

331613

Lots 1-59 River Ridge

RIVER RIDGE

VOL. 291 RECORDS PAGE 580

Chg Town

AFFIDAVIT OF COVENANTS

A. Area of Application

Unless otherwise specified herein, the covenants shall apply to all lots of River Ridge.

B. Land Use

1. No lot shall be used except for residential purposes.
2. No building shall be erected, altered, placed or permitted to remain on any lot other than a detached single family dwelling not to exceed 2 1/2 stories in height and private garages of not more than 1,300 sq. ft.
3. No more than one residence or dwelling house shall be erected on any of the said lots.
4. No mobile homes, nor double wide mobile homes shall be permitted on any lot.

C. Type of Building

1. Any building erected on any lot must have a full foundation, except for porches, sundecks, patios, garages and similar appurtenances.
2. No single story dwelling shall be erected or maintained having a ground floor living area of less than 1,000 square feet, and no dwelling of more than one story shall be erected or maintained having a ground floor living area of less than 800 square feet. A split entry home is considered a two-story.
3. Porches, sundecks, basements, attics, attached garages, breezeways, carports and crawl spaces shall be excluded from the calculation of ground floor living area.

D. Foundations and Lot Lines

1. The front foundation of any residence or garage shall not be closer than thirty feet from the front lot line.
2. The foundations of any residence or garage shall not be nearer than ten feet from the side property line, nor nearer than twenty feet from any street adjoining the side property line.

E. Completion of Construction Work

1. No trailer, basement, tent, shack, garage, barn or outbuilding erected on the premises, shall be at any time used as a residence, either temporarily or permanently, nor shall any structure of a temporary character be erected, used or occupied for any residential purpose; and all structures commenced shall be completed and finished on the exterior within one (1) year after the commencement of the excavation or the construction thereof, whichever is commenced earlier.
2. No structure shall be erected on any lot before the residence thereon is constructed, except a garage.
3. All building structures commenced shall be completed and finished on the exterior within one year after the commencement of the excavation or the construction thereof, whichever is commenced earlier.

F. Specific Prohibitions

1. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be, or become, an annoyance or nuisance to the neighborhood.
2. No tank for the storage of fuel shall be maintained above the surface of the ground unless it is permanently shielded from view by shrubs or a fence.

REC'D November 16, 1979 at 11:10 A.M.

RECORDED: VOL. 291 RECORDS PAGE(S) 580-581


HERB D. SCHUTZ, REG. OF DEEDS, DUNN CO., WIS.

- 3. No shedding poplars, box elders, cottonwoods, or other objectionable trees shall be planted.
- 4. No garbage, ashes or refuse receptacles shall be placed or left on any lot so as to be exposed to view or to become a nuisance.
- 5. No sign larger than 480 square inches in area shall be displayed or placed on any lot, except for the purpose of sale by the affiants, their heirs, executors, administrators, successors, assigns or agents.
- 6. No horses, cows, goats, sheep or any domestic animals, poultry or farm animals of any kind except the usual household pets shall be kept or maintained on any of the lots, and in such cases the pets shall be so kept and maintained so as not to become an annoyance or nuisance to other residents in the development by reason of movement, noise, or odor.

G. Enforcement of Covenants and Restrictions

Enforcement of Covenants and Restrictions shall be by proceedings at law or in equity against any person or persons voiding or attempting to violate any of these covenants, either to restrain the violation or recover damages.

H. Invalidation of Covenants

Invalidation of any one of these covenants by judgement or court order shall in no way effect any of the other provisions or covenants which shall remain in full force and effect.

I. Easement

An easement is reserved over each lot for public utility installation and maintenance.

IN Witness:

River Ridge Inc.

By: John Radtke
John Radtke, President

Don Scharlau
Don Scharlau, Secretary

State of Wisconsin,
Dunn County

Personally came before me, this 16th day of NOVEMBER 1979, the above named JOHN RADTKE AND DONALD SCHARLAU to me know to be the persons who executed the foregoing instrument and acknowledge the same.

