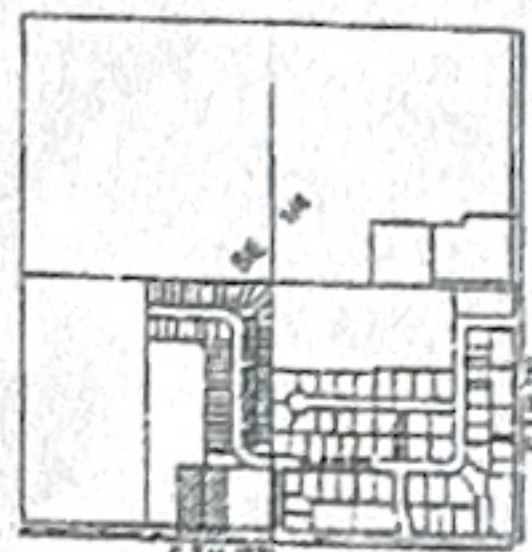


1126224

LOCATION SKETCH
VILLAGE OF HAMMOND

SECTION 21, T29N, R17W

PREPARED FOR:
DELTA CONSTRUCTION, INC.
400 SOUTH SECOND STREET
MUSKOGEE, WISCONSIN

PREPARED BY:
AULI CONSULTING/ASSOCIATES
2920 ENLOR STREET SUITE 101
MUSKOGEE, WISCONSIN

HAMMOND ACRES

LOCATED IN PART OF THE SW1/4 OF THE SE1/4 OF SECTION 21 T29N,
R17W, VILLAGE OF HAMMOND, ST. CROIX COUNTY, WISCONSIN, BEING LOT 2
AND LOT 3 OF CERTIFIED SURVEY MAP VOLUME 17, PAGE 4597.

LOT 53 THE MEADOWS LOT 52

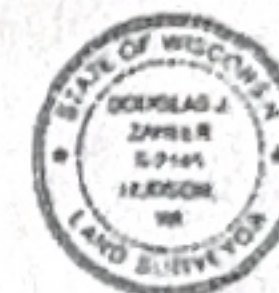
SURVEYOR'S CERTIFICATE

I, Douglas J. Zahler, Professional Wisconsin Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Hammond, and under the direction of DELTA CONSTRUCTION, INC., owner of said land, I have surveyed, divided and mapped HAMMOND ACRES, that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, and that this plat is located in part of the Southwest Quarter of the Southwest Quarter of Section 21, Township 29 North, Range 17 West, Village of Hammond, St. Croix County, Wisconsin, described as follows:

Lot 2 and Lot 3 of that Certified Survey Map recorded in Volume 17 of said maps, on Page 4597, in Document Number 737884, St. Croix County Register of Deeds, Containing 2.08 acres of land.

Dated the 10th day of September, 2020

Douglas J. Zahler
Douglas J. Zahler
Aul Consulting & Associates
2920 Enlor Street, Suite 101
Muskego, WI 54219
715-385-2007



OWNER'S CERTIFICATE OF DEDICATION

DELTA CONSTRUCTION, 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. DELTA CONSTRUCTION, INC. 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: VILLAGE OF HAMMOND, DEPARTMENT OF ADMINISTRATION AND ST. CROIX COUNTY COMMUNITY DEVELOPMENT.

IN WITNESS WHEREOF, THE SAID DELTA CONSTRUCTION, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY VIRGIL FEDORENKO, PRESIDENT, THIS 17th DAY OF September, 2021.

IN THE PRESENCE OF

DELTA CONSTRUCTION, INC.

Virgil Fedorenko
VIRGIL FEDORENKO - PRESIDENT

STATE OF Wisconsin
COUNTY OF Pierce

PERSONALLY CAME BEFORE ME THIS 9th DAY OF September, 2021, VIRGIL FEDORENKO, PRESIDENT OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH PRESIDENT AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC

1126224
MY COMMISSION EXPIRES



VILLAGE TREASURER CERTIFICATE

STATE OF WISCONSIN
COUNTY OF PIERCE

I, ANGE BLOOGETT, BEING THE DULY APPOINTED, QUALIFIED AND ACTING VILLAGE TREASURER OF THE VILLAGE OF HAMMOND, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF March 15, 2021 AFFECTING THE LAND INCLUDED IN THE PLAT OF HAMMOND ACRES.

Ange Bloogett
ANGE BLOOGETT
VILLAGE TREASURER

3-15-2021
DATE

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN
COUNTY OF PIERCE

I, DENISE ANDERSON, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF ST. CROIX COUNTY, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF March 24, 2021 AFFECTING THE LAND INCLUDED IN THE PLAT OF HAMMOND ACRES.

Denise Anderson
DENISE ANDERSON
COUNTY TREASURER

March 24, 2021
DATE

VILLAGE BOARD RESOLUTION

RESOLVED, THAT THE PLAT OF HAMMOND ACRES, IN THE VILLAGE OF HAMMOND, DELTA CONSTRUCTION, INC. OWNER, IS HEREBY APPROVED BY THE VILLAGE BOARD.

John T. B...
JOHN T. BUREAU
VILLAGE PRESIDENT

3-19-21
DATE

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF HAMMOND.

