

VOL. 299 RECORDS PAGE 87

First Addition to River Ridge

Affidavit of Covenants

REC'D October 8, 1980 at 8:30 A.M.

RECORDED: VOL. 299, RECORDS PAGE(S) 87-88

*Herb D. Schutz*  
HERB D. SCHUTZ, REG. OF DEEDS, DUNN, CO., WIS.

A. Area of Application

Unless otherwise specified herein, the covenants shall apply to all lots of First Addition to 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 2½ 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, sun decks, patios, garaged, 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, sun decks, 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.

VOL. 299 RECORDS PAGE 88F. Specific Prohibitions

1. No nonxious 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.
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. Easements

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

River Ridge, Inc.

by:

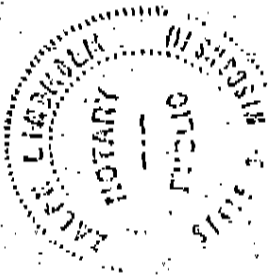
John Radtke  
John Radtke, PresidentDonald Scharlau  
Donald Scharlau, SecretaryState of Wisconsin,  
Dunn County

Personally came before me, this 6<sup>th</sup> day  
of OCTOBER, 19 80, 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 LINDHOLMNotary Public, Dunn County  
Wisconsin.

My commission expires:

Jan. 16, 1983

FORM NO. 985-A



Stock No. 26273

DUNN CO. SURVEYOR  
DUNN CO. REAL PROPERTY  
DATE 3-09-01APPROVED  
YES ☒ NO ☐  
7-28-12  
Ed. 2" LP.

466263

Certified Survey Map No. 2379  
Volume 10, Page 119BEING LOTS 94 AND 95 OF CERTIFIED SURVEY MAP NO. 2241, VOLUME 9, PAGE 191,  
LOCATED IN GOVERNMENT LOTS 4 AND 5 OF SECTION 7, TOWNSHIP 28 NORTH,  
RANGE 12 WEST, TOWN OF RED CEDAR, DUNN COUNTY, WISCONSIN.

## LEGEND

- ⊕ Government Corner (as noted)
- Set 3/4" x 24" rebar weighing 1502 lbs./lineal ft.
- Found iron rod (as noted)
- ▽ Septic Vent
- Well

APPROVED: By the Zoning Office

this 5th day of March

By: Cleo Veruetz, Jeff Gring  
Adm.

SCALE: 1" = 100'