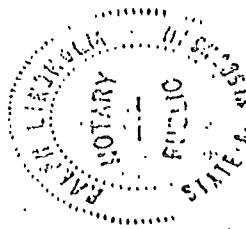
Ralph Lindholm
Ralph Lindholm

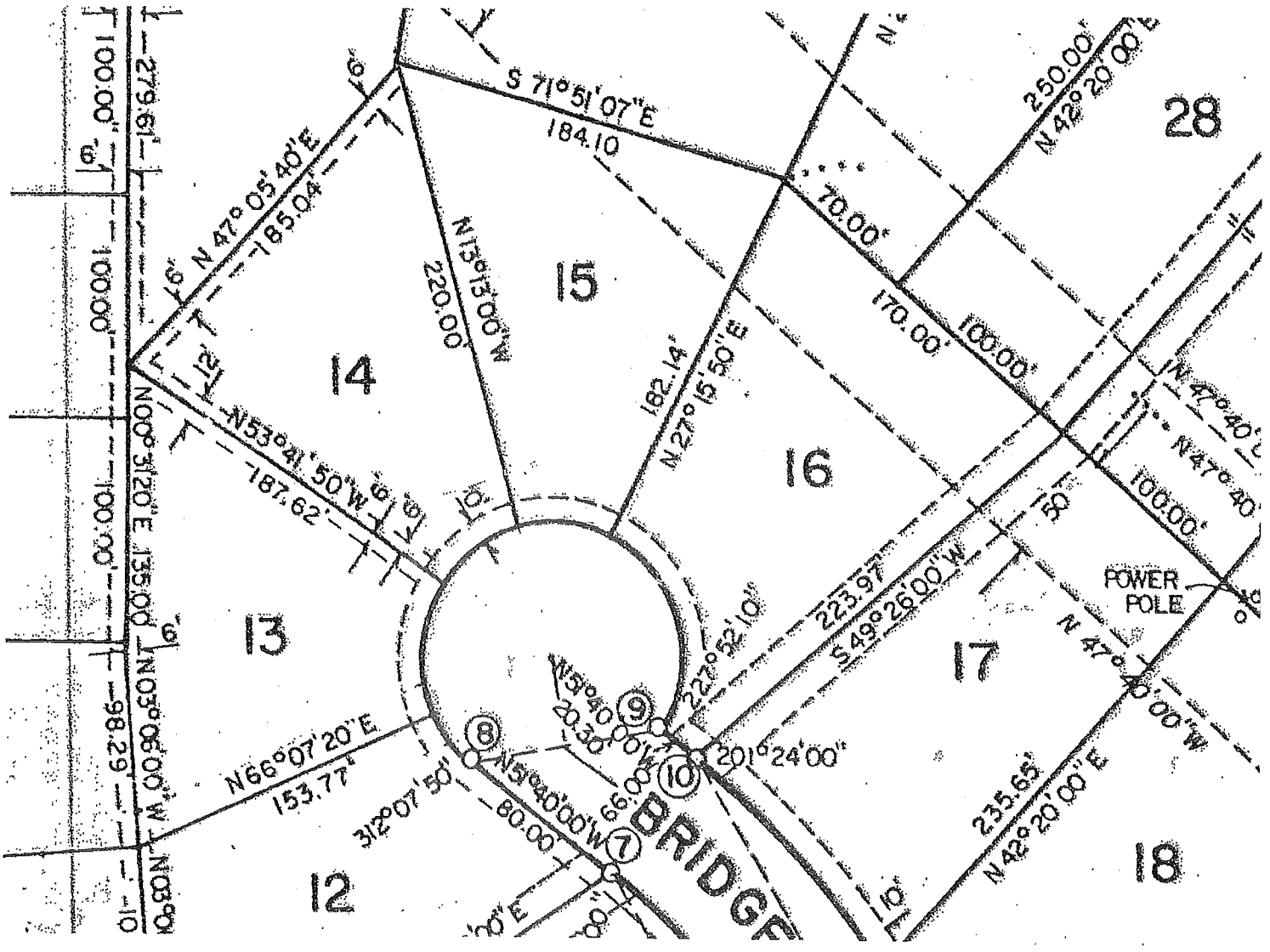
Notary Public, Dunn county,

Wisconsin

My Commission expires

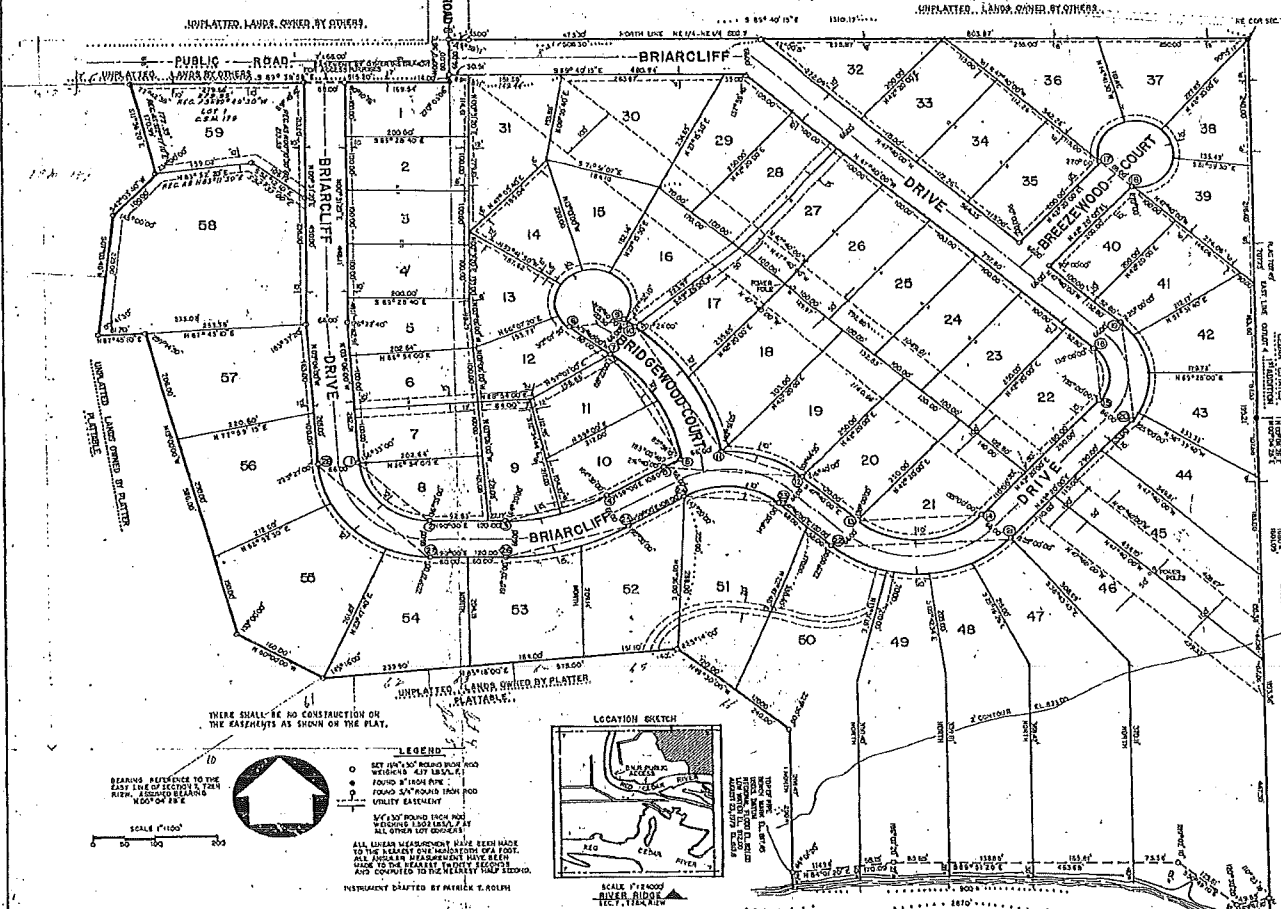
JANUARY 16, 1983





RIVER RIDGE

LOCATED IN THE NE 1/4 OF THE NE 1/4, SE 1/4 OF THE NE 1/4 (GOV'T LOT 4) & THE NW 1/4 OF THE NE 1/4 (GOV'T LOT 5) SECTION 7, T28N, R12W, TOWN OF RED CEDAR, COUNTY OF DUNN, STATE OF WISCONSIN



LEGEND
 ○ SET 1/2" x 3/8" IRON PIN 3/16" HIGH
 ● 1/4" DIA. IRON NAIL
 ○ FOUND 3/4" DIA. IRON PIN
 ○ FOUND 1/2" DIA. IRON PIN
 ○ FOUND 1/4" DIA. IRON PIN
