

# 665/667 & 669/671 Valley View Drive Lots 11 & 12 Valley View Subdivision

*Duplex lots*

**Section 13, Town 13 North, Range 18 East**  
**Village of Campbellsport, Fond du Lac County, Wisconsin**

**Being sold at: Knights of Columbus Hall - 795 Fond Du Lac Ave, Fond du Lac, WI 54935**

**Thursday, March 26, 2020 @ 10:00 a.m.**

**Owners:** Habitat for Humanity of Fond du Lac County, Inc.

**Terms:** 5% down nonrefundable earnest money day of sale. To close by April 30, 2020.

**Announcements** on day of sale take precedence over printed information.



## Fond du Lac County, WI



Parcel Number	V02-13-18-99-VB-110-00	Site Address	667 VALLEY VIEW DR
Owner	HABITAT FOR HUMANITY OF FOND DU LAC COUNTY INC	Municipality Code	20111
Mailing Address 1	65 W SCOTT ST	Municipality	VILLAGE OF CAMPBELLSPORT
Mailing Address 2		PLSS Location	
Mailing City	FOND DU LAC	Acres	0.6
Mailing State	WI	Legal Description	Refer to the source document for actual legal description. S13 T13N R18E VALLEY VIEW SUBDIVISION LOT 11
Mailing Zip	54935		



*Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.*

**Map Scale**  
**1 inch = 50 feet**  
 2/4/2020

BECKY TELLIER  
VILLAGE OF CAMPBELLSPORT TREASURER  
PO BOX 709  
CAMPBELLSPORT WI 53010

FOND DU LAC COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2019  
REAL ESTATE

HABITAT FOR HUMANITY OF FOND DU LAC COUNTY  
INC



562682/V02131899VB11000

HABITAT FOR HUMANITY OF FOND DU LAC C  
65 W SCOTT ST  
FOND DU LAC WI 54935

Parcel Number: V02131899VB11000  
Bill Number: 562682

**Important:** Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

**Location of Property/Legal Description**  
665 VALLEY VIEW DR

S13 T13N R18E VALLEY VIEW SUBDIVISION LOT 11  
0.600 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
0	0	0	0.987337041	0.02458213 (Does NOT reflect credits)	0.00
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	
0	0	0		0.00	
TAXING JURISDICTION	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2018 NET TAX	2019 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
FOND DU LAC COUNTY	81,175	86,739	0.00	0.00	
VILLAGE OF CAMPBELLSPORT	402,975	401,267	0.00	0.00	
CAMPBELLSPORT SCHOOL	948,381	959,835	0.00	0.00	
MORaine PARK TECH	107,756	108,688	0.00	0.00	
<b>TOTAL</b>	<b>1,540,287</b>	<b>1,556,529</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>FIRST DOLLAR CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>LOTTERY AND GAMING CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>NET PROPERTY TAX</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>

**TOTAL DUE: \$0.00**  
FOR FULL PAYMENT, PAY TO LOCAL  
TREASURER BY:  
JANUARY 31, 2020

**Warning:** If not paid by due dates,  
installment option is lost and total tax is  
delinquent subject to interest and, if  
applicable, penalty.  
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
CAMPBELLSPORT SCHOOL	97,299	0.00	2037				

PAY 1ST INSTALLMENT OF: \$0.00  
BY JANUARY 31, 2020

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:  
VILLAGE OF CAMPBELLSPORT TREASURER  
PO BOX 709  
CAMPBELLSPORT WI 53010

PIN# V02131899VB11000  
HABITAT FOR HUMANITY OF FOND DU LAC  
COUNTY INC  
BILL NUMBER: 562682

PAY 2ND INSTALLMENT OF: \$0.00  
BY JULY 31, 2020

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:  
FOND DU LAC COUNTY TREASURER  
160 SOUTH MACY STREET  
P.O. BOX 1515  
FOND DU LAC, WI 54936-1515

PIN# V02131899VB11000  
HABITAT FOR HUMANITY OF FOND DU LAC  
COUNTY INC  
BILL NUMBER: 562682

PAY FULL AMOUNT OF: \$0.00  
BY JANUARY 31, 2020

AMOUNT ENCLOSED \_\_\_\_\_

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PO BOX 709  
CAMPBELLSPORT WI 53010

