

# SETTLEMENT AT HOODS CREEK

ALL THAT PART OF THE SOUTHEAST  $\frac{1}{4}$  AND SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  AND ALL OF LOT 3, CSM 1708 IN THE NORTHEAST  $\frac{1}{4}$  AND NORTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 22 EAST, VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN

## GENERAL NOTES:

1. VILLAGE OF MOUNT PLEASANT IS GIVEN THE RIGHT TO ENTER UPON THE DRAINAGE EASEMENTS AND MAINTAIN THEM AT THE COST OF ALL LOT OWNERS OF LOTS 1 THRU 70, IF SAID OWNERS REFUSE OR NEGLECT TO MAINTAIN SAID DRAINAGE EASEMENTS.
2. ALL DRAINAGE AND STORM SEWER EASEMENTS ARE GRANTED TO THE VILLAGE OF MOUNT PLEASANT
3. LOTS 4, 9, 10, 12, 17, 33, 45, 47, 58 AND 62 HAVE RESTRICTED VEHICULAR ACCESS.(SEE ACCESS DETAIL)
2. CONSTRUCTION OF STRUCTURES WITHIN 100 FEET OF THE OVERHEAD POWER LINES EXISTING IN THE WPCO EASEMENT ON THE EAST SIDE OF THIS DEVELOPMENT IS PROHIBITED.
5. ALL LOTS ARE TO BE SERVED BY PUBLIC SANITARY SEWER AND MUNICIPAL PUBLIC WATER.
6. OUTLOTS 1, 4, 5 AND 6 TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
7. LANDSCAPE ISLANDS LOCATED WITHIN CUL-DU-SAC RIGHTS-OF-WAY TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
8. OUTLOTS 2 AND 3 TO BE DEDICATED TO THE VILLAGE OF MOUNT PLEASANT FOR PARKLAND/STORMWATER DRAINAGE DISTRICT UTILITY PURPOSES.
9. LANDS LYING WITHIN THE DESIGNATED ENVIRONMENTAL CORRIDOR AND WETLANDS SHALL BE PRESERVED/PROTECTED. GRADING, FILLING, TILING, DRAINING, EXCAVATING, AND DREDGING; ERECTING ANY STRUCTURES, EXCEPT SPLITRAIL FENCES WHICH MAY BE REVIEWED AS PART OF A SITE PLAN REVIEW PROCESS; REMOVING OR DESTROYING ANY NATIVE VEGETATION, EXCEPT FOR DISEASED, NON-INDIGENOUS SPECIES OR NOXIOUS WEEDS (AS DEFINED BY LOCAL ORDINANCES); INTRODUCING PLANTS NOT NATIVE OR INDIGENOUS TO THE NATURAL ENVIRONMENT; CREATING A MOWN LANDSCAPE, GARDENING, CULTIVATING, OR DEPOSITING YARD WASTE OF ANY TYPE; AND GRAZING OF DOMESTICATED ANIMALS, WHERE APPLICABLE, IS PROHIBITED.

## STORMWATER MANAGEMENT NOTES

- 1) THE LOT OWNERS OF LOTS 1 THRU 70 IN SETTLEMENT AT HOODS CREEK, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE RESPONSIBLE PARTIES) SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT MEASURES.
- 2) THE RESPONSIBLE PARTIES SHALL MAINTAIN THE STORMWATER MANAGEMENT MEASURES IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN.
- 3) THE LOCAL MUNICIPALITY IS AUTHORIZED TO ACCESS THE PROPERTY TO CONDUCT INSPECTIONS OF STORMWATER PRACTICES AS NECESSARY TO ASCERTAIN THAT THE PRACTICES ARE BEING MAINTAINED AND OPERATED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN.
- 4) THE RESPONSIBLE PARTIES, ON AN ANNUAL BASIS, SHALL PROVIDE MAINTENANCE OF EACH STORMWATER MANAGEMENT MEASURE, INCLUDING BUT NOT LIMITED TO, REMOVAL OF DEBRIS, MAINTENANCE OF VEGETATIVE AREAS, MAINTENANCE OF STRUCTURAL STORMWATER MANAGEMENT MEASURES AND SEDIMENT REMOVAL.
- 5) UPON NOTIFICATION OF THE RESPONSIBLE PARTIES, BY THE LOCAL MUNICIPALITY, OF MAINTENANCE PROBLEMS WHICH REQUIRE CORRECTION, THE SPECIFIED CORRECTIVE ACTIONS SHALL BE TAKEN WITHIN A REASONABLE TIME FRAME AS SET BY THE LOCAL MUNICIPALITY.
- 6) THE LOCAL MUNICIPALITY IS AUTHORIZED TO PERFORM THE CORRECTIVE ACTIONS IDENTIFIED IN THE INSPECTION REPORT IF THE RESPONSIBLE PARTIES DO NOT MAKE THE REQUIRED CORRECTIONS IN THE SPECIFIED TIME PERIOD, THE COSTS AND EXPENSES SHALL BE ENTERED ON THE TAX ROLL AS A SPECIAL ASSESSMENT AGAINST THE PROPERTY AND COLLECTED WITH ANY OTHER TAXES LEVIED THEREON FOR THE YEAR IN WHICH THE WORK IS COMPLETED.

