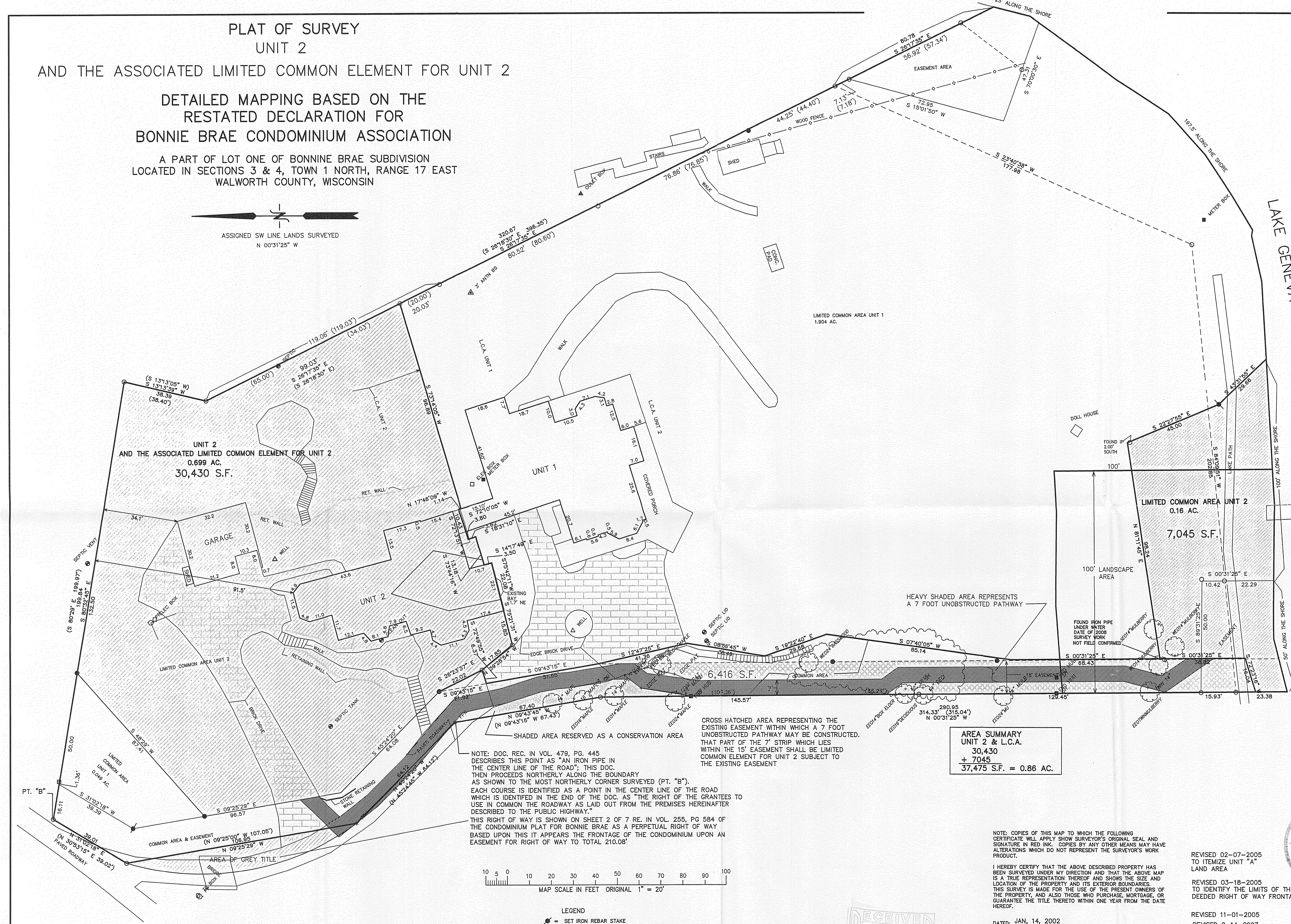
# PLAT OF SURVEY
## UNIT 2
## AND THE ASSOCIATED LIMITED COMMON ELEMENT FOR UNIT 2

