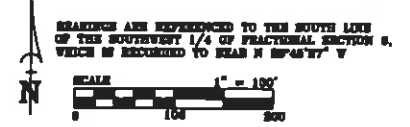


HUNTERS GROVE

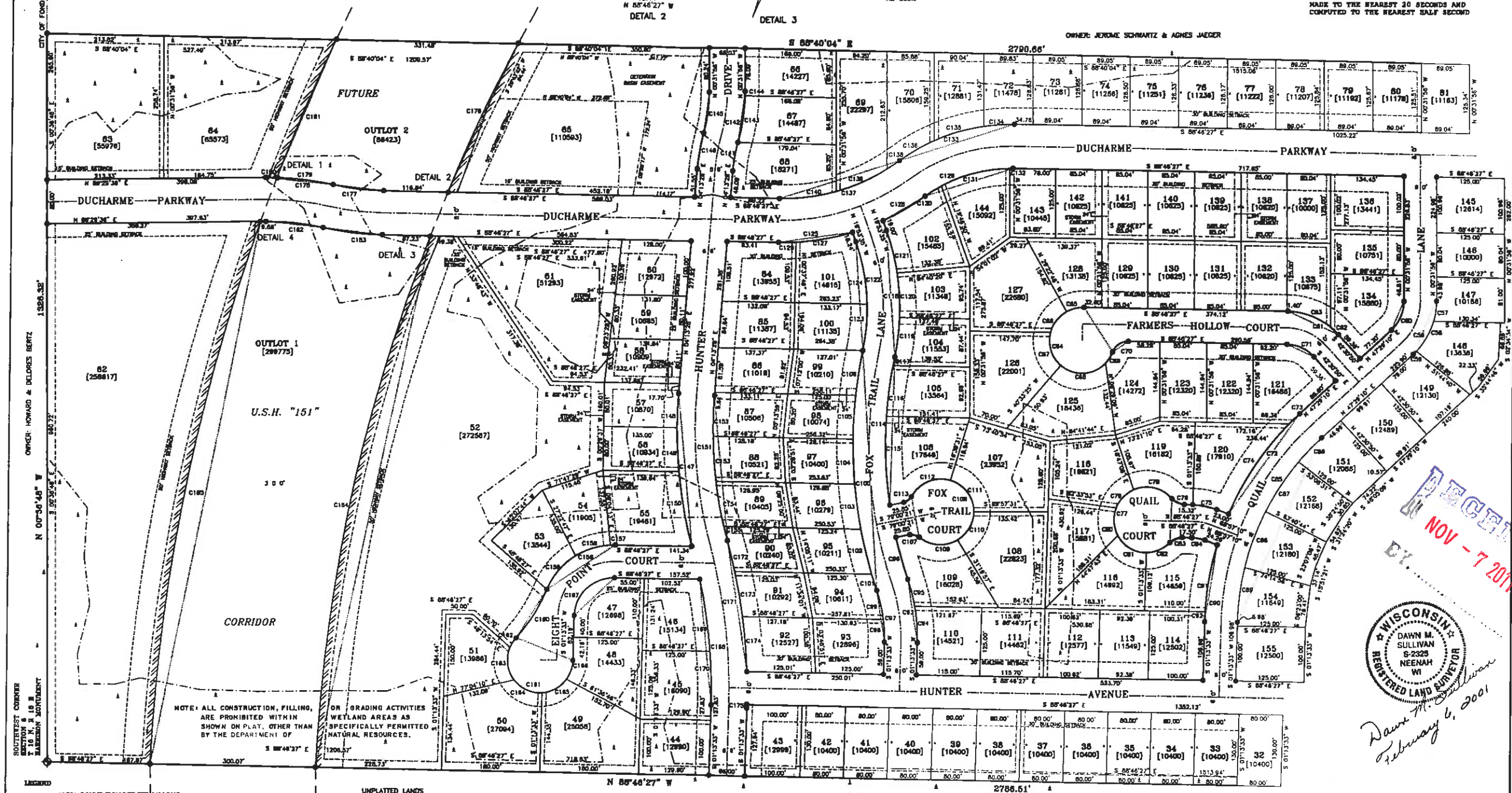
ALL OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 6, TOWN 15 NORTH, RANGE 18 EAST, CITY OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN

U.S.H. "151" AND DUCHARME PARKWAY INTERSECTION VISION CORNER EASEMENTS DETAILS

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., ch. Trans 233 Wis. Admin. Code or by the County Planning Agency as provided by Sec. 236.12 (6), Wis. Stats.
 Certified July 19th, 2001
Rene M. Pawley
 Department of Administration