# SETTLEMENT AT HOODS CREEK

ALL THAT PART OF THE SOUTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND ALL OF LOT 3, CSM 1708 IN THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 22 EAST, VILLAGE OF HOODS PLEASANT, ROCK COUNTY, WISCONSIN

There are no objections to this plat with respect to  
Secs. 216, 15, 216, 16, 216, 20 and 216, 21(1) and (2),  
Wis. Stats. as provided by s. 216.12, Wis. Stats.

Certified MAY 5 2005  
Rene M. Frey  
Department of Administration

SCALE: 1" = 100'  
DRAWING FOR RECORD TO BE FILED IN THE RECORDS OF THE PLAT BOOKS OF THE COUNTY OF ROCK COUNTY, WISCONSIN, IN THE NORTHWEST 1/4 OF SECTION 3-3-22 AS SHOWN ON THE MAP.

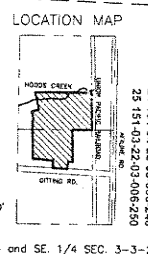
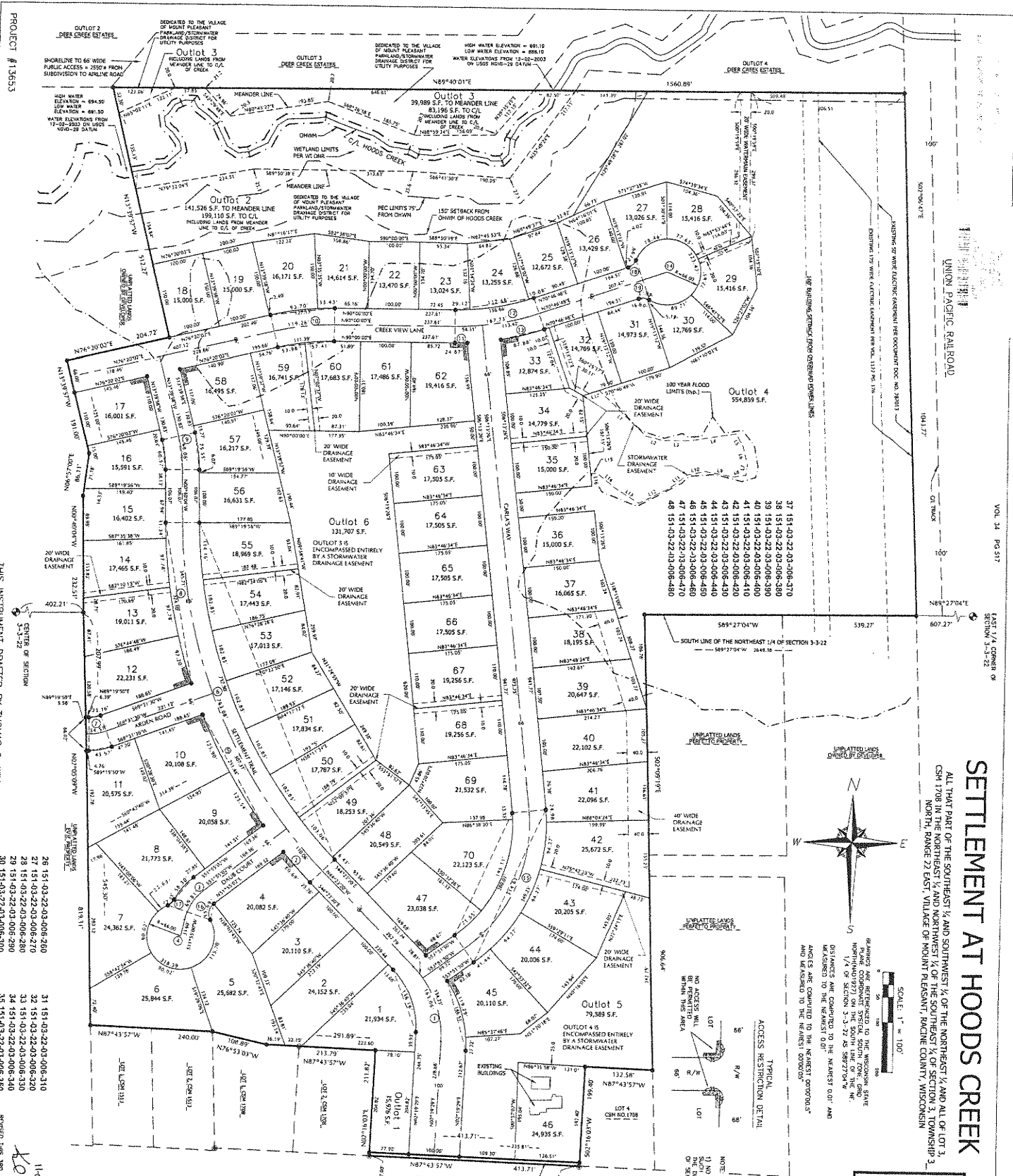
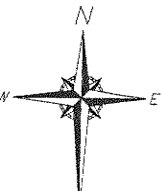
NOTES:  
1. NO PARTS, ANGLES, BEARS OR BOUND COORDINATES ARE TO BE PLACED ON THE DRAWING OF A SURVEY MADE BY ANYONE OTHER THAN THE SURVEYOR.  
2. THE SURVEYOR'S NAME AND ADDRESS ARE TO BE PLACED ON THE DRAWING.

