This document was drafted by
and after recording should be returned to:

Daniel D. Seibel
Seibel & Falkner, LLP
2060 N. Humboldt Blvd., Suite 225
Milwaukee, WI 53212

PIN: _____

DECLARATION OF RESTRICTIVE COVENANTS FOR ENTERPRISE ESTATES SUBDIVISION

This Declaration of Restrictive Covenants for Enterprise Estates Subdivision ("Declaration") is made as of the ___ day of _____, 2026, by _____, LLC, a Wisconsin limited liability company (herein the "Declarant").

RECITALS:

A. Declarant is the fee owner of lands located in the Town of Sheboygan (the "Town"), County of Sheboygan (the "County"), and State of Wisconsin, legally described on **Exhibit A** attached hereto and incorporated herein (herein "Subdivision"); and

B. Declarant intends to develop, sell and convey ten (10) lots which lie within the lands described on **Exhibit A** (collectively, the "Lots," and each, a "Lot"), which Lots are or will be part of the Enterprise Estates Subdivision Plat shown on the attached **Exhibit B**, and described in Article 1 below; and

C. Declarant intends to dedicate and/or grant easement(s) over, under and through, a portion or portions of the Subdivision, to the Town, County or utility companies for public road, drainage utilities and any other such dedications and/or easements as the Town and/or the County may require in connection with the development of Subdivision; and

D. In carrying out the forgoing, the Declarant wishes to provide for the harmonious, careful, and compatible development of Subdivision for the benefit of the Declarant, the purchasers of said Lots, their respective heirs, personal representatives, successors, assigns, and grantees.

NOW, THEREFORE, the Declarant does hereby make the following Declaration for the purposes set forth above.

1. Property Covered by this Declaration.

1.1. Property Subject to the Covenants, Restrictions, and Easements. The following described Lots are subject to all of the provisions and entitled to all of the rights set forth in this Declaration.

Short Descriptions of Lot Per Plat for Subdivision (the "Plat")

Lot 1 of the Plat	24,961 square feet
Lot 2 of the Plat	20,577 square feet
Lot 3 of the Plat	27,247 square feet
Lot 4 of the Plat	49,614 square feet
Lot 5 of the Plat	71,253 square feet
Lot 6 of the Plat	38,303 square feet
Lot 7 of the Plat	31,680 square feet
Lot 8 of the Plat	31,680 square feet
Lot 9 of the Plat	31,680 square feet
Lot 10 of the Plat	31,239 square feet

1.2. Roadways and Easements. It is understood that certain portions of the Subdivision may be dedicated to the Town or County as follows:

1.2.1. The roadway named Enterprise Drive has already been dedicated to the Town and is available for use by the general public (including the Lot owners) as permitted by the Town pursuant to its ordinances governing the use of public rights of way. The Town will be responsible for the maintenance of Enterprise Drive in accordance with all applicable laws, ordinances, rules and regulations.

1.2.2. The Town and County may require and receive a non-exclusive easement or easements over and across the areas shown on the Plat as such.

1.2.3. The Declarant may also grant easements over, under, across and through the Subdivision to the Town, County, or other third parties for the provision of utilities and other services to the Lots and other adjacent properties.

2. Building and Use Restrictions.

2.1. Building Area. The Declarant has designated the zoning and building codes of the Town relating to front, rear, and side yard setback limitations as applying to all buildings, structures, and new construction on the Lots. In addition, the specific setback lines reflected on the Plat will apply to each Lot to the extent such setback line is more restrictive than the setback limitations contained in the foregoing codes.

2.2. Ownership and Division of Property. No Lot may be further subdivided into smaller lots. Each such Lot shall remain intact as a single parcel, and any purported conveyance of a part of any such Lot shall be invalid.

2.3. Limitation to Residential Use. The Lots and structures constructed thereon shall be used only for single family residential purposes except as set forth within this Section. One (1) Principal Structure (as hereinafter defined) may be constructed on each Lot, which structure shall be a single-family residence. No commercial, retail, office, or commercial agricultural use of the Lot or any of the improvements thereon shall be permitted.

