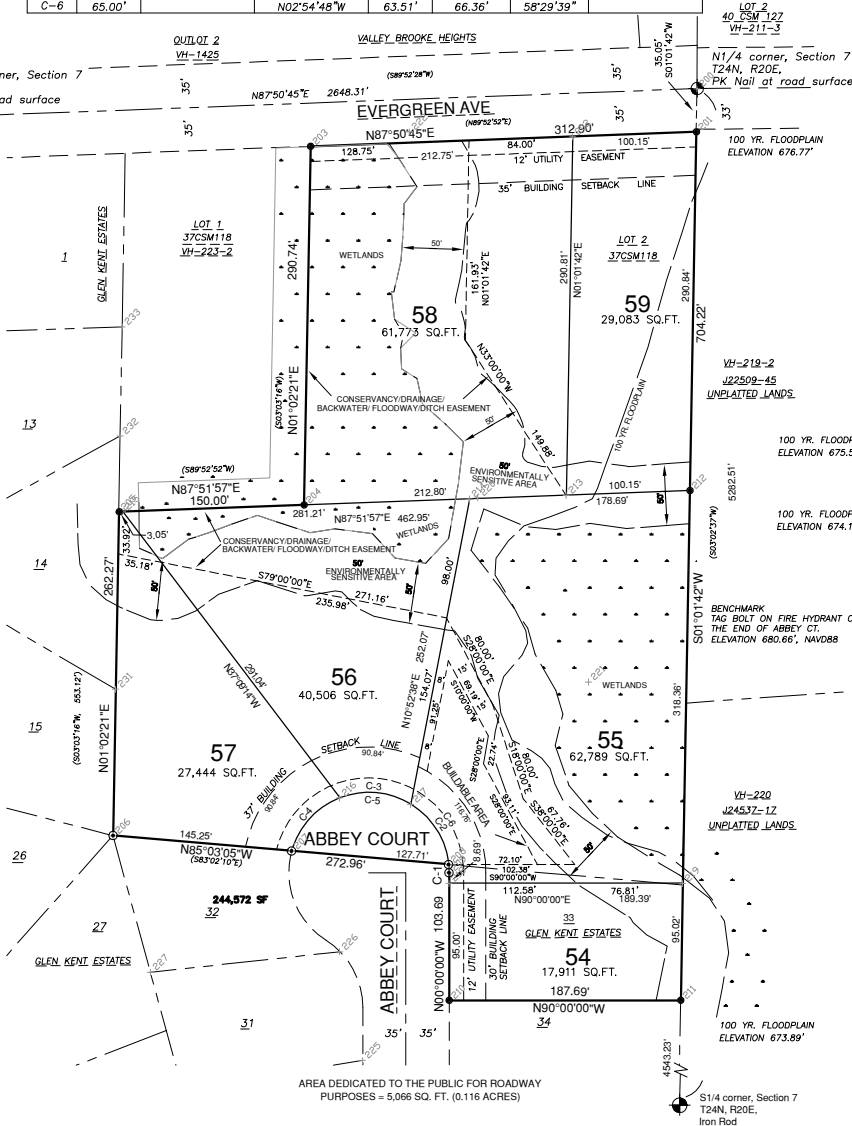


GLEN KENT ESTATES NORTH ADDITION

ALL OF LOT 2 OF VOLUME 37 CERTIFIED SURVEY MAPS, PAGE 118,
ALL OF LOT 33, GLEN KENT ESTATES
LOCATED IN PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 7,
T24N, R20E, VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN.

