

455979

Declaration of Covenants and Restrictions

Document Number

Document Title

RECEIVED FOR RECORD

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DEC 08 1999

AT 2:30 O'CLOCK P M
JAMES M. MADUTT, REGISTER OF DEEDS
DUNN COUNTY
James M. Madutt
REGISTER OF DEEDS

Recording Area pd 12.00

Name and Return Address

MUZA & MUZA LAW OFFICE
P.O. Box 408
Menomonie, WI 54751

Lots One (1) through Thirty-seven (37), Plat of Hawk Ridge as recorded in Cabinet Eight, Slide Fifteen, Dunn County, Wisconsin.

BEING A PART OF The South Half (S 1/2) of the Southwest Quarter (SW 1/4) of Section Two (20, Township Twenty-seven (27) North, Range Thirteen (13) West, Town of Menomonie, Dunn County, Wisconsin.

EXCEPT that portion of the above described parcel of land conveyed for highway purposes by a Warranty Deed dated February 21, 1981, and recorded April 1, 1981 in Volume 303 of Records at Page 711, as Document No. 338114; SUBJECT TO restrictions to the right of access as provided in said Warranty Deed.

TOGETHER WITH AND SUBJECT TO any other easements, covenants, reservations or restrictions of record and all utility easements as shown on said Plat.

016-1007-09

016-1007-10

Parcel Identification Number (PIN)

STATE OF WISCONSIN)

) ss

County of Dunn)

Personally came before me this 22nd day of November, 1999, the above named Jack A. Bowman and Patrick J. Philen, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Barbara J. Seehaver
Barbara J. Seehaver, Notary Public
Dunn County, Wisconsin
My Commission Expires: 7/21/2002

STATE OF WISCONSIN)

) ss

County of Dunn)

Personally came before me this 2nd day of December, 1999, the above named Jamie L. Winsand and Scott A. Brenner, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Robert F. Muza
Robert F. Muza, Notary Public
Dunn County, Wisconsin
My Commission is Permanent.

Drafted by:
Jack A. Bowman
Menomonie, WI

HAWK RIDGE SUBDIVISION

DECLARATION OF COVENANTS AND RESTRICTIONS

Property owners shall not cut more than 25% of dominant trees in the area lying between the building site and boundaries of their property:

No lot shall be divided or redivided.

No structure or a temporary character, and or trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot to any time as a residence, either temporarily or permanently and shall not exist on premises in excess of six months.

There shall be no mobile homes or double wide mobile homes located in this subdivision.

A temporary drive must be installed to a lot before trucks and heavy equipment shall enter. This is to prevent tearing up of existing blacktop at the edge of the driveway.

No part of any lot shall be used for dumping trash or refuse of any kind, except for temporary construction debris.

You shall not alter the drainage pattern of surface water to drain on someone else's property with conduits or drains.

Upon sale of each of said Lots, or any subsequent sale thereof, the purchaser shall automatically be bound by all of the terms, conditions, duties and obligations contained in this Declaration.

This Declaration shall be one lot one vote basis and shall remain in effect until such time property owners of the majority rescind, add or change such rulings.

Date: 12-2-99

Signature of Purchaser:

Janie L. Winsel

Signature of Purchaser:

Scott A. Brenner

Date: 11-22-99

Signature of Seller:

John H. Bowman
Patricia Phil

BIRCH CREEK
ADDITION
BLOCK 4

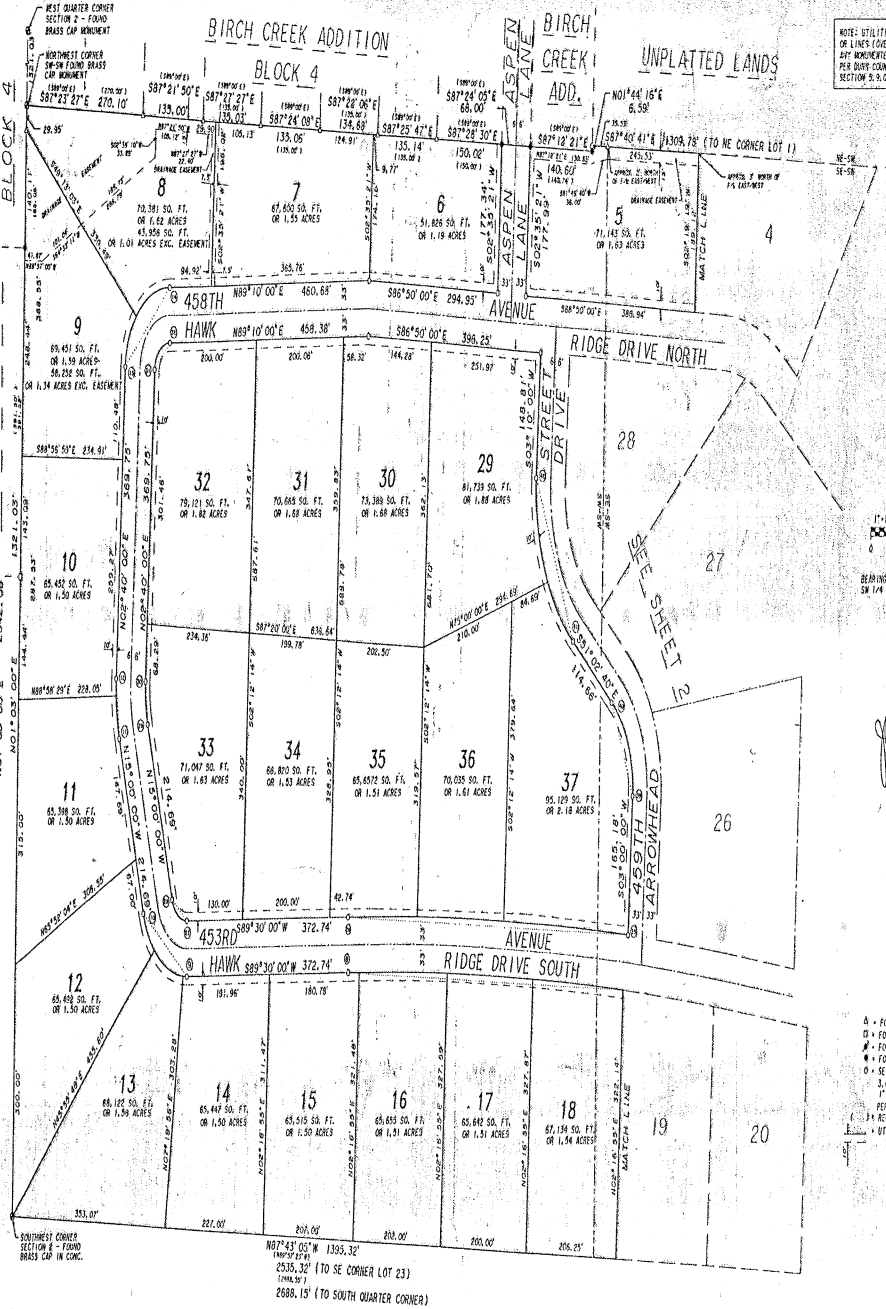
LOT 1
C.S.M. NO. 586

UNPLATTED LANDS

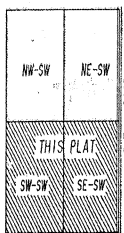
BIRCH CREEK ADDITION
BLOCK 4

BIRCH CREEK ADDITION
UNPLATTED LANDS

NOTE: UTILITIES MAY NOT PLACE ANY POLES, POSTS OR LINES (OVERHEAD OR UNDERGROUND) WITHIN 3 FEET OF ANY MONUMENTED SECTION CORNER OR PROPERTY CORNER AS PER DUNN COUNTY COMPREHENSIVE ZONING ORDINANCE SECTION 5.3.06.



- LEGEND
- FOUND 1" IRON PIPE
 - FOUND 3/4" IRON PIPE
 - FOUND 3/4" IRON PIPE W/OUT CAP
 - FOUND 2" IRON PIPE
 - SET 2" x 30" IRON PIPE REINFORCING
 - 3/4" IRON PIPE W/OUT CAP
 - 1" x 24" IRON PIPE REINFORCING 1.18 LBS.
 - PER LINEAL FOOT SET AT ALL OTHER LOT CORNERS
 - BY RECONSTRUCTION DATA
 - UTILITY EASEMENT



UNPLATTED LANDS

HAWK RIDGE

DUNN COUNTY PLAT NUMBER _____, VOLUME 8, SLIDE PAGE 15
LOCATED IN THE SW 1/4 OF THE SW 1/4 AND IN THE SE 1/4 OF THE SW 1/4 ALL
IN SECTION 2, T. 27N. R. 13W., TOWN OF MENOMONIE, DUNN COUNTY, WISCONSIN

DOCUMENT NUMBER 436977
REC'D JANUARY 7, 1998 AT 12:30 P.M.
RECORDED: VOLUME 8, SLIDE PAGE 15
James M. Mrodt

JAMES M. MRODT, REG. OF DEEDS, DUNN CO., WI