 ○ FOUND 1/8" DIA. IRON PIN
 ○ FOUND 1/16" DIA. IRON PIN

ALL LINES MEASURED HAVE BEEN MADE TO THE HIGHEST ACCURACY PERMITTED BY THE INSTRUMENTS USED. ALL ANGLES MEASURED HAVE BEEN MADE TO THE HIGHEST ACCURACY PERMITTED BY THE INSTRUMENTS USED. AND ADJUSTED TO THE HIGHEST ACCURACY PERMITTED BY THE INSTRUMENTS USED.

INSTRUMENT DRAFTED BY PETER T. ROUSE

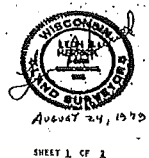
CURVE NO.	LOT NO.	RADIUS LENGTH	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1 - 2		116.23	109.87	176.19	S 82°44'10"W	60°	S 82°44'10"W
3 - 4	9	321.36	173.89	117.89	N 16°01'00"W	31°30'00"	N 33°03'00"W
5 - 6	10	321.36	173.89	117.89	N 16°01'00"W	31°30'00"	N 33°03'00"W
6 - 7	10	321.36	173.89	117.89	N 16°01'00"W	31°30'00"	N 33°03'00"W
7 - 8	11	108.00	118.00	118.00	N 89°11'15"W	21°52'00"	N 39°22'15"W
8 - 9	12	60.00	60.00	60.00	N 90°00'00"W	0°	N 90°00'00"W
9 - 10	13	60.00	60.00	60.00	N 90°00'00"W	0°	N 90°00'00"W
10 - 11	14	370.00	370.00	370.00	S 1°45'10"W	1°	S 1°45'10"W
11 - 12	15	132.00	132.00	132.00	N 89°24'00"W	1°	N 89°24'00"W
12 - 13	16	132.00	132.00	132.00	N 89°24'00"W	1°	N 89°24'00"W
14 - 15	17	132.00	132.00	132.00	N 89°24'00"W	1°	N 89°24'00"W
15 - 16	18	132.00	132.00	132.00	N 89°24'00"W	1°	N 89°24'00"W