CURVE TABLE						
CURVE	RADIUS	TANGENT BEARING	CHORD BEARING	CHORD	ARC	DELTA
C-1	65.00'	N05°49'36"W	N02°54'48"W	6.61'	6.61'	5°49'36"
C-2	65.00'	N05°49'36"W	N32°09'37"W	57.67'	59.75'	52°40'33"
C-3	65.00'	N05°49'36"W	N84°56'23"W	57.90'	60.00'	52°53'28"
C-4	65.00'	S05°49'36"E	S42°10'09"W	57.90'	60.00'	52°53'28"
C-5	65.00'	S05°49'36"E	N85°03'05"W	127.71'	179.76'	158°26'59"
C-6	65.00'	S05°49'36"E	N02°54'48"W	63.51'	66.36'	58°29'39"

Northwest corner, Section 7
T24N, R20E,
PK Nail at road surface



Restrictive Covenants For Single Family Homes

Lots shall be used for the purpose of single-family residences only. Each unit is to have the enclosed area of the main structure, exclusive of porches, patios, basements, finished basements or exposed basements, shall be not less than 1,600 square feet for one story structures and not less than 1,850 square feet per home for two story and multi level structures. Each dwelling unit is to have a roof pitch of not less than 6/12 and at least one projecting roofline toward the street. All ranches and multi level buildings to have a minimum of 50% masonry front. Two story homes may be sided.

The restrictions are minimums with flexibility for any well designed home. The goal is to create a wonderful and varied streetscape. Front porches, natural materials and recessed garages are highly recommended for the fronts of houses. The same floor plan can only be used on 20 percent of the homes.

- Each home is to have a minimum two car attached garage with no more than two garage doors facing perpendicular to the street. A third or fourth garage door is to be recessed at least four feet, side loaded or angled to the street.
- All dwellings shall be completed within one year after the beginning of construction and every structure must have a permanent finish on the exterior within six (6) months after the start of construction. All landscaping, including lawn, trees and shrubs are to be completed within six months of completing construction. Driveways are to be of concrete, brick pavers, not gravel. All driveways must be completed within six months from completion of main dwelling.
- No building erected elsewhere shall be moved onto any lot or lots.
- No temporary structures (including, without exclusion of others, trailer, basement without residence above, tent, shack, garage or barn of any kind) will be permitted on any lot any time for dwelling purposes.
- Each home shall have a foundation below the frost line.
- See plat with all recorded easements for surface water, utilities and conservation requirements.
- Both municipal sewer and water shall serve development.
- No fencing shall be erected upon any lot in the Plat without written approval and permit from the Village. Further, no outbuildings, mini-barns or storage sheds shall be erected upon any lot in the Plat without the express written approval and permit of the Village. No more than one outbuilding will be permitted per lot and it must be of the same character as the main building. The intent of the "same character" is if the dwelling has brick and siding with an 8-pitch roof the out building must have the same. No satellite dishes over 20' or exterior antennas, such as television (other than the normal house top antenna), ham radio, or other communication modes shall be erected or installed on any lot.
- No livestock, poultry or exotic animals of any kind (including, without exclusion of others) shall be raised, bred, kept or maintained on any lot in the Plat. No more than two (2) common household pets are permitted and must be contained and maintained.
- No nuisance shall be maintained or suffered to exist in the plat. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
- Landscaping and maintenance shall be done in a manner to blend with the environment and nature of the community to prevent the development of unsightly and undesirable areas. The entire lot must be kept well groomed and maintained in an acceptable manner with the exception of the denoted natural areas with appropriate adjacent setbacks from the natural areas. Noted natural areas are on the plat and in recorded easements.
- The cutting and storage of firewood shall be confined in a location and size of area and be maintained in an orderly fashion. It is required that storage of firewood be housed, sheltered or screened by adequate planting or fencing so as to be concealed from view of neighboring lots and streets. Firewood cutting and storage is to be limited to private use only and not for resale purposes.
- Storage, temporary or permanent, of any and all motorized vehicles, machinery, trailers and snowmobiles, motorcycles, bicycles, etc., or parts thereof must be kept in an enclosed garage.
- Trash, rubbish, garbage and all refuse matter or waste shall be kept in closed sanitary containers, be regularly removed from the premises and shall not be allowed to accumulate or cause an undesirable condition or health hazard.
- Burning of trash, rubbish, garbage, yard wastes, etc., is prohibited.
- Vegetable gardens shall be restricted to lots on which a dwelling exists.
- Vacant lots may not be used for parking or storage of any kind and shall be maintained by owner to comply with these covenants and local zoning ordinances.
- The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
- Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
- No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot line or street line. The installation of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

A land use permit from the Village of Howard is required for Lots 54, 55, 56, 58 and 59 prior to any construction, fill or grading activity, within 300 feet of a stream.

