

# HIGHLAND HILLS ESTATES

Being a part of the Northeast 1/4 and a part of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 15 North, Range 22 East, situated in the Township of Sheboygan Falls, Sheboygan County, Wisconsin.

Containing 2,945,788 square feet / 67.626 acres of land, more or less.

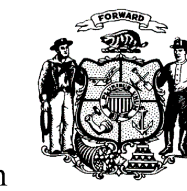
### LEGEND:

- 1-5/16" O.D. IRON PIPE FOUND
  - 2-3/8" O.D. X 30" LONG IRON PIPE SET, WEIGHING 3.65 LBS./LINEAL FT.
  - 1-5/16" O.D. X 24" LONG IRON PIPE SET, WEIGHING 1.68 LBS./LINEAL FT. AT ALL OTHER LOT CORNERS.
  - △ MASONRY NAIL SET
  - SECTION CORNER MONUMENT
- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 0.01 OF A FOOT.
- ALL DISTANCES SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
- R.A. = RECORDED AS
- ▨ = Wetlands
- ||||| = NO ACCESS

--- = Building Setback Line

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

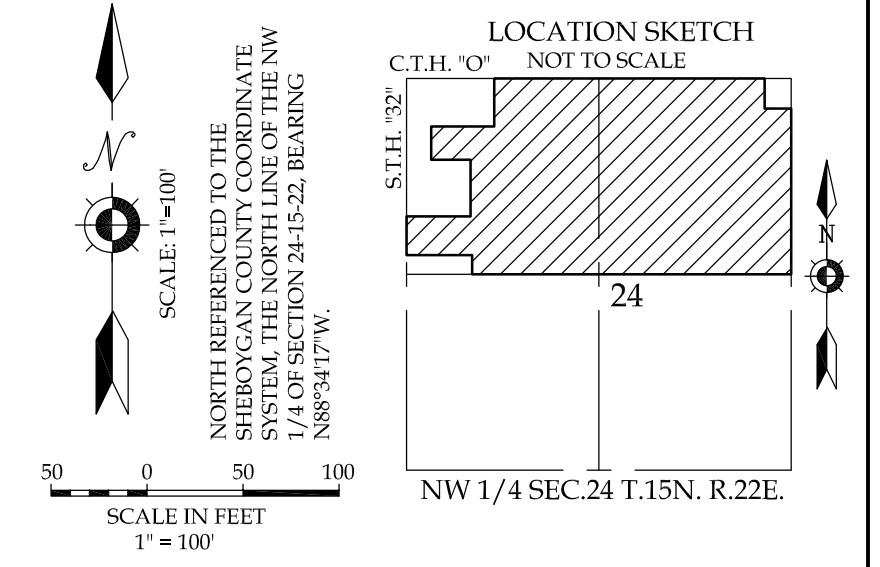


Department of Administration

### NOTES:

\*Wetland delineation performed by Brian Karczewski of Natural Resources Consulting, Inc. on February 16, 2006.  
\*Public Utility Easements are as shown on face of plat and detail sheet.  
(See "Utility Easement Provisions", Sheet 3 OF 3)

**YARD SETBACKS:**  
Street = 30'  
Rear = 25'  
Side = 15'



**ACCESS RESTRICTION NOTE:**  
All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of S.T.H.32; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Stats., and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

**HIGHWAY SETBACK NOTE:**  
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 retaining 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 assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department."

**NOISE ABATEMENT NOTE:**  
The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table I. 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."


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Containing 2,945,788 square feet / 67.626 acres of land, more or less.

