BY WISCONSIN D.O.C., APRIL 24, 2000, D.O.C. NO. 64-0020-0044-00.

CURVE TABLE DATA

NO.	DELTA	RADIUS	ARC	CHC. BRG.	CHD. L.	ANGLE° BRG.	IN.	OUT
1 C/L	57°09'21"	470.00	488.85	N63°48'43.5"E	449.85	N25°14'01"E	S87°36'36"E	
N R/W	57°09'21"	503.00	507.77	S61°48'43.5"W	481.22	N87°36'36"W	S35°14'03"W	
S R/W	57°09'21"	437.00	435.93	N63°48'43.5"E	418.08	N35°14'03"E	S87°36'36"E	
LOT 1	08°14'58"	503.00	75.35	N39°31'32"E	75.28	N35°14'03"E	N43°48'01"E	
LOT 2	20°30'15"	503.00	180.00	N54°04'07"E	179.04	N43°48'01"E	N64°19'13"E	
LOT 4	28°04'15"	503.00	246.42	N78°21'18.5"E	243.97	N64°19'13"E	S87°36'36"E	
C2	82°55'49"	40.00	57.90	S48°08'41.5"E	52.97	S87°36'36"E	S04°40'47"E	
C3	252°55'49"	90.00	413.01	N43°51'18.5"E	134.89	S04°40'47"E	N87°36'36"W	
LOT 5	23°41'16"	90.00	39.21	S75°45'58"E	36.84	S87°36'36"E	S63°50'20"W	
LOT 6	51°55'18"	90.00	80.90	S34°59'21"E	81.08	S63°50'20"E	S08°03'22"E	
END	18°22'35"	90.00	284.90	N84°37'56"E	179.99	S04°40'47"E	N08°03'22"W	

VISION CORNER RESTRICTIONS:

NO STRUCTURES OR IMPROVEMENTS OF ANY KIND IS PERMITTED WITHIN THE VISION CORNER, AND VEGETATION WITHIN THE VISION CORNER MAY EXCEED 30 INCHES IN HEIGHT.

UTILITY EASEMENT PROVISIONS:

AN EASEMENT FOR ELECTRICAL AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY OAK HILLS DEVELOPMENT, LLC, GRANTOR, TO WISCONSIN ELECTRIC POWER COMPANY AND CENTURTEL TELEPHONE COMPANY, AND LOCAL CABLE COMPANY, GRANTEEES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRICAL ENERGY FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED AND FOR SIGNALS AND SIGNALS, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS" AND THE PROPERTY DESTINATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS 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, NEARLY AS IS REASONABLE, TO THE CONDITION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE OR COMMUNICATIONS FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE MARKED UTILITY EASEMENT AREAS 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 FOUR (4) INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEEES. THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

SURVEYOR'S CERTIFICATE

I, BRADFORD L. SPENCER, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND HEREIN DESCRIBED BEING PART OF THE NE 1/4, NW 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 23, TOWN 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN BEING MORE COMPLETELY DESCRIBED AS FOLLOWS: BEGINNING AT THE E 1/4 CORNER OF SAID SECTION 23, THENCE WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 23, A DISTANCE OF 2625.85 TO A POINT; THENCE WITH SAID CENTERLINE 543°22'27"E, A DISTANCE OF 501'21.42" W, A DISTANCE OF 1322.24 TO A POINT; THENCE WITH SAID CENTERLINE 87°36'36"E, A DISTANCE OF 386.88 TO A POINT; THENCE N35°14'03"E, A DISTANCE OF 753.56 TO A POINT; THENCE WITH SAID CURVE TO THE RIGHT A LENGTH OF 435.93 SAID CURVE HAVING A RADIUS OF 437.00, THENCE S87°36'36"E, A DISTANCE OF 3.69 TO A POINT; THENCE WITH SAID CURVE TO THE RIGHT A LENGTH OF 57.90 SAID CURVE HAVING A RADIUS OF 40.00, A CHORD THAT BEARS S48°08'41.5"E FOR A DISTANCE OF 52.97 TO A POINT ON A CURVE; THENCE WITH SAID CURVE TO THE LEFT THAT BEARS N84°37'56"E FOR A DISTANCE OF 179.99 TO A POINT; THENCE N84°37'56"E, A DISTANCE OF 907.46 TO A POINT; THENCE N11°01'20"W, A DISTANCE OF 531.85 TO A POINT; THENCE N70°16'07"E, A DISTANCE OF 594.81 TO THE POINT OF BEGINNING SAID PARCEL CONTAINING 49.48 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE SAID SURVEY, LAND DIVISION, AND PLAT BY THE DIRECTION OF OAK HILLS DEVELOPMENT, LLC, OWNER OF SAID LAND THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, THE SUBDIVISION ORDINANCE OF WALWORTH COUNTY, WISCONSIN, AND THE SUBDIVISION REGULATIONS OF THE SAME IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 27th DAY OF JULY, 2000.

BRADFORD L. SPENCER
REGISTERED LAND SURVEYOR, NO. 2099