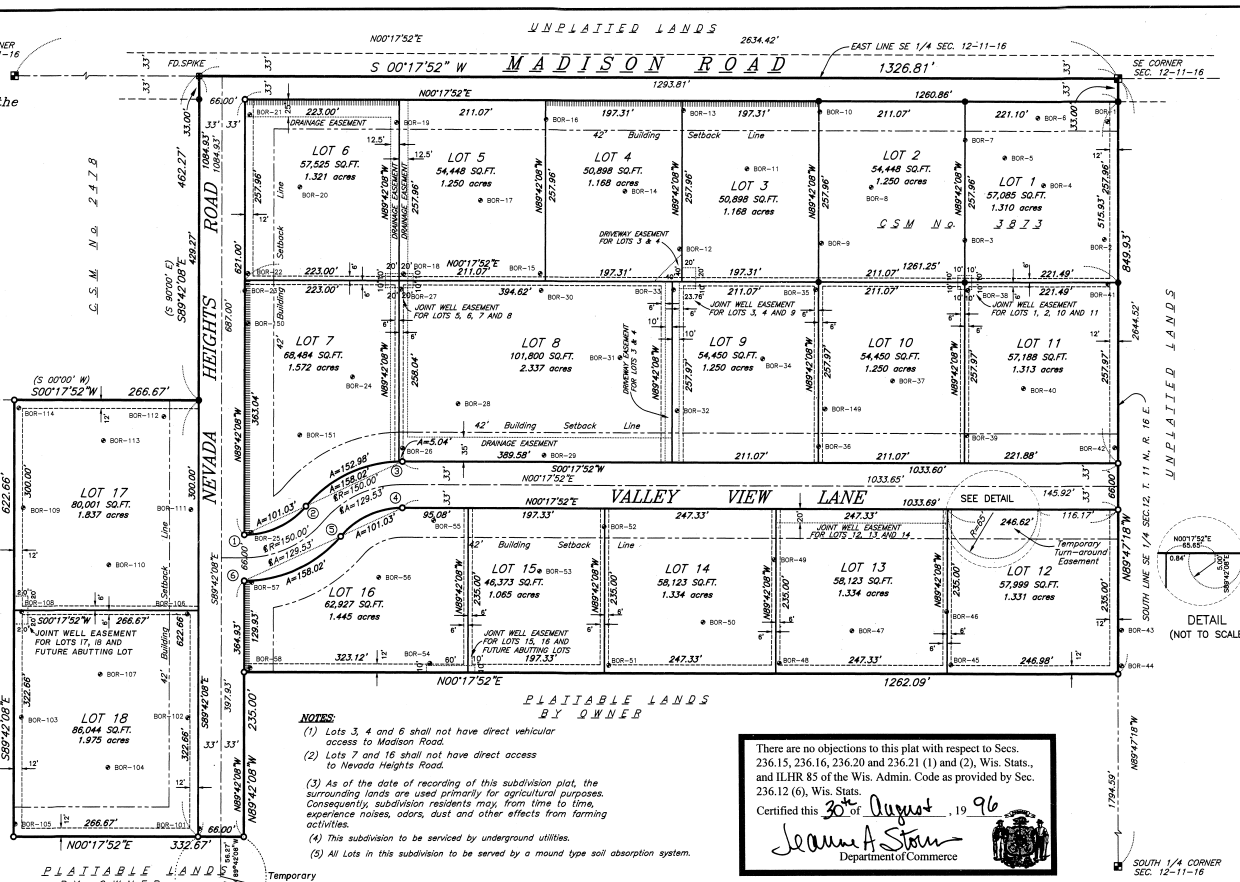
NEVADA HEIGHTS

Being a redivision of Certified Survey Map No. 3873, as recorded in Volume 23 of Certified Survey Maps, pages 263 to 264 and that part of the Northeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 12, Town 11 North, Range 16 East of the Fourth Principal Meridian, Town of Hubbard, Dodge County, Wisconsin.