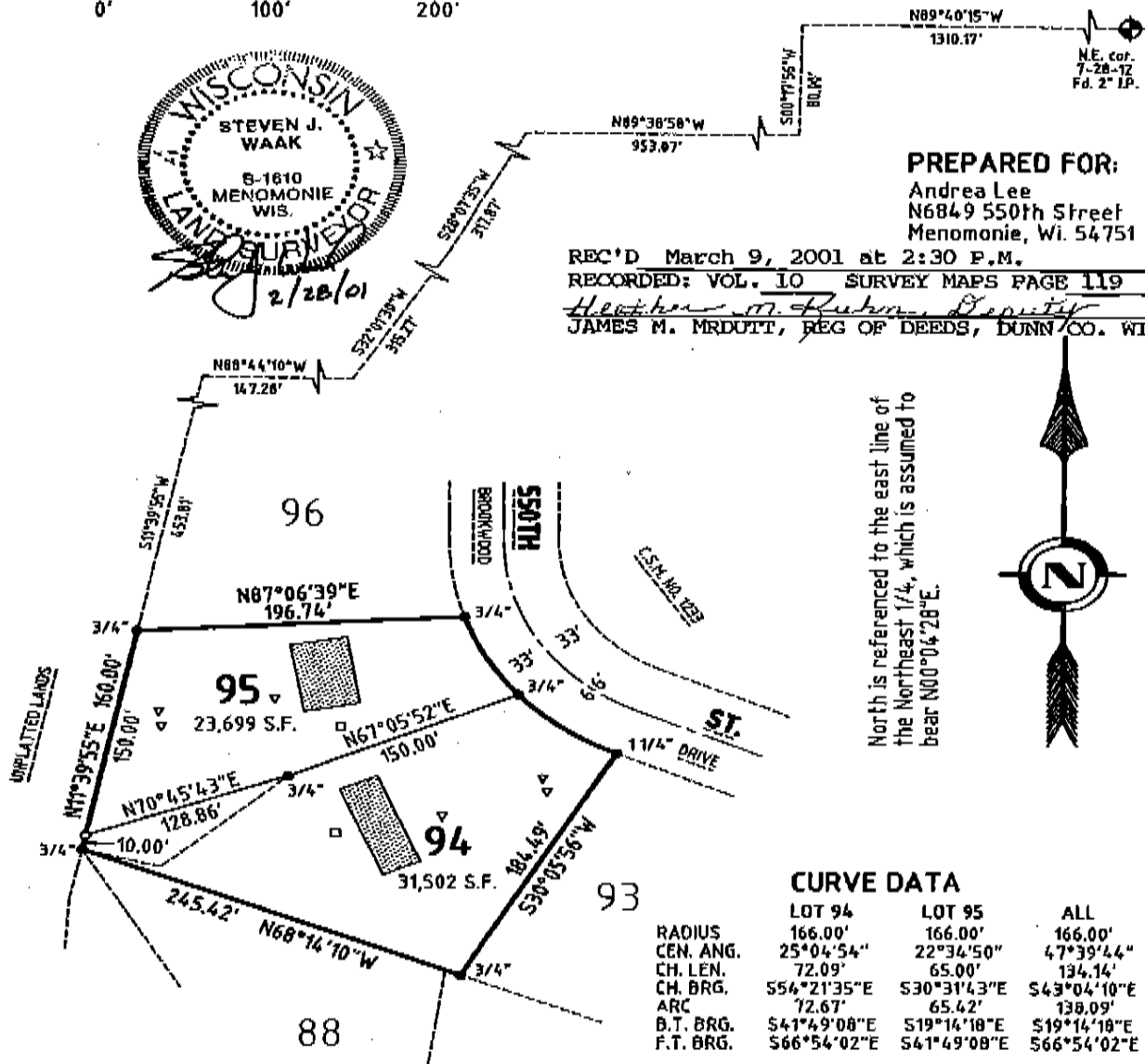


## PREPARED FOR:

Andrea Lee  
N6849 550th Street  
Menomonie, WI. 54751

REC'D March 9, 2001 at 2:30 P.M.

RECORDED: VOL. 10 SURVEY MAPS PAGE 119

Heather M. Rubin, Deputy  
JAMES M. MRDUTT, REG OF DEEDS, DUNN CO. WI

## CURVE DATA

	LOT 94	LOT 95	ALL
RADIUS	166.00'	166.00'	166.00'
CEN. ANG.	25°04'54"	22°34'50"	47°39'44"
CH. LEN.	72.09'	65.00'	134.14'
CH. BRG.	S54°21'35"E	S30°31'43"E	S43°04'10"E
ARC	72.67'	65.42'	138.09'
B.T. BRG.	S41°49'08"E	S19°14'18"E	S19°14'18"E
F.T. BRG.	S66°54'02"E	S41°49'08"E	S66°54'02"E

FORM NO. 985-A



Stock No. 26273

**Certified Survey Map No. 2379**  
**Volume 10 , Page 119**

**BEING LOTS 94 AND 95 OF CERTIFIED SURVEY MAP NO. 2241, VOLUME 9, PAGE 191,  
 LOCATED IN GOVERNMENT LOTS 4 AND 5 OF SECTION 7, TOWNSHIP 28 NORTH,  
 RANGE 12 WEST, TOWN OF RED CEDAR, DUNN COUNTY, WISCONSIN.**

**SURVEYOR'S CERTIFICATE**

I, Steven J. Waak, Registered Wisconsin Land Surveyor, hereby certify that I have surveyed, divided, and mapped a parcel of land being Lot 94 and 95 of Certified Survey Map No. 2241, Volume 9, Page 191, located in Government Lots 4 and 5 of Section 7, T.28 N., R.12 W., Town of Red Cedar, Dunn County, Wisconsin, and more particularly described as follows:

Commencing at the Northeast corner of said Section 7; Thence N89°40'15"W, a distance of 1310.17 feet; Thence S00°17'56"W, a distance of 80.00 feet; Thence N89°38'58"W, a distance of 953.07 feet; Thence S28°07'35"W, a distance of 317.87 feet; Thence S32°01'30"W, a distance of 315.27 feet; Thence N88°44'10"W, a distance of 147.28 feet; Thence S11°39'55"W, a distance of 453.81 feet to the point of beginning; Thence N87°06'39"E, a distance of 196.74 feet; Thence southeasterly along the arc of a curve concave to the northeast, (with said curve having a radius= 166.00 feet, a central angle= 47°39'44", a chord length= 134.14 feet, and a chord bearing= S43°04'10"E) a distance of 138.09 feet; Thence S30°05'56"W, a distance of 184.49 feet; Thence N68°14'10"W, a distance of 245.42 feet; Thence N11°39'55"E, a distance of 160.00 feet to the point of beginning. Said described parcel contains 55,201 square feet, more or less, or 1.27 acres.

That I have made such survey, land division, and map at the direction of Andrea Lee, N6849 550th Street, Menomonie, Wisconsin, 54751. That such map is a correct representation of the exterior boundaries of the land surveyed, and the subdivision thereof made. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter AE 7 of the Wisconsin Administrative Code, and the subdivision regulations of Dunn County, in surveying, dividing, and mapping the same. Said survey is subject to easements of record, and as shown.

Dated this 28th day of FEBRUARY, 2001.

Steven J. Waak  
 Steven J. Waak, R.L.S. 1610



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