## WETLAND & EASEMENT DETAIL

### LEGEND:

- 1-5/16" O.D. IRON PIPE FOUND
  - 2-3/8" O.D. X 30" LONG IRON PIPE SET, WEIGHING 3.65 LBS./LINEAL FT.
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  - SECTION CORNER MONUMENT
- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 0.01 OF A FOOT.  
ALL DISTANCES SHOWN ALONG CURVED LINES ARE ARC DISTANCES.  
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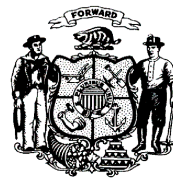
### NOTES:

- \*Wetland delineation performed by Brian Karczewski of Natural Resources Consulting, Inc. on February 16, 2006.
- \*Public Utility Easements are as shown on face of plat and detail sheet.
- (See "Utility Easement Provisions", Sheet 3 OF 3)

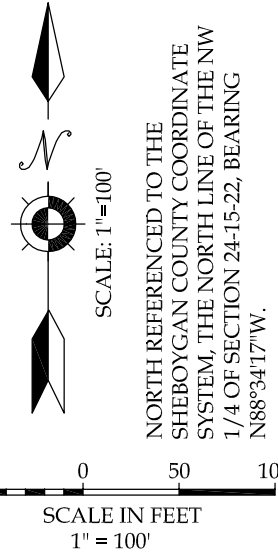
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

