

FINAL PLAT OF
PLAT NO. 1 OF RICHLAND HEIGHTS

LOT 2 OF CERTIFIED SURVEY MAP NO. 5682, AS RECORDED ON APRIL 29, 2024 IN VOLUME 29 OF CERTIFIED SURVEY MAPS ON PAGES 68-77, PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 7 EAST
 CITY OF MONROE, GREEN COUNTY, WISCONSIN

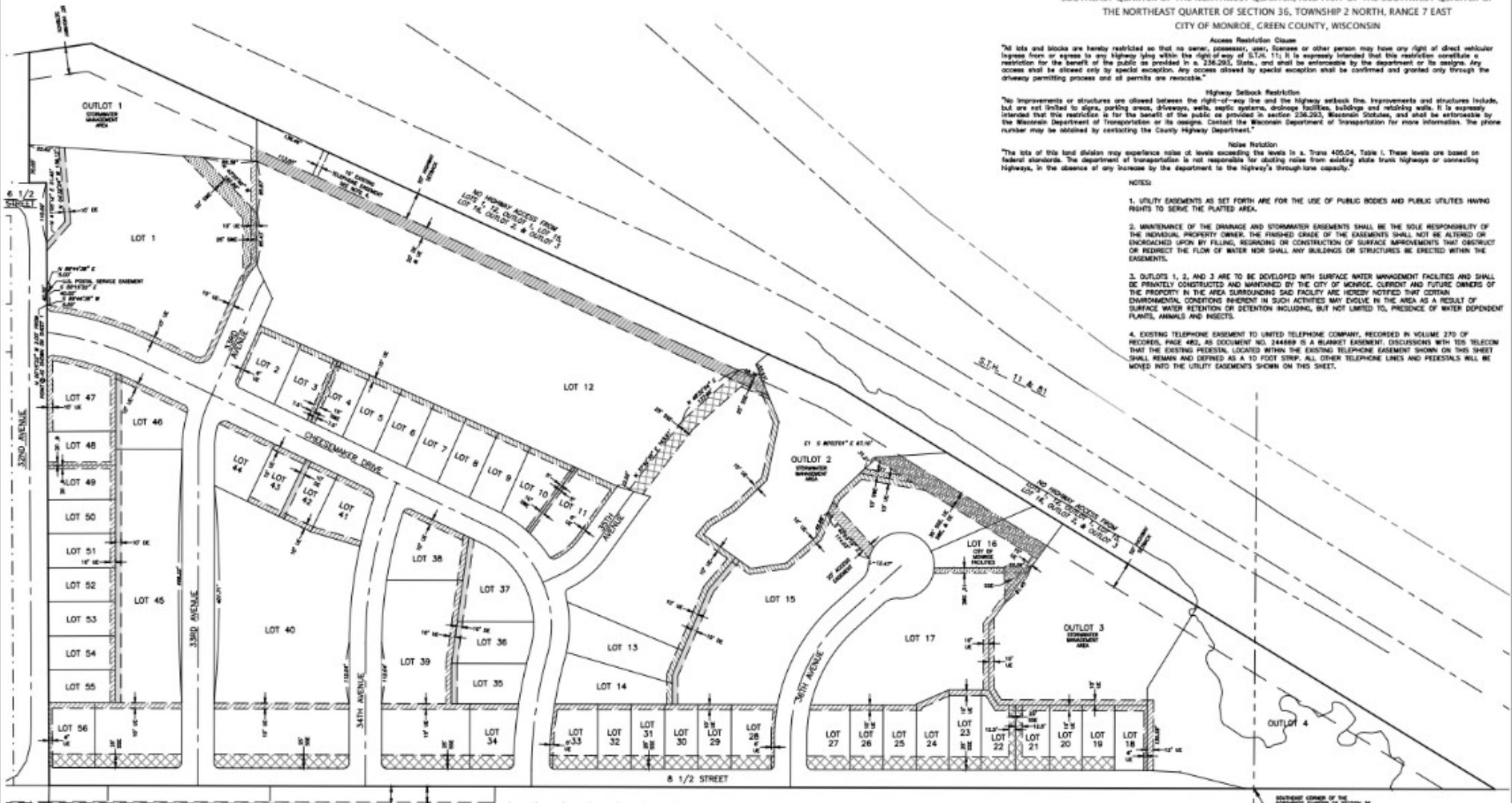
Access Restriction Clause
 "No lots and blocks are hereby restricted so that no owner, possessor, user, lessee or other person may have any right of direct vehicular ingress here or egress to any highway lying within the right of way of S. 1/2, 11; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in a 236.203, Stats., and shall be enforceable by the department or its assignee. 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 of permits are necessary."

Highway Setback Restriction
 "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 236.203, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assignee. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department."

Note Notation
 "The lots of this land division may experience noise of levels exceeding the levels in a, 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."

NOTES:

1. UTILITY EASEMENTS AS SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PUBLIC UTILITIES HAVING RIGHTS TO SERVE THE PLATTED AREA.
2. MAINTENANCE OF THE DRAINAGE AND STORMWATER EASEMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER. THE FINISHED GRADE OF THE EASEMENTS SHALL NOT BE ALTERED OR ENCRACHED UPON BY FILLING, REGRADING OR CONSTRUCTION OF SURFACE IMPROVEMENTS THAT OBSTRUCT OR REDIRECT THE FLOW OF WATER NOR SHALL ANY BUILDINGS OR STRUCTURES BE ERRECTED WITHIN THE EASEMENTS.
3. OUTLOTS 1, 2, AND 3 ARE TO BE DEVELOPED WITH SURFACE WATER MANAGEMENT FACILITIES AND SHALL BE PRIVATELY CONSTRUCTED AND MAINTAINED BY THE CITY OF MONROE. CURRENT AND FUTURE OWNERS OF THE PROPERTY IN THE AREA SURROUNDING SAID FACILITY ARE HEREBY NOTIFIED THAT CERTAIN ENVIRONMENTAL CONDITIONS INHERENT IN SUCH ACTIVITIES MAY EVOLVE IN THE AREA AS A RESULT OF SURFACE WATER RETENTION OR DETENTION INCLUDING, BUT NOT LIMITED TO, PRESENCE OF WATER DEPENDENT PLANTS, ANIMALS AND INSECTS.
4. EXISTING TELEPHONE EASEMENT TO UNITED TELEPHONE COMPANY, RECORDED IN VOLUME 270 OF RECORDS, PAGE 482, AS DOCUMENT NO. 244889 IS A BLANKET EASEMENT. DISCUSSIONS WITH TDS TELECOM THAT THE EXISTING PEDESTAL, LOCATED WITHIN THE EXISTING TELEPHONE EASEMENT SHOWN ON THIS SHEET SHALL REMAIN AND DEFINED AS A 10 FOOT STRIP. ALL OTHER TELEPHONE LINES AND PEDESTALS WILL BE MOVED INTO THE UTILITY EASEMENTS SHOWN ON THIS SHEET.



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