Document # 872785
Received this 16th day of December 19 96 at 9:51 A.M. and recorded in Vol. Cab A of Plats, Page 275
DODGE COUNTY REGISTER OF DEEDS
Karen Walter, Register

PATRICK R. SCHUSTER S-1985 MILWAUKEE, WI — WISCONSIN — LAND SURVEYOR

Patrick R. Schuster

PATRICK R. SCHUSTER, RLS-1985
Dated this 14th day of June, 1996
Revised this 20th day of August, 1996
Revised this 29th day of August, 1996
Revised this 12th day of December, 1996

SURVEYOR'S CERTIFICATE

I, Patrick R. Schuster, Wisconsin Registered Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Control Ordinance of Dodge County and under the direction of JEVIC ENTERPRISES, INC., and Jeffrey J. Weber, owners of said land, I have surveyed, divided and mapped NEVADA HEIGHTS:

That such plat correctly represents all exterior boundaries and the division of the lands surveyed:

Being a redivision of Certified Survey Map No. 3873, as recorded in Volume 23 of Certified Survey Maps, pages 263 to 264 and that part of the Northeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 12, Town 11 North, Range 16 East of the Fourth Principal Meridian, Town of Hubbard, Dodge County, Wisconsin and being more particularly described as follows:

Beginning at a Berntsen Aluminum Monument marking the SE 1/4 corner of said Section 12; thence North 89°47'18" West, along the south line of the SE 1/4 of said section, 849.93 feet; thence North 00°17'52" East, 1262.09 feet; thence North 89°42'08" West, 235.00 feet; thence North 00°17'52" East, 332.67 feet; thence South 89°42'08" East, 622.66 feet; thence South 00°17'52" West, 266.67 feet; thence South 89°42'08" East, 462.27 feet to a point on the east line of the SE 1/4 of said Section 12; thence South 00°17'52" West, along said east line, 1326.81 feet to the point of beginning.

Containing 30.069 acres of land, more or less.

OWNER'S CERTIFICATE OF DEDICATION

JEFFREY J. WEBER, as owner, do hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also 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 or objection: Department of Commerce; Dodge County Planning and Development Department; and Town of Hubbard.

Witness the hand and seal of said owner this 13th day of DECEMBER, 1996.

In presence of: Robert P. Weber

Jeffrey J. Weber

State of Wisconsin) SS County of Dodge)

Personally came before me this 13th day of DECEMBER, 1996, the above named Jeffrey J. Weber, to me known to be said individual who executed the foregoing instrument and acknowledge the same.

My commission expires 9-20-98

Debra B. Weber, Notary Public

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Jevic Enterprises, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. Jevic Enterprises, Inc., does further certify that this plat is required by s.236.10 or s236.12 to be submitted to the following for approval or objection: Department of Commerce; Dodge County Planning and Development Department; Town of Hubbard.

In witness thereof, Jevic Enterprises, Inc., a Wisconsin corporation, has caused these presents to be signed by Jeffrey J. Weber, President, at Washington County, Wisconsin this 13th day of DECEMBER, 1996.

Jevic Enterprises, Inc.

Jeffrey J. Weber

In presence of: Robert P. Weber

State of Wisconsin) SS County of Dodge)

Personally came before me this 13th day of DECEMBER, 1996, the above named Jeffrey J. Weber, President, to me known to be such President of Jevic Enterprises, Inc. and acknowledged that he executed the foregoing instrument as such officer of said corporation, by its authority.

My commission expires 9-21-98

Debra B. Weber, Notary Public

TOWN OF HUBBARD RESOLUTION

"Resolved, that the plat of "NEVADA HEIGHTS" in the Town of Hubbard, Jeffrey J. Weber, owner, has been filed for approval and is hereby approved by the Town Board as required by Chapter 236 of the Wisconsin Statutes."

DATE: 9/16/1996 APPROVED

Kenneth Schulz

KENNETH SCHULZ, TOWN CHAIRMAN

I hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Town of Hubbard on the 16th day of September, 1996.

Naomi Kriewald

NAOMI KRIEWALD, TOWN CLERK

COUNTY BOARD RESOLUTION

"Resolved, that the plat of "NEVADA HEIGHTS" in the Town of Hubbard, Jeffrey J. Weber, owner, has been filed for approval and is hereby approved by the County Board of Dodge County as required by Chapter 236 of the Wisconsin Statutes."

DATE: _____ APPROVED

Chas. E. Swain

CHARLES E. SWAIN, CHAIRMAN DODGE COUNTY BOARD

I hereby certify that the foregoing is a true and correct copy of the resolution adopted by the County Board of Dodge County on the _____ day of _____, 1996.

DOROTHY E. EBERT, COUNTY CLERK

DODGE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT APPROVAL

Approved as a final plat this 13th day of Dec., 1996.

