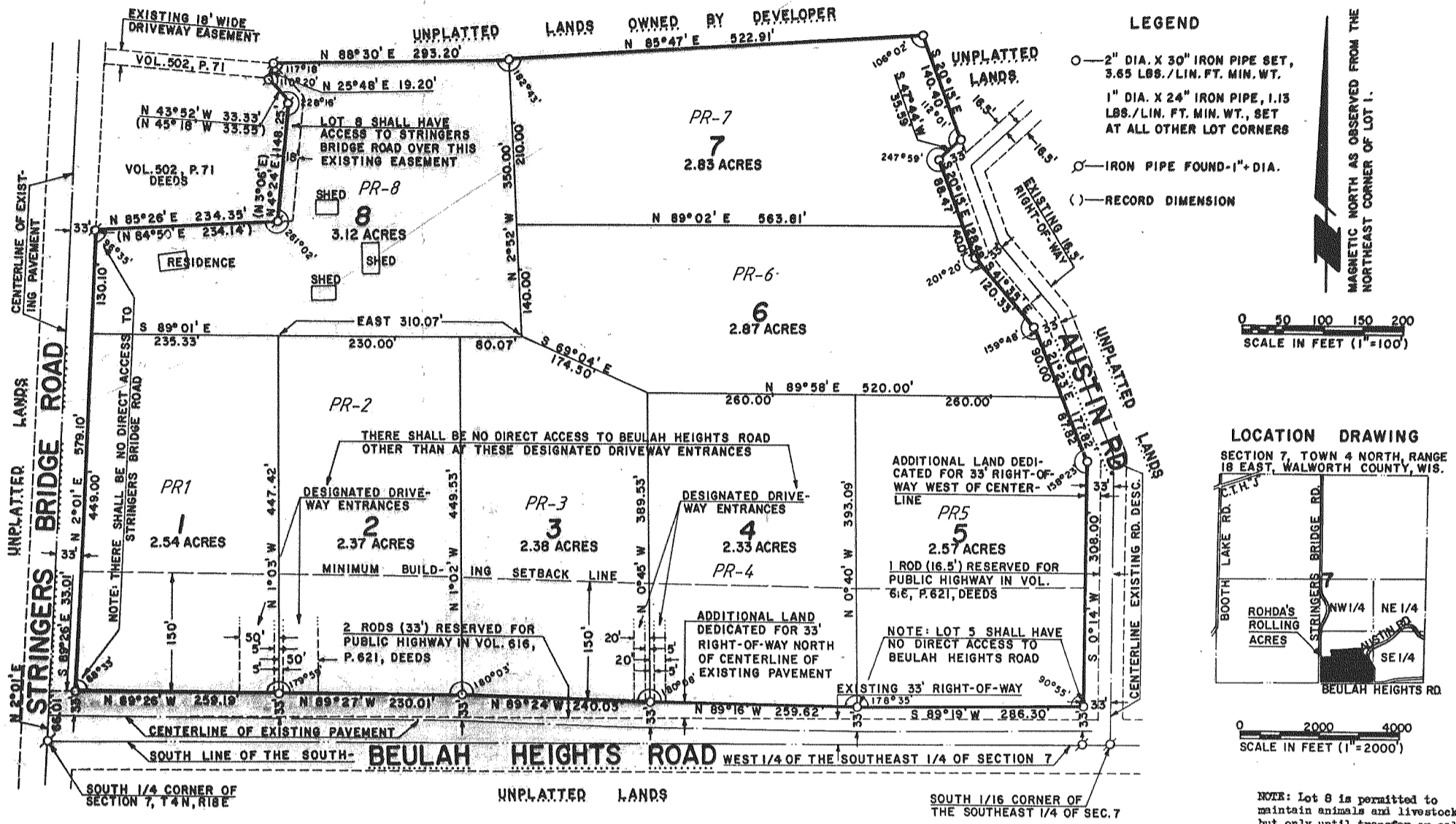


ROHDA'S ROLLING ACRES

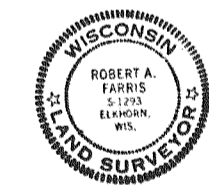
A SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN

RECORDED IN CAB. "B"
SLIDE 35
79 JUL 10 PM 4 01

LOIS H. PETERNAGEN
REG. OF DEEDS
WALWORTH COUNTY, WIS.
A. Rohda 25 1974



SURVEYOR'S CERTIFICATE
I, Robert A. Farris, Registered Land Surveyor, do hereby certify that at the direction of Raymond F. and Mona L. Rohda, owners, that I have surveyed, divided and mapped Rohda's Rolling Acres, a subdivision located in the Southwest 1/4 of the Southeast 1/4 of Section 7, Town 4 North, Range 18 East, Town of East Troy, Walworth County, Wisconsin, more particularly described as follows: Commencing at an iron pipe found at the South 1/4 corner of said Section 7; thence N 2°01' E 66.01 feet; thence S 89°26' E 33.01 feet to the Easterly right-of-way line of Stringers Bridge Road and the place of beginning; thence N 2°01' E 579.10 feet along said Easterly right-of-way line; thence N 86°20' E 254.35 feet; thence N 4°24' E 146.25 feet; thence N 45°55' E 35.33 feet; thence N 89°49' E 19.20 feet; thence N 88°30' E 293.20 feet; thence N 86°47' E 522.91 feet; thence S 49°44' W 56.59 feet along said Northerly right-of-way line to the Easterly right-of-way line of Austin Road; thence S 20°15' E 128.48 feet along said Easterly right-of-way line; thence S 0°14' W 306.00 feet along said Easterly right-of-way line to the Northerly right-of-way line of Beulah Heights Road; thence S 89°18' W 256.50 feet along said Northerly right-of-way line; thence continue along said right-of-way N 89°18' W 259.08 feet; thence N 89°24' W 240.05 feet; thence N 89°27' W 230.01 feet; thence N 89°28' W 259.19 feet along said Northerly right-of-way line to the place of beginning. Containing 21.01 acres of land, more or less. I also certify that this plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have fully complied with the provisions of Chapter 256 of the Wisconsin Statutes, Chapter 18 of the Subdivision and Platting Ordinance for the Town of East Troy, and the subdivision regulations of Walworth County in surveying, dividing and mapping said land.



