



12

ALMA

HILLS

1248.70X

BENCHMARK TOP OF FOUND IRON MONUMENT  
ELEV 1244.13 (NAVD 1988)

L=204.97  
R=387.00  
 $\Delta=32^{\circ}00'00''$   
BRG=N28 $^{\circ}00'00''$ W  
C LEN=202.32

627.79

STORM WATER EASEMENT

Sign

X1210.01

X1239.30

X1229.07

CENTERLINE GRAVEL ROAD

N32 $^{\circ}14'00''$ E

X1189.41

X1216.91

X1231.70

PRIVATE ROAD

S70 $^{\circ}10'02''$ E  
135.03

13

6.651 ACRES

X1226.45

S12 $^{\circ}00'00''$ E  
340.00

X1238.25

PINE TREES

11

N25 $^{\circ}18'32''$ W  
180.00

X1193.11

L=89.68  
R=367.00  
 $\Delta=14^{\circ}00'00''$   
BRG=N05 $^{\circ}00'00''$ W  
C LEN=89.45

EDGE OF WATER 07/2014

ND 1176.99X

X1184.88

Approximate location of proposed building as determined by stakes set by owner.

X1218.27

EDGE OF GRAVEL

X1241.94

10

S17 $^{\circ}49'08''$ E  
385.11

X1175.18

1227.18X

X1237.40

CENTERLINE GRAVEL

EDGE OF WOODS

X1193.15

S12 $^{\circ}00'00''$ E  
185.00

X1232.33

N72 $^{\circ}14'40''$ E  
400.00

X1167.92

14

66'

1213.28X



LEGAL DESCRIPTION  
PLAT OF ALMA HILLS  
LOT 13

COPY

Lot 13 of the Plat of Alma Hills recorded at the Office of the Buffalo County Register of Deeds on November 21, 2007 in Volume 2 of Plats on Page 65 as Document No. 233798. Said plat being located in the NE ¼ - NE ¼ and the NW ¼ - NE ¼ and the SW ¼ - NE ¼ and the SE ¼ - NE ¼ and the NE ¼ - NW ¼ and the NW ¼ - SE ¼ and in Government Lot 7, all Section 13, T21N, R13W, City of Alma, Buffalo County, Wisconsin. Subject to all restrictions, reservations, conditions and easements of record. Subject to all existing road, utility and stormwater feature maintenance easements, whether of record or not. Along with and subject to all easements as shown on the above-referenced Buffalo County Plat. Along with and subject to all reservations for easements, building setback lines, notes and restrictions as shown on the above-referenced plat.

Also, subject to an "Alma Hills" subdivision identification signage easement in favor of Alma Hills Owners Association to be used for installation, maintenance and repair of subdivision identification signage on the following described easement area: Located in the Southwest Quarter of the Northeast Quarter, Section 13, T21N, R13W, and in Lot 13, of the Plat of Alma Hills, City of Alma, Buffalo County, Wisconsin, described as follows: Commencing at the North Corner of Lot 13, of the Plat of Alma Hills; thence southeasterly, 140.92 feet along the easterly line of said Lot 13, being the arc of a curve to the right having a radius of 367.00 feet and a central angle of 22°00'00", the long chord of which bears S33°00'00"E, 140.05 feet, to the Point of Beginning; thence southeasterly, 12.81 feet along the easterly line of said Lot 13, being the arc of a curve to the right having a radius of 367.00 feet and a central angle of 2°00'00", the long chord of which bears S21°00'00"E, 12.81 feet, to the end of said curve; thence S70°00'00"W, 15.00 feet; thence N21°00'00"W, 12.29 feet; thence N68°00'00"E, 15.00 feet to the Point of Beginning. Containing 190 Square Feet, more or less.

Along with a scenic easement as described in Declaration of Scenic Easement recorded at the Office of the Buffalo County Register of Deeds on May 25, 2010 in Volume 472 of records on Pages 375-380 as Document No. 242201.

Together with an undivided 1/37<sup>th</sup> interest in the Outlot 1 of the above-referenced plat.

The above-described property is subject to the following:

**PROTECTIVE COVENANTS**

1. No "single-wide" manufactured homes, mobile homes or buses shall be placed upon the property herein conveyed. Single-wide manufactured homes and mobile homes include any and all such trailers or structures having had wheels and/or axles attached at any time, whether placed on a foundation or not.
2. Campers, fifth-wheelers, motor coaches, motor homes and similar recreational vehicles are not permitted on the property unless attended within a 48-hour period.
3. Unregistered or abandoned vehicles, trash, or junk may not remain on the property.
4. No tar paper siding or tar shingle siding is allowed on any structure placed on the property.
5. All structures erected on the property shall be promptly and expeditiously completed on their exterior, including paint or stain, on any exterior surface above the foundation within six months after construction is commenced.
6. The residential structure(s) erected on the property must have a minimum of 1,000 square feet of living space.
7. Should any improvements on the property be damaged by casualty, or become unsightly through wear and tear, the same will be promptly razed or restored to a neat exterior appearance in line with the building requirements above set forth.
8. Lots less than 10 acres in size are restricted against commercial timbering, unless the same party owns adjoining lots totaling 10 acres or more. Any commercial harvesting of timber must be consistent with an approved Wisconsin Department of Natural Resources forestry plan.
9. The property is restricted against commercialization.
10. During the time in which Secluded Land Company, LLC, or its agents, are selling lots in this subdivision no advertising signs of any nature, including "For Sale" signs may be placed on the property except by Secluded Land Company, LLC, or its agents.
11. Any of these protective covenants may be superseded by previously recorded restrictive covenants, and/or by more restrictive government regulations.
12. These protective covenants shall run with the land.
13. Each lot owner in the subdivision has standing to sue for enforcement of any of these protective covenants.
14. In the event any portion of any of these protective covenants is judicially deemed invalid then the remaining portion of said protective covenants shall remain in full force and effect.

PC-2J AH

AH #13

6.651 Acres