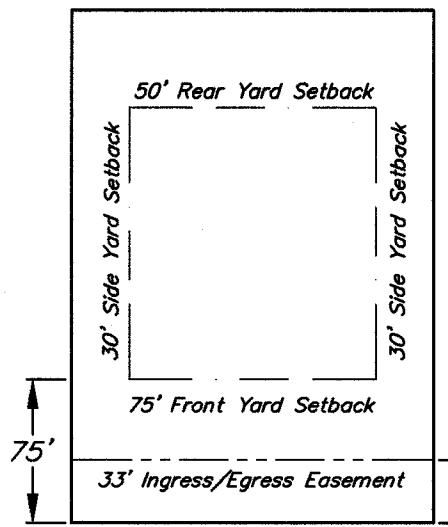


Hanger 682

TYPICAL BUILDING ZONE



RESTRICTIVE COVENANTS

- 1) 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.
- 2) No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

NOTES

- 1) The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Village has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.
- 2) Each Lot shall have its own well and sanitary systems.
- 3) All Lots shall be served by underground utilities.
- 4) " pipe shall be set at intersection of 66' wide ingress/egress easement line and lot line for all front lot corners and shall be set after road construction has been completed.
- 5) Septic systems on Lots shall be mound systems.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

Townline 1, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, do hereby certify that we caused the land described on Everett Acres to be surveyed, divided, mapped and dedicated as represented herein. Townline 1, LLC, also certifies 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 EPHRAIM
DEPARTMENT OF ADMINISTRATION
DOOR COUNTY

In Witness Whereof, the said Townline 1, LLC has caused these presents to be signed by Keith Garet, its Member, on this 20 day of October, 2025.

Keith Garet
Member

Personally came before me this 20 day of October, 2025, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

BRAD RYMER
Notary Public
County, Wisconsin
STATE OF WISCONSIN
COUNTY OF Door
Notary Public Commission Expires 5-20-29

CERTIFICATE OF MORTGAGEE

One Community Bank

(print name)
mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this plat and hereby consent to the above certificate of Townline 1, LLC, owners of said lands.

witness the hand and seal of,

ANP Commercial Banking Officer, 10/22/2025
(signature) (print title) (date)

Daniel Matter
(print name)

Personally came before me this 22 day of October, 2025, the above named officer of said corporation to me known to be the persons who executed the foregoing certificate and acknowledged the same.

WENDY JES
Notary Public
WENDY JES My Commission Expires 10-16-2028
Dane County, Wisconsin
STATE OF WISCONSIN
COUNTY OF Dane ss.

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, hereby certify:

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision survey of the Village of Ephraim and under the direction of the owners listed hereon, I have surveyed, divided and mapped "Everett Acres" and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is part of the Northwest 1/4 of the Southwest 1/4 of Section 19, T31N-R28E, in the Village of Ephraim, Door County, Wisconsin, more fully described as follows:

Commencing at the West $\frac{1}{4}$ corner of Section 19, T31N-R28E, thence S000216'W, 700.96 feet along the West line of the Southwest $\frac{1}{4}$ of said Section 19, also being the centerline of Townline Road, to the point of beginning; thence N89°50'31"E, 1327.20 feet along the South line of Lot 1, Volume 17, Certified Survey Maps, Page 114, Map No. 2830, Document No. 777163, Door County Records, also along the South line of Lot 3, Volume 17, Certified Survey Maps, Page 137, Map No. 2839, Document No. 778118, Door County Records; thence S000339'E, 1328.80 feet along the East line of the Southwest $\frac{1}{4}$ of said Southwest $\frac{1}{4}$ to the Southeast corner of said quarter-quarter; thence S89°51'49"W, 1328.69 feet along the North line of Lot 1, 2 and 3, Volume 19, Certified Survey Maps, Page 47, Map No. 3151, Document No. 809876, Door County Records, also being the South line of said quarter-quarter to said West line and centerline; thence N000216'E, 623.31 feet along said West line and centerline to the point of beginning.

Parcel contains 828.173 square feet / 19.01 acres, more or less.
Road dedication contains 20,569 square feet / 0.47 acres, more or less.
Parcel subject to easements and restrictions of record.

SURVEY LEGEND

PUBLIC LAND CORNER AS NOTED
 FOUND 1" Ø IRON PIPE

INDICATES RECORDED AS

- ALL OTHER LOT CORNERS MARKED WITH A 1.32" (O.D.) X 18" IRON PIPE WEIGHING 1.68 LBS/LIN. FOOT.
- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST HUNDREDTH OF A FOOT.
- ALL DISTANCES ON CURVES ARE ARC LENGTHS.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified September 15, 2025