2.4. Principal Structure. As set forth above, the Principal Structure which may be constructed on each Lot shall be a single-family residence with an attached private garage for a minimum of two (2) and a maximum of three (3) single car garage doors or its equivalent (it being understood that the Principal Structure can include interior space not visible from outside the structure to accommodate additional vehicles and/or other storage), all in accordance with this Declaration (a "Principal Structure"). The exterior of all Principal Structures shall be constructed of all natural materials such as brick, stone, stucco, "hardiplank" or its equivalent, LP siding, wood, cedar, other suitable natural materials or other suitable materials approved by the Declarant. Vinyl siding may also be used. Exterior materials must wrap around all visible sides of the Principal Structure. Certain artificial masonry products may be allowed if specifically approved by the Declarant. All roofs installed on a Principal Structure shall consist of dimensional asphalt shingles. The design of any Principal Structure will be subject to review by the Declarant. The exterior of the Principal Structure shall be fully completed within twelve (12) months of the Lot purchase. All landscaping shall be completed within six (6) months of the issuance of a certificate of occupancy by the Town of Sheboygan. At least one (1) tree is required in the front yard of each Lot. Additional time in which to complete the principal structure and landscaping shall be granted by the Declarant as reasonably deemed necessary, provided that the owner of the Lot has made a good faith effort to complete the work in a timely fashion. The following restrictions and requirements shall apply to all Principal Structures to be constructed on the Lots:

Minimum living area: one-story residence	1,500 square feet (excluding attached garage, porch, and basement)
Minimum living area: two-story residence	2,000 square feet (excluding attached garage, porch, and basement)
Minimum first floor area: two-story residence	1,000 square feet (excluding attached garage, porch, and basement)

For all purposes of this Declaration, the phrase "commencement of construction" as it relates to a Principal Structure shall mean upon the issuance of a valid Town building permit and the commencement of excavation for the construction of the Principal Structure.

2.5. Auxiliary Structures. Each Lot may also have one (1) auxiliary structure ("Auxiliary Structure") located in the rear of the Lot, which may not exceed three hundred (300) square feet and is limited to twelve feet (12') in height. The design and materials of an Auxiliary Structure shall be similar to the Principal Structure.

2.6. Prohibited Structures. Other than the one (1) Auxiliary Structure, no mobile home, tent, shack, metal building, or temporary structure of any kind or nature shall be constructed, placed, or permitted on the Lots, except that a contractor's trailer or shed, used for the period of not more than twelve (12) months during the construction of a Principal Structure on a Lot, shall be permitted. Such contractor's trailer or shed shall be removed promptly upon completion of construction or upon the passage of twelve (12) months, whichever comes first.

2.7. Driveways. The Lots may be served by not more than one concrete or asphalt driveway (or circular drive with two public roadway access points) from a public roadway to the Principal Structure on each respective Lot. The apron of the driveway shall be concrete. Upon the earlier to occur of installation of the driveway or final grading of the Lot, a culvert of proper size shall be installed to grade in order to allow for proper drainage of the Lot. Installation of the driveway shall be completed in a fashion so as to accommodate the flow and operation of said culvert. The installation and paving of the driveway shall be completed within twelve (12) months of the commencement of construction. Additional time to install and complete the driveway shall be granted by the Declarant as reasonably deemed necessary; provided the owner of the Lot has made a good faith effort to complete the work in a timely fashion.

2.8. Nuisances and Noxious or Offensive Activities. No noxious or offensive activities shall be conducted upon the Lots, and nothing shall be done thereon which may be, or may become, an annoyance or nuisance to the other owners or occupants of the Lots. It is the intent of this provision to provide the owners or occupants of the Lots reasonable protection from excessive noise; water, air, and soil contamination; visually displeasing clutter; and all other manner of nuisances or noxious and offensive activities which might be created by other Lot owners and occupants.