PIN# V02131899VB11000  
HABITAT FOR HUMANITY OF FOND DU LAC  
COUNTY INC  
BILL NUMBER: 562682



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



## Fond du Lac County

Owner (s):

**HABITAT FOR HUMANITY OF FOND DU LAC  
COUNTY INC**

Location:

Mailing Address:

**HABITAT FOR HUMANITY OF FOND DU LAC  
COUNTY INC  
65 W SCOTT ST  
FOND DU LAC, WI 54935**

School District:

**0910 - CAMPBELLSPORT SCHOOL**

Request Mailing Address Change

Tax Parcel ID Number:

Tax District:

Status:

**V02-13-18-99-VB-110-00 20111-VILLAGE OF CAMPBELLSPORT Active**

Alternate Tax Parcel Number:Acres:

**0.6**

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

**S13 T13N R18E VALLEY VIEW SUBDIVISION LOT 11**

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*

**665 VALLEY VIEW DR CAMPBELLSPORT, WI 53010**

**667 VALLEY VIEW DR CAMPBELLSPORT, WI 53010**

Tax Year: 2019

Click here for detailed assessment data. (square footage, year built, building type, etc)

### Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value
4	Exempt Other (Local)	0.6	\$0	\$0	\$0
Total:		0.60	\$0	\$0	\$0

