

PLAT OF SURVEY

WORK ORDERED BY -
CLAIR LAW OFFICES
PO BOX 445
DELAN, WISCONSIN 53115

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5986

REVISIONS

PROJECT NO.
8486
DATE
12/20/2011
SHEET NO.
1 OF 1

PLAT OF SURVEY

UNIT 1 OF FAIR OAKS ESTATES CONDOMINIUM
LOCATED IN PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF SECTION 1
TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

The land referred to in the Commitment is described as follows:

Unit 1, together with said unit's undivided percentage interest in the common elements (and the exclusive use of the limited common elements appurtenant to said unit) all in FAIR OAKS ESTATES CONDOMINIUM, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Walworth County, Wisconsin, on September 13, 1989, in Volume 467 of Records at pages 3334 through 359, as Document No. 183448, said condominium being located in the City of Lake Geneva, County of Walworth, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.

Tax Key No. ZFA 00001

RIPARIAN EASEMENT RECORDED IN VOL. 490,
ON PAGE 331 RELATES TO A PIER AND PIER
EXTENSION DESCRIBED AND DEPICTED IN 1990.
NO PIERS WERE IN ON THE DATE OF THIS SURVEY
TO RELATE THE LOCATION OF THE RIPARIAN EASEMENT

NOTE 3. ON RECORD CONDOMINIUM
LAKE PATH LIMITED COMMON ELEMENT IS INTENDED FOR THE
EXCLUSIVE BENEFIT OF UNITS 3 AND 4.

NOTE 3. ON RECORD CONDOMINIUM:
UNITS 1, 2, AND THE LIMITED COMMON ELEMENT LAKE PATH
ARE SUBJECT TO THE EXISTING RIGHTS OF THE PUBLIC IN
AND TO THE FOOTPATH ALONG THE SHORE OF GENEVA LAKE.

15' WIDE CITY OF LAKE GENEVA SANITARY
SEWER EASEMENT RECORDED IN VOLUME 613
ON PAGE 368 AS DOCUMENT NO. 565717

NOTE 2. ON RECORD CONDOMINIUM
LOCATION OF BUILDING CONSTRUCTION AND/OR
BUILDING IMPROVEMENTS IS LIMITED TO THAT AREA
DESIGNATED AS "BUILDING AREA" WITHIN EACH UNIT.

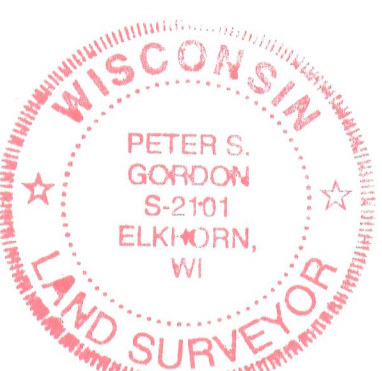
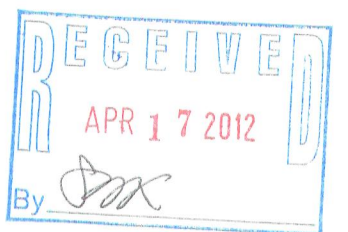
NOTE 1. ON RECORD CONDOMINIUM
THE "PRIVATE ROADWAY EASEMENT" OVER AND
ACROSS UNITS 1, 3, 4, AND THE LAKE PATH
AS SHOWN ON THIS CONDOMINIUM PLAT IS
INTENDED FOR THE EXCLUSIVE BENEFIT OF
SAID UNITS. INGRESS AND EGRESS TO UNIT 2
IS PROVIDED BY MARIANE TERRACE.

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW
THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER
MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK
PRODUCT.

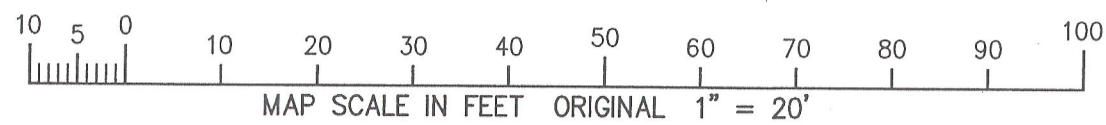
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER
MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND
SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE
LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE
BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND
VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE
PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR
GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: JANUARY 5, 2012

PETER S. GORDON



- LEGEND
- = IRON PIPE STAKE FOUND
 - = IRON REBAR STAKE FOUND
 - = CONCRETE MONUMENT FOUND
 - ⦿ = IRON REBAR STAKE SET
 - {XXX} = RECORDED AS



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