

Certified Survey Map

A combination and depiction of the land boundaries recorded as Lots 18 (D-1787), 19 (D-1788), 20 (D-1789) and 21 (D-1790) of the recorded plat of "Peso Place Estates", (Volume 22, Plats, page 319, Document Number 2287846, Brown County Records) said plat located in part of the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 29, T23N-R21E, in the Town of Ledgerview, Brown County, Wisconsin.

100 50 0 100 200 300

Graphic Scale

Ridge Haven Court

Outlet 2

N55°56'56"E 211.44'

Outlet 2
The Ridges of Dollar Creek

Ridge Haven Estates
Lot 10

Lot 16

The Ridges of Dollar Creek

Lot 18

Peso Place Estates

Lot 1
77,847 sq. ft.
1.79 acres

S00°14'19"W 744.28'
(Rec. N00°14'07"E)

Lot 15

The Ridges of Dollar Creek

Lot 14

The Ridges of Dollar Creek

LEGEND

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- 2" iron pipe found
- ⊙ Brown County Monument - type noted
- No Access

Lot 14
Peso Place Estates

Lot 13
Peso Place Estates

Lot 15
Peso Place Estates

Lot 16
Peso Place Estates

Lot 17
Peso Place Estates

North Hidden Falls Court

Lot 21
Peso Place Estates

Lot 3
21,992 sq. ft.
0.50 acres

12' Utility Easement

Lot 2
33,732 sq. ft.
0.77 acres

Lot 20
Peso Place Estates

Peso Place

Lot 4

Lot 3
Peso Place Estates

Lot 2

Lot 1

Bearings referenced to East line of the plat of "Peso Place Estates", assumed to be S00°14'19"W.

Southwest corner
Section 29
T23N-R21E
(PK Nail found)

S89°03'26"E 2636.58'

South 1/4 corner
Section 29
T23N-R21E
(PK Nail found)

Client: Bernadine Van de Yacht
Date Drafted: 5/13/10
AutoCAD#: C-19705CSM 051310.dwg
Drafted By: RJO

Scale: 1"=100'

Tax Parcel Numbers
D-1787, 1788, 1789 & 1790

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

Sheet One of Four
Project No.: C-19705
Drawing No.: L-7713

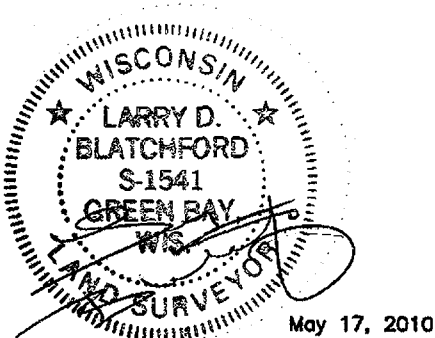
SURVEYOR'S CERTIFICATE

I, Larry Blatchford, Registered Land Surveyor, S-1541, do hereby certify that this Certified Survey Map is not a division of property but solely a combination and depiction of the land boundaries recorded as Lots 18 (D-1787), 19 (D-1788), 20 (D-1789) and 21 (D-1790) of the recorded plat of "Peso Place Estates", (Volume 22, Plats, page 319, Document Number 2287846, Brown County Records) said plat located in part of the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 29, T23N-R21E, in the Town of Ledgeview, Brown County, Wisconsin, into three parcels and descriptions, more fully described as follows:

All of Lots 18, 19, 20 and 21 of the recorded plat of "Peso Place Estates" (Volume 22, Plats, page 319, Document Number 2287846, Brown County Records), said plat located in part of the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 29, T23N-R21E, in the Town of Ledgeview, Brown County, Wisconsin.

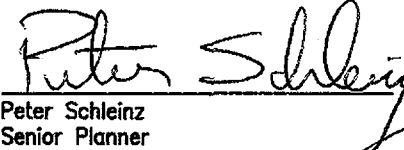
Parcel contains 133,571 square feet / 3.06 acres, more or less.
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the combination thereof. That I have made such a survey, combination, and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and the Brown County Planning Commission in surveying, combining, and mapping the same.



BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Plan Commission this 17th day of JUN, 2010


Peter Schleinz
Senior Planner

A circular seal for the Brown County Planning Commission. It features the text "BROWN COUNTY PLANNING COMMISSION" around the perimeter and a large "SEAL" in the center. A signature is written across the seal.

TREASURER'S CERTIFICATE

As duly elected Brown County Treasurer, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in this Certified Survey Map as of the dates listed below.

