

**DELAVAN POINTE  
A CONDOMINIUM**

PART OF LOT 2 OF CERTIFIED SURVEY  
MAP NO. 2577, RECORDED IN VOL. 13 ON  
PAGE 57 OF WALWORTH COUNTY  
CERTIFIED SURVEY MAPS AS DOC. NO. 302643

LOCATED IN THE NE 1/4 OF SECTION 13, TOWN 2 NORTH,  
RANGE 15 EAST, CITY OF DELAVAN,  
WALWORTH COUNTY, WISCONSIN

- PUBLIC STORM SEWER AND WATER MAIN EASEMENT  
REC. AS DOC. 2577
- PUBLIC SANITARY SEWER EASEMENT  
RECORDED AS DOC. 2577
- PUBLIC WATER MAIN EASEMENT  
RECORDED AS DOC. 2577
- PRIVATE STORM SEWER EASEMENT  
RECORDED AS DOC. 2577
- ACCESS AND EGRESS EASEMENT  
RECORDED AS DOC. 2577

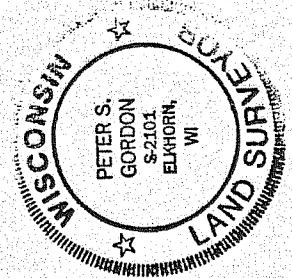
NOTE:  
COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNIT  
LIMITED COMMON ELEMENT (L.C.E.) = ALL BALCONIES AND PATIOS AND ALL  
STEPS, PORCHES, AND DECKS PLACED APPURTENANT TO ANY BUILDING SHALL BE A PART OF  
THE COMMON ELEMENTS AS A LIMITED COMMON ELEMENT AND NOT A PART OF ANY INDIVIDUAL  
UNIT. HOWEVER EACH RESPECTIVE UNIT OWNER SHALL BE ENTITLED TO THE EXCLUSIVE USE  
AND POSSESSION OF ANY SUCH BALCONY, PATIO, DECK, AND ANY SUCH STEPS AND  
PORCH, DIRECT ACCESS TO WHICH IS PROVIDED FROM WITHIN THE RESPECTIVE UNIT AND  
LOCATED OUTSIDE OF AND ADJOINING EACH RESPECTIVE BUILDING.

THE FOREGOING IS A SUMMARY OF THE LIMITED COMMON ELEMENTS AND IN THE EVENT OF A  
CONFLICT, THE CONDOMINIUM DECLARATION SHALL PREVAIL.  
SEE SHEET 2 FOR EXTERIOR BUILDING DIMENSIONS AND SHEETS 3 AND 4 FOR DIAGRAMATIC  
FLOOR PLANS AND SHEET 5 FOR LEGAL DESCRIPTION AND APPROVALS.

**FARRIS, HANSEN & ASSOCIATES, INC.**  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 RIDGWAY COURT, PO BOX 437  
ELKHORN, WISCONSIN 53121  
PHONE: (262) 723-2098  
FAX: (262) 723-5886  
PROJ. 40574 CONDO DATE: 11-10-2004

LINE	BEARING	DISTANCE
L1	N 01°02'03" W	52.64
	S 88°41'45" W	

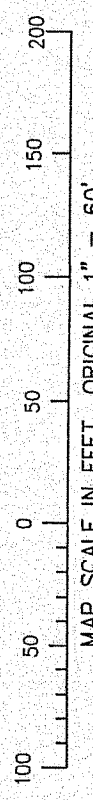
"I, PETER S. GORDON, A WISCONSIN REGISTERED LAND SURVEYOR, S-2101, DO HEREBY  
CERTIFY THAT THIS CONDOMINIUM PLAN IS A CORRECT REPRESENTATION OF THE CONDOMINIUM  
DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH LAND UNIT AND THE COMMON  
ELEMENTS CAN BE DETERMINED FROM THIS PLAN."



*Peter S. Gordon*  
PETER S. GORDON RLS. 2101  
12/3/2004

- LEGEND
- = FOUND IRON PIPE STAKE
  - = FOUND IRON REBAR STAKE
  - ⊕ = EXISTING SANITARY MANHOLE
  - = EXISTING HYDRANT
  - △ = EXISTING WATER VALVE
  - (xxx) = RECORDED AS
  - D = DECK (LIMITED COMMON ELEMENT)
  - L.C.E. = LIMITED COMMON ELEMENT
  - ⊗ = 2nd FLOOR UNIT NUMBER

NOTE: ALL DIMENSIONS SHOW ARE APPROXIMATE. SOME  
DIMENSIONS SHOW ROOM AVERAGES. ARCHITECTURAL  
PLANS OF RECORD WERE USED IN PREPERATION OF  
THIS PLAN.



DECLARANT: DELAVAN POINTE, LLC  
AN ILLINOIS LIMITED LIABILITY COMPANY  
C/O THE CLOVERLEAF GROUP  
910 SKOKIE BOULEVARD, SUITE 206  
NORTHBROOK, IL 60062