2.9. Maintenance of Principal Structures and Improvements. All Principal Structures and Auxiliary Structures and related improvements shall be adequately painted, maintained and kept in a good and proper condition. All utilities must be underground.

2.10. Signs. Without the approval of the Declarant no signs shall be permitted within Subdivision except marketing signage installed by the Declarant or typical brokerage or realtor "for sale" signs.

2.11. Outside Storage. Boats, snowmobiles, motorcycles, all-terrain vehicles, recreational vehicles, trailers or other like items of personalty shall not be stored outside on the Lots. The outside storage or parking of commercial vehicles is also expressly prohibited and any such vehicle must be housed or stored in a garage. Unlicensed or inoperable vehicles may not be stored outside on the Lots.

2.12. Recreational Vehicles. The operation of snowmobiles, dirt bikes, all terrain vehicles or other motorized recreational vehicles is expressly prohibited, except that such vehicles may be operated for the sole purpose of moving them onto trailers for transport.

2.13. Sump Pump. All sump pump and tile systems, if any, shall be discharged toward the rear lot line of all lots. Any proposed deviation from the foregoing must be approved in advance by the Declarant based upon the submission of an appropriate water discharge plan to the Declarant.

2.14. Antenna and Satellite Dishes. No external television antenna or similar aerial or satellite dish shall be erected without the prior approval of the Declarant, except that approval of screened or rear-mounted internet or television devices will not be unreasonably withheld by the Declarant.

2.15. Activity Sales. No more than one (1) garage, yard, rummage or similar sale shall be conducted on any Lot during any calendar year. The duration of any such sale shall not exceed three (3) days.

2.16. Swimming Pools. Above ground swimming pools, other than portable wading pools of a depth not exceeding eighteen (18) inches, shall not be allowed on any Lot. In addition, all permanent swimming pools, and portable swimming pools which will remain for a period longer than two (2) weeks, shall be subject to the prior written approval of the Declarant, including the layout, design and construction of all fencing to be installed in connection with such swimming pools (including the materials to be used therefor). Any such fencing shall be constructed of ornamental iron or such other ornamental materials as may be permitted upon specific approval by the Declarant. In all cases, a visual barrier created with landscaping shall be installed between the fence and Lot line and must also be specifically approved by the Declarant.

2.17. Firewood. Firewood shall not be stacked or otherwise stored on the exterior of the Principal Structure except as follows:

2.17.1. Firewood may be stacked along the rear of the Principal Structure. Principal Structures on corner lots shall shield the view of this wood from the street by way of landscaping or fence.

2.17.2. Firewood may not be stacked at a distance exceeding four feet from the Principal Structure.

2.17.3. The quantity of wood stacked or otherwise stored on the exterior of the Principal Structure may not exceed two (2) face cords. (A face cord is four (4) feet high, eight (8) feet long and two (2) feet wide).

2.18. Firearms. There shall be no discharge of firearms on any Lot.

2.19. Mailboxes. All mailboxes shall be provided by the lot owner shall be of reasonable quality subjected to replacement if deemed by necessary by the Declarant, and

shall be located along the public right of way in accordance with specifications produced by the Declarant.

2.20. Sidewalks. Each Lot shall be required to install a concrete sidewalk in accordance with the Plat or Declarant.

3. Review of Proposed Construction.

3.1. Procedure. A Lot owner desiring to construct a Principal Structure, exterior modifications to a Principal Structure or a swimming pool and related improvements or an Auxiliary Structure on its Lot shall submit to the Declarant, for its written approval, the items set forth in Section 3.2.2 below. The Declarant's approval or rejection shall be in writing and signed on behalf of Declarant. The decision of the Declarant shall be final and binding upon all parties. In the event the Declarant fails to approve or reject such proposal within thirty (30) days after submission of the plans, specifications, and survey, approval will be deemed to have been obtained, and the applicable covenants in this Declaration shall be deemed to have been complied with.

3.2. Submission to Declarant. The items being submitted to the Declarant shall specifically include:

3.2.1. a complete set of building construction plans (11 x 17 size);

3.2.2. a plot plan by a registered land surveyor showing the location of all contemplated improvements, driveways, walks, setbacks, and any easements on the Lot; and

3.2.3. such other such material as the Declarant may deem necessary.

