

BALL PARK PLACE

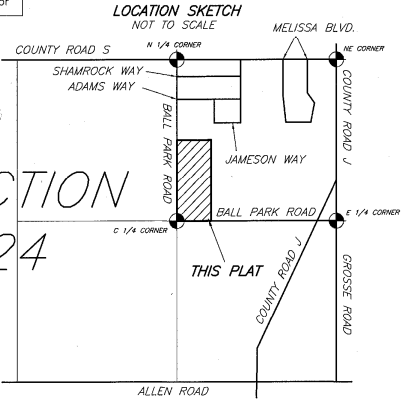
A COUNTY PLAT

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 20 EAST, TOWN OF LITTLE SUAMICO, OCONTO COUNTY, WISCONSIN.

SHALLOW
LLC
SURVEYING
Professional Wisconsin Land Surveyor

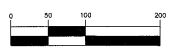
DEVELOPER
OSKEY REALTY LLC
3200 GRAY HAWK TRAIL
SUAMICO, WI 54313

DOC. No. 720162
LOT 40
SHAMROCK ESTATES 1ST ADD.



SECTION 24

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EXISTING OCONTO COUNTY AS SHOWN

- EXISTING 1" IRON PIPE
- SET 2" x 30" IRON PIPE min. wt. 3.65 lbs./lin. ft.
- SET 1" x 18" IRON PIPE min. wt. 1.13 lbs./lin. ft.
- WETLANDS

BUILDING SETBACKS

- 10' FROM SIDNEYARD
- 20' FROM REARYARD
- 30' FROM RIGHT OF WAY

NOTE: The wetlands boundary as shown is based on a wetlands delineation performed by George and Holdt in June of 2021.

RESTRICTIVE COVENANTS

- These covenants are enforceable by this Plat proprietors and/or owners of any lot in this Plat by injunctive relief as well as any and every other legal right and the proprietor and/or owners shall be entitled to cost and attorney fees incurred to enforce and remedy to the extent not prohibited by law.
- Residential dwelling shall not be a trailer home, mobile home, double wide, or triple wide unit. Nor shall any structure of a temporary nature be used as a residence of any time. Nor shall any structure created elsewhere be moved or relocated onto the property.
 - Single family residences only. No duplexes or multi-family units shall be allowed.
 - No construction of a single family private dwelling shall commence until approved plans, by the developer, for such dwelling meet the minimum requirement of 1400 square feet of living space above ground for a ranch style home and 1800 square feet of living space above ground for a two story home or any other multi-level home.
 - All homes must have a minimum roof pitch of 6/12.
 - Residence shall have a minimum of a two stall attached garage, not less than 22 feet in width.
 - No animals, livestock, pigeons or poultry of any kind shall be raised, bred or kept on the property, except for dogs, cats or other household pets that are not kept, bred or maintained for any commercial purposes or allowed to annoy neighbors.
 - No unlicensed vehicle of any kind may be stored or parked on the property unless it is in an enclosed building. No offroad vehicle, snowmobile, boat, campers, recreational vehicles, or motor homes will be allowed.
 - Any fencing must be approved by the developer.
 - No tracks shall be permitted that are used for the racing of dirt bikes or any other off road vehicles.
 - The exterior of all structures shall be completed within 12 months after commencement of construction.
 - One detached outbuilding is allowed provided the exterior materials and colors match the residence.
 - Variations in any of the covenants may be permitted by the developer where he is reasonably satisfied that such variations will be pleasing and generally in keeping with the character of surrounding properties and will not be a detriment to the subdivision as a whole. After the developer no longer owns any lot in the subdivision, requests for variations may be submitted to such review committee(s) as may be convened from among the property owners within this subdivision for consideration and approval or rejection.

CERTIFICATE OF THE OCONTO COUNTY PLANNING AND ZONING DEPARTMENT
Approved this 5th day of October, 2021, by the Oconto County Planning and Zoning Department.
Kathleen Guyette, Administrator

REGISTER OF DEEDS OFFICE OCONTO COUNTY, WISCONSIN
DOCUMENT NUMBER 747410
Received for record the 7th day of October, A.D. 2021 at 1:40 o'clock P.M. and recorded in Volume 9 of Plats on page 32.
Laurie Wustarboth, Register of Deeds

SURVEYOR'S CERTIFICATE

I, Paul R. Shallow, Professional Land Surveyor, do hereby certify: That by the order and under the direction of Jesse Oskey, member of Oskey Realty, LLC, owner of books described as Document Number 742375 of the Oconto County Registry; I have surveyed, divided, and mapped part of the Southwest quarter of the Northeast quarter of Section 24, Township 26 North, Range 20 East, Town of Little Suamico, Oconto County, Wisconsin.

I further certify: that the within map is a true and correct representation of the exterior boundaries of the lands surveyed and the subdivision of it and that I have fully complied with the provisions of chapter 236 of Wis. Statutes in the surveying and mapping of same to the best of my knowledge and belief.

Dated this 20th day of July, 2021.

Paul R. Shallow
Paul R. Shallow, PLS 2502
Shallow Surveying LLC



LEGAL DESCRIPTION:

A parcel of land located in part of the Southwest quarter of the Northeast quarter of Section 24, Township 26 North, Range 20 East, Town of Little Suamico, Oconto County, Wisconsin, described as follows: Commencing at the East quarter corner of said Section 24; Thence North 89 degrees 54 minutes 50 seconds West, a distance of 2005.93 ft.; Thence North 01 degree 35 minutes 30 seconds West, a distance of 33.01 ft. to the POINT OF BEGINNING; Thence South 89 degrees 54 minutes 50 seconds West, a distance of 555.14 ft.; Thence North 01 degree 35 minutes 30 seconds West, a distance of 1209.04 ft.; Thence North 89 degrees 51 minutes 21 seconds East, a distance of 555.14 ft.; Thence South 01 degree 35 minutes 30 seconds East, a distance of 1288.59 ft. to the POINT OF BEGINNING. Said parcel contains 16.389 acres (713,844 sq. ft.) of land more or less.

OWNER'S CERTIFICATE

As member of Oskey Realty LLC, owner, I hereby certify: that I caused the lands described on this plat to be surveyed, divided, dedicated, and mapped as represented on this plat.

I 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:

THE TOWN OF LITTLE SUAMICO AND OCONTO COUNTY PLANNING AND ZONING DEPARTMENT

Jesse Oskey 9-24-21
Date
Member of Oskey Realty, LLC

STATE OF WISCONSIN
COUNTY OF OCONTO

Personally came before me this 24th day of September, 2021, the herein mentioned Jesse Oskey, to me known to be the person who executed this foregoing instrument and acknowledge the same.

Kathleen Guyette
Notary Public, Oconto County, Wisconsin

My Commission expires, 10-29-22



TREASURER'S CERTIFICATE

As duly elected/appointed Town of Little Suamico Treasurer and Oconto County Treasurer, we hereby certify the records in our offices show no unpaid taxes, no unreturned tax sales and no unpaid special assessments affecting any of the lands included herein, as of the date listed below.

Dated this 28th day of September, 2021.

Dated this 5th day of October, 2021.

Chris Williams
Town of Little Suamico Treasurer
Lisa Glinski

Janya M Peterson
Oconto County Treasurer
Tanya Peterson

CERTIFICATE OF THE TOWN OF LITTLE SUAMICO

Approved this 28th day of September, 2021, by the Town of Little Suamico.

Chris Williams
Town Clerk
Elmer Rogan

Chris Williams
Town Clerk
Lisa Glinski

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Jesse Oskey, member of Oskey Realty, LLC, Grantor, to Oconto Electric Cooperative, Wisconsin Public Service Corporation, and Neigh Interests, their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within these areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Granteee agrees to restore or cause to be restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Granteee or their agents. This restoration, however, does not apply to the initial installation of such underground utility where ground which, utilities, or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Granteee's facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Granteee. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of Granteee. The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.