Lots 55, 56, 57 and 58 include wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corp of Engineers, or the Village of Howard prior to any development activity.

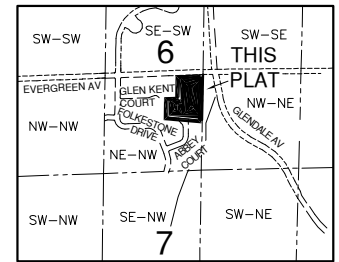
Lots 54 - 59 contain an Environmentally Sensitive Area (ESA), as defined in the Brown County Sewage Plan. The ESA includes the wetland and land within 50 feet of the wetland or within 50 feet of a roadway. Development and land disturbing activities are restricted within the ESA, unless amendments are approved by the Brown County Planning Commission or the Wisconsin Department of Natural Resources.

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in "Wisconsin Construction Site Best Management Practice Handbook" (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, at the time of construction the Village of Howard has an adopted soil erosion control ordinance. If such government ordinance is in effect, this provision applies to any grading, construction, or installation - related activities.

Conservancy/Drainage Easement granted to the Village of Howard a Wisconsin Municipal Corporation, Brown County, Wisconsin, grantee herein, its successors and assigns, a perpetual easement over, under and through the property by the Owners of the property and grantors herein.

This perpetual deed of easement, which shall run with the land, is granted upon the following conditions

- The easement is given for the purpose of establishing a conservancy including restricting / eliminating of all grantors land uses other than access.
- The easement is also given for the purpose of constructing, using, repairing, enlarging, and forever maintaining surface water drainage, flooding and increasing flood elevations within the easement, installing new ditches, and any improvement deemed appropriate by the grantee.
- The land within the easement shall remain as a Conservancy or in a "natural state" except as deemed necessary by the grantee for construction of public improvements. "Natural state" shall be mean Vegetation, soil and water resources within the easement shall remain in an undisturbed condition, prohibiting all building, including fences, land maintenance, storage and disposal activities. Further "Natural state" shall also limit all grantor activities and uses to "access only." Specifically grading, cutting or filling of soil; cutting and or removal of vegetation dead or alive (grass, brush, trees, undergrowth); deposition of refuse, debris, garbage, or yard waste (grass cuttings, leaves branches, etc.); storage of anything (firewood piles, trailers, etc.); the operation of motorized recreational vehicles shall be prohibited. Grantor agrees that any cost for village services required in the cleanup or remediation of prohibited activities by the grantor shall become a bill due and payable to the Village of Howard. Outstanding bills will be applied to the grantor's property tax bill. Prohibited activities requiring cleanup or redemption may be performed by the Village after 2 weeks written notice to the grantor specifying the corrective action necessary to cure the prohibited activity.
- That the grantors, its successors or assigns, shall have the right to access the above described real estate, providing that such access will not in any manner disturb, damage, destroy or obstruct said conservancy, or public improvement.
- The grantee shall have the right of access to said easement, and the right to use said premises and the land adjacent thereto for the transportation and laying down of storage materials, tools, and equipment, the depositing and removal of materials and soil, the removal of trees and other vegetation, and for other purposes incidental to the construction and maintenance of public improvements and to prevent, terminate or mitigate any activity or use of the property that is inconsistent with the purpose of this easement but shall do so with the least inconvenience practicable to the grantor.
- The grantee agrees to restore after completion of construction, the property to it previous condition or as close thereto as possible and further provides that in event any damage is caused to said real estate or to the land adjacent thereto by reason of any negligence of the grantee in entering thereon and using the above desired property, said grantee shall compensate the grantors for such damage.
- The grantor herein does hereby covenant with said grantee that grantor is lawfully seized and possessed of the real estate above described that he has a good and lawful right to convey it or any party thereof; that it is free from all encumbrances, except as hereinafter set forth.
- Conservancy Nature area signs shall be installed at the easement boundary by the Village of Howard and shall not be removed.