All structures shall be designed by a registered architect, a professional engineer experienced in home design, or an equally qualified individual or firm.

3.3. Standards. The Declarant shall have the right to reject any plans or specifications which in the judgment and reasonable opinion of the Declarant:

3.3.1. are not in conformity with the restrictions in this Declaration; or

3.3.2. are not desirable for aesthetic reasons; or

3.3.3. are not in harmony with the surrounding Lots; or

3.3.4. are unsuitable with regard to the proposed structure or improvement, design, grade, materials, or other proposed matters; or

3.3.5. are not in conformity with the general purposes of this Declaration.

3.4. Occupancy. No Principal Structure shall be occupied unless that which was submitted and approved by the Declarant has been substantially completed.

4. Rules and Regulations.

4.1. The Declarant may from time to time adopt or change rules or regulations (hereafter "Rules and Regulations") governing the operation and maintenance of the Subdivision. Such Rules and Regulations shall be designed to facilitate and encourage the peaceful use and enjoyment of the Subdivision by the Lot Owners and their respective families, without unduly interfering with the peaceful use and enjoyment of the Lots. All Lot owners, lessees, invitees, other occupants, and guests of any Lot in the Subdivision shall abide by all such Rules and Regulations.

4.2. A violation of any Rule or Regulation shall be a violation of this Declaration and may be enforced in the same manner as any other term or provision of the Declaration or as otherwise may be designated in the Rule or Regulation.

5. Enforcement of Declaration; No Reversion of Title.

5.1. The Declarant shall have the exclusive right to enforce, by proceedings at law or in equity, all the terms, conditions, and provisions of this Declaration and any Rules and Regulations, except that any Lot owner may proceed, at such owner's expense, to enforce any such terms, conditions or provisions if the Declarant fails to take such action within sixty (60) days following a written request by such Lot owner to do so. Any Lot owner violating any of the terms, conditions or provisions of this Declaration or any Rules or Regulations shall pay all costs, expenses and actual attorney's fees incurred by the Declarant or by a prosecuting owner in the successful enforcement thereof. The Declarant shall not be subject to any suit or claim by any Lot owner for failure of the Declarant to take any action requested by such Lot owner against another Lot owner.

5.2. Each remedy set forth in this Declaration and/or in Rules or Regulations shall be in addition to all other rights and remedies available at law or in equity. All such remedies shall be cumulative and the election of one shall not constitute a waiver of any other. Any forbearance or failure of the Declarant to exercise any such right or remedy for any violation shall not be a waiver of such right or remedy under any circumstances unless a written waiver is obtained from the Declarant.

5.3. Under no circumstances shall any violation of this Declaration or of any Rule or Regulation result in any reversion of title to any Lot.

6. Amendments. This Declaration may be amended by the Declarant until one (1) year after it sells or transfer title to all Lots in Subdivision or, thereafter, with the affirmative vote of three-fourths (3/4) of the Lot owners. For the purposes of this Section, "vote" means the notarized execution of a recordable amendment by all of the owners of record of a Lot and by the authorized agent of all mortgagees of said Lot. To be deemed valid, all signatures must be obtained within six (6) months of the date of the first signature affixed to the amendment. The initiating party shall pay for preparation, circulation, and recording of the amendment and shall send a copy of the recorded amendment to each Lot owner of record immediately upon recording of the amendment.

