

# GENEVA NATIONAL CONDOMINIUM NO. 12 G.N. 12A

## WALWORTH COUNTY, WISCONSIN

LOCATED IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWN 2 NORTH, RANGE 17 EAST,



NOTE: NUMBERS APPEARING WITHIN ARE BUILDING NUMBERS WHICH ARE SHOWN FOR INFORMATION AND CONVENIENCE ONLY AND ARE NOT PART OF THE UNIT NUMBERS.

NOTE: THE CCR'S PROVIDE THAT ALL BUILDING SETBACK AREAS SHALL BE ESTABLISHED AS DETERMINED BY THE ARCHITECTURAL REVIEW COMMITTEE.

NOTE: ALL OF THE AREAS LYING WITHIN THE APPLICABLE SETBACKS, ALL OF THE AREAS LYING WITHIN THE PRIVATE ROADWAY, AND THOSE AREAS DESIGNATED ON THIS PLAT AS DRAINAGEWAYS OR AS PONDS ARE SUBJECT TO UTILITY, PUBLIC AND PRIVATE SERVICE, AND VARIOUS OTHER EASEMENTS AS PROVIDED IN THE CCR'S.

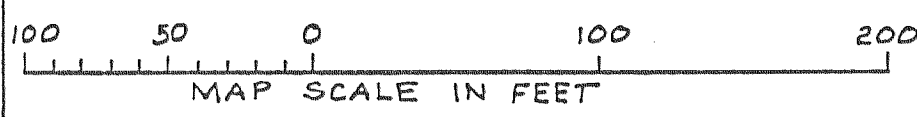
NOTE: THE UNITS MAY BE SUBJECT TO ADDITIONAL SETBACKS AND USE RESTRICTIONS AS PROVIDED IN WALWORTH COUNTY ZONING ORDINANCES AND THE CCR'S.

NOTE: THE ABBREVIATIONS "CCR'S" IN THIS PLAT SHALL MEAN THE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GENEVA NATIONAL COMMUNITY" AS RECORDED IN VOLUME 486 OF WALWORTH COUNTY RECORDS ON PAGE 541 AS DOCUMENT NO. 194299.

NOTE: COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS.

NOTE: ALL BALCONIES AND PATIOS, DECKS, AND ALL STEPS AND PROCHES PLACED AT THE ENTRANCES TO ANY UNIT 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 THE RESPECTIVE UNIT AND LOCATED OUTSIDE OF AND ADJOINING EACH RESPECTIVE UNIT.

NOTE: DECLARANT HEREBY DECLARES AND RESERVES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, AND GRANTS A NON-EXCLUSIVE PERPETUAL EASEMENT IN COMMON FOR THE USE AND BENEFIT OF THE DECLARANT AND UNIT OWNERS (AS "UNIT OWNERS" ARE DEFINED IN THE CCR'S), THEIR GUESTS, INVITEES, AGENTS AND EMPLOYEES, OVER AND UPON THOSE PORTIONS OF THE COMMON ELEMENTS SHOWN ON THIS PLAT AS "WOODLAND DRIVE" AND "WOODLAND CIRCLE" FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO EACH RESPECTIVE UNIT (AS "UNIT" IS DEFINED IN THE CCR'S) AND ANY PORTION OF THE PROPERTY (AS "PROPERTY" IS DEFINED IN THE CCR'S) OWNED BY ANY SUCH PERSONS (AS "PERSONS" ARE DEFINED IN THE CCR'S).



⊙ = 1/2" x 1/8" REBAR STAKE

WISCONSIN  
 ROBERT A. FARRIS  
 S-1293  
 CAKORN, WI  
 LAND SURVEYOR  
 05/25/90