CURVE NO.	LOT NO.	RADIUS LENGTH	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
17 - 18	17	60.00	60.00	60.00	S 89°40'00"W	29°30'161"	N 10°10'00"W
19 - 20	18	116.00	116.00	116.00	N 10°10'00"W	60°	N 10°10'00"W
21 - 22	19	116.00	116.00	116.00	N 10°10'00"W	60°	N 10°10'00"W
23 - 24	20	116.00	116.00	116.00	N 10°10'00"W	60°	N 10°10'00"W
25 - 26	21	116.00	116.00	116.00	N 10°10'00"W	60°	N 10°10'00"W
27 - 28	22	116.00	116.00	116.00	N 10°10'00"W	60°	N 10°10'00"W
29 - 30	23	116.00	116.00	116.00	N 10°10'00"W	60°	N 10°10'00"W
31 - 32	24	116.00	116.00	116.00	N 10°10'00"W	60°	N 10°10'00"W
33 - 34	25	116.00	116.00	116.00	N 10°10'00"W	60°	N 10°10'00"W
35 - 36	26	116.00	116.00	116.00	N 10°10'00"W	60°	N 10°10'00"W
37 - 38	27	116.00	116.00	116.00	N 10°10'00"W	60°	N 10°10'00"W
39 - 40	28	116.00	116.00	116.00	N 10°10'00"W	60°	N 10°10'00"W
41 - 42	29	116.00	116.00	116.00	N 10°10'00"W	60°	N 10°10'00"W
43 - 44	30	116.00	116.00	116.00	N 10°10'00"W	60°	N 10°10'00"W
45 - 46	31	116.00	116.00	116.00	N 10°10'00"W	60°	N 10°10'00"W
47 - 48	32	116.00	116.00	116.00	N 10°10'00"W	60°	N 10°10'00"W
49 - 50	33	116.00	116.00	116.00	N 10°10'00"W	60°	N 10°10'00"W
51 - 52	34	116.00	116.00	116.00	N 10°10'00"W	60°	N 10°10'00"W
53 - 54	35	116.00	116.00	116.00	N 10°10'00"W	60°	N 10°10'00"W
55 - 56	36	116.00	116.00	116.00	N 10°10'00"W	60°	N 10°10'00"W
57 - 58	37	116.00	116.00	116.00	N 10°10'00"W	60°	N 10°10'00"W

331612

REGISTER'S OFFICE
 DUNN COUNTY, WISCONSIN
 Received for record the following plat:
 of *Robert J. Chittman* A.C. 1122
 of *Robert J. Chittman* A.C. 1122
 by *Robert J. Chittman*
 and *Robert J. Chittman*
Robert J. Chittman
 COUNTY CLERK

There are no objections to this plat with respect to Sec. 236.13, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., and §§ 46 of the Wis. Admin. Code as provided by Sec. 236.12 (1), Wis. Stats.
 Certified true *Robert J. Chittman*, Aug 24, 1979
Robert J. Chittman
 Department of Local Affairs & Development



RIVER RIDGE

LOCATED IN THE NE 1/4 OF THE NE 1/4, SE 1/4 OF THE
NE 1/4 (GOV'T LOT 4) & THE NW 1/4 OF THE NE 1/4 (GOV'T
LOT 5) SECTION 7, T20N, R12W, TOWN OF RED CEDAR,
COUNTY OF DUNN, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

I, LEON R. HEARICH, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF RIVER RIDGE LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 (GOVERNMENT LOT 4) AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 (GOVERNMENT LOT 5) SECTION 7, TOWN 20 NORTH, RANGE 12 WEST, TOWN OF RED CEDAR, COUNTY OF DUNN, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER CORNER OF SAID SECTION 7, A 2 INCH IRON PIPE, BEING THE POINT OF BEGINNING;

THENCE S. 00° 04' 28" W., 1,691.09 FEET TO A 1-1/2 INCH IRON ROD, WHICH MARKS THE BEGINNING OF A HEADEN LINE, SAID POINT BEING 75 FEET, MORE OR LESS, FROM THE EDGE OF THE WATER;

THENCE CONTINUING ALONG A HEADEN LINE S. 65° 41' 10" W., 49.85 FEET, TO A POINT;

THENCE ALONG A HEADEN LINE N. 50° 49' 10" W., 123.61 FEET;

THENCE ALONG A HEADEN LINE N. 89° 51' 20" W., 153.68 FEET;

THENCE ALONG A HEADEN LINE S. 84° 01' 28" W. TO A 1-1/2 INCH IRON ROD, 23 FEET, MORE OR LESS, FROM THE RIVER'S EDGE, WHICH MARKS THE END OF A HEADEN LINE;