LOCATION SKETCH NOT TO SCALE

Bearings are referenced to the North line of the NW 1/4 of Section 7. Recorded as N87°50'45"E, Brown County Coordinates

SCALE: 1"=60'

All linear measurements have been made to the nearest hundredth of a foot and computed to the nearest hundredth of a foot.

All angular measurements have been made to the nearest three seconds and computed to the nearest half second.

All other lot corners are marked with a 1.25" outside diameter iron pipe 24" long having a minimum weight of 1.68 lbs./lin. ft.

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
4684 GOLDEN POND PARK COURT
ONEIDA, WI 54155
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FAX: (920) 662-9141

GLEN KENT ESTATES NORTH ADDITION

ALL OF LOT 2 OF VOLUME 37 OF CERTIFIED SURVEY MAPS, PAGE 118,
ALL OF LOT 33, GLEN KENT ESTATES,
LOCATED IN PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4,
SECTION 7, T24N, R20E, VILLAGE OF HOWARD,
BROWN COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

THOMAS J. JUZA CUSTOM HOME & DESIGN, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. THOMAS J. JUZA CUSTOM HOMES & DESIGN, 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 HOWARD
BROWN COUNTY PLANNING COMMISSION
DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID THOMAS J. JUZA CUSTOM HOME & DESIGN, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY THOMAS J. JUZA ON THIS ___ DAY OF _____, 2004.

THOMAS J. JUZA PRESIDENT

STATE OF WISCONSIN)
COUNTY OF BROWN) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2004,
THE ABOVE NAMED OWNER, TO ME KNOWN TO BE THE PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
BROWN COUNTY, WISCONSIN
MY COMMISSION EXPIRES _____

CORPORATE OWNER'S CERTIFICATE

LUXINGTON HOMES, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. LEXINGTON HOMES, 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 HOWARD
BROWN COUNTY PLANNING COMMISSION
DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID LEXINGTON HOMES, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY JEFFREY T. MARLOW ON THIS ___ DAY OF _____, 2004.

JEFFREY T. MARLOW PRESIDENT

STATE OF WISCONSIN)
COUNTY OF BROWN) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2004,
THE ABOVE NAMED OWNER, TO ME KNOWN TO BE THE PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
BROWN COUNTY, WISCONSIN
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, DENNIS E. REIM, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF THOMAS J. JUZA, I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 2 OF VOLUME 37 OF CERTIFIED SURVEY MAPS, PAGE 118, ALL OF LOT 33, GLEN KENT ESTATES, ALL BEING LOCATED IN PART OF THE NE1/4 OF THE NW1/4, SECTION 7, T24N, R20E, VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE N1/4 CORNER OF SAID SECTION 7;
THENCE S01°01'42"W, 35.05 FEET ALONG THE EAST LINE OF THE SAID NE1/4 OF THE NW1/4 TO THE NORTHEAST CORNER OF SAID LOT 2 OF VOLUME 37 CERTIFIED SURVEY MAPS, PAGE 118, THE POINT OF BEGINNING;
THENCE CONTINUING ON SAID EAST LINE S01°01'42"W, 704.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 33, GLEN KENT ESTATES;
THENCE N90°00'00"W, 187.69 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33;
THENCE N00°00'00"W, 103.69 FEET ALONG THE WEST LINE OF SAID LOT 33;
THENCE 6.61 FEET ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A LONG CHORD WHICH BEARS N02°54'48"W, 6.61 FEET TO THE NORTHWEST CORNER OF SAID LOT 33;
THENCE N85°03'05"W, 272.96 FEET ALONG THE EXTENSION OF THE NORTH LINE OF LOT 33 AND THE NORTH LINE OF LOT 32, GLEN KENT ESTATES;
THENCE N01°02'21"E, 262.27 FEET ALONG THE EAST LINE OF LOTS 15 AND 14 GLEN KENT ESTATES TO THE SOUTH LINE OF LOT 1 OF VOLUME 37 OF CERTIFIED SURVEY MAPS, PAGE 118;
THENCE N87°51'57"E, 150.00 FEET ALONG SAID SOUTH LINE OF LOT 1;
THENCE N01°02'21"E, 290.74 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTH RIGHT OF WAY OF EVERGREEN AVENUE;
THENCE N87°50'45"E, 312.90 FEET ALONG SAID SOUTH RIGHT OF WAY TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 244,572 SQUARE FEET OR 5.61 ACRES OF LAND MORE OR LESS.