DATE: 12-13-96

Fred A. Lueck

FRED A. LUECK, PLAT REVIEW OFFICER

NOTES:

(1) Lots 3, 4 and 6 shall not have direct vehicular access to Madison Road.

(2) Lots 7 and 16 shall not have direct access to Nevada Heights Road.

(3) As of the date of recording of this subdivision plat, the surrounding lands are used primarily for agricultural purposes. Consequently, subdivision residents may, from time to time, experience noises, odors, dust and other effects from farming activities.

(4) This subdivision to be serviced by underground utilities.

(5) All Lots in this subdivision to be served by a mound type soil absorption system.

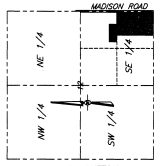
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., and ILHR 85 of the Wis. Admin. Code as provided by Sec. 236.12 (6), Wis. Stats.

Certified this 30th of August, 19 96

Jeanne A. Storm
Department of Commerce

LEGEND:

- ( ) AS RECORDED
- ■ FOUND BERNTSEN ALUMINUM MONUMENT
- ● FOUND 1" IRON PIPE
- ○ SET 2"x30" IRON PIPE WEIGHING NOT LESS THAN 3.65 LBS/LIN FT. ALL OTHER LOT CORNERS SET WITH 1"x24" IRON PIPE WEIGHING NOT LESS THAN 1.13 LBS/LIN FT.
- RESTRICTED ROAD ACCESS
- BOR-48 BORING LOCATION
- 12' UTILITY EASEMENT WIDTH AS SHOWN



LOCATION SKETCH SEC 12-11-16 SCALE 1"=2500'

CURVE DATA

CURVE	LOT	ARC	RAD	DELTA	CHORD BEAR.	CHORD	TANGENT IN	TANGENT OUT
1-2		101.03'	117.00'	49°28'33"	S24°26'24.5"E	97.92'	S00°17'52"W	S49°10'41"E
2-3		158.02'	183.00'	49°28'33"	S24°26'24.5"E	153.16'	S49°10'41"E	S00°17'52"W
	LOT7	152.98'	183.00'	47°53'52"	S25°13'45"E	148.57'		
	LOT8	5.04'	183.00'	1°34'41"	S00°29'28.5"E	5.04'		
4-5		101.03'	117.00'	49°28'33"	N24°26'24.5"W	97.92'	N00°17'52"E	N49°10'41"W
5-6		158.02'	183.00'	49°28'33"	N24°26'24.5"W	153.16'	N49°10'41"W	N00°17'52"E

TOWN TREASURER'S CERTIFICATE

I, Maxine Kaepernick, being the duly elected, qualified and acting treasurer of the Town of Hubbard, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of December 13, 1996 affecting the lands included in the plat of "NEVADA HEIGHTS".

DATE: December 13, 1996

Maxine Kaepernick

MAXINE KAEPERNICK, TOWN TREASURER

COUNTY TREASURER'S CERTIFICATE

I, Karen E. Freber, being the duly elected, qualified and acting treasurer of the County of Dodge, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of December 16, 1996 affecting the lands included in the plat of "NEVADA HEIGHTS".

DATE: 12/16/96

Karen E. Freber

KAREN E. FREBER, COUNTY TREASURER

UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by Jeffrey J. Weber, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY, WISCONSIN POWER AND LIGHT COMPANY

and

AMERITECH, **Grantees,**

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, for such purposes as the same is now or may hereinafter be used and for sounds 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 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 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 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 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.

GRAPHIC SCALE
100 50 0 100

BEARINGS ARE BASED ON THE EAST LINE OF THE SE 1/4 SECTION 12-11-16, ASSUMED BEARING S00°17'52"W.

ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT. ALL ANGLES MEASURED TO THE NEAREST ONE SECOND AND COMPUTED TO THE NEAREST HALF SECOND.

NO UTILITY SHALL BE PLACED WITHIN ONE FOOT OF ANY LOT CORNER ON THIS PLAT.

SCHUSTER SURVEYING
883 HIGHWAY 60 EAST, SLINGER, WI 53086
(414) 644-7015, (414) 644-7104
FAX (414) 644-8809
FIELD P.B.S. | DR. A.J.C. | CHK'D P.B.S. | 96028su1

Sheet 1 of 1

Covenants + Restrictions 906/255

AFF CORRECTION Doc # 1020828
Cove-Restr. 906/255 Amend-Declar. 974/606

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