 6-14-10
Kerry M. Blaney Date
Brown County Treasurer Deputy

Curve Data

Curve No.	Arc Length	Radius	Chord Length	Chord Bearing	Central Angle	Tangent Bearing
1-2	29.14	70.00	28.93	N77°50'13"W	23°50'56"	
3-4	54.11	130.00	53.72	N77°50'13"W	23°50'56"	
5-6	25.16	12.00	20.80	N29°42'01"W	120°07'20"	
6-7	67.93	200.00	67.60	N40°05'26"E	19°27'34"	S30°21'39"W
8-9	70.92	65.00	67.45	N81°04'37"E	62°30'48"	S67°39'59"E
9-10	37.13	65.00	36.63	S84°01'53"E	32°43'48"	
10-11	92.85	65.00	85.16	N38°40'51"E	81°50'44"	
11-12	96.77	65.00	88.08	N44°53'28"W	85°17'54"	
9-12	275.12	65.00	128.05	N12°23'48"E	199°52'26"	N87°32'25"W

Sheet Two of Four
Project No.: C-19705
Drawing No.: L-7713

RESTRICTIVE COVENANTS (per Peso Place Estates)

- 1) The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
- 2) No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.
- 3) Lots 8 - 19 contain an Environmentally Sensitive Area (ESA) as defined in the Brown County Sewage Plan. The ESA includes the wetlands and all lands within 50' of wetlands greater than 2 acres in size, all lands within 100 feet of a waterway (unless a flood study is completed whereby the ESA is the floodway plus 50 feet or 75 feet beyond the ordinary high water mark - whichever is greater), steep slopes of 12% or greater associated with any water feature or buffer, and a 20 foot setback from steep slopes of 20% or greater associated with a water feature or buffer. Development and land disturbing activities are restricted within the ESA, unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.
- 4) The owner and occupant of each and every lot, by acceptance of title to said lot, or by taking possession thereof, agree to the aforesaid restrictions and covenants.

Completion of Exterior:

The exterior of any building erected on the premises must be completed within one (1) year after commencement of the general construction of the building.

Architectural Styles and Building Materials:

Traditional styles including Colonial, Williamsburg, American Gothic, Cape Cod, French Country, Georgian, English Country, Craftsman, Prairie and Arts and Crafts are encouraged. Modern, Mediterranean and Spanish styles may be restricted. All sides of any building constructed must be finished with brick, stone, EIFS, finished cedar or finished fiber cement board. Garage doors should be placed on side elevation of the home except for homes on Lots 1 to 3. Roofing must be architectural type, textured fiberglass or asphalt shingled, wood shakes, standing seam, or copper. Standard three in one shingles will not be permitted.

Limitation of Accessory Buildings:

Not more than one accessory building may be constructed on any lot. Accessory buildings are to be constructed with the same type of material as the dwelling. Flat roofs on accessory buildings are prohibited. An accessory building shall not exceed 200 square feet. No tree houses shall be allowed on any lot or common area of the subdivision.

Roof Pitch:

Roof pitch shall not be less than 8/12 pitch. The developer before commencement of construction must approve a roof pitch of less than 8/12.

Square Footage Requirements:

Construction on any dwelling must not commence until the developer approves the final plan. The final plan must have the following minimum requirements.

- A. Homes built on lots 8 thru 19 (ravine lots) must have 2400 square feet of living space for a ranch style home and 3000 square feet of living space for 1 ½ or 2 story home.
- B. Homes built on lots 1 thru 7 and lots 20, 21 and 22 must have 2200 square feet of living space for a ranch style home and 2800 square feet of living space for 1 ½ or 2 story home.
- C. Homes built on lots 21 and 22 must face Black Gold Court and both lot owners must maintain the landscaped area along Peso Place that is on each lot. The developer will install the landscaping at the developer's expense.
- D. Owners of lots 1 and 22 will be responsible to maintain the landscape area around the entrance column built on each of the lots. In the event the columns need to be repaired or replaced the cost shall be shared equally between all of the property owners of the subdivision

*Living space shall be an above grade and heated area and shall not include any finished area in the basement

Landscaping:

The grading, topsoil, seeding and / or sodding of lots must be completed within one (1) year after completion of general construction on the property.

Fencing:

Chain link or cedar fences are prohibited. All other fencing must be constructed of rod iron or painted aluminum and approved by the developer.

Dog Kennels:

Kennels may be constructed but must be attached to the home and made of the same materials.

