Sec. Ditle - Elk 40.00 G.N. 3 GENEVA NATIONAL CONDOMINIUM WALWORTH COUNTY, WISCONSIN LOCATED IN SE1/4 SEC. 30 & IN N1/2 OF NE1/4 SEC. 31 T. 2 N., R.17 E. SEE SHEET 3 OF THIS PLAT PRESURE SEWER UTILITY EASEMENT N-6734'31 E. UNIT DECLARANT HEREBY RESERVES FOR ITSELF AND GRANTS 3-20 FOR THE USE AND BENEFIT OF THE DECLARANT AND SUCH PUBLIC UTILITY COMPANIES, PRIVATE UTILITY COMPANIES, PRIVATE SERVICE COMPANIES AND OTHERS AS DECLARANT, PRIVATE SERVICE COMPANIES AND OTHERS AS DECLARANT, IN ITS SOLE AND ABSOLUTE DISCRETION CONSENTS TO COME UPON AND SERVE THE "PROPERTY" (AS DEFINED IN THE CCRS) AND TO SERVE NO OTHER PROPERTY UNLESS EXPRESSLY CONSENTED THERETO BY DECLARANT, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE PERPETUAL EASEMENT IN COMMON FOR PURPOSES OF INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND REMOVAL OF PRESSURE SEWER LINES AND NECESSARY APPURTENANCES THERETO UNDER, THROUGH AND UPON PART OF THE "SINGLE FAMILY RESIDENCE GROUNDS" (AS DEFINED IN THE "CCR'S) OF UNIT S-O7 AS SHOWN ON THIS CONDOMINIUM PLAT, WHICH PART IS AS DELINEATED ON THIS CONDOMINIUM PLAT. 29-3C MISC. PARCEL Z PRIVATE R=100.00 UNIT OF PRIVATE ROADWAY S 81'54'49" E 3 - 58UNIT 844 SQ. FT. 21,093 SQ. FT. 17,595 SQ. FT. ZURICZ ZURICZ ALL PROPERTY DAMAGED OR DESTROYED IN THE EXERCISE OF RIGHTS DECLARED OR GRANTED BY THIS PRESSURE SEWER UTILITY EASEMENT SHALL BE REPAIRED, RESTORED 29-38 MISC. PARCEL UNIT UNIT 3-18 OR REPLACED AS PROMPTLY AS POSSIBLE BY, AND AT THE EXPENSE OF, THE PERSON EXERCISING SUCH RIGHTS. 3-59 16,280 SQ. FT. 17,888 SQ. FT. OF PRIVATE ROADWAY 5,958 SQ. FT. UNIT ANE SIH 3-60 17,264 SQ. FT. 113.00 UNIT **3-61** 17,796 SQ. FT. UNIT 3-62 3-62 20,996 SQ. FT. 338 R=167.00 UNIT 3-08 LEGEND . 27,340 SQ. FT. UNIT CHAN 78' 15' 08" E 274.74 R=183.00 149.48 AVENUE 3-09 CH-N 63 29.10 1.158.70 R-19981 27,980 SQ. FT. PRIVATE ROADWAY DRAINAGEWAY 3-07 18,970 SQ. FT. R=390.84 CH=S 81'11'01" UNIT 3-06 22,894 SQ. FT. WORITZ 130.40 (BOULEVARD SECTION) PRESSURE SEWER GENELA UNIT 3-05 66 25,182 SQ. FT. N 3-01 ROADWAY 16,798 SQ. FT. 55.00 N 86 22'03" E 6 N 86'41'10" W UNIT UNIT 3-02 3-04 19,239 SQ. FT. 22,596 SQ. FT. SHEET 1 UNIT 3 స్టర్ట 3-03 24,502 SQ. FT. R=205.00 CH=S 75 24 25 W MAP SCALE IN FEET O=1/2"X 18" REBAR SET GENEVA NOTE: A UNIT IS A CUBICLE OF AIR HAVING VERTICAL SIDES FORMED BY THE PLANES EXTENDING UPWARD FROM THE