

70-116-095

Document Number

ACCESS/SETBACK COVENANT (SUBDIVISION)

Wisconsin Department of Transportation
Chapter Trans 233.05(2), Wis. Admin. Code
DT1669 99 (Replaces ED1007)

In order to further the orderly layout and use of land; to lessen congestion in the streets and highways; to provide for proper ingress and egress; and for the purpose of providing for the safety of travel upon and entrance into and departure from the state trunk highway designated as S.T.H. 116, all in accordance with the provisions of Chapter 236, Wisconsin Statutes, and the rules and regulations governing Land Sub-division Plats Abutting State Trunk Highways and Connecting Highways, Chapter Trans 233, Wisconsin Administrative Code, the undersigned owners of the lands described as:

The West 1/2 of the NORTH EAST 1/4 of Section 22, T19N, R15E, in the Town of Winneconne, Winnebago County, Wisconsin, excepting therefrom the Five (5) following described tracts of land, viz:-

1. The North 180 feet of the East 120 feet of the West 587 feet thereof.
2. The West 208.71 feet of the North 208.71 feet thereof.
3. The North 208.71 feet of the East 255.29 feet of the West 464.00 feet thereof.
4. Lot 1 according to Certified Survey Map filed in Volume 1 of Survey Maps on Page 283 as Document No. 510664.
5. That portion thereof heretofore conveyed to the State of Wisconsin, Department of Transportation by Deeds recorded in Document Nos. 606138 and 606146.

hereby covenant and agree as follows:

1. No direct vehicular access between the above-described lands and S.T.H. 116 shall be permitted except by way of one (1) agricultural driveway and one private driveway.
2. There is a 110' Highway Setback Line from the centerline of S.T.H. 116. 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 lots, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public according to Section 236.298, 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.
3. It is expressly agreed by the undersigned owners that these covenants shall run with the land and shall forever bind themselves, their heirs, administrators, executors, and assigns until said covenant or any part thereof is released in writing by the Department of Transportation or successors or assigns.

IN WITNESS WHEREOF the undersigned owners of the premises above-described have caused these covenants to be reduced to writing and signed by them.

Ronald Becker

(Signature)

Ronald Becker

(Print Owner Name)

(Signature)

(Print Owner Name)

(Signature)

(Print Owner Name)

This space is reserved for recording data

Return to

Ronald Becker
957 E Main
Winneconne Wis
54986

Parcel Identification Number/Tax Key Number

1-21-03

(Date)

State of Wisconsin

Winnebago

County

ss.

On the above date, this instrument was acknowledged before me by the above named person(s) or officers.

Debra L. Bartel

(Signature, Notary Public, State of Wisconsin)

Debra L. Bartel

(Print or Type Name, Notary Public, State of Wisconsin)