NOTES
 ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT
 ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 30 SECONDS AND COMPUTED TO THE NEAREST HALF SECOND



- 1" DIA. ROUND IRON PIPE SET 1/4" LONG, WEIGHING 1.13 LBS. PER LINEAL FOOT AT ALL OTHER LOT CORNERS
- 1" DIA. ROUND IRON PIPE FOUND
- 1/4" DIA. ROUND STEEL REINFORCING BAR SET, 30" LONG WEIGHING 4.30 LBS. PER LINEAL FOOT
- 1/4" DIA. STEEL REINFORCING BAR FOUND
- [] TOTAL LOT AREA IN SQUARE FEET
- ◇ GOVERNMENT CORNERS
- () RECORDED AS
- ▨ ACCESS RESTRICTED AREA
- ▲ WETLAND BOUNDARY



UNPLATTED LANDS

UTILITY EASEMENTS - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THIS INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.33 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

UTILITY EASEMENTS ARE STANDARD 7.5' ON COMMON LOT LINES, 15' ON SINGLE AND BEAR LOT LINES AND 10' ON FRONT LOT LINES UNLESS OTHERWISE DENOTED.

STORM SEWER EASEMENTS ARE STANDARD 24' ON COMMON LOT LINES, 12' ON EACH LOT UNLESS DENOTED.

ACCESS RESTRICTION CLAUSES

AS OWNER, I HEREBY RESTRICT LOTS 1, 4, EAST OF 5, 6 THROUGH 10, FUTURE PARK, 168, 195, 196 AND 207 IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH C.T.H. "M", LOTS 52, 62, 64 AND 65 IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH FUTURE U.S.H. "151" CORRIDOR, AS SHOWN ON THE PLAT; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE CITY OF FOND DU LAC.

SIGNED: GERALD D. RATHUSER
 DATE: _____

RECEIVED
 NOV - 7 2001
 WISCONSIN REGISTERED LAND SURVEYOR
 DAWN M. SULLIVAN
 6-2325 NEENAH WI
Dawn M. Sullivan
 February 6, 2001

Martenson & Eisele, Inc.
 Engineering - Surveying - Planning
 1919 American Court
 Neenah, WI 54956
 (920) 731-0361
 FAX (920) 733-8578
 R-MAIL mail@martenson-eisele.com
 Drawing No. 009-001
 Sheet 1 of 4

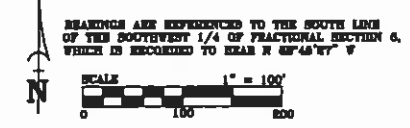
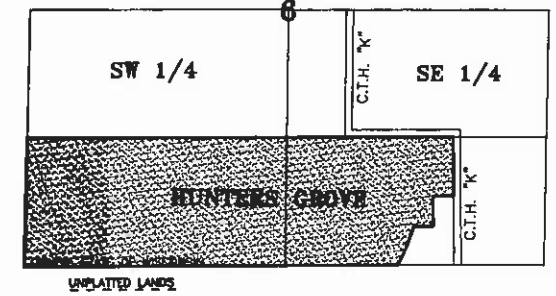
Revised 5/3/2001
 This instrument drawn by: DMS, PLS