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 REGULATIONS OF BROWN COUNTY AND THE VILLAGE OF HOWARD.

DATED THIS _____ DAY OF _____, 2004

DENNIS E. REIM, REGISTERED LAND SURVEYOR #1590
ROBERT E. LEE & ASSOCIATES, INC.

REVISED THIS 18th DAY OF MARCH 2004

CONSENT OF CORPORATE MORTGAGEE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF THOMAS J. JUZA CUSTOM HOMES & DESIGN, INC., OWNERS.

IN WITNESS, _____ HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____ ITS _____ AND COUNTERSIGNED BY

_____ ITS _____ AT GREEN BAY, WISCONSIN.,

THIS _____ DAY OF _____, 2004.

(sign) _____ (sign) _____

(print name) _____ (print name) _____

STATE OF WISCONSIN)
COUNTY OF BROWN) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2004,
THE ABOVE NAMED OWNER, TO ME KNOWN TO BE THE PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
BROWN COUNTY, WISCONSIN
MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF LEXINGTON HOMES, INC., OWNERS.

IN WITNESS, _____ HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____ ITS _____ AND COUNTERSIGNED BY

_____ ITS _____ AT GREEN BAY, WISCONSIN.,

THIS _____ DAY OF _____, 2004.

(sign) _____ (sign) _____

(print name) _____ (print name) _____

STATE OF WISCONSIN)
COUNTY OF BROWN) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2004,
THE ABOVE NAMED OWNER, TO ME KNOWN TO BE THE PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
BROWN COUNTY, WISCONSIN
MY COMMISSION EXPIRES _____

VILLAGE BOARD RESOLUTION

RESOLVED THAT THIS PLAT WHICH HAS BEEN DULY FILED FOR APPROVAL OF THE VILLAGE BOARD OF HOWARD, BROWN COUNTY, WISCONSIN, BE AND IS HEREBY APPROVED. I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE VILLAGE BOARD OF HOWARD ON THE _____ DAY OF _____, 2004.

HUGH THOMAS
HOWARD VILLAGE ADMINISTRATOR

BROWN COUNTY PLANNING COMMISSION

APPROVED FOR THE BROWN COUNTY PLAN COMMISSION THIS ___ DAY OF _____, 2004.

APRIL MIELKE
SENIOR PLANNER

TREASURER'S CERTIFICATE

AS DULY APPOINTED/ELECTED VILLAGE OF HOWARD TREASURER AND BROWN COUNTY TREASURER, WE HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICES SHOW NO UNPAID TAXES, NO UNREDEEMED TAX SALES AND NO UNPAID SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS IN THE PLAT KNOWN AS "GLEN KENT ESTATES NORTH ADDITION", AS OF THE DATES LISTED BELOW.

CHRIS HALTOM DATE
HOWARD VILLAGE TREASURER

KERRY M. BLANEY DATE
BROWN COUNTY TREASURER

SHEET 2 OF 2

 **Robert E. Lee & Associates, Inc.**
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