ACCESS RESTRICTION DETAIL



NOTE:  
1. NO PARTS, ANGLES, BEARS OR BOUND COORDINATES ARE TO BE PLACED ON THE DRAWING OF A SURVEY MADE BY ANYONE OTHER THAN THE SURVEYOR.  
2. THE SURVEYOR'S NAME AND ADDRESS ARE TO BE PLACED ON THE DRAWING.

TO  
LOT# PARCEL#  
1 151-03-22-03-008-610  
2 151-03-22-03-008-620  
3 151-03-22-03-008-630  
4 151-03-22-03-008-640  
5 151-03-22-03-008-650  
6 151-03-22-03-008-660  
7 151-03-22-03-008-670  
8 151-03-22-03-008-680  
9 151-03-22-03-008-690  
10 151-03-22-03-008-700  
11 151-03-22-03-008-710  
12 151-03-22-03-008-720  
13 151-03-22-03-008-730  
14 151-03-22-03-008-740  
15 151-03-22-03-008-750  
16 151-03-22-03-008-760  
17 151-03-22-03-008-770  
18 151-03-22-03-008-780  
19 151-03-22-03-008-790  
20 151-03-22-03-008-800  
21 151-03-22-03-008-810  
22 151-03-22-03-008-820  
23 151-03-22-03-008-830  
24 151-03-22-03-008-840  
25 151-03-22-03-008-850



LEGEND  
- 2.25" 0.00 MIN. PIPE SET, 16' LONG, W.C. = 3/8"  
- 1.5" 1.5" MIN. PIPE SET AT ALL OTHER LOCATIONS  
- CONCRETE MANHOLE W/ BRASS CAP FOUND  
- 1" IRON PIPE FOUND (UNLESS OTHERWISE SHOWN)

PROJECT #13653

THIS INSTRUMENT DRAFTED BY THOMAS G. WILLIAMSON

30 151-03-22-03-008-300  
29 151-03-22-03-008-290  
28 151-03-22-03-008-280  
27 151-03-22-03-008-270  
26 151-03-22-03-008-260

31 151-03-22-03-008-310  
32 151-03-22-03-008-320  
33 151-03-22-03-008-330  
34 151-03-22-03-008-340  
35 151-03-22-03-008-350  
36 151-03-22-03-008-360

11-08-04  
KATE

NOTED THIS DAY BY ME, SURVEYOR, 2005

SHEET 1 OF 2

