CREEKSIDE CONDOMINIUMS

LOCATED IN PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWN 2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN

BUILDINGS AND IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NO BEGUN AS OF THE DATE HEREOF.

ALL COMMON ELEMENTS ARE SUBJECT TO A BLANKET EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, CABLE, ETC.

100 50 0 100 200 300 400

MAP SCALE IN FEET ORIGINAL 1"= 120'

NOTE: ALL OF THE DECLARED AREA EXCEPT ITS UNITS ARE COMMON ELEMENT

LIMITED COMMON ELEMENTS ARE
1.) THE PATIO AND BALCONIES (DECKS) THAT ARE ADJACENT TO THE UNIT AS INDICATED ON THE PLAT.
2.) OUTDOOR PARKING SPACE ADJACENT TO THE UNITS, WHICH HAVE BEEN ASSIGNED TO THE UNITS, AND BEARING THE SAME NUMBER AS THE NEAREST UNIT.

LINE	BEARING	DISTANCE
L1	N 61°40'29" W	19.84'
L2	N 28°19'23" E	49.90'
L3	S 83°17'34" W	43.63'

LEGEND

- O = FOUND IRON PIPE STAKE, 1 3/8" O.D.
- ⊕ = FOUND IRON REBAR STAKE, 3/4" DIA.
- ⊡ = FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP
- △ = STEEL RIGHT OF WAY POST
- ⊕ = SET IRON REBAR STAKE, 3/4" DIA. x 24" x 1.50 lbs./ft.
- {XXX} = RECORDED AS
- (XX) = UNIT DESIGNATION
- L.C.E. = LIMITED COMMON ELEMENT

D.O.T. CERTIFICATE # ist-043-0119-03

CENTER 19-2-16 {228,363.40 N.} {2,363,585.40 E.}

WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NORTH GRID

S 61°30'49" E 50.16'

AREA TO BE DEDICATED TO THE PUBLIC FOR HIGHWAY PURPOSES

SANITARY SEWER EASEMENT REC. IN VOL. 96 ON PG. 258

244.46'

S 77°42'45" E 783.67'

272.16'

766.79'

UNPLATTED LANDS OWNED BY OTHERS

SWAN CREEK

S 84°18'54" E 911.43'

827.72'

FIELD LOCATED SECONDARY ENVIRONMENTAL CORRIDOR LINE

S 02°16'56" E 170.81'

133.1'

50' HIGHWAY SETBACK

CENTERLINE 40' WIDE SANITARY SEWER AND WATERMAIN EASEMENT REC. IN VOL. ____ ON PG. ____ AS DOC. # 611231

15' UTILITY EASEMENT

DECLARANT: 1235 SOUTH SECOND STREET, LLC
5803 GLEN HAVEN DRIVE
GREENDALE, WI. 53129

PROJECT SIGNAGE ON EXPANSION AREA

COUNTY TRUNK HIGHWAY "O" ALONG HIGHWAY REFERENCE LINE

VARIABLE WIDTH

N 28°26'27" E 998.64'

N 24°31'31" E 675.22'

N 28°26'27" E 2654.30' {2654.20'}

308.89'

S. 1/4 CORNER 19-2-16 {225,709.85 N.} {2,363,644.11 E.}

183.40'

238.08'

COMMON ELEMENT

UNPLATTED LANDS LOT 1 C.S.M. 3172

390.9'

PROPOSED WALKING PATH (TYP.)

N 67°18'35" W 269.58'

N 36°04'02" W 189.46'

282.57'

49.82'

GAZEBO (SEE NOTE "A")

POOL COMPLEX (SEE NOTE "A")

NOTE "A"
POOL COMPLEX & GAZEBO TO REQUIRE FUTURE CITY APPROVALS AND ARE OPTIONAL.

DECLARED AREA
550,995 SQ. FT.

EXPANSION AREA
347,167 SQ. FT.

219.0' 222.0' 203.8' 183.7' 165.0' 158.7' 142.8' 139.9' 113.5' 101.7' 83.71'

L.C.E. (TYP.)

COMMON ELEMENT

26.3' 28.9' 27.7' 30.3' 29.1' 24.7' 26.9' 48.1' 42.2' 48.1' 63.2' 63.4' 80.5'

N 88°22'28" W 375.82'

S 88°14'28" W 357.91'

N 09°42'22" W 151.47'

NO ACCESS

ARC=1367.02 RAD=3649.72
CHD=1359.04 S 88°03'21" W

ARC=2005.68 RAD=3649.72
CHD=1980.54 S 83°02'34" W

ARC=638.67 RAD=3649.72 S 72°18'45" W
CHD=637.85

INTERSTATE HIGHWAY "43"
330' WIDE R.O.W.

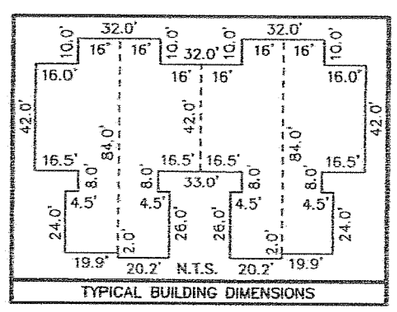
HIGHWAY RESTRICTIONS

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 OF INTERSTATE HIGHWAY "43"; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S.236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE.

NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS, AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

NOISE ABATEMENT

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S.TRANS 405.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.



TYPICAL BUILDING DIMENSIONS

SEE SHEET 2 FOR LEGAL DESCRIPTIONS AND TYPICAL BUILDING DIAGRAMS.

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

I, PETER S. GORDON, A WISCONSIN REGISTERED LAND SURVEYOR, S-2101, DO HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THIS PLAT.

PETER S. GORDON — JULY 28, 2003 DATED

Revised 8-15-2003

FARRIS, HANSEN & ASSOCIATES, INC.
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PROJ. NO. 4478.01 | DATE: 07/31/2002