7. General Provisions.

7.1. Rights and Obligations. Each purchaser or grantee, by the acceptance of a deed or conveyance of any interest in the Lots, each purchaser under any land contract, and each person acquiring any interest in any portion of the subject property accepts the same subject to all restrictions, conditions, covenants, reservations, liens, and charges, and the jurisdiction, rights, and powers created or reserved by this Declaration. All rights, benefits, and privileges of every character hereby granted, created, reserved, or declared and all impositions and obligations hereby imposed shall be deemed and taken to be covenants running with the land, and shall bind any person having, at any time, any interest or estate in any of the Lots, and the same shall inure to the benefit of such person in like manner as though the provisions of this Declaration were recited and stipulated at length in each and every deed of conveyance or other instrument creating any interest in the subject property. All of the limitations, conditions, and covenants contained herein are intended to extend and apply to the Lots as described above and shall be deemed to run with the land and shall be binding upon each and every owner of the Lots and his/her respective successors, purchasers, lessees, grantees, mortgagees, and assigns. By the recording of a deed or accepting of a conveyance of any portion of the Lots, the person or entity to whom such interest is conveyed shall be deemed to accept and agree to be bound by the provisions of this Declaration. The liabilities and obligations created hereby shall attach to and run with the ownership of Subdivision, as more specifically set forth below, and may not be severed or alienated from such ownership. Reference in the respective deeds of conveyance or in any mortgage or trust deed or other evidence of obligation, or any other instrument creating any interest in such property, to the rights described in any part of this Declaration shall not be necessary in order to create and reserve such easements and rights to the respective grantees, mortgagees, lessees, trustees, successors, and assigns of such property by this Declaration shall be deemed to be incorporated in all such instruments as though fully and completely recited and set forth in their entirety in such documents. The Declarant and its successors in interest hereby covenant not to grant or convey any interest in or to any part of the subject property without inserting a reference to this Declaration in the instrument making such grant, sale, or conveyance. If any owner or the holder of any interest in any of the subject property shall at any time violate or attempt to violate, or shall omit to perform or observe any of the foregoing limitations, restrictions, conditions, covenants, or easements, it shall be lawful for any other owner or holder of any interest in any of such properties to institute and prosecute appropriate proceedings at law or in equity for injunctive and monetary relief for the wrong done or attempted.

7.2. Development Agreement. The terms and conditions of this Declaration are subordinate to the terms of the Development Agreement between the Declarant and the Town. In the event of a conflict between the terms of the Development Agreement and the Declaration, the terms of the Development Agreement shall control.

7.3. Local Ordinances. All of the Lots are subject to all applicable ordinances, zoning laws and other restrictions of the Town, County, State of Wisconsin and U.S. Army Corps of Engineers applicable thereto. In the event of any conflict between these restrictions and any statutes, ordinances or municipal regulations, compliance with the more restrictive provision shall apply.

7.4. Captions. The article and section captions appear, and are intended for convenience only and shall not be construed with any substantive effect in this Declaration.

7.5. Severability. The provisions hereof shall be deemed independent and severable and the invalidity or partial invalidity or enforceability of any provisions shall not affect the validity or enforceability of any such remaining portion of said provisions hereto.

7.6. Enforcement. Failure of the Declarant or any or all owners to enforce any provision of this Declaration as set forth above, whether there has been a breach of any such provision by commission or omission, shall not be deemed a waiver of Declarant's or any such owner's or owners' rights to enforce the same or other provisions herein in the future.

7.7. Declarant. Declarant shall have the right to enforce this Declaration and shall retain complete control of the matters affecting Subdivision until one (1) year after Declarant sells or transfers title to all Lots in Subdivision. Declarant's rights hereunder shall continue until the satisfaction of any land contract, mortgage, or other security interest in any Lot hereunder which Declarant has retained in the process of conveying such Lots.

[Signatures begin on following page]

[Signature Page to Declaration of Restrictive Covenants for Subdivision]

IN WITNESS WHEREOF, the said Declarant has caused this Declaration to be executed as of the day and year first above written.

DECLARANT:

_____, LLC

By:_____
Name:_____
Its:_____

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE)

Personally came before me this ____ day of _____, 2026 the above-named _____, to me known to be the _____ of _____, LLC, and to me known to be the person who executed the foregoing document and acknowledged the same.