**Estimated Fair Market Value:**

-

**Average Assessment Ratio:**

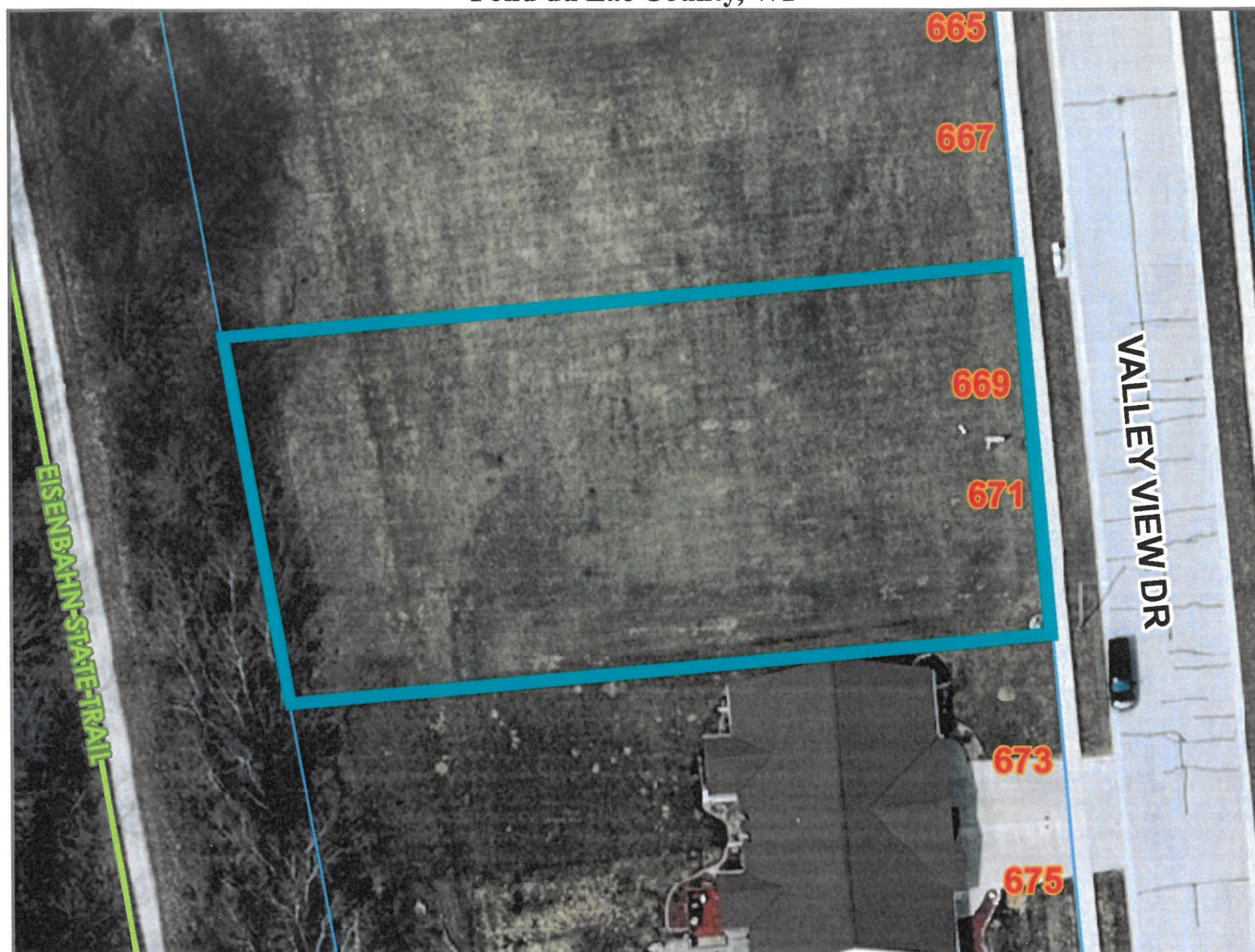
0.987337041

\* MFL and PFC values are not included in the total.

### Special Assessments

Assessment	Amount
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## Fond du Lac County, WI



Parcel Number	V02-13-18-99-VB-120-00	Site Address	671 VALLEY VIEW DR
Owner	HABITAT FOR HUMANITY OF FOND DU LAC COUNTY INC	Municipality Code	20111
Mailing Address 1	65 W SCOTT ST	Municipality	VILLAGE OF CAMPBELLSPORT
Mailing Address 2		PLSS Location	
Mailing City	FOND DU LAC	Acres	0.51
Mailing State	WI	Legal Description	Refer to the source document for actual legal description. S13 T13N R18E VALLEY VIEW SUBDIVISION LOT 12
Mailing Zip	54935		



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**Map Scale**  
**1 inch = 50 feet**  
 2/4/2020

BECKY TELLIER  
VILLAGE OF CAMPBELLSPORT TREASURER  
PO BOX 709  
CAMPBELLSPORT WI 53010

FOND DU LAC COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2019  
REAL ESTATE

HABITAT FOR HUMANITY OF FOND DU LAC COUNTY  
INC



562683/V02131899VB12000

HABITAT FOR HUMANITY OF FOND DU LAC C  
65 W SCOTT ST  
FOND DU LAC WI 54935

Parcel Number: V02131899VB12000  
Bill Number: 562683

**Important:** Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

**Location of Property/Legal Description**  
669 VALLEY VIEW DR

S13 T13N R18E VALLEY VIEW SUBDIVISION LOT 12  
0.510 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
0	0	0	0.987337041	0.02458213 (Does NOT reflect credits)	0.00
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	
0	0	0		0.00	
TAXING JURISDICTION	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2018 NET TAX	2019 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
FOND DU LAC COUNTY	81,175	86,739	0.00	0.00	
VILLAGE OF CAMPBELLSPORT	402,975	401,267	0.00	0.00	
CAMPBELLSPORT SCHOOL	948,381	959,835	0.00	0.00	
MORAINES PARK TECH	107,756	108,688	0.00	0.00	
<b>TOTAL</b>	<b>1,540,287</b>	<b>1,556,529</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>FIRST DOLLAR CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>LOTTERY AND GAMING CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>NET PROPERTY TAX</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>

**TOTAL DUE: \$0.00**  
FOR FULL PAYMENT, PAY TO LOCAL  
TREASURER BY:  
JANUARY 31, 2020

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CAMPBELLSPORT SCHOOL	97,299	0.00	2037				

PAY 1ST INSTALLMENT OF: \$0.00  
BY JANUARY 31, 2020

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MAKE CHECK PAYABLE AND MAIL TO:  
VILLAGE OF CAMPBELLSPORT TREASURER  
PO BOX 709  
CAMPBELLSPORT WI 53010

PIN# V02131899VB12000  
HABITAT FOR HUMANITY OF FOND DU LAC  
COUNTY INC  
BILL NUMBER: 562683

PAY 2ND INSTALLMENT OF: \$0.00  
BY JULY 31, 2020

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:  
FOND DU LAC COUNTY TREASURER  
160 SOUTH MACY STREET  
P.O. BOX 1515  
FOND DU LAC, WI 54936-1515

PIN# V02131899VB12000  
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## Fond du Lac County

Owner (s):

**HABITAT FOR HUMANITY OF FOND DU LAC  
COUNTY INC**

Location:

Mailing Address:

**HABITAT FOR HUMANITY OF FOND DU LAC  
COUNTY INC  
65 W SCOTT ST  
FOND DU LAC, WI 54935**

School District:

**0910 - CAMPBELLSPORT SCHOOL**

Request Mailing Address Change

Tax Parcel ID Number:

Tax District:

Status:

**V02-13-18-99-VB-120-00 20111-VILLAGE OF CAMPBELLSPORT Active**

Alternate Tax Parcel Number:Acres:

**0.5100**

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

**S13 T13N R18E VALLEY VIEW SUBDIVISION LOT 12**

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*

**669 VALLEY VIEW DR CAMPBELLSPORT, WI 53010**

**671 VALLEY VIEW DR CAMPBELLSPORT, WI 53010**

Tax Year: 2019

Click here for detailed assessment data. (square footage, year built, building type, etc)

### Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value
4	Exempt Other (Local)	0.51	\$0	\$0	\$0
Total:		0.51	\$0	\$0	\$0

**Estimated Fair Market Value:**

-

**Average Assessment Ratio:**

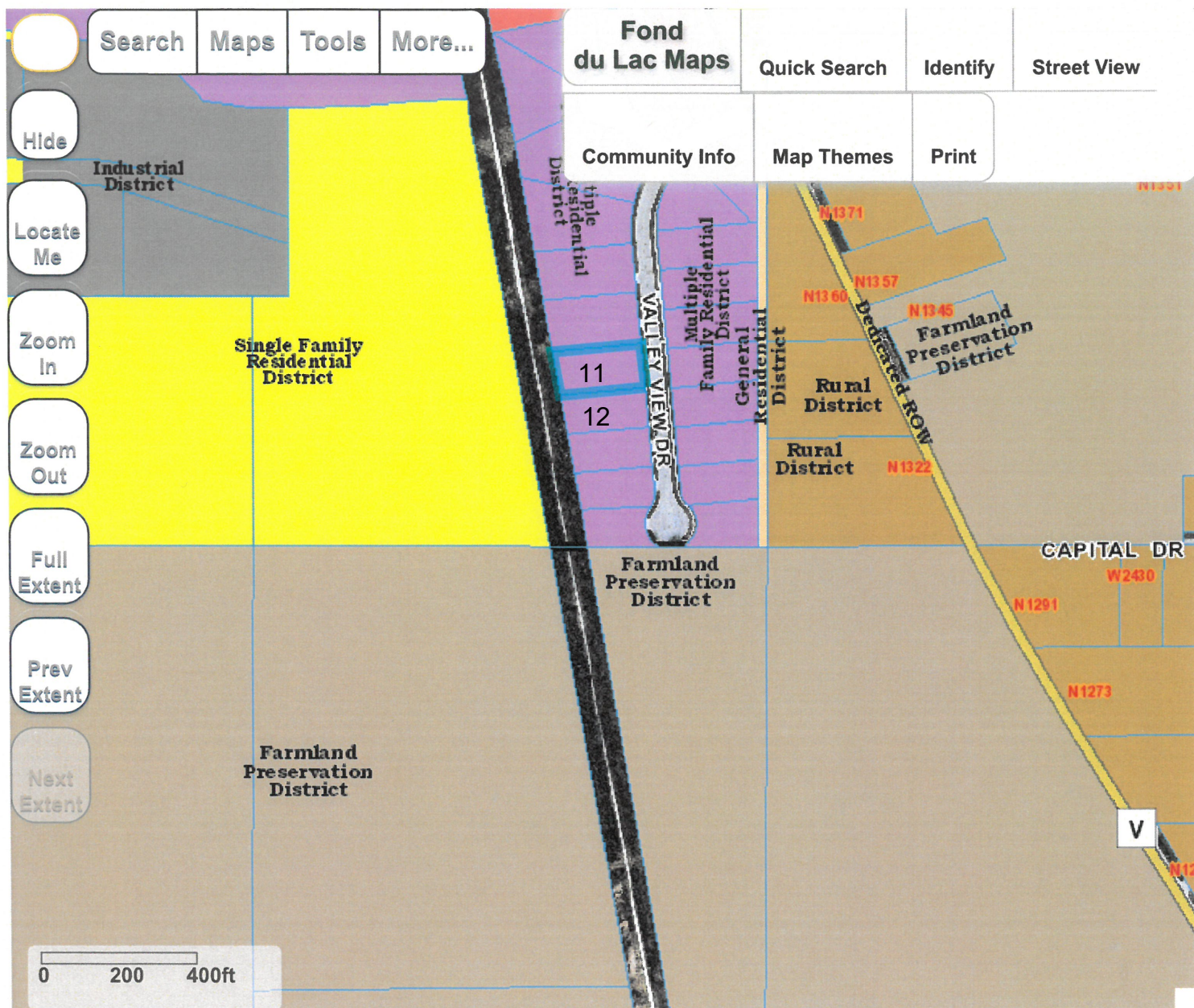
0.987337041

*\* MFL and PFC values are not included in the total.*

### Special Assessments

Assessment	Amount
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\*Lot 11 = 665/667 Valley View Dr. (0.6 acres per Fond du Lac County GIS)

\*Lot 12 = 669/671 Valley View Dr. (0.51 acres per Fond du Lac County GIS)



LOCATION MAP  
SE 1/4 - SECTION 13-13-18  
NOT TO SCALEValley View Subdivision  
Part of the NE 1/4 and the SE 1/4 of the SE 1/4 of Section 13, Town 13 North, Range 18 East, Village of Campbellsport, Fond du Lac County, Wisconsin.  