HUNTERS GROVE

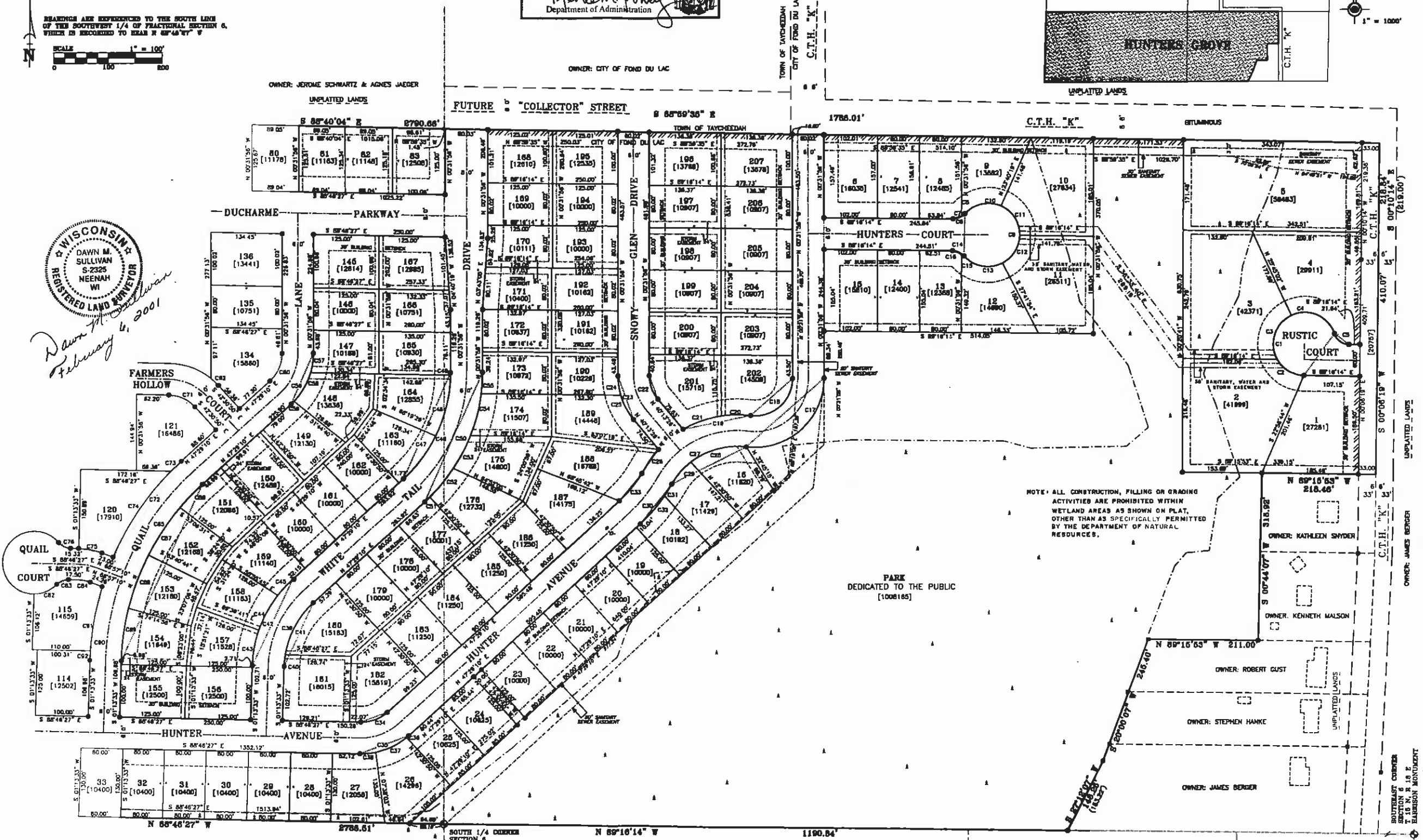
ALL OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 6, TOWN 16 NORTH, RANGE 18 EAST, CITY OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN

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., ch. Trans 233 Wis. Admin. Code or by the County Planning Agency as provided by Sec. 236.12 (6), Wis. Stats.
Certified July 19th, 2001
Ronald D. Pong
Department of Administration

LOCATION MAP
FRACTIONAL SECTION 6, T 16 N, R 18 E
CITY OF FOND DU LAC
FOND DU LAC COUNTY, WISCONSIN



WISCONSIN
DAWN M. SULLIVAN
REGISTERED LAND SURVEYOR
S-2325
NEENAH
WI
Dawn M. Sullivan
February 4, 2001



NOTE: ALL CONSTRUCTION, FILLING OR GRADING ACTIVITIES ARE PROHIBITED WITHIN WETLAND AREAS AS SHOWN ON PLAT, OTHER THAN AS SPECIFICALLY PERMITTED BY THE DEPARTMENT OF NATURAL RESOURCES.

HIGHWAY SETBACK LINES
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, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND SUSTAINING 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 AGENTS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

NOISE BARRIERS
THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.

FRESH YARD BUILDINGS RESTRICTIONS
30' LOTS 1-43, 69-207
25' LOTS 44-51, 53-60 AND 66-68
15' LOTS 61, 63 AND 64
LOT 52 25' NORTH AND EAST, 55' WEST
LOT 64 15' SOUTH AND 55' EAST
LOT 65 15' SOUTH AND EAST, 55' WEST

VISION CORNER
NO STRUCTURE OR IMPROVEMENT OF ANY KIND IS PERMITTED WITHIN THE VISION CORNER. NO VEGETATION WITHIN THE VISION CORNER MAY EXCEED 30 INCHES IN HEIGHT.