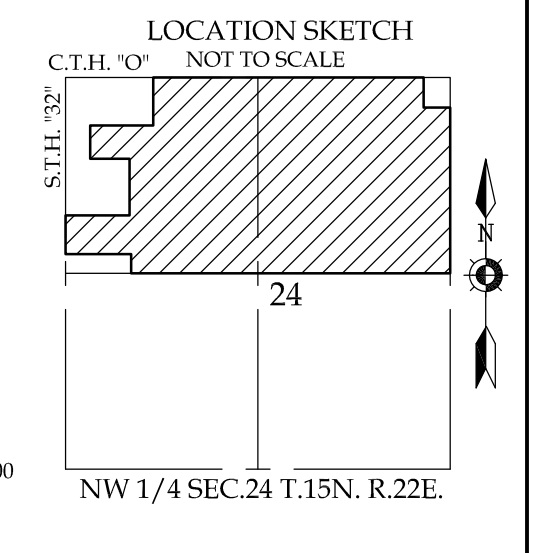
Department of Administration



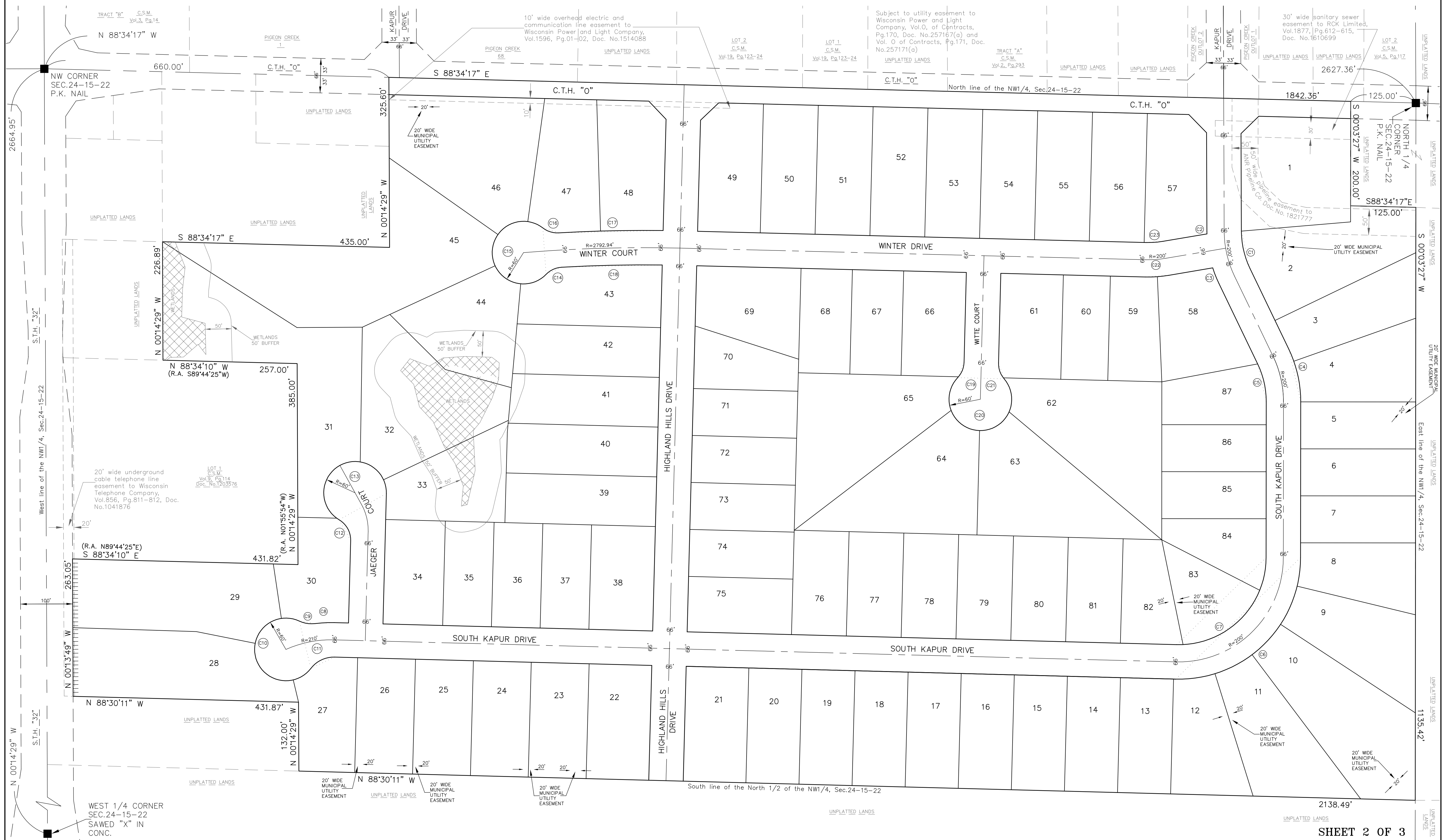
**KAPUR & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
MILWAUKEE, WISCONSIN  
414.351.6668



SCALE: 1"=100'  
NORTH REFERENCED TO THE SURVEY SYSTEM WITH THE SOUTH LINE OF THE NW 1/4 OF SECTION 24-15-22 BEARING N88°34'17"W.



LOCATION SKETCH  
C.T.H. "O"  
NOT TO SCALE  
NW 1/4 SEC. 24 T.15N. R.22E.



# HIGHLAND HILLS ESTATES

Being a part of the Northeast 1/4 and a part of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 15 North, Range 22 East, situated in the Township of Sheboygan Falls, Sheboygan County, Wisconsin.

Containing 2,945,788 square feet / 67.626 acres of land, more or less.

## SURVEYOR'S CERTIFICATE

I, Erik A. Gustafson, Registered Land Surveyor, hereby certify that by the direction of Wayne F. Wedepohl, I have surveyed, divided, and mapped this plat entitled "Highland Hills Estates". Being a part of the Northeast 1/4 and a part of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 15 North, Range 22 East, situated in the Township of Sheboygan Falls, Sheboygan County, Wisconsin, described as follows:

