

# EVERGREEN ESTATES CONDOMINIUMS

LOT 1 OF CERTIFIED SURVEY MAP NO. 826

LOCATED IN PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWN 3 NORTH, RANGE 17 EAST,  
CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN  
ON THIS EXHIBIT REPRESENT PROPOSED  
CONSTRUCTION NOT COMPLETED AS OF THE  
DATE OF THIS PLAT.

NOTE: SEE SHEET 2 FOR TYPICAL BUILDING DIMENSIONS,  
SEE SHEETS 2 THRU 4 FOR TYPICAL UNIT DIAGRAMS  
AND UNIT DESIGNATIONS.

SEE SHEET 4 FOR CITY APPROVAL CERTIFICATE.

UTILITY EASEMENTS SHOWN ARE  
WATER MAIN AND SANITARY SEWER EASEMENTS  
RECORDED IN AUGUST AND OCTOBER OF  
THE YEAR 2001

BUILDING	UNITS
1	1 THRU 4
2	5 THRU 8
3	9 THRU 12
4	13 THRU 16
5	17 THRU 20
6	21 THRU 24
7	25 & 26
8	27 & 28
9	29 & 30
10	31 & 32

SEE TYPICAL UNIT DIAGRAMS  
FOR LOCATION OF UNITS WITHIN  
BUILDINGS.

### LEGEND

- = FOUND IRON REBAR STAKE
- ◻ = FOUND CONCRETE COUNTHAM MONUMENT W/BRASS CAP
- ⊕ = SET IRON REBAR STAKE, 3/4" DIA.
- = UTILITY POLE LOCATED
- ⊙ = GUY WIRE LOCATED
- = UTILITY CONTROL BOX LOCATED
- ◇ = LIGHT POLE LOCATED
- ⊗ = GAS STRUCTURE (VALVE, REGULATOR, WARNING POST) LOCATED
- {XXX} = RECORDED AS

W. D.O.T. APPROVAL # 64-C12-003-03

### HIGHWAY RESTRICTIONS

ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT 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 STATE TRUNK HIGHWAY "67", AS SHOWN ON THIS MAP. 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 EXCEPT AS SHOWN 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 UNITS WITHIN THIS CONDOMINIUM 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 HIGHWAY OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAYS THROUGH-LANE CAPACITY.

### SURVEYOR'S CERTIFICATE

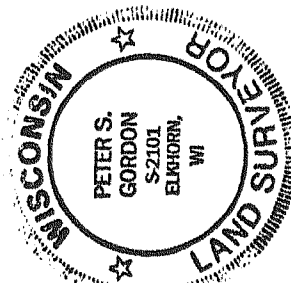
I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT THE IDENTIFICATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THIS PLAT.

DATED: 1-9-2002

*Revised 1-25-2002*

*Peter S. Gordon*

PETER S. GORDON  
RLS 2101



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PROJ. NO. 5744 DATE 1/07/2001

REVISED: 1/20/2001  
P-24-02

