

WESTVIEW HEIGHTS OF MOUNT HOREB

LOT 1, CERTIFIED SURVEY MAP NO. 13799, LOCATED IN THE SW1/4 OF THE NE1/4 AND IN THE NW1/4 OF THE SE1/4 OF SECTION 14, T6N, R6E, VILLAGE OF MOUNT HOREB, DANE 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. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration

NOTES

1. Outlot 1 is dedicated to the public for Stormwater Management purposes.
2. Outlot 2 is dedicated to the public for Park purposes.
3. Lots 2, 7, 8 and 9 shall have no access to Blue Mounds Street; except for the south 25 feet of Lot 2.
4. Highway Access Restriction: All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have the right of direct vehicular ingress from or egress to any highway lying within the right-of-way of U.S.H. 18/151; 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.
5. The lots of this land division may experience noise at levels exceeding 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.
6. No Improvements or structures are allowed between the right-of-way 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 be 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.
7. ——— Arrows indicate direction of drainage. Drainage patterns shall be maintained by the lot owner, unless written approval for modification is obtained from the Village.
8. Easement Notes

Public Street Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the Village of Mount Horeb for the uses and purposes hereinafter set forth. The Easement Area may be used by the Village of Mount Horeb for public street purposes. Village of Mount Horeb and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public street within the Easement Area. Village of Mount Horeb shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: Village of Mount Horeb shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the Village of Mount Horeb as provided herein. Following completion of any excavation work, Village of Mount Horeb shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the Village of Mount Horeb hereunder. No buildings or structures or fences unrelated to the public use shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the Village of Mount Horeb's Village Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

Public Sidewalk, Recreational Trail, and Path Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the Village of Mount Horeb for the uses and purposes hereinafter set forth. The Easement Area may be used by the Village of Mount Horeb for public sidewalk and path purposes. Village of Mount Horeb and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk and path within the Easement Area. Village of Mount Horeb shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: Village of Mount Horeb shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the Village of Mount Horeb as provided herein. Following completion of any excavation work, Village of Mount Horeb shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the Village of Mount Horeb hereunder. No buildings or structures or fences unrelated to the public use shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the Village of Mount Horeb's Village Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

Public Water Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the Village of Mount Horeb for the uses and purposes hereinafter set forth. The Easement Area may be used by the Village of Mount Horeb for public underground water main purposes. Village of Mount Horeb and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Water Main Facilities within the Easement Area. Village of Mount Horeb shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: Village of Mount Horeb shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the Village of Mount Horeb as provided herein. Following completion of any excavation work, Village of Mount Horeb shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the Village of Mount Horeb hereunder. No buildings or structures or fences unrelated to the Water Main Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the Village of Mount Horeb's Water Utility.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

NOTES (CONT'D)

Public Storm Sewer Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the Village of Mount Horeb for the uses and purposes hereinafter set forth. The Easement Area may be used by the Village of Mount Horeb for public underground storm sewer purposes. Village of Mount Horeb and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Sewer Facilities within the Easement Area. Village of Mount Horeb shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: Village of Mount Horeb shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the Village of Mount Horeb as provided herein. Following completion of any excavation work, Village of Mount Horeb shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the Village of Mount Horeb hereunder. No buildings or structures or fences unrelated to the Storm Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the Village of Mount Horeb's Village Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

Public Storm Water Drainage Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the Village of Mount Horeb for the uses and purposes hereinafter set forth. The Easement Area may be used by the Village of Mount Horeb for public storm water drainage purposes. Village of Mount Horeb and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Water Drainage Facilities within the Easement Area. Village of Mount Horeb shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: Village of Mount Horeb shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the Village of Mount Horeb as provided herein. Following completion of any excavation work, Village of Mount Horeb shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the Village of Mount Horeb hereunder. No buildings or structures or fences unrelated to the Storm Water Drainage Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the Village of Mount Horeb's Village Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

Public Sanitary Sewer Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the Village of Mount Horeb for the uses and purposes hereinafter set forth. The Easement Area may be used by the Village of Mount Horeb for public underground sanitary sewer purposes. Village of Mount Horeb and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Sanitary Sewer Facilities within the Easement Area. Village of Mount Horeb shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: Village of Mount Horeb shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the Village of Mount Horeb as provided herein. Following completion of any excavation work, Village of Mount Horeb shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the Village of Mount Horeb hereunder. No buildings or structures or fences unrelated to the Sanitary Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the Village of Mount Horeb's Village Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

Public Utility Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the Village of Mount Horeb, and all other public utility companies registered to do business in the Village of Mount Horeb, for the uses and purposes hereinafter set forth. The Easement Area may be used by the Village of Mount Horeb, and all other public utility companies registered to do business in the Village of Mount Horeb, for the transmission of electrical, gas, telephone, cable, communication, video, and information services, together with the right of ingress and egress across the Easement Areas for the purpose of access to and use of these facilities. The Village of Mount Horeb, and all other public utility companies registered to do business in the Village of Mount Horeb, and their employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the utility facilities within the Easement Area. Village of Mount Horeb, and all other public utility companies registered to do business in the Village of Mount Horeb, shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

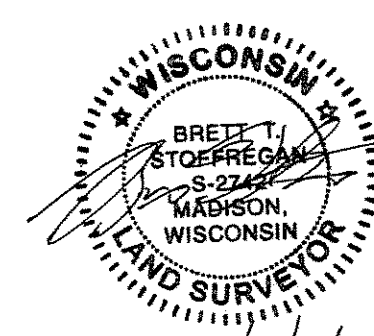
Property Restoration: Village of Mount Horeb shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the Village of Mount Horeb as provided herein. Following completion of any excavation work, Village of Mount Horeb shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the Village of Mount Horeb, and all other public utility companies registered to do business in the Village of Mount Horeb, and their employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the utility facilities within the Easement Area. Village of Mount Horeb, and all other public utility companies registered to do business in the Village of Mount Horeb, having rights to the easement area.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

9. Distances shown along curves are chord lengths.



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DOT CPA
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