Sandra Hager
SANDRA HAGER
VILLAGE CLERK

3-19-2021
DATE

LEGEND

FOUND ALUMINUM COUNTY SECTION CORNER MONUMENT

FOUND 1" OUTSIDE DIAMETER IRON PIPE

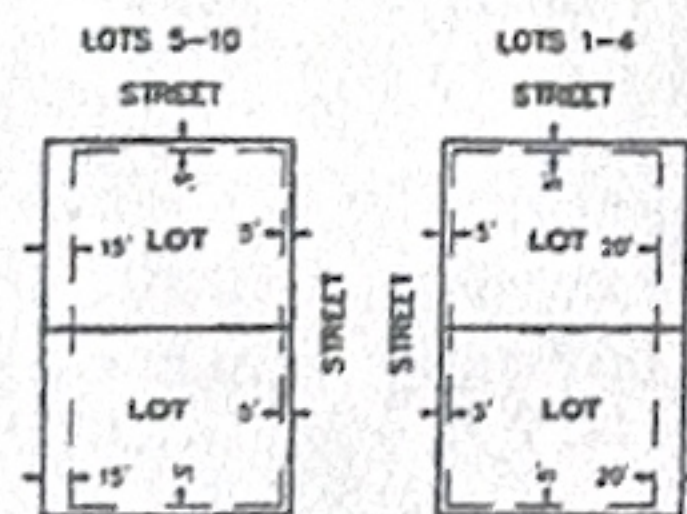
SET 1/2" DIAMETER BY 12" LONG IRON BAR WEIGHING 4.173 LBS. PER LINEAR FOOT

ALL OTHER LOT CORNERS MONUMENTED WITH 1" OUTSIDE DIAMETER BY 12" LONG IRON PIPE WEIGHING 4.173 LBS. PER LINEAR FOOT

DRAINAGE EASEMENT CONVEYED TO ALL LOT OWNERS FOR SURFACE DRAINAGE

1" UTILITY EASEMENT CONVEYED TO PRIVATE UTILITY COMPANIES HAVING THE RIGHT TO SERVE THE AREA

UTILITY EASEMENTS TYPICALS (NOT TO SCALE)



UTILITY EASEMENT DEFINED

AN UNDISTURBED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY OVERHEAD UNDERGROUND OR SURFACE PUBLIC UTILITIES, INCLUDING RIGHTS TO CONDUCT TRAILING OR BARS EASEMENT. THIS EASEMENT SHALL HAVE NO PERMANENT OBSTRUCTIONS (PILERS, TOWERS, SHEDS OR OTHER STRUCTURES) THAT INTERFERE WITH INSTALLATION, FUNCTION OR MAINTENANCE OF UTILITY SYSTEMS. OBSTRUCTIONS WILL BE REMOVED AT PROPERTY OWNER'S EXPENSE. THE VILLAGE, PUBLIC UTILITIES AND THE HOMEOWNERS ASSOCIATION SHALL NOT BE HELD LIABLE FOR ANY DAMAGE TO PROHIBITED OBSTRUCTIONS.

DRAINAGE EASEMENT DEFINED

AN UNDISTURBED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE DRAINAGE FACILITIES, INCLUDING RIGHTS TO CONDUCT TRAILING OR BARS EASEMENT. THIS EASEMENT SHALL HAVE NO PERMANENT OBSTRUCTIONS (PILERS, TOWERS, SHEDS OR OTHER STRUCTURES) THAT INTERFERE WITH INSTALLATION, FUNCTION OR MAINTENANCE OF DRAINAGE SYSTEMS. OBSTRUCTIONS WILL BE REMOVED AT PROPERTY OWNER'S EXPENSE. THE VILLAGE AND THE HOMEOWNERS ASSOCIATION SHALL NOT BE HELD LIABLE FOR ANY DAMAGE TO PROHIBITED OBSTRUCTIONS.

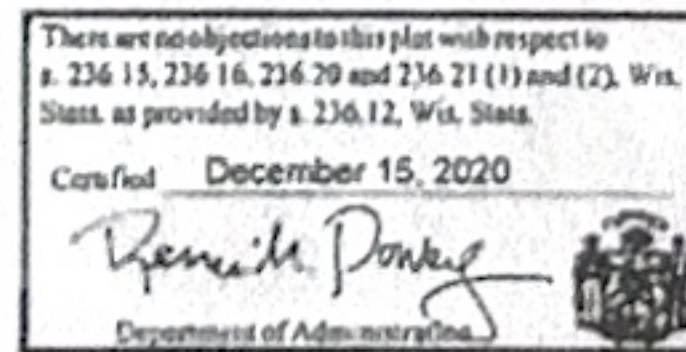
LOT 53 THE MEADOWS

SE COR. SEC. 21

SW COR. SEC. 21

BETH PABST
REGISTER OF DEEDS
ST. CROIX CO., WI
RECEIVED FOR RECORD
3/24/2021 3:01 PM
PLAT
DOCUMENT # 1126224
VOL: 11 PAGE: 109
PAGES: 1

Beth Pabst
REGISTER OF DEEDS



SHEET 1 OF 1

THIS INSTRUMENT DRAFTED BY DAVID C. KRUSCHKE #08 NO 6053-023 DATE 09/10/2017