SURFACE BOUNDARY LINES OF THE SINGLE—FAMILY RESIDENCE GROUNDS, HAVING A LOWER SIDE FORMED BY THE SURFACE OF SUCH SINGLE—FAMILY RESIDENCE GROUNDS, AND HAVING AN UPPER SIDE 40 FEET ABOVE AND PARALLEL TO THE SURFACE OF SUCH SINGLE—FAMILY RESIDENCE GROUNDS. APPURITEMANT TO EACH UNIT IS AN EXCLUSIVE AND PERPETUAL RIGHT AND EASEMENT TO CONSTRUCT, USE, MAINTAIN, REMOVE AND REPLACE SURFACE AND SUBSURFACE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, BUILDINGS, DRIVEWAYS, WALKWAYS, BUILDING FOUNDATIONS AND BASEMENTS, UPON SUCH SINGLE—FAMILY RESIDENCE GROUNDS, FOR THE USE AND ENJOYMENT OF SUCH UNIT IN ACCORDANCE WITH THE TERMS OF THE DECLARATION OF CONDOMINUM AND THE CCR'S. ROBERT A. NOTE: WITHOUT EXPRESS WRITTEN APPROVAL OF THE DECLARANT. NOTE: ALL ROADWAYS ARE PART OF THE "PRIVATE ROADWAY" DESCRIBED IN THE CCR'S. THE UNIT BOUNDARY LINE OF ANY UNIT WHICH ABUTS THE PRIVATE ROADWAY ENDS AT THE PRIVATE ROADWAY. THE UNIT BOUNDARY LINES ARE SHOWN EXTENDED TO THE CENTERLINE OF THE PRIVATE ROADWAY FOR CONVENIENCE PURPOSES ONLY. THOSE UNIT BOUNDARY LINES WHICH ARE EXTENDED TO THE CENTERLINE OF THE PRIVATE ROADWAY AND WHICH ARE NOT DIMENSIONED ARE 33.00 FEET. NO DIRECT ACCESS IS ALLOWED TO GENEVA NATIONAL AVENUE (BOULEVARD SECTION) FROM UNIT 3-02, 3-03, 3-04, 3-05, 3-06, 3-07, 3-08, 3-09, 3-10 OR 3-11. ROBERI FARRIS S-1293 ELKHORN. WIS. NOTE: THE CCR'S ESTABLISH THE FOLLOWING SETBACK REQUIREMENTS: A 25 FOOT MINIMUM STREET YARD SETBACK; A 40 FOOT MINIMUM REAR YARD SETBACK, EXCEPT FOR A REAR YARD WHICH ABUTS GOLF CLUB GROUNDS OR OTHER CLUB GROUNDS; A 10 FOOT MINIMUM SIDE YARD SETBACK, EXCEPT FOR A SIDE YARD WHICH ABUTS GOLF CLUB GROUNDS OR OTHER CLUB GROUNDS; A 50 FOOT MINIMUM SETBACK FOR ANY YARD WHICH ABUTS A GENEVA NATIONAL PERIMETER BOUNDARY. 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 DRAINGGEWAYS OR AS PONDS, ARE SUBJECT TO UTILITY, PUBLIC AND PRIVATE SERVICE, AND VARIOUS OTHER EASEMENTS AS PROVIDED IN THE CCR*S.

WORK ORDERED BY: GN PARTNERS, AN ILLINOIS GENERAL PARTNERSHIP

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 ABBREVATION "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 WALMORTH COUNTY RECORDS ON PAGE 541 AS DOCUMENT NO. 194299 AS SUPPLEMENTED OR AMENDED FROM TIME TO TIME.

NOTE: THE UNIT BOUNDARY LINES SHOWN HEREON ARE ALSO THE SURFACE BOUNDARY LINES OF SINGLE-FAMILY RESIDENCE GROUNDS.