Notary Public, State of Wisconsin

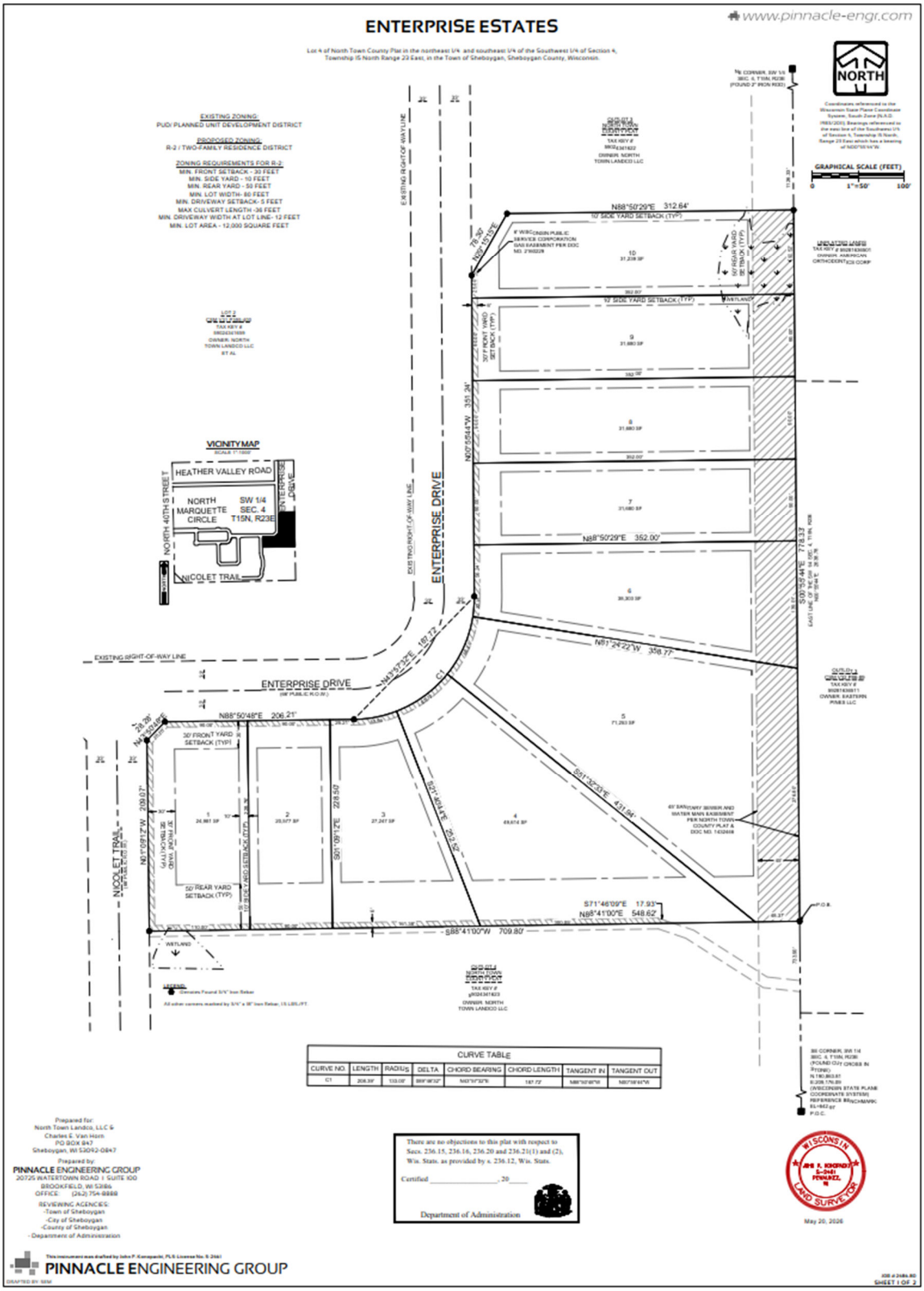
My Commission Expires:_____

EXHIBIT A

Legal Description

EXHIBIT B

Subdivision Plat



www.pinnacle-engr.com

ENTERPRISE ESTATES

Lot 4 of North Town County Plat in the northeast 1/4 and southeast 1/4 of the Southwest 1/4 of Section 4, Township 15 North Range 23 East, in the Town of Sheboygan, Sheboygan County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 4, Township 15 North, Range 23 East, in the Town of Sheboygan, Sheboygan County, Wisconsin, which is described as follows:

Lot 4 of North Town County Plat, as recorded in the Register of Deeds office for Sheboygan County as Document No. 2139622 in Volume 19, Page 311 of records.

