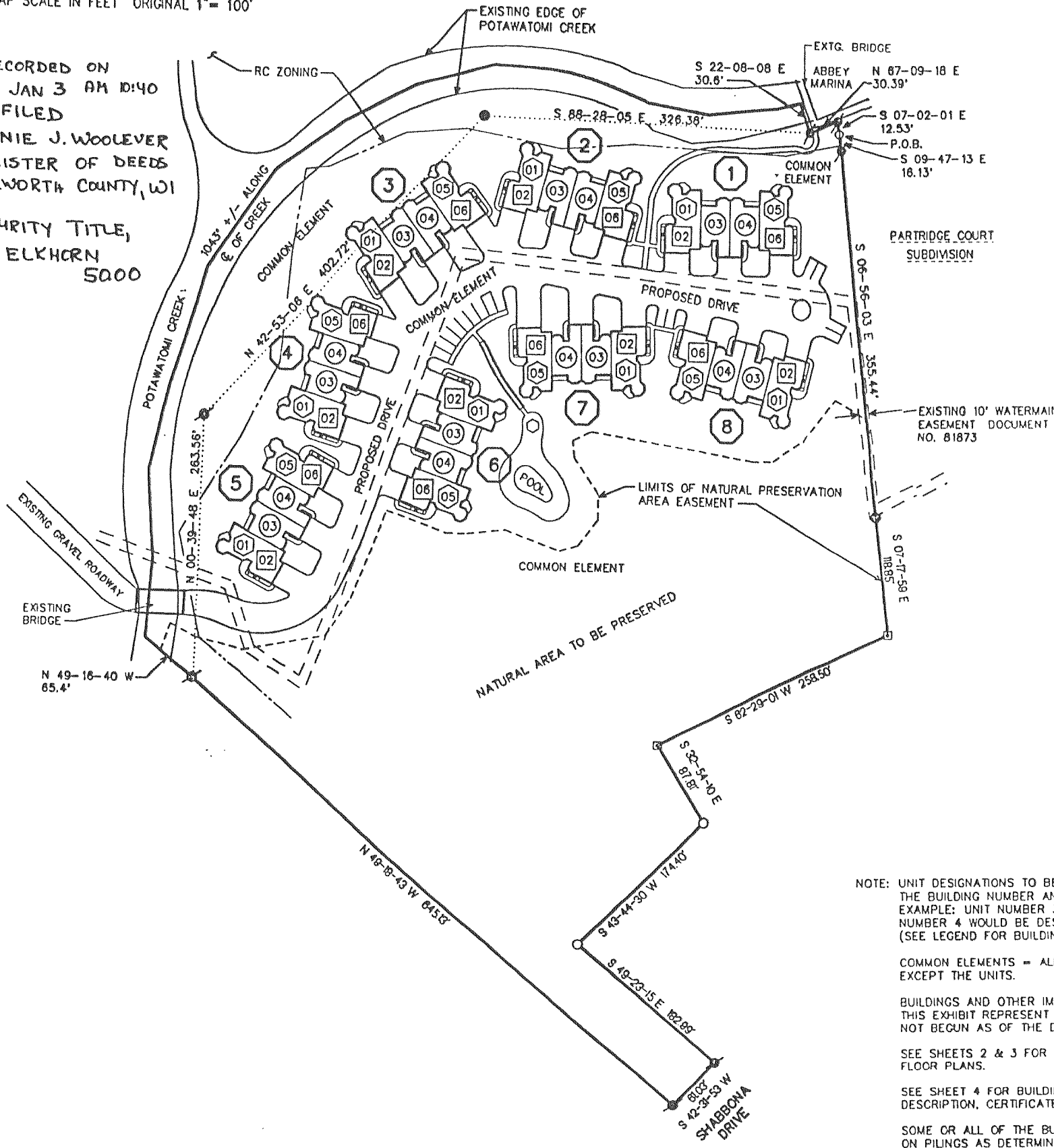


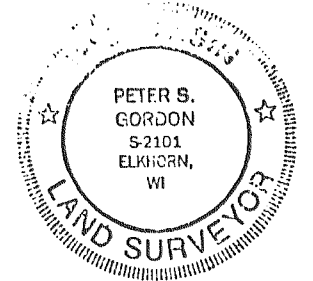
# ABBEY RIDGE CONDOMINIUM

LOCATED IN THE SW 1/4 OF SECTION 14,  
TOWN 1 NORTH, RANGE 16 EAST, VILLAGE  
OF FONTANA, WALWORTH COUNTY, WISCONSIN

RECORDED ON  
2001 JAN 3 AM 10:40  
FILED  
CONNIE J. WOOLEVER  
REGISTER OF DEEDS  
WALWORTH COUNTY, WI  
  
SECURITY TITLE,  
ELKHORN  
5000



- LEGEND
- = FOUND IRON PIPE STAKE
  - ⊕ = FOUND IRON REBAR STAKE
  - ⊞ = FOUND CONCRETE MONUMENT
  - ⊙ = SET IRON REBAR STAKE, 3/4" X 24" X 1.50 lbs./ft.
  - (XXX) = RECORDED AS
  - (X) = BUILDING NUMBER
  - (XX) = UNIT NUMBER (FIRST & SECOND FLOOR)
  - (XX) = UNIT NUMBER (FIRST FLOOR UNIT)
  - (XX) = UNIT NUMBER (SECOND FLOOR UNIT)



"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* 7/26/2000  
 PETER S. GORDON R.L.S. 2101 *revised*  
 8/24/2000

NOTE: UNIT DESIGNATIONS TO BE A COMBINATION OF THE BUILDING NUMBER AND THE UNIT NUMBER. EXAMPLE: UNIT NUMBER 3 WITHIN BUILDING NUMBER 4 WOULD BE DESIGNATED UNIT 4-03. (SEE LEGEND FOR BUILDING & UNIT NUMBER KEY)

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS.

BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT BEGUN AS OF THE DATE SHOWN HEREON.

SEE SHEETS 2 & 3 FOR INDIVIDUAL UNIT DIAGRAMATIC FLOOR PLANS.

SEE SHEET 4 FOR BUILDING SETBACKS, LEGAL DESCRIPTION, CERTIFICATES, AND ANY ADDITIONAL NOTES.