Martenson & Eisele, Inc.
Engineering - Surveying - Planning
Revised 5/3/2001
Drawing No. 600-001
This instrument drawn by: DMS, PLS
Sheet 2 of 4

HUNTERS GROVE

ALL OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 6, TOWN 15 NORTH, RANGE 18 EAST, CITY OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN

RECORDING FEE 50-
NO. OF PAGES 4
RECORDED ON:

2001 SEP 21 PM 1 58

SALLY BARBER
REGISTER OF DEEDS
FOND DU LAC COUNTY, WI

SURVEYOR'S CERTIFICATE

I, DAWN M. SULLIVAN, REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED HUNTERS GROVE BRING ALL OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 6, TOWN 15 NORTH, RANGE 18 EAST, CITY OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 6; THENCE NORTH 00 DEGREES 36 MINUTES 48 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1326.32 FEET; THENCE SOUTH 98 DEGREES 40 MINUTES 04 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID SOUTHWEST 1/4, A DISTANCE OF 2790.66 FEET; THENCE SOUTH 98 DEGREES 59 MINUTES 35 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID SOUTHWEST 1/4, A DISTANCE OF 1786.01 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 14 SECONDS EAST, ALONG THE WEST RIGHT OF WAY LINE OF C.T.H. "K", 218.84 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 19 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, 410.07 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 53 SECONDS WEST, 218.46 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 07 SECONDS WEST, 318.92 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 53 SECONDS WEST, 211.00 FEET; THENCE SOUTH 20 DEGREES 00 MINUTES 07 SECONDS WEST, 245.40 FEET; THENCE SOUTH 27 DEGREES 12 MINUTES 07 SECONDS WEST, 148.25 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 14 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1190.34 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 27 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 2786.51 FEET TO THE POINT OF BEGINNING, CONTAINING 5,780,049 SQUARE FEET (132.692 ACRES).

THAT I HAVE MADE SUCH SURVEY, LAND-DIVISION AND PLAT BY THE DIRECTION OF U.S. LAND DEVELOPMENT, L.L.C., OWNER OF SAID LAND.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND THE SUBDIVISION ORDINANCE OF THE CITY OF FOND DU LAC IN SURVEYING, DIVIDING AND MAPPING THE SAME.

GIVEN UNDER MY HAND THIS 14th DAY OF February, 2001.

Dawn M. Sullivan
DAWN M. SULLIVAN, REGISTERED LAND SURVEYOR S-2325

MARTENSON & EISELE, INC.
1919 AMERICAN COURT
NEENAH, WISCONSIN 54956

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

U.S. LAND DEVELOPMENT, L.L.C. 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.

U.S. LAND DEVELOPMENT, L.L.C. DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.

CITY OF FOND DU LAC
FOND DU LAC COUNTY PLANNING AGENCY
WISCONSIN DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID U.S. LAND DEVELOPMENT, L.L.C. HAS CAUSED THESE PRESENTS TO BE SIGNED BY GERALD D. MATRUSEK, ITS MANAGING PARTNER, AND COUNTERSIGNED BY JOHN F. SUPPLE, III, MEMBER AND PAUL R. GETCHEL, MEMBER AT WINNEBAGO COUNTY, WISCONSIN ON THIS 25th DAY OF July, 2001.

Gerald D. Matrusek
GERALD D. MATRUSEK
MANAGING PARTNER

John F. Supple, III
BY JOHN F. SUPPLE, III
MEMBER

Paul R. Getchel
PAUL R. GETCHEL
MEMBER

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 25th DAY OF July, 2001, THE ABOVE OWNERS TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

Dawn M. Sullivan
ROTARY PUBLIC MY COMMISSION EXPIRES 9-1-2002

CONSENT OF CORPORATE MORTGAGEE

ASSOCIATED BANK, N.A., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE LANDS HERE IN DESCRIBED, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LANDS DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF HUNTERS GROVE. IN WITNESS WHEREOF, THE SAID ASSOCIATED BANK, N.A., HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL P. DEMPSZEY, COMMUNITY BANK PRESIDENT AND PETER J. PRICKETT, VICE PRESIDENT DAY OF _____, 2001.

Michael P. Dempszey
MICHAEL P. DEMPSZEY, COMMUNITY BANK PRESIDENT

Peter J. Prickett
PETER J. PRICKETT, VICE PRESIDENT

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 25th DAY OF July, 2001, THE ABOVE OWNERS TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

Dawn M. Sullivan
ROTARY PUBLIC MY COMMISSION EXPIRES 9-1-2002

CERTIFICATE OF TREASURERS

STATE OF WISCONSIN)
FOND DU LAC COUNTY) SS

WE, Tom W. Ahl, DULY APPOINTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF FOND DU LAC, AND Kenny P. Manduskin, THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF FOND DU LAC, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN OUR RESPECTIVE OFFICES THERE ARE NO UNPAID TAXES, UNPAID SPECIAL ASSESSMENTS OR UNREDEEMED TAX SALES AS OF Aug 6 2001 ON ANY OF THE LAND INCLUDED IN THIS PLAT.

