564937

DEED OF RESTRICTIONS

EDWARD C. NEUMEYER, JR.

TO

ALL PRESENT AND FUTURE OWNERS OF THE FOLLOWING REAL ESTATE SITUATED IN MANITOWOC COUNTY, WISCONSIN:

Tracts 2, 3, 4, and 5 of a Certified Survey as recorded in Volume 9 of Certified Survey Maps, page 427, document #563960;

Tracts 6, 7, 8, and 9 of a Certified Survey as recorded in Volume 9 of Certified Survey Maps, page 429, document #563961;

The above two certified surveys being surveys in the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Nineteen (19), Township Nineteen (19) North, Range Twenty-one (21) East.

Tracts 10, 11, and 12 of a Certified Survey as recorded in Volume 9 of Certified Survey Maps, page 431, document #563962;

Tracts 13, 14, and 15 of a Certified Survey as recorded in Volume 9 of Certified Survey Maps, page 433, document #563963;

The above two certified surveys being surveys in the West One-half of the Northwest Quarter (W1/2 NW1/4) of Section Nineteen (19), Township Nineteen (19) North, Range Twenty-one (21) East.

Tract 16 described as follows:

A tract of land located in the West 1/2 of the NW1/4 of Section 19, T. 19 N., R. 21 E., Town of Rockland, Manitowoc County, Wisconsin, described as follows:

Commencing at the NW Corner of said Section 19; thence N. 89° 57' 23" E. along the North Line of the NW1/4 a distance of 648.00 feet to the point of real beginning; thence continue N. 89° 57' 23" E. along said North Line a distance of 683.46 feet to the NE Corner of the West 1/2 of said NW1/4; thence S. 0° 38' 23" E. along the East Line of said West 1/2 a distance of 1510.19 feet to the NE Corner of Tract 15 of a Certified Survey recorded in Volume 9 of Certified Survey Maps on Page 433, being a survey in the W1/2 NW1/4, 19-19-21; thence N. 32° 36' 10" W. along the NE Line of said Tract 15 a distance of 951.55 feet; thence West along the North Line of said Tract 15 a distance of 70.00 feet to the East Line of Neumeyer Road; thence North along said East Line a distance of 70.00 feet; thence West along the North Line of Neumeyer Road a distance of 117.61 feet; thence North a distance of 637.97 feet to the point of real beginning.

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Said tract contains 15.62 acres of land more or less.

Tract 17 described as follows:

A tract of land located in the NW1/4 of the NW1/4 of Section 19, T. 19 N., R. 21 E., Town of Rockland, Manitowoc County, Wisconsin, described as follows:

Commencing at the NW Corner of said Section 19; thence N. 89° 57' 23" E. along the North Line of said NW1/4 a distance of 45.00 feet to the point of real beginning; thence continue N. 89° 57' 23" E. along said North Line a distance of 603.00 feet; thence South a distance of 637.97 feet to the Northwest Corner of Neumeyer Road; thence S. 20° 00' W. along the West Line of said Neumeyer Road a distance of 476.69 feet to the NE Corner of existing Tract 1 of Certified Survey Map recorded in Volume 9, Page 275; thence West along the North Line of said Tract 1 a distance of 435.23 feet to the East Line of County Trunk Highway "J"; thence N. 0° 15' W. along said East Line a distance of 1085.46 feet to the point of real beginning.

Said tract contains 14.13 acres of land more or less.

P R E A M B L E:

Edward C. Neumeyer, Jr., the owner of all of the above-described parcels of real estate intends to preserve the said parcels of real estate for residential purposes by conveying certain rights to the future owners and imposing certain duties and restrictions upon the owners of the above-described parcels.

RESTRICTIONS. The following restrictive covenants, easements, reservations, and requirements shall be covenants running with the land and are hereby imposed upon each parcel of real estate described above, unless expressly limited:

1. Restrictions of Building. Any construction on and use of each parcel shall be for residential purposes only. Only new buildings shall be placed on each parcel. Residences constructed on each parcel must have at least 1200 square feet of usable living area, excluding garages and basements.

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No mobile home or trailer home shall be placed on any parcel or portion thereof. Only one residence, one garage, and one out-building shall be permitted on each parcel.

2. General Easement. There is hereby reserved a general driveway easement fifty (50) feet in width, as shown on the certified survey maps recorded in Volume 9 of Certified Survey Maps, page 427, document #563960, and in Volume 9 of Certified Survey Maps, page 429, document #563961, over Tract 3, Tract 4, Tract 5, Tract 6, Tract 7, Tract 8, and Tract 9 described in said survey maps. The easement is for purposes of ingress and egress for usual and normal residential purposes and shall inure to the benefit of the owners of Tract 2, Tract 3, Tract 4, Tract 5, Tract 6, Tract 7, Tract 8, and Tract 9. This shall be a covenant running with the land and shall be binding upon the owners of said parcels, their heirs, successors and assigns. This document establishes such easement and conveys the rights thereof to the future owners.

3. Division of Parcels. For purposes of preserving the lot size and the general condition of the environment, the following restriction is imposed on Tracts 2, 3, 4, and 5 of a Certified Survey as recorded in Volume 9 of Certified Survey Maps, page 427, document #563960, Tracts 6, 7, 8, and 9 of a Certified Survey as recorded in Volume 9 of Certified Survey Maps, page 429, document #563961, Tracts 10, 11, and 12 of a Certified Survey as recorded in Volume 9 of Certified Survey

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Maps, page 431, document #563962, Tracts 13, 14, and 15 of a Certified Survey as recorded in Volume 9 of Certified Survey Maps, page 433, as follows:

Any division or conveyance of any portion of said tracts is prohibited, except for a conveyance of each tract in its entirety.

IN WITNESS WHEREOF, I have set my hand and seal this 13 day of APRIL, 1981.

Edward C. Neumeyer, Jr. (SEAL)

STATE OF WISCONSIN)
)SS
MANITOWOC COUNTY )

Personally came before me this 13 day of APRIL, 1981, the above named Edward C. Neumeyer, Jr., to me known to be the person who executed the foregoing instrument and acknowledged the same.

Katherine M. Reynolds, Notary Public
State of Wisconsin, Manitowoc County
My Commission Is Permanent.

THIS INSTRUMENT DRAFTED BY:

Miller & Miller, Attorneys
P. O. Box 117
St. Nazianz, WI 54232

RECEIVED FOR RECORD
VOL. 664 PAGE 521
1981 APR 20 AM 9:40
MANITOWOC COUNTY, WIS.
ROBERT B. GRANOL
REGISTER OF DEEDS

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