Dated this 26th day of June, 1979.
Robert A. Farris
Robert A. Farris, Registered Land Surveyor, S-1293
REVISED THIS 5TH DAY OF JULY, 1979.
REVISED THIS 10TH DAY OF JULY, 1979.

OWNER'S CERTIFICATE OF DEDICATION
As owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. We also certify that this plat is required by s. 256.10 or 256.12 to be submitted to the following for approval or objection:
Walworth County Park and Planning Commission
Town of East Troy Town Board

WITNESS the hand and seal of said owners this 10 day of July, 1979.
In presence of:
Andrew M. Neff *Raymond F. Rohda*
Joanna Dudley *Mona L. Rohda*

STATE OF WISCONSIN)
COUNTY OF WALWORTH) SS
Personally came before me this 10 day of July, 1979, the above named Raymond F. and Mona L. Rohda to me known to be the persons who executed the foregoing instrument and acknowledged the same.
Donald J. Schalk
Notary Public, Wisconsin
My commission expires 7/1/83

WALWORTH COUNTY PARK AND PLANNING COMMISSION
Resolved, that the plat of Rohda's Rolling Acres in the Town of East Troy is hereby approved by the Walworth County Park and Planning Commission.
Dated this 5th day of July, 1979.
Harold H. Koib
Harold H. Koib, Chairman
Walworth County Park and Planning Commission

COVENANTS AND RESTRICTIONS
1. Land Use-No lot shall contain less area than 2-1/3 acres and lots shall be used for residential purposes only. No single lots shall be reduced in size to any area less than its size when originally sold.
2. Architectural-No building shall be erected on any lot until the construction plans and specifications,

TOWN BOARD RESOLUTION
Resolved, that the plat of Rohda's Rolling Acres, Raymond F. and Mona L. Rohda, owners, is hereby approved by the Town of East Troy Town Board.

Dated this 9 day of July, 1979.
Glen Tracy
Glen Tracy, Town Chairman
I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of East Troy.

Mildred Mangless
Mildred Mangless, Town Clerk

TOWN TREASURER
STATE OF WISCONSIN) SS
COUNTY OF WALWORTH) SS
I, Beverly Lachey, being the duly elected, qualified, and acting treasurer of the Town of East Troy, do hereby certify that the records in my office show no unpaid taxes or unpaid special assessments as of this 10 day of July, 1979, on any of the land in the plat of Rohda's Rolling Acres.

Dated: this 10 day of July, 1979.
Beverly Lachey
Beverly Lachey, Town Treasurer

COUNTY TREASURER
STATE OF WISCONSIN) SS
COUNTY OF WALWORTH) SS
I, Mark B. Schwartz, being the duly elected, qualified and acting treasurer of the County of Walworth do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of July 10, 1979, affecting the lands included in the plat of Rohda's Rolling Acres.

Dated this 10th day of July, 1979.
Mark B. Schwartz
Mark B. Schwartz, County Treasurer

COVENANTS AND RESTRICTIONS (CONT.)
with a plan showing the location of the structure upon a lot, have been submitted and approved by the Town of East Troy.
3. Building Type and Materials-Only single family dwellings not to exceed two stories in height and of new construction meeting Town Building Codes shall be constructed and maintained on each residential lot. No building shall be moved in. Each dwelling shall have a garage attached or unattached. The exterior of any building shall be completed within six months from start of construction.
4. Vacant Lots-The owner of any lot which is vacant and has not yet had a residential dwelling erected shall keep premises in conformity with the general horticultural ecology of the area. If the lot is not conforming with the area, the owner of said lot will be given 10 day period to improve lot or will be charged for the work of clean up.
5. Dwelling Quality and Size-No dwelling shall be permitted to be erected which contains less than 1200 sq.ft. No rolled or sheet roofing shall be used. No used or second hand material (except brick or stone shall be point above 1 ft. above ground).
6. Building Location-All residences must comply with Walworth County Codes regarding set backs from property lines.
7. Nuisances-Trash, garbage, clippings, or other waste shall not be kept on any lot except in the garage or waste containers.
8. Livestock and Poultry-No animals, livestock or poultry shall be raised, bred or kept on any lot, excepting Lot 8. The number of household pets allowed to be kept by the owner of any single lot shall not exceed 1 dog-1 cat and be properly restrained so as not to molest any lot owners. (SEE NOTE ABOVE)
9. Signs-No commercial sign of any kind shall be displayed. There will be no objection to a small decorative sign listing name and address of lot owner.
10. Additional Structures-An additional structure for storage is permitted assuming proper design and materials are used. No unusable automobiles or junk shall be allowed unless contained within storage buildings.
11. Swimming Pools-All private swimming pools shall be adequately fenced so as to comply with all State and Local laws and ordinances.
12. Excavated Materials-All excess excavation, whether from site grading, basement construction or driveways shall remain on the lot site and be leveled and graded to become part of the landscaped surface. No material shall be hauled off the lot site.
13. Drainage-No lot owner shall cause fill to be placed within natural depressions of the lot used as absorption areas for storm water for the purpose of changing the existing contour thereof without permission of the Town of East Troy.

REVISIONS : 04/30/97