## DETAILED MAPPING BASED ON THE RESTATED DECLARATION FOR BONNIE BRAE CONDOMINIUM ASSOCIATION

A PART OF LOT ONE OF BONNINE BRAE SUBDIVISION
LOCATED IN SECTIONS 3 & 4, TOWN 1 NORTH, RANGE 17 EAST
WALWORTH COUNTY, WISCONSIN

ASSIGNED SW LINE LANDS SURVEYED
N 00°31'25" W




CROSS HATCHED AREA REPRESENTING THE EXISTING EASEMENT WITHIN WHICH A 7 FOOT UNOBSTRUCTED PATHWAY MAY BE CONSTRUCTED. THAT PART OF THE 7' STRIP WHICH LIES WITHIN THE 15' EASEMENT SHALL BE LIMITED COMMON ELEMENT FOR UNIT 2 SUBJECT TO THE EXISTING EASEMENT

NOTE: DOC. REC. IN VOL. 479, PG. 445 DESCRIBES THIS POINT AS "AN IRON PIPE IN THE CENTER LINE OF THE ROAD"; THIS DOC. THEN PROCEEDS NORTHERLY ALONG THE BOUNDARY AS SHOWN TO THE MOST NORTHERLY CORNER SURVEYED (PT. "B").

EACH COURSE IS IDENTIFIED AS A POINT IN THE CENTER LINE OF THE ROAD WHICH IS IDENTIFED IN THE END OF THE DOC. AS "THE RIGHT OF THE GRANTEES TO USE IN COMMON THE ROADWAY AS LAID OUT FROM THE PREMISES HEREINAFTER DESCRIBED TO THE PUBLIC HIGHWAY."

THIS RIGHT OF WAY IS SHOWN ON SHEET 2 OF 7 RE. IN VOL. 255, PG 584 OF THE CONDOMINIUM PLAT FOR BONNIE BRAE AS A PERPETUAL RIGHT OF WAY BASED UPON THIS IT APPEARS THE FRONTAGE OF THE CONDOMINIUM UPON AN EASEMENT FOR RIGHT OF WAY TO TOTAL 210.08'

| AREA SUMMARY UNIT 2 & L.C.A. |
|---|
| 30,430 |
| + 7045 |
| 37,475 S.F. = 0.86 AC. |

MAP SCALE IN FEET ORIGINAL 1" = 20'

**LEGEND**

- = SET IRON REBAR STAKE
- ▲ = SET WOOD LATH
- ○ = FOUND IRON PIPE STAKE
- ● = FOUND IRON REBAR STAKE
- * = FOUND PK NAIL IN PAVEMENT
- ⊞ = FOUND CONCRETE MONUMENT
- (XXX) = RECORDED AS

L.C.A. = LIMITED COMMON AREA

NOTE: INTERIOR DETAIL FROM SURVEY WORK DECEMBER, 2001
UNIT 2 FIELD CONFIRMED 2008

RECEIVED JUN 13 2008 SMK

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW 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 AND ITS EXTERIOR BOUNDARIES. 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: JAN, 14, 2002

PETER S. GORDON R.L.S. 2101

WISCONSIN PETER S. GORDON S-2101 ELKHORN, WI LAND SURVEYOR

REVISED 02-07-2005
TO ITEMIZE UNIT "A"
LAND AREA

REVISED 03-18-2005
TO IDENTIFY THE LIMITS OF THE
DEEDED RIGHT OF WAY FRONTAGE.

REVISED 11-01-2005

REVISED 2-14-2007
TO ADD LCE NOTE & RENAME CONS. AREA
AS LANDSCAPE AREA

JUNE 6, 2008
UPDATE AND RECERTIFY UNIT 2
BOUNDARIES AND DETAILS

WORK ORDERED BY: SCHWARTZ COOPER
STEVEN GISTENSON
180 N. LASALLE ST., SUITE 2700
CHICAGO, IL. 60601

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
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REVISIONS
01-30-02
ADD POINTS SET & BRUSH LINE
01/21/2005
ADD ADDITIONAL INFO.
01/31/2007
ADD 7' PATH

PROJECT NO. 5911
DATE 12-05-01
SHEET NO. 1 OF 1

ICTB-2

117-2946