TOTAL PLATTED LANDS = 16.98 ACRES / 739,841 SQUARE FEETAPPROVING AUTHORITY:  
VILLAGE OF CAMPBELLSPORTOBJECTING AGENCY:  
DEPARTMENT OF ADMINISTRATION  
FOND DU LAC COUNTYOWNER/SUBDIVIDER:  
WLM DEVELOPMENT, LLC  
1126 E. PARADISE DRIVE  
WEST BEND, WI 53095

## Notes:

DISTANCE SHOWN ON CURVES ARE CHORD  
UNLESS OTHERWISE NOTED.ALL LINEAR MEASUREMENTS HAVE BEEN MADE  
TO THE NEAREST 0.01 OF A FOOT.LANDS WITHIN THE BOUNDARY OF THIS  
PLAT ZONED RM.LANDSCAPED EASEMENTS ARE RESERVED FOR  
THE PLANTING OF TREES AND SHRUBS. THE  
BUILDING OF STRUCTURES AND PLACEMENT OF  
LONGITUDINAL EASEMENTS FOR UTILITIES HEREON  
IS PROHIBITED. NO PLANTINGS ARE TO BE  
PLACED WITHIN THE LIMITS OF THE VISION  
TRIANGLES.

UTILITY EASEMENTS ARE MARKED ACCORDINGLY.

NORTH IS REFERENCED TO THE WEST LINE  
OF THE SE 1/4 OF SECTION 13-13-18  
BEARING PUBLISHED AS N 00°08'11" E.

## Legend

O - INDICATES A 2" (2-3/8" O.D. PIPE) X 18"  
IRON PIPE NOT WEIGHING LESS THAN  
3.65 LBS/FT SET.A 1" (1-5/16" O.D.) X 18" IRON PIPE NOT  
WEIGHING LESS THAN 1.18 LBS/FT SET AT ALL  
OTHER CORNERS.ACCESS RESTRICTION: LOT D-1 IS HEREBY  
RESTRICTED SO THAT NO OWNER, POSSESSOR,  
USER, LICENSEE OR OTHER PERSON MAY HAVE  
ANY RIGHT OF DIRECT VEHICULAR INGRESS  
FROM OR EGRESS TO ANY HIGHWAY LYING  
WITHIN THE RIGHT-OF-WAY C.T.H. "V".

SCALE IN FEET: 1" = 100'