John Schley
Department of Administration

Everett Acres

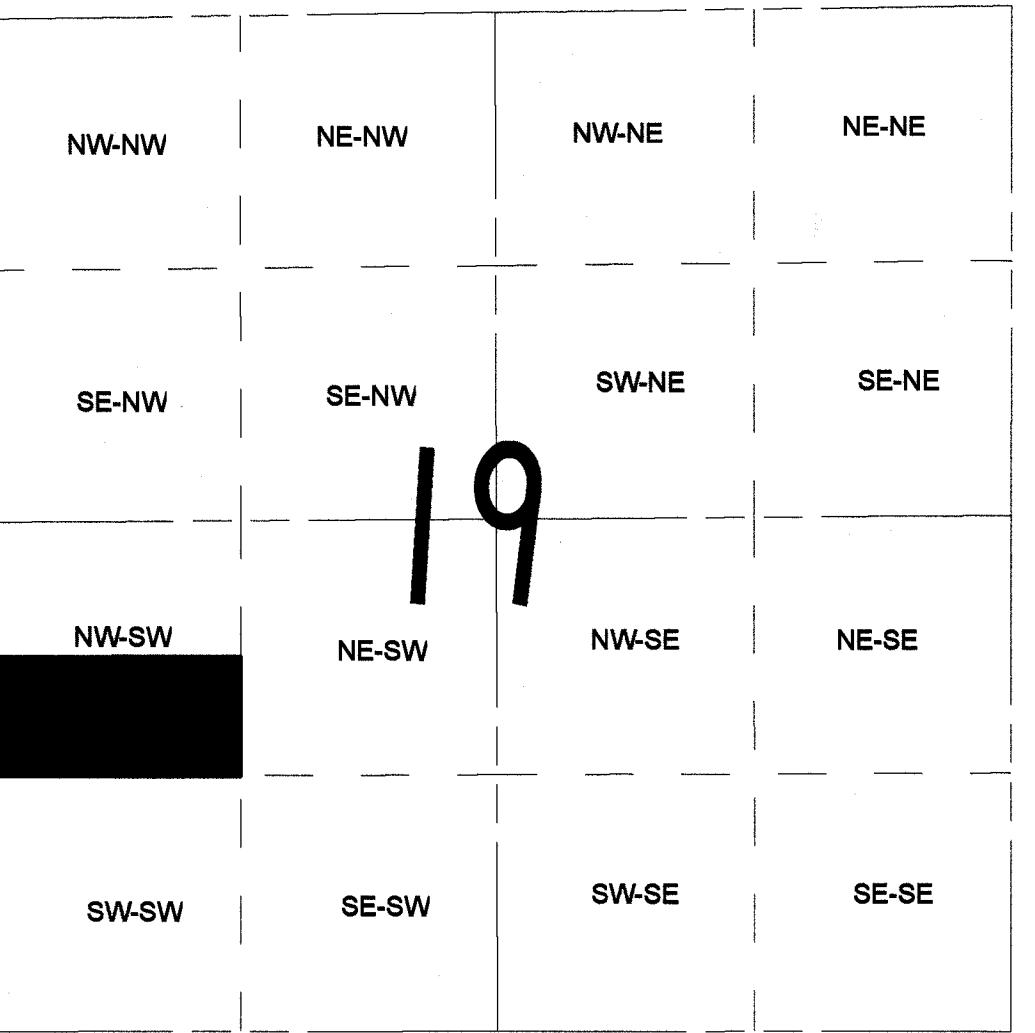
PART OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 19, T31N-R28E, IN THE VILLAGE OF EPHRAIM, DOOR COUNTY, WISCONSIN.

CERTIFICATE OF THE TREASURERS

As duly elected Door County and Village of Ephraim Treasurer, we hereby certify that the records in our office shows no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in this Plat as of the dates listed below.

Ryan Schley 10-29-2025
Ryan Schley
Door County Treasurer

Andrea Collok 10/29/2025
Andrea Collok
Village Treasurer

LOCATION MAP
NOT TO SCALE

DOC # 880442
RECORDED ON
10/29/2025 10:35:48 AM
CAREY PETERSILKA
REGISTER OF DEEDS
DOOR COUNTY, WI
FEE AMOUNT PAID: 50.00

CERTIFICATE OF THE VILLAGE OF EPHRAIM

Approved for the Village of Ephraim this 14th day of October, 2025

Andrea Collok
Andrea Collok
Village Clerk

BEARINGS REFERENCED TO THE
WEST LINE OF SOUTHWEST $\frac{1}{4}$
OF SECTION 19, T31N-R28E,
ASSUMED TO BE S000216'W.

GRAPHIC SCALE: 1" = 80'

Curve Table							
Curve #	Length	Radius	Delta	Chord Length	Chord Dir.	Tangent Bearing	Tangent Bearing
C1	41.05'	60.00'	39°11'42"	40.25'	N70°26'02"E	S89°58'07"E	N50°50'11"E
C2	270.60'	60.00'	258°23'24"	93.01'	S00°01'53"W	N50°50'11"E	N50°46'25"W
C3	89.17'	60.00'	85°08'52"	81.19'	S86°35'22"E	N50°50'11"E	S44°00'56"E
C4	91.37'	60.00'	87°14'47"	82.80'	S00°23'33"E	S44°00'56"E	S43°13'51"W
C5	90.06'	60.00'	85°59'45"	81.84'	S86°13'43"W	S43°13'51"W	N50°46'25"W
C6	41.05'	60.00'	39°11'42"	40.25'	N70°22'16"W	N50°46'25"W	N89°58'07"W

SECTION 19, T31N-R28E
VILLAGE OF EPHRAIM
DOOR COUNTY
WISCONSIN