Commencing at the NW corner of said Section 24; thence South 88°34'17" East, along the northerly line of said Northwest 1/4, 660.00 feet to the Point of Beginning; thence continuing South 88°34'17" East, along said northerly line, 1842.36 feet; thence South 00°03'27" West, parallel with the easterly line of said Northwest 1/4, 200.00 feet; thence South 88°34'17" East, parallel with said northerly line of the Northwest 1/4, 125.00 feet to said easterly line of the Northwest 1/4; thence South 00°03'27" West, along said easterly line, 1135.42 feet to the SE corner of said Northeast 1/4 of the Northwest 1/4; thence North 88°30'11" West, along the southerly line of the North 1/2 of said Northwest 1/4, 2136.49 feet; thence North 00°14'29" West, parallel with the westerly line of said Northwest 1/4, 132.00 feet; thence North 88°30'11" West, parallel with said southerly line of the North 1/2 of the Northwest 1/4, 431.87 feet to the easterly line of S.T.H. 32; thence North 00°13'49" West, along said easterly line of S.T.H. 32, 263.05 feet to the southerly line of Certified Survey Map as recorded in Volume 9, on Page 114, of Certified Survey Maps of the Sheboygan County Registry, as Document No.1203576; thence South 88°34'10" East, (recorded as North 89°44'25" East) 431.82 feet to the southeast corner of said Certified Survey Map; thence North 00°14'29" West, (recorded as North 01°55'54" West) along the easterly line of said Certified Survey Map, and parallel with said westerly line of the Northwest 1/4, 385.00 feet to the northeast corner of said Certified Survey Map; thence North 88°34'10" West, (recorded as South 89°44'25" West) along the northerly line of said Certified Survey Map, 257.00 feet; thence North 00°14'29" West, parallel with said westerly line of the Northwest 1/4, 226.89 feet; thence South 88°34'17" East, parallel with said northerly line of the Northwest 1/4, 435.00 feet; thence North 00°14'29" West, parallel with said westerly line of the Northwest 1/4, 325.60 feet to said northerly line of the Northwest 1/4, and the Point of Beginning. Containing 2,945,788 square feet / 67.626 acres of land, more or less.

I further certify that this plat is a correct representation of the exterior boundaries and the subdivisions of the land surveyed and described and that I have fully complied with Chapter 14 of the Township of Sheboygan Falls Subdivision Regulations and the provisions of Section 236 of the Wisconsin Statutes in surveying, dividing, and mapping said land.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Erik A. Gustafson S-2329

Revised this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

## OWNER'S CERTIFICATE OF DEDICATION

Highland Hills Estates, Inc., as owner, does hereby certify that they have caused the land shown and described on this plat to be surveyed, divided, mapped and dedicated as represented hereon. Highland Hills Estates, Inc., further certifies that this plat is required by S.236.10 or S.236.12 of the Wisconsin Statutes to be submitted to the following for approval or objection:

Wisconsin Department of Administration  
Wisconsin Department of Transportation  
Sheboygan County Planning Department  
Town of Sheboygan Falls  
City of Sheboygan  
Village of Kohler

Highland Hills Estates, Inc.

Wayne F. Wedepohl, President \_\_\_\_\_, Witness  
(print name below signature)

State of Wisconsin)  
\_\_\_\_\_ County) s.s.

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Wayne F. Wedepohl, President of the above named Highland Hills Estates, Inc., and known to me to be the person who executed the foregoing certificate and acknowledges the same.

Notary Public \_\_\_\_\_, Wisconsin

My Commission (is permanent) (expires) \_\_\_\_\_.

## TOWN BOARD OF SHEBOYGAN FALLS RESOLUTION

RESOLVED, that this plat entitled "Highland Hills Estates", being developed by Highland Hills Estates, Inc., in the Township of Sheboygan Falls, is hereby approved and the street dedication shown hereon are accepted this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

APPROVED \_\_\_\_\_  
Steven H. Bauer, Town Chairman

I hereby certify that the foregoing is a copy of a resolution adopted by the Sheboygan Falls Town Board.