## CURVE DATA TABLE

No.	Radius	Arc Length	Chord Length	Chord Bearing	Central Angle	Tangent Bearing	Tangent Bearing
C1	47.50	74.61	67.18	S 21°44'20" W	90°00'00"	S 23°15'34" E	N 66°44'26" E
C2	16.47	32.60	27.54	N 56°33'21" W	113°24'25"	N 66°44'26" E	N 00°08'11" E
C3	308.03	386.20	361.40	S 30°49'22" W	71°50'07"	S 66°44'26" W	N 05°05'41" W
C4	308.03	20.37	20.36	S 64°50'47" W	23°47'17"	S 66°44'26" W	N 62°57'09" E
C5	308.03	82.86	82.61	S 55°14'47" W	15°24'44"	S 62°57'09" W	N 47°32'25" E
C6	308.03	66.13	66.00	S 41°23'25" W	12°18'00"	S 47°32'25" W	N 35°14'25" E
C7	308.03	120.82	120.05	S 24°00'14" W	22°28'22"	S 35°14'25" W	N 12°46'03" E
C8	308.03	96.03	95.64	S 03°50'11" W	1°51'44"	S 12°46'03" W	N 05°05'41" W
C9	66.00	47.70	46.67	N 27°54'17" W	41°24'35"	N 48°36'35" W	S 07°12'00" E
C10	66.00	302.75	99.00	S 41°23'25" W	262°49'10"	N 07°12'00" W	S 89°58'50" E
C11	66.00	8.31	8.30	N 10°48'22" W	0°71'24"	N 07°12'00" W	S 14°24'44" E
C12	66.00	92.61	85.20	N 24°36'35" W	80°23'49"	N 14°24'44" W	N 89°11'27" E
C13	66.00	62.49	60.18	S 58°03'59" W	54°14'55"	S 89°11'27" W	N 30°56'32" E
C14	66.00	65.41	62.76	S 02°33'03" W	56°46'57"	S 30°56'32" W	N 25°50'25" E
C15	66.00	73.93	70.12	S 57°55'47" E	64°10'45"	S 25°50'25" E	S 89°58'50" E
C16	66.00	47.70	46.67	S 69°18'52" E	41°24'35"	N 89°58'50" E	N 48°36'35" W
C17	66.00	13.62	13.59	S 84°06'30" E	11°49'20"	N 89°58'50" E	N 78°11'50" E
C18	66.00	34.08	33.70	S 63°24'12" E	29°35'15"	N 48°36'35" E	S 78°11'50" E
C19	66.00	47.70	46.67	S 15°36'36" E	41°24'35"	S 05°05'41" E	N 36°18'54" E
C20	66.00	41.15	40.48	S 12°45'54" E	35°43'11"	S 05°05'41" E	S 30°37'30" W
C21	66.00	6.55	6.55	S 33°28'12" W	0°54'12"	S 30°37'30" W	N 36°18'54" E
C22	66.00	116.82	102.15	S 14°23'25" E	101°24'35"	S 36°18'54" W	N 63°03'41" W
C23	66.00	116.82	102.15	N 04°20'15" E	101°24'35"	N 54°54'19" E	S 46°30'18" E
C24	66.00	47.70	46.67	N 25°47'58" W	41°24'35"	N 46°30'18" W	S 05°05'41" E
C25	242.03	303.45	283.96	N 30°49'22" E	71°50'07"	N 05°05'41" W	S 66°44'26" W
C26	242.03	17.03	17.03	N 03°04'45" W	0°40'52"	N 05°05'41" W	S 01°03'49" W
C27	242.03	212.86	206.06	N 24°07'52" E	50°23'22"	N 01°03'49" W	S 49°19'33" W
C28	242.03	73.56	73.28	N 58°01'59" E	17°24'33"	N 49°19'33" E	S 66°44'26" W
C29	308.03	216.85	212.40	S 15°04'22" W	40°20'06"	S 35°14'25" W	N 05°05'41" W
C30	308.03	103.23	102.74	S 57°08'25" W	19°12'01"	S 66°44'26" W	N 47°32'25" E

LINE TABLE FOR BOUNDARY  
ALONG DNR LANDS

No.	Bearing	Distance
L1	N 09°04'38" W	87.40
L2	N 10°08'44" W	54.62
L3	N 10°08'44" W	9.00
L4	N 10°08'44" W	45.62
L5	N 10°15'34" W	97.86
L6	N 10°15'34" W	50.99
L7	N 10°15'34" W	46.97
L8	N 10°21'44" W	71.78
L9	N 10°21'44" W	55.55
L10	N 10°21'44" W	16.23
L11	N 10°01'19" W	75.21
L12	N 10°26'40" W	92.60
L13	N 10°26'40" W	10.95
L14	N 10°26'40" W	81.65
L15	N 10°17'41" W	53.91
L16	N 10°17'41" W	33.85
L17	N 10°17'41" W	20.06
L18	N 10°17'55" W	44.68
L19	N 09°53'50" W	69.17
L20	N 09°57'47" W	28.51
L21	N 10°02'58" W	81.02
L22	N 10°31'25" W	76.69
L23	N 10°31'25" W	16.57
L24	N 10°31'25" W	60.12
L25	N 09°47'41" W	107.79
L26	N 10°02'27" W	85.98
L27	N 10°02'27" W	28.85
L28	N 10°02'27" W	57.13
L29	N 10°20'47" W	116.12
L30	N 10°20'47" W	32.80
L31	N 10°20'47" W	83.22
L32	N 09°59'27" W	55.29
L33	N 10°59'44" W	29.85
L34	N 12°13'13" W	85.44
L35	N 12°11'11" W	36.33

