

215016

GENEVA NATIONAL CONDOMINIUM NO. 3

G.N. 3