Trina Theobald, Town Clerk/Treasurer

## CERTIFICATE OF SHEBOYGAN COUNTY PLANNING & RESOURCES DEPARTMENT

Resolved that this plat of Highland Hills Estates, in the Township of Sheboygan Falls, Highland Hills Estates, Inc. owner, is hereby approved by the Sheboygan County Planning & Resources Department.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Shawn Wesener, County Planning Director (Interim)

## CERTIFICATE OF TOWN TREASURER

I, Trina Theobald, Clerk/Treasurer of the Township of Sheboygan Falls, hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments on any of the land included on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Trina Theobald, Town Clerk/Treasurer

## CERTIFICATE OF COUNTY TREASURER

I, Laura M. Henning-Lorenz, Treasurer of Sheboygan County, hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments on any of the land included on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Laura M. Henning-Lorenz, County Treasurer

## EXTRA-TERRITORIAL APPROVAL

Village of Kohler Plan Commission Approval

This plat is hereby approved by the City of Sheboygan Plan Commission as being in conformance with the City's Subdivision Ordinance this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Jan Homiston, Plan Commission Chairman Susan Richards, City Clerk

## EXTRA-TERRITORIAL APPROVAL

Village of Kohler Plan Commission Approval

This plat is hereby approved by the Village of Kohler Plan Commission as being in conformance with the Village's Subdivision Ordinance this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Jan Homiston, Plan Commission Chairman Laurie Lindow, Village Clerk

## UTILITY EASEMENT PROVISIONS (PUBLIC)

An easement for electric and communications service is hereby granted by Highland Hills Estates, Inc., Grantor, to:  
ALLIANT ENERGY, Grantee  
CHARTER COMMUNICATIONS, Grantee,  
and  
AT&T, 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 "Public Utility Easement" 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 reasonably 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 "Public Utility Easement" 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 insure to the benefit of the heirs, successors and assigns of all parties hereto.