DATED THIS 23RD DAY OF AUGUST, 2005.  
REVISED THIS 17TH DAY OF OCTOBER, 2005.  
REVISED THIS 3RD DAY OF NOVEMBER, 2005.  
REVISED THIS 1ST DAY OF MAY, 2006.RONALD A. WEIS, S-1215  
REGISTERED LAND SURVEYOR

SHEET 2 OF 2

**Valley View Subdivision**  
Part of the NE 1/4 and the SE 1/4 of the SE 1/4  
of Section 13, Town 13 North, Range 18 East, Village  
of Campbellsport, Fond du Lac County, Wisconsin.  
TOTAL PLATTED LANDS = 16.98 ACRES / 739,841 SQUARE FEET

**SURVEYOR'S CERTIFICATE:**

I, Ronald A. Weis, Registered Land Surveyor, hereby certify that by the direction of WLM Development, LLC, I have surveyed, divided, and mapped this plat entitled Valley View Subdivision, being a part of the NE 1/4 and the SE 1/4 of the SE 1/4 of Section 13, Town 13 North, Range 18 East, Village of Campbellsport, Fond du Lac County, Wisconsin, which is bounded and described as follows:

Commencing at the SE corner of Section 13; thence N 89°54'23" W along the south line of the SE 1/4 of said section, 25.00 feet to the place of beginning of lands herein described; thence continuing N 89°54'23" W along said south line, 439.62 feet to a point on an easterly right-of-way line of Wisconsin Department of Natural Resources lands; thence N 09°04'38" W along said right-of-way line, 87.40 feet; thence N 10°08'44" W along said right-of-way line, 54.62 feet; thence N 10°15'34" W along said right-of-way line, 97.86 feet; thence N 10°21'44" W along said right-of-way line, 71.78 feet; thence N 10°11'19" W along said right-of-way line, 75.21 feet; thence N 10°26'40" W along said right-of-way line, 92.60 feet; thence N 10°17'41" W along said right-of-way line, 53.91 feet; thence N 10°13'55" W along said right-of-way line, 44.68 feet; thence N 09°33'50" W along said right-of-way line, 69.17 feet; thence N 09°57'47" W along said right-of-way line, 29.51 feet; thence N 10°02'58" W along said right-of-way line, 81.02 feet; thence N 10°31'25" W along said right-of-way line, 76.89 feet; thence N 09°47'41" W along said right-of-way line, 107.79 feet; thence N 10°02'27" W along said right-of-way line, 85.98 feet; thence N 10°20'47" W along said right-of-way line, 116.12 feet; thence N 09°59'27" W along said right-of-way line, 55.29 feet; thence N 15°52'44" W along said right-of-way line, 29.85 feet; thence N 12°13'13" W along said right-of-way line, 85.44 feet; thence N 12°11'11" W along said right-of-way line, 36.33 feet; thence N 78°54'30" E, 386.36 feet; thence S 23°15'34" E, 160.00 feet; thence N 65°44'26" E, 160.00 feet to a point on a westerly right-of-way line of C.T.H. "V"; thence S 23°15'34" E along said right-of-way line, 246.00 feet; thence S 00°08'51" W, 1094.00 feet to the place of beginning.

I further certify that this plat is a correct representation of the exterior boundaries and the subdivision of the land surveyed and described, and that I have fully complied with the provisions of chapter 236 of Wisconsin Statutes in surveying, dividing, and mapping said land.

Containing 16.98 acres (739,841 square feet more or less).

DATED THIS 23RD DAY OF AUGUST, 2005.

REVISED THIS 17TH DAY OF OCTOBER, 2005.  
REVISED THIS 3RD DAY OF NOVEMBER, 2005.  
REVISED THIS 1ST DAY OF MAY, 2006

RONALD A. WEIS, S-1215  
REGISTERED LAND SURVEYOR



**CORPORATE OWNER'S CERTIFICATE:**

WLM Development, LLC, 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, and mapped as represented on this plat.

