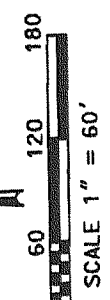


# Crystal Acres

PART OF THE NW1/4 AND NE1/4 OF SECTION 20, TOWN 4 NORTH, RANGE 18 EAST, VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN

BASIS OF BEARING - THE SW1/4 OF SECTION 20-4-18 WAS TAKEN TO BEAR N00°13'59"W PER SEMPPC.

NE COR SW 1/4-18  
CIRC. MON. W/  
BRASS CAP FD



LOCATION MAP  
-MAIN ST. S.T.H. 20  
SCALE: 1" = 1000'  
S.W. 1/4 S.E.C. 20-4-18

### LEGEND

- 1/2" O.D. IRON PIPE FOUND
- 2 1/2" O.D. IRON PIPE SET WEIGHING 3.65 L.F.
- ( ) RECORDED AS
- C3 CURVE NO. (SEE TABLE)

### NOTES:

1. TOTAL PARCEL OF LAND INCLUDED IN THE PLAT CONTAINING 9.67 ACRES.
2. ALL DISTANCES HAVE BEEN MEASURED TO THE HUNDRETH OF A FOOT. ANGLES HAVE BEEN MEASURED TO THE NEAREST 5 SECONDS AND HAVE BEEN COMPUTED TO THE NEAREST HALF SECOND.
3. ALL LOT CORNERS MONUMENTED WITH A 1.25"x18" IRON PIPE WEIGHING 1.134/L.F.
4. DIRECT VEHICULAR ACCESS TO S.T.H. "20" BY ANY LOT WITHIN THIS SUBDIVISION IS PROHIBITED.
5. LOTS ARE SERVED BY SANITARY SEWER.
6. LOTS 8 AND 9 ARE RESPONSIBLE FOR MAINTENANCE OF THE SOUTH RIGHT-OF-WAY GREENSPACE OF EDWARDS ST.
7. LOT 6, 7 AND 10, ARE DEED RESTRICTED TO BUILD ONLY A DUPLEX ON THE LOTS. NO LARGER BUILDING IS ALLOWED.
8. VILLAGE IS GRANTED RIGHT OF ACCESS TO FLUSH, INSPECT, AND REPAIR PRIVATE HYDRANT LOCATED ON LOT 8.
9. LOTS 8 & 9 ARE RESTRICTED TO THREE 4-UNIT CONDOMINIUM BUILDINGS EACH.
10. LOT 8 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE GREEN SPACE AND ANY CONSTRUCTION OF BUILDINGS FOR HUMAN HABITATION IS PROHIBITED.

### VISION CORNER RESTRICTIONS:

PLANTING OF BERMS, FENCES, SIGNS AND ANY OTHER STRUCTURES SHALL INTERFERE WITH THE ELEVATION, EXCEPT FOR NECESSARY HIGHWAY AND TRAFFIC SIGNS, PUBLIC UTILITY LINES AND OPEN FENCES THROUGH WHICH THERE IS CLEAR VISION. NOB SHALL ANY DRIVEWAYS BE PERMITTED WITHIN SAID VISION CORNER.

### OWNER'S STATEMENT:

AS OWNER I HEREBY RESTRICT ALL LOTS SO THAT NO OWNER, POSSESSOR, USER LICENSEE, OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO SAID HIGHWAY LYING WITHIN THE RIGHT-OF-WAY RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS.

### HIGHWAY SETBACK SPECIAL EXCEPTION:

LOT SETBACKS AND OFFSETS APPLY PER THE VILLAGE OF EAST TROY ZONING ORDINANCE.

### DRAINAGE EASEMENT RESTRICTIONS:

IT SHALL BE THE RESPONSIBILITY OF THE LANDOWNER UPON WHOSE PROPERTY THE DRAINAGE EASEMENT LIES TO MAINTAIN SAID EASEMENT IN AN UNOBSTRUCTED CONDITION SO AS TO MAINTAIN ITS INTENDED PURPOSES. CONSTRUCTION OF ANY BUILDING, GRADING OR FILLING AND PLACEMENT OF PLANTINGS IN SAID EASEMENT IS PROHIBITED.

### UTILITY EASEMENT RESTRICTIONS:

CONSTRUCTION OF ANY BUILDING, AND PLACEMENT OF PLANTINGS IN SAID EASEMENT IS PROHIBITED.

There are no objections to this plan with respect to Secs. 236.15, 236.16, 236.20 and 236.31 (1) and (2), Wis. Stat., ch. Trans. 233 Wis. Admin. Code as by the County Planning Agency as provided by Sec. 236.12 (6), Wis. Stat.

Certified November 5<sup>th</sup> 2002

*Rene M. Doney*  
Department of Administration

OWNER/DEVELOPER:  
THOMAS J. & CHERYL A. BERG  
461 RIVER CREST CT.  
MUKWAGO, WI 53149  
REV. 11/27/02  
REV. 9/20/02  
REV. 8/20/02  
ENGINEER:  
RSV ENGINEERING, INC.  
100 W. WISCONSIN ST. WELLS  
MUKWAGO, WI 53149  
REV. 9/20/02  
REV. 9/20/02  
DATE: 7/11/02

INSTRUMENT DRAFTED BY: BRADFORD L. SPENCER, R.L.S., S-2069