Containing 398,264 square feet (9.2264 acres) of land.

That I have made such survey, land division and map by the direction of North Town Landco, LLC. and Charles E. Van Horn, owners of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and Chapter 337 of the Town of Sheboygan statutes in surveying, mapping and dividing the land within the subdivision.

_____
John P. Konopacki
Professional Land Surveyor S-2461
Date: May 20, 2026

WISCONSIN JOHN P. KONOPACKI S-2461 PEWAUKEE, WI LAND SURVEYOR

OWNER'S CERTIFICATE

North Town Landco, LLC, a Limited Liability Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Limited Liability Corporation caused the land described on this plat to be surveyed, divided, and mapped as represented on this plat.

Charles E Van Horn, as owner, does hereby certify that said owner caused the land described on this plat to be surveyed, divided, and mapped as represented on this plat.

North Town Landco and Charles E Van Horn, as owners, do further certify that this plat is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval:

1. Town of Sheboygan
2. City of Sheboygan
3. Sheboygan County Planning & Resources Department
4. Department of Administration

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by (name - print) _____ (title) _____ at (city)_____, _____ County, Wisconsin, on this _____ day of _____, 2026.

In the presence of:

_____
Name (signature) - Title

_____ _____
Date Charles E Van Horn

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ 2026, (name) _____ (title) _____ of the above named North Town Landco LLC. to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ (title) of said North Town Landco LLC, and acknowledged that they executed the foregoing instrument as such officer as the deed of said North Town Landco LLC, by its authority.

_____
Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ 2026, Charles E Van Horn, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____, 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 in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____ and its corporate seal to be hereunto affixed this _____ day of _____, 2026.

_____ _____
Date Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Town of Sheboygan on this _____ day of _____, 2026.

_____ _____
Date Dan Herr, Chairperson

_____ _____
Date Peggy Fischer, Clerk

TOWN BOARD APPROVAL

Approved by the Town Board of the Town of Sheboygan on this _____ day of _____, 2026.

_____ _____
Date Dan Herr, Chairman

_____ _____
Date Peggy Fischer, Clerk

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Sheboygan, Wisconsin, on this _____ day of _____, 2026.

_____ _____
Date Ryan Sorenson, Mayor

_____ _____
Date Meredith DeBruin, City Clerk

TOWN OF SHEBOYGAN CERTIFICATE OF TREASURER

I, Jessica Moyer, being the duly elected, qualified, and acting Town of Sheboygan Clerk, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2026, on any of the land included on this map.

_____ _____
Date Peggy Fischer - City Clerk

TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
SHEBOYGAN COUNTY) SS

I, _____, being duly elected, qualified and acting Treasurer of the County of Sheboygan, do hereby certify in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____ day of _____, 2026 on any of the lands in the Certified Survey Map.

_____ _____
Date Louis Henning-Lamelz, County Treasurer

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

UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by

North Town Landco, LLC, and Charles E. Van Horn, Grantors, to

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin Corporation doing business as WE Energies, Grantee

WISCONSIN BELL, INC., d/b/a AT&T WISCONSIN, a Wisconsin Corporation, Grantee

and **TIME WARNER ENTERTAINMENT COMPANY, L.P.**, 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, 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 Areas" 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 reasonable required incident to the rights herein given, and the right to enter upon the subdivided property of all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonable 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 or communication 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 placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" 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 four inches without the written consent of grantees.

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

This instrument was drafted by John P. Konopacki, PLS License No. S-2461

PINNACLE ENGINEERING GROUP

DRAFTED BY: SEM

SHEET 2 OF 2