WLM Development, LLC, does further certify 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 CAMPBELLSPORT & FOND DU LAC COUNTY PLANNING AGENCY

IN WITNESS WHEREOF, the said WLM Development, LLC has caused these presents to be signed by Ronald A. Weis & Stephen Lentz, members, at Washington County, Wisconsin, and its corporate seal to be hereto affixed on this 9<sup>th</sup> day of May, 2006.

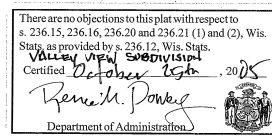
RONALD A. WEIS - MEMBER

STEPHEN LENTZ - MEMBER

**STATE OF WISCONSIN)  
WASHINGTON COUNTY)ss**

Personally came before me this 9<sup>th</sup> day of May, 2006 Ronald A. Weis, & Stephen Lentz, members of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such owners of said corporation, and acknowledged that they executed the foregoing instrument, as such officers as the deed of said corporation, by its authority Connie L. Bader, Notary Public, Washington County, Wisconsin.

My commission expires March 14 2010



**CONSENT OF MORTGAGEE: (IF APPLICABLE)**

I (We), National Exchange Bank & Trust, mortgagee of the above described land, do hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Final Plat of Valley View Subdivision, and (We) do hereby consent to the above certificate of Ronald A. Weis & Stephen Lentz, members.

JAMES J. RIEHLE - SENIOR VICE PRESIDENT

GARY A. CLEMENS - VICE PRESIDENT

Recorded this 19<sup>th</sup> day of JUNE, 2006 at 2:01 in Vol 16 Pg. 401 Doc # 813406  
Fond du Lac County, WI

**STATE OF WISCONSIN)  
WASHINGTON COUNTY)ss**

Personally came before me this 5<sup>th</sup> day of June, 2006, James J. Riehle, Senior Vice President, & Gary A. Clemens, Vice President of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Senior Vice President & Vice President of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Reynold S. Bunker, Notary Public, WASHINGTON County, Wisconsin.

My commission expires 11/02/08

**VILLAGE OF CAMPBELLSPORT:**

This Final Plat of Valley View Subdivision is hereby approved by the Village of Campbellsport, this 13 day of JUNE, 2006.

DEAN UELMEN - PRESIDENT

DIANE LEMKE - CLERK/TREASURER

**STATE OF WISCONSIN)  
FOND DU LAC COUNTY)ss**

Approved in accordance with the Subdivision Control Ordinance this 15<sup>th</sup> day of June, 2006.

SAM TUBIAS - DIRECTOR OF PLANNING  
FOND DU LAC COUNTY PLANNING AGENCY

**STATE OF WISCONSIN)  
FOND DU LAC COUNTY)ss**

**CERTIFICATE OF COUNTY TREASURER:**

I, Judeen V. Damm, being the duly appointed, qualified, and acting treasurer of the County of Fond du Lac, do hereby certify that in accordance with the records in my office show no unredeemed tax sales and no unpaid taxes, or special assessments as of

May 18, 2006 on any of the land included in the plat of Valley View Subdivision.

Dated this 18<sup>th</sup> day of May, 2006, Judeen V. Damm  
JUDEEN V. DAMM - COUNTY TREASURER

**STATE OF WISCONSIN)  
FOND DU LAC COUNTY)ss**

**CERTIFICATE OF VILLAGE TREASURER:**

I, Diane Lemke, being the duly appointed, qualified, and acting village treasurer of the Village of Campbellsport, do hereby certify that in accordance with the records in my office show no unpaid taxes or unpaid special assessments as of

June 13<sup>th</sup> 2006 on any of the land included in the plat of Valley View Subdivision.

Dated this 13<sup>th</sup> day of June, 2006, Diane Lemke  
DIANE LEMKE - VILLAGE TREASURER

**UTILITY EASEMENT PROVISIONS**

An easement for electric and communications service is hereby granted by WLM DEVELOPMENT LLC, Grantor, to WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Grantee, WISCONSIN POWER & LIGHT COMPANY, Grantee, VERIZON NORTH INC., Grantee, and MARCUS CABLE PARTNERS, L.L.C., d/b/a Charter Communications, Grantee, and

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with electric energy, gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property of all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.