THENCE DUE NORTH 265.47 FEET;

THENCE N. 65° 30' 00" W., 240.00 FEET;

THENCE S. 85° 16' 00" W., 575.00 FEET;

THENCE N. 60° 00' 00" W., 160.00 FEET;

THENCE N. 13° 00' 00" W., 566.00 FEET;

THENCE S. 87° 45' 10" W., 81.70 FEET;

THENCE N. 07° 03' 40" E., 235.00 FEET;

THENCE N. 42° 03' 40" E., 109.00 FEET;

THENCE N. 11° 56' 30" W., 170.50 FEET;

THENCE S. 89° 38' 58" E., 515.30 FEET;

THENCE N. 60° 17' 58" E., 80.80 FEET;

THENCE S. 89° 40' 15" E., 1,310.12 FEET, TO THE POINT OF BEGINNING, INCLUDING ALL LANDS BETWEEN THE HEADEN LINE AND THE WATER'S EDGE OF THE RED CEDAR RIVER.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF. THAT I HAVE MADE SUCH SURVEY AND LAND DIVISION BY THE DIRECTION OF THE COMMISSIONER OF SAID LAND. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF RED CEDAR AND THE COUNTY OF DUNN IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 24TH DAY OF August, 1979

Leon R. Hearich
REGISTERED LAND SURVEYOR

CERTIFICATE OF TOWN TREASURER

I, Bruce Johnson, BEING THE DULY ELECTED, QUALIFIED AND ACTING TOWN TREASURER OF THE TOWN OF RED CEDAR, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF November 12, 1979 ON ANY OF THE LAND INCLUDED ON THE PLAT OF RIVER RIDGE.

DATE: November 12, 1979

Bruce Johnson
TOWN TREASURER

CERTIFICATE OF COUNTY TREASURER

I, Charles V. Walker, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF DUNN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES AND NO UNPAID TAXES ON SPECIAL ASSESSMENTS AS OF October 10, 1979 AFFECTING THE LANDS INCLUDED IN THE PLAT OF RIVER RIDGE.

DATE: 10-10-79

Charles V. Walker
COUNTY TREASURER

TOWN BOARD RESOLUTION

RESOLVED, THAT THE PLAT OF RIVER RIDGE IN THE TOWN OF RED CEDAR, DUNN COUNTY,

IS HEREBY APPROVED BY THE TOWN BOARD.

DATE 11-12-79 APPROVED [Signature]

DATE 11-12-79 SIGNED [Signature]

I, HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF RED CEDAR.

[Signature]
TOWN CLERK

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., and §§ 45 of the Wis. Admin. Code as provided by Sec. 236.12 (4), Wis. Stats.

Certified this 14th day of November, 1979.

Robert J. Peterson
Department of Local Affairs & Development

CORPORATE OWNERS CERTIFICATE OF DEDICATION

RIVER RIDGE, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. RIVER RIDGE, INC. DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OF S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

1. TOWN OF RED CEDAR;
2. CITY OF MENOMONIE;
3. DEVELOPMENT, ZONING AND PLANNING COMMITTEE OF DUNN COUNTY;
4. DEPARTMENT OF LOCAL AFFAIRS AND DEVELOPMENT;
5. DIVISION OF HEALTH, DEPARTMENT OF HEALTH AND SOCIAL SERVICES.

IN WITNESS WHEREOF, THE SAID RIVER RIDGE, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN RADTKE, ITS PRESIDENT, AND COUNTERSIGNED BY DONALD SCHMALZ, ITS SECRETARY-TREASURER, AT MENOMONIE, WISCONSIN AND ITS CORPORATE SEAL TO BE HERETOBY AFFIXED THIS 11th DAY OF October, 1979, IN THE PRESENCE OF:

[Signature] JOHN RADTKE, PRESIDENT
[Signature] DONALD SCHMALZ, SECRETARY-TREASURER

STATE OF WISCONSIN) ss.
COUNTY OF DUNN) ss.