8/6/01 CITY TREASURER Tom W. Ahl

8/6/01 COUNTY TREASURER Kenny P. Manduskin

PLAN COMMISSION CERTIFICATE

STATE OF WISCONSIN)
FOND DU LAC COUNTY) SS

APPROVED THIS 18th DAY OF June, A.D. 2001

FOND DU LAC PLAN COMMISSION

Richard J. ...
CO-CHAIRMAN

CORPORATE RESOLUTION

RESOLVED, THAT THE PLAT OF HUNTERS GROVE, IN THE CITY OF FOND DU LAC, WISCONSIN, U.S. LAND DEVELOPMENT, L.L.C., OWNER, BE ONE AND THE SAME IS HEREBY APPROVED BY THE COMMON COUNCIL.

...
PRESIDENT OF THE COMMON COUNCIL

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION DULY ADOPTED BY THE COMMON COUNCIL OF THE CITY OF FOND DU LAC, WISCONSIN, ON THE 27th DAY OF June, 2001.

Sharon Hochstein
CITY CLERK

PUBLIC UTILITIES RESTRICTIVE COVENANT

ALL NEW ELECTRIC DISTRIBUTION LINES (EXCLUDING LINE OF 15,000 VOLTS OR MORE, ALL NEW TELEPHONE LINES FROM WHICH LOTS ARE INDIVIDUALLY SERVED, ALL NEW TELEGRAPH LINES, AND ALL NEW COMMUNITY ANTENNA TELEVISION CABLES AND SERVICES, INSTALLED WITHIN THIS AREA SHALL BE UNDERGROUND.

ASSOCIATED EQUIPMENT AND FACILITIES WHICH ARE APPURTENANT TO UNDERGROUND ELECTRIC AND COMMUNICATIONS SYSTEMS, SUCH AS, BUT NOT LIMITED TO, SUBSTATIONS, PAD-MOUNTED TRANSFORMERS, PAD-MOUNTED SECTIONALIZING SWITCHES AND ABOVE-GROUND PEDESTAL-MOUNTED KEYS MAY BE LOCATED ABOVE GROUND.

TEMPORARY OVERHEAD FACILITIES MAY BE INSTALLED TO SERVE A CONSTRUCTION SITE OR WHERE NECESSARY BECAUSE OF SEVERE WEATHER CONDITIONS. IN THE LATTER CASE, WITHIN A REASONABLE TIME AFTER WEATHER CONDITIONS HAVE MODERATED, SUCH TEMPORARY FACILITIES SHALL BE REPLACED BY UNDERGROUND FACILITIES AND THE TEMPORARY FACILITIES REMOVED.

UTILITY EASEMENTS SHOWN ON THE PLAT SHALL BE GRADED TO WITHIN SIX INCHES OF FINAL GRADE BY THE SUBDIVIDER PRIOR TO THE INSTALLATION OF UNDERGROUND ELECTRIC AND/OR COMMUNICATIONS FACILITIES, AND CONSTRUCTION OF ANY PERMANENT BUILDINGS, AND EARTH FILL, PILES OR MOUNDS OF DIRT OR CONSTRUCTION MATERIAL SHALL NOT BE STORED ON SUCH EASEMENTS AREAS. AFTER SUCH FACILITIES HAVE BEEN INSTALLED, SAID FINAL GRADE SHALL NOT BE ALTERED BY MORE THAN SIX INCHES BY SUBDIVIDER, HIS AGENT, OR SUBSEQUENT OWNERS OF THE LOTS ON WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH CONSENT OF THE UTILITY OR UTILITIES INVOLVED.

Recorded this 21st day of SEPT,
2001 at 1:58 In Vol 15
Pg 124,15,16 Doc # 724708
Sally Barber Register of Deeds
Fond du Lac County, WI

There are no objections to this plat with respect to
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Wis. Stats., ch. Trans 233 Wis. Admin. Code or by the
County Planning Agency as provided by Sec. 236.12
(6), Wis. Stats.
Certified July 19th, 2001
Renee M. Ponce
Department of Administration

Martenson & Eisele, Inc.
Engineering - Surveying - Planning
1919 American Court
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(920) 731-0361
FAX (920) 733-8578
E-MAIL martenson@eisele.com

Revised 5/3/2001
This instrument drawn by: DMS, PLS

Drawing No. 609-001
Sheet 4 of 4