Livestock:

No livestock including, but not limited to cattle, horses, swine, sheep, goats or poultry of any kind shall be kept on the premises. There shall be no more than 2 dogs or 2 cats to be kept on any premise.

Decorative Address Column:

Each lot shall install a minimum of one (1) masonry decorative address column with light and address number attached. Each column shall be a minimum of 18" wide with address facing the street.

Swimming Pools:

All pools must be in ground and the developer must approve plans. All privacy fencing shall fall into the covenants on fencing as part of Section 8 and be approved by the developer.

Limitation of Outside Storage:

Other than conventional vehicles, all other types of vehicles such as, but not limited to motor homes, snowmobiles, boats, recreation vehicles and trailers of any type shall not be parked or stored overnight on any part of the front or side yard of the premises for a continuous period of three (3) twenty four hour periods in one (1) calendar year. All vehicles must be parked on a paved surface.

Satellite Dishes:

Satellite dishes are allowed but must not measure in excess of 24 inches in diameter.

Mobile or Modular Homes:

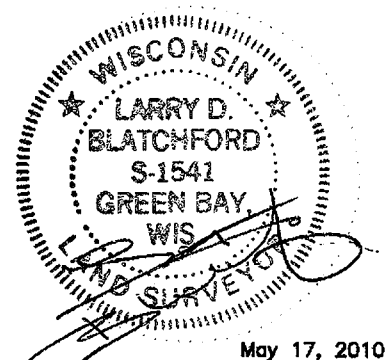
All homes must be site constructed and stick built. No building erected or assembled elsewhere shall be moved onto any lot.

Mailboxes:

A list of approved mailboxes to be selected from will be provided to each homeowner. The mailbox shall be installed in compliance with the US post office.

Fire Pits:

There are no campfires, burning or fire pits allowed in any area below the top of ridge of each lot in the subdivision.



May 17, 2010

Sheet Three of Four
Project No.: C-19705
Drawing No.: L-7713

2475025

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

WBMT, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the land on this Certified Survey Map to be surveyed, mapped and combined as represented hereon. WBMT LLC does further certify that this Certified Survey Map is required to be submitted to the Brown County Planning Commission for approval or objection in accordance with current Land Subdivision Ordinances.

In Witness Whereof, the said WBMT, LLC has caused these presents to be signed by Bernadine A. VanDeYacht, its Member, on this 7 day of June, 2010.

Bernadine A. VanDeYacht
Bernadine A. VanDeYacht
Member - WBMT, LLC

Personally came before me this 7 day of June, 2010, the above named Member of said Limited Liability Company and acknowledged that she executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

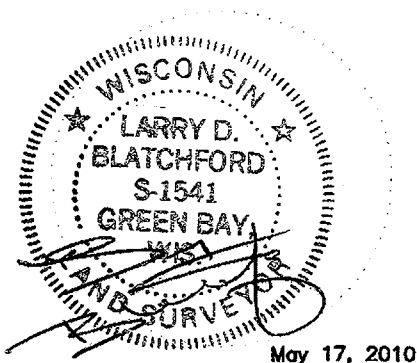
[Signature]
Notary Public
Brown County, Wisconsin

My Commission Expires 8/1/13



NOTES (per Peso Place Estates)

- 1) The property owner, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Department of Natural Resources, "Wisconsin Construction Site Best Management Practice Handbook" to prevent soil erosion. However, if the Village/Town, at the time of construction, has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any construction or installation related activities associated with streets and utilities.
- 2) A shoreland permit from the Brown County Zoning Administrator's office is required for Lots 5 & 7-15 prior to any construction, fill, or grading activity within 300 feet of a stream.
- 3) Lots 8-19 include wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corp of Engineers, or the Brown County Zoning Administrator's Office prior to any development activity.
- 4) Outlot 1, at such time "Peso Place Estates" is recorded, is to be transferred to the property to the West by deed.



May 17, 2010

Office of the Register of Deeds Brown County, Wisconsin	
Received for Record	<u>June 14th</u> , 20 <u>10</u>
at <u>3:00</u> o'clock <u>P</u> M and recorded as	
Document #	<u>2475025</u> in
Volume <u>155</u> of <u>CSM's</u>	on Page <u>316</u>
<u>[Signature]</u> Cathy Williquette, Register of Deeds	

Sheet Four of Four
Project No.: C-19705
Drawing No.: L-7713

VOL 55 PAGE 319