PERSONALLY CAUSE BEFORE ME THIS 11th DAY OF October, 1979, JOHN RADTKE AND DONALD SCHMALZ OF THE ABOVE NAMED CORPORATION, TO BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO BE KNOWN TO BE SUCH PRESIDENT AND SECRETARY-TREASURER OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

MY COMMISSION EXPIRES: 11-11-79

[Signature]
NOTARY PUBLIC, Dunn COUNTY, WISCONSIN

OWNER'S CERTIFICATE

WE, HARLAN E. WAGNER AND HILDEBRAND WAGNER, HIS WIFE, MONTAGEE OF THE ABOVE DESCRIBED LAND, DO HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF THE OWNER, RIVER RIDGE, INC.

WITNESS THE HAND AND SEAL OF HARLAN E. WAGNER AND HILDEBRAND WAGNER, HIS WIFE, MONTAGEE, THIS 11th DAY OF October, 1979.

[Signature] HARLAN E. WAGNER
[Signature] HILDEBRAND WAGNER, HIS WIFE

STATE OF WISCONSIN) ss.
COUNTY OF DUNN) ss.

PERSONALLY CAUSE BEFORE ME THIS 11th DAY OF October, 1979, THE ABOVE NAMED HARLAN E. WAGNER AND HILDEBRAND WAGNER, TO BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES: March 20, 1982

[Signature]
NOTARY PUBLIC, Dunn COUNTY, WISCONSIN

COUNCIL RESOLUTION

RESOLVED THAT THE PLAT OF RIVER RIDGE IN THE TOWN OF RED CEDAR, DUNN COUNTY, WISCONSIN, IS HEREBY APPROVED BY THE COUNCIL OF THE CITY OF MENOMONIE.

DATE 11-15-79 APPROVED [Signature]

DATE 11-15-79 SIGNED [Signature]

I, HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COUNCIL OF THE CITY OF MENOMONIE.

[Signature]
CITY CLERK

DUNN COUNTY PLANNING AGENCY RESOLUTION

"RESOLVED THAT THE PLAT OF RIVER RIDGE IN THE TOWN OF RED CEDAR BE AND IS HEREBY APPROVED IN COMPLIANCE WITH CHAPTER 236 OF THE WISCONSIN STATUTES AND THE COUNTY PLANNING AGENCY REGULATIONS."

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE RESOLUTION ADOPTED BY THE DUNN COUNTY PLANNING AND ZONING COMMITTEE MADE EFFECTIVE THIS 14th DAY OF NOV. 1979.

[Signature]
DUNN COUNTY ZONING ADMINISTRATOR

OWNER'S CERTIFICATE OF DEDICATION AS TO LOT 50

AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED LOT 50 AS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY SECTION 236.10 OF SECTION 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

- (1) TOWN OF RED CEDAR
- (2) CITY OF MENOMONIE
- (3) DEVELOPMENT, ZONING AND PLANNING COMMITTEE OF DUNN COUNTY;
- (4) DEPARTMENT OF LOCAL AFFAIRS AND DEVELOPMENT;
- (5) DIVISION OF HEALTH, DEPARTMENT OF HEALTH AND SOCIAL SERVICES.

WITNESS THE HAND AND SEAL OF SAID OWNERS OF LOT 50 THIS 14th DAY OF November, 1979, IN THE PRESENCE OF:

[Signature] STEVEN M. CARROLL
[Signature] LOUI H. CARROLL

STATE OF WISCONSIN) ss.
COUNTY OF DUNN) ss.

PERSONALLY CAUSE BEFORE ME THIS 14th DAY OF November, 1979, THE ABOVE NAMED STEVEN M. CARROLL AND LOUI H. CARROLL, TO BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES: January 16, 1983

[Signature]
NOTARY PUBLIC, Dunn COUNTY, WISCONSIN