SOME OR ALL OF THE BUILDINGS MAY BE CONSTRUCTED ON PILINGS AS DETERMINED BY DEVELOPER'S ENGINEER.

**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. NO. 4768 | DATE: 08/28/2000 | SHEET: 1 OF 4

LEGAL DESCRIPTION  
DECLARED AREA

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 14, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF FONTANA-ON-GENEVA LAKE, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF PARTRIDGE COURT SUBDIVISION; THENCE S 09DEG 47MIN 13SEC E, 16.13 FEET; THENCE S 06DEG 56MIN 03SEC E, 355.44 FEET; THENCE S 07DEG 17MIN 59SEC E, 118.88 FEET; THENCE S 82DEG 29MIN 01SEC W, 258.50 FEET; THENCE S 32DEG 54MIN 10SEC E, 87.81 FEET; THENCE S 43DEG 44MIN 30SEC W, 174.40 FEET; THENCE S 49DEG 23MIN 15SEC E, 182.99 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF SHABRONA DRIVE, THENCE ALONG SAID NORTHWESTERLY LINE, S 42DEG 31MIN 53SEC W, 81.03 FEET; THENCE N 49DEG 18MIN 43SEC W, 645.13 FEET; THENCE N 49DEG 18MIN 40SEC W, 65.4 FEET, MORE OR LESS, TO THE CENTERLINE OF POTAWATOMI CREEK; THENCE NORTHERLY AND EASTERLY ALONG SAID CENTERLINE, 1043 FEET, MORE OR LESS, TO A POINT WHICH IS N 22DEG 08MIN 08SEC W, 30.61 FEET OF AN IRON REBAR STAKE; THENCE S 22DEG 08MIN 08SEC E, 30.61 FEET TO SAID IRON REBAR STAKE; THENCE N 87DEG 09MIN 18SEC E, 30.30 FEET; THENCE S 07DEG 02MIN 01SEC E, 12.53 FEET TO THE POINT OF BEGINNING. CONTAINING 480,898 SQUARE FEET (11.04 ACRES) OF LAND, MORE OR LESS.