

PLAT OF SURVEY
LOT 2 OF CERTIFIED SURVEY MAP NO. 3678,
RECORDED IN VOL. 22 ON PG. 52 AS
DOCUMENT NO. 796602
TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN

WORK ORDERED FOR:
JOHN RYAN
BY RYAN SIMONS
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DELAVAN, WI 53115

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.
5982.08
DATE
08/11/08
SHEET NO.
1 OF 1

PLAT OF SURVEY

LOT 2 OF CERTIFIED SURVEY MAP NO. 3678,
RECORDED IN VOL. 22 ON PG. 52 AS
DOCUMENT NO. 796602

LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 28 & THE
NE 1/4 OF THE NE 1/4 OF SECTION 33, TOWN 2 NORTH,
RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN

LEGAL DESCRIPTION

LOT 2 OF CERTIFIED SURVEY MAP NO. 3678, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR
WALWORTH COUNTY, WISCONSIN ON MARCH 18, 2004 IN VOLUME 22 OF CERTIFIED SURVEY MAPS ON PAGE 52, AS
DOCUMENT NO. 0596602, BEING A REDIVISION OF PART OF LOTS 2,3,4,20, AND 21 OF METTOWEE AND PART OF
LOT 6 OF THE SUBDIVISION LOT LOT 1 OF METTOWEE, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 28
AND THE NE 1/4 OF THE NE 1/4 OF SECTION 33, T2N, R16E, TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN

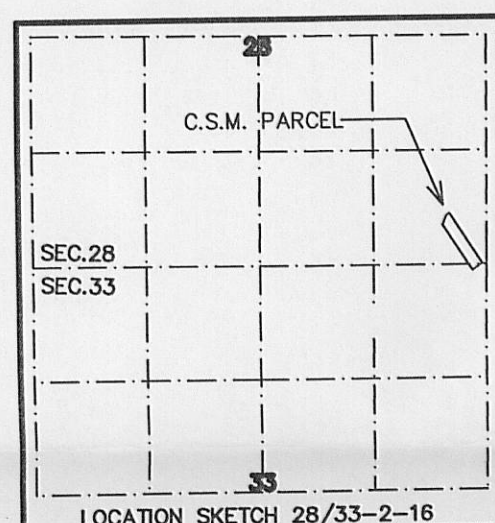
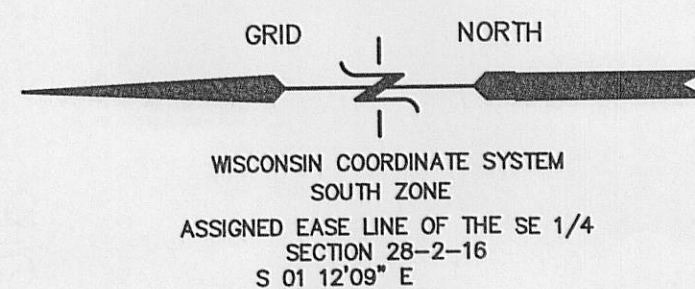
TAX KEY NO. FA367800002

NOTE:

NO OVERHEAD WIRES AFFECT THE SUBJECT SITE ON THE DATE OF THIS PLAT (TITLE COMM. EXC. 14)

RETAINING WALLS ON THE WEST (LOT 3) HAVE BEEN RECONSTRUCTED AND DO NOT ENCR OACH ONTO THE SUBJECT
SITE (TITLE COMM. EX. 15)

NO DRIVE ENCR OACHMENT NOW EXISTS FROM THE PROPERTY TO THE EAST AS OF THE DATE OF THIS PLAT (TITLE
COMM. EX. 16)



LOCATION SKETCH 28/33-2-16



GENERAL CONDITIONAL USE NOTES:

- APPROVED AS PER PLAT SUBMITTED WITH ALL ADDITIONAL CONDITIONS.
- THE OWNER MUST OBTAIN A LAND DISTURBANCE, EROSION CONTROL & STORMWATER APPROVAL FROM LAND
CONSERVATION OFFICE PRIOR TO CONSTRUCTION.
- THE OWNER MUST OBTAIN ALL REQUIRED ZONING AND SANITARY APPROVALS PRIOR TO CONSTRUCTION.
- THE OWNER MUST MEET ALL TOWN, COUNTY AND/OR STATE HIGHWAY ACCESS REQUIREMENTS.
- THE OPEN SPACE SHALL BE RESTRICTED TO REMAIN OPEN, AND USED BY THE OWNERS OF THE PROPERTY FOR
PARK AND RECREATIONAL PURPOSES. NO STRUCTURES SHALL BE PLACED IN THE OPEN SPACE WITHOUT ADDITIONAL
COMMITTEE APPROVAL.
- THE PROJECT MUST MEET ALL FEDERAL, STATE, COUNTY AND LOCAL ORDINANCES.
- THE OWNER MUST PROVIDE A TREE CUTTING AND RESTORATION PLAN MEETING ORDINANCE REQUIREMENTS FOR
REVIEW AND APPROVAL. TREE CUTTING SHALL BE LIMITED TO THAT SPECIFIED ON THE APPROVED PLAN OF
OPERATIONS.
- NO ALTERATION OF THE SHORELAND/WETLAND AREA SHALL BE ALLOWED WITHOUT COUNTY REQUIRED APPROVAL.
- THE GOVERNING COVENANTS FOR THE PRD SHALL BE SUBMITTED TO THE COUNTY LAND MANAGEMENT DEPARTMENT
FOR REVIEW FOR CONSISTENCY WITH COUNTY ORDINANCES AND APPROVAL REQUIREMENTS. ANY CHANGES TO THE
RESTRICTIVE COVENANTS THAT MAY AFFECT THIS APPROVAL MUST OBTAIN ADDITIONAL COUNTY CONDITIONAL USE
REVIEW AND APPROVAL. THE PROPERTY OWNER SHALL BE HELD SOLELY RESPONSIBLE FOR ADDRESSING ALL
RESTRICTIVE COVENANTS OR RULES BEYOND THOSE ENFORCEABLE UNDER COUNTY ORDINANCE AND REGULATIONS.
- THE PROPER PRESERVATION, CARE AND MAINTENANCE BY THE ORIGINAL AND ALL SUBSEQUENT OWNERS OF THE
DESIGN OF THE PRD AND ALL COMMON STRUCTURES, FACILITIES, ESSENTIAL SERVICES, ACCESS AND OPEN SPACES
SHALL BE ASSURED BY DEED RESTRICTIONS REFERRING TO THE C.S.M. ALL PROPERTY WITHIN THE PRD MUST
REMAIN AS PART OF THE PRD AND MAY NOT BE REMOVED FROM THE PRD WITHOUT COUNTY APPROVAL.
- THE COUNTY RESERVES THE RIGHT TO RESCIND THIS CONDITIONAL USE UPON ANY VIOLATION OF COUNTY
REGULATIONS.
- ANY CHANGES TO THE CHARACTER, INTENSITY OR USE OF THIS SITE NOT CAPABLE OF BEING DISCERNED BY
THE LAND MANAGEMENT DEPARTMENT AS CONSISTENT WITH THIS APPROVAL MUST BE BROUGHT BEFORE THE LAND
MANAGEMENT COMMITTEE FOR ADDITIONAL CONDITIONAL USE REVIEW.

SPECIFIC CONDITIONAL USE NOTES:

- THE TOWN RECOMMENDED APPROVAL OF THE CONDITIONAL USE WITH THE FOLLOWING CONDITIONS TO BE INCLUDED ON
THE CONDITIONAL USE PERMIT.
- A DEED RESTRICTION WILL BE PLACED ON 60% OF THE PROPERTY TO INSURE OPEN SPACE.
 - THE PROPERTY OWNER MUST GIVE A CONSERVATION EASEMENT TO THE GENEVA LAKE CONSERVANCY TO SAFE
GUARD THE RESTRICTED AREA. THE AREA DESIGNATED BY THE GENEVA LAKE CONSERVANCY EASEMENT IS THE SAME
AREA SHOWN AS A DEED RESTRICTED AREA.
 - THE THREE UPSCALE HOMES MUST BE OF TRADITIONAL DELAVAN LAKE ARCHITECTURE.
 - ALL STRUCTURES, BUILDINGS, AND TENNIS COURT MUST BE REMOVED WITHIN 6 MONTHS OF THE APPROVAL OF
THIS CSM BY WALWORTH COUNTY. NO ZONING PERMITS SHALL BE ISSUED UNTIL ALL SUCH STRUCTURES HAVE BEEN
REMOVED.

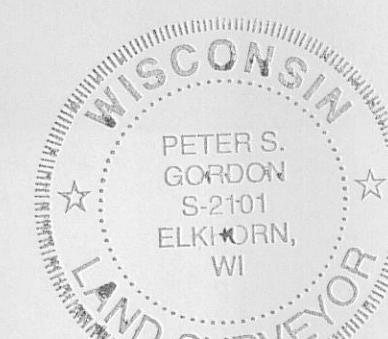
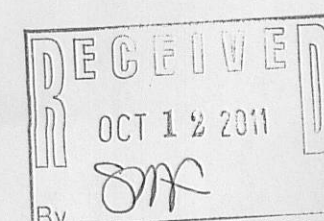
NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW SURVEYOR'S ORIGINAL
SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT
REPRESENT THE SURVEYOR'S WORK PRODUCT.

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, ITS
EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE
BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCR OACHMENTS, 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: SEPTEMBER 19, 2011

PETER S. GORDON R.L.S. 2101

LEGEND
○ = FOUND IRON PIPE STAKE, 1 1/8" O.D.
● = SET IRON REBAR STAKE 24" X 3/4" X
1.13 LBS./FT.
■ = FOUND CONCRETE COUNTY MONUMENT
(XXX) = RECORDED AS



MAP SCALE IN FEET ORIGINAL 1" = 50'

FA3678-2

216-4885