CURVE TABLE						
CURVE/LOT	LENGTH	RADIUS	CHORD	CH BEARING	TANGENT IN	TANGENT OUT
C1	74.34	187.00	73.73	S12°57'23"E	S80°12'10"E	S0°30'14"E
C2	6.05	233.00	6.09	S89°49'30"E	S00°12'10"E	01°14'21"E
C3	32.44	233.00	32.42	S21°43'10.5"E	S17°43'50"E	0°58'41"E
C4	104.78	233.00	103.90	S12°49'32"E	S28°42'31"E	S0°40'58"E
C4 LOT4	25.53	233.00	25.51	S89°41'12.4"E	S00°12'10"E	00°10'37"E
C5	75.10	187.00	74.47	S09°41'13.5"E	S19°25'54"E	1°22'21"E
C6	371.85	233.00	333.63	S12°49'32"E	S28°42'31"E	S0°40'58"E
C6 LOT8	55.15	233.00	55.03	S09°50'20"E	S00°03'27"E	1°33'46"E
C6 LOT9	80.13	233.00	79.73	S23°28'20"E	S13°27'20"E	0°42'14"E
C6 LOT10	80.13	233.00	79.73	S43°10'34"E	S33°19'27"E	1°04'14"E
C6 LOT11	80.13	233.00	79.73	S62°55'48"E	S53°01'41"E	1°04'14"E
C6 LOT12	75.91	233.00	75.87	S82°08'50"E	S72°43'05"E	1°04'14"E
C7	266.52	187.00	239.12	S45°46'38"E	S00°03'27"E	91°28'22"E
C7 LOT84	64.13	187.00	63.74	S11°03'33"E	S00°03'27"E	2°00'12"E
C7 LOT85	190.13	187.00	180.62	S34°40'34"E	S26°03'39"E	6°01'50"E
C7 LOT82	12.26	187.00	12.26	S82°23'39"E	S87°17'28"E	04°12'20"E
C8	38.55	243.00	38.51	S87°11'18.5"E	N88°20'11"E	02°37'01"E
C9	31.01	55.00	30.60	N89°55'57"E	S82°52'44"E	S24°12'30"E
C10	270.03	60.00	83.35	S13°44'22.5"E	N64°48'42"E	85°51'21"E
C10 LOT89	35.17	60.00	34.66	N41°28'07"E	N64°48'42"E	32°34'50"E
C10 LOT90	73.67	60.00	69.13	S46°26'02.5"E	S81°36'28"E	70°20'51"E
C10 LOT92	120.12	60.00	101.04	S46°05'34.5"E	S11°15'37"E	114°42'23"E
C11	51.99	55.00	50.08	N64°24'53"E	N37°19'57"E	54°09'52"E
C12	47.85	45.00	45.64	N32°38'24.5"E	N01°29'49"E	60°56'27"E
C13	252.31	60.00	103.43	N01°35'55"E	N52°08'38"E	21°05'22"E
C13 LOT30	5.38	60.00	5.38	N52°08'38"E	N52°08'38"E	0°00'23"E
C13 LOT31	161.09	60.00	116.88	N22°38'47"E	N54°18'15"E	10°50'04"E
C13 LOT32	58.49	60.00	56.50	S22°35'38"E	S82°08'17"E	85°01'06"E
C13 LOT33	27.35	60.00	27.11	S11°53'38"E	S24°37'05"E	28°06'54"E
C14	33.58	45.00	32.81	S82°21'44"E	S84°12'34"E	4°24'40"E
C15	276.50	60.00	89.15	N03°05'55"E	S43°08'54"E	284°42'21"E
C15 LOT43	58.59	60.00	51.83	S89°34'15.5"E	S43°08'54"E	51°10'43"E
C15 LOT44	62.83	60.00	60.00	N54°50'23"E	N84°50'23"E	60°00'00"E
C15 LOT45	62.83	60.00	60.00	N05°09'37"E	N34°50'23"E	60°00'00"E
C15 LOT46	65.84	60.00	62.41	N62°29'54"E	N35°09'37"E	62°40'34"E
C15 LOT47	31.61	60.00	31.25	S87°34'17"E	S82°09'40"E	3°01'10"E
C16	32.45	45.00	31.75	S72°38'16"E	S51°58'45"E	41°19'08"E
C17	200.14	2825.94	200.10	N82°43'53"E	N82°42'09"E	04°03'28"E
C17 LOT47	80.29	2825.94	80.29	N82°50'59"E	N82°42'09"E	01°07'40"E
C17 LOT48	119.85	2825.94	119.84	N82°32'43"E	N82°19'49"E	02°20'48"E
C18	182.68	2759.94	182.64	N82°44'34"E	N82°15'26"E	04°00'00"E
C19	33.01	45.00	32.27	S12°55'27.5"E	S01°25'43"E	4°01'24"E
C19 LOT66	30.57	45.00	29.89	S20°53'25"E	S01°25'43"E	3°05'24"E
C19 LOT65	2.44	45.00	2.44	S41°54'59.5"E	S42°01'07"E	0°06'05"E
C20	278.51	60.00	89.14	S88°34'16.5"E	S43°27'15"E	284°02'50"E
C20 LOT65	67.38	60.00	63.89	S11°16'59"E	S43°27'15"E	64°20'28"E
C20 LOT64	70.86	60.00	66.83	S54°45'45.5"E	S20°55'14"E	67°41'03"E
C20 LOT62	67.37	60.00	63.89	N09°20'32.5"E	N37°44'40"E	64°20'25"E
C21	33.01	45.00	32.27	S12°55'27.5"E	N40°35'45"E	4°01'24"E
C21 LOT62	2.44	45.00	2.44	N39°02'42.5"E	N40°35'45"E	0°06'05"E
C21 LOT61	30.57	45.00	29.89	N10°15'58.5"E	N37°29'40"E	3°05'23"E
C22	44.80	233.00	44.73	N88°00'12.4"E	S88°11'7"E	11°01'01"E
C22 LOT59	22.73	233.00	22.73	N88°37'58.5"E	S88°34'17"E	0°35'27"E
C22 LOT58	22.07	233.00	22.06	N89°07'28"E	N88°30'16"E	0°25'34"E
C23	32.11	187.00	32.06	N89°55'16.5"E	S88°34'17"E	11°01'01"E

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

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SHEET 3 OF 3