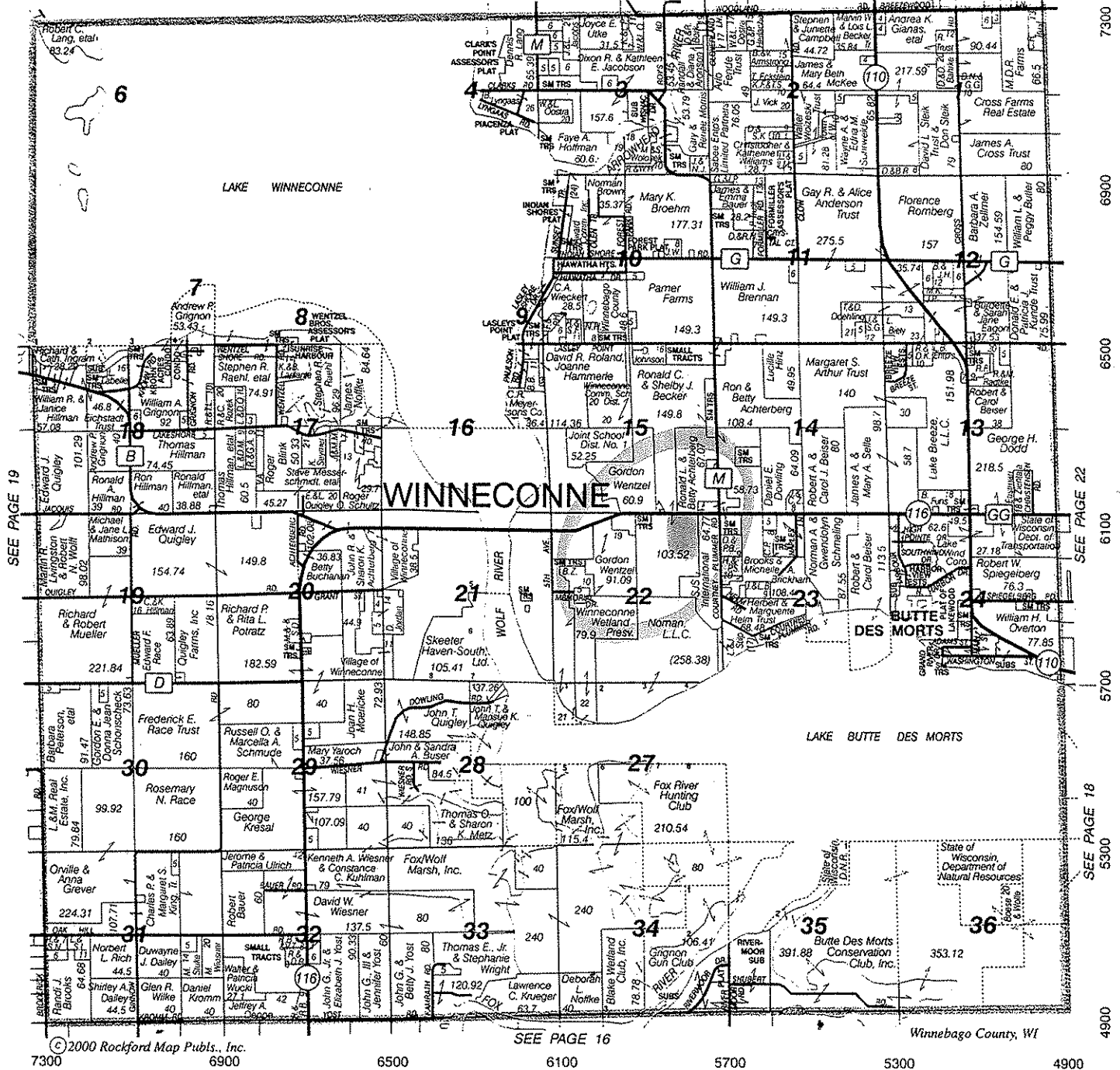
10-12-03

(Date Commission Expires)

WINNECONNE

SEE PAGE 25

T.19N.-R.15E.



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7300 6900 6500 6100 5700 5300 4900

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Winnebago County, WI

SEE PAGE 22

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SHEET 1 OF 4

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE N.E. 1/4 OF SECTION 22, T19N, R15E, WHICH HAS AN ASSUMED BEARING OF NORTH 89°35'09" WEST.

() DENOTES RECORD DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.

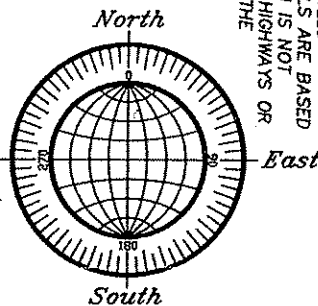
○ DENOTES 3/4 INCH DIAMETER IRON ROD 24 INCHES LONG SET, WEIGHING 1.50 LBS PER LINEAL FOOT.

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 236.293, 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.

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THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS OF 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 HIGHWAYS THROUGH LANE CAPACITY.

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CSM 70-116-1046-03

R. A. SMITH
& ASSOCIATES, INC.

*Engineering
 driven by
 vision*

920-231-3119 fax 231-9872
2850 UNIVERSAL STREET
OSHKOSH, WI. 54904

Land Surveying

SURVEY DRAWING NO.	4002.DWG
SURVEY PROJECT NO.	7004002
ENGINEERING PROJECT NO.	
DATE: 1-02-03	

ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT OF WAY OF S.T.H. 116. 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 OR ITS ASSIGNS. 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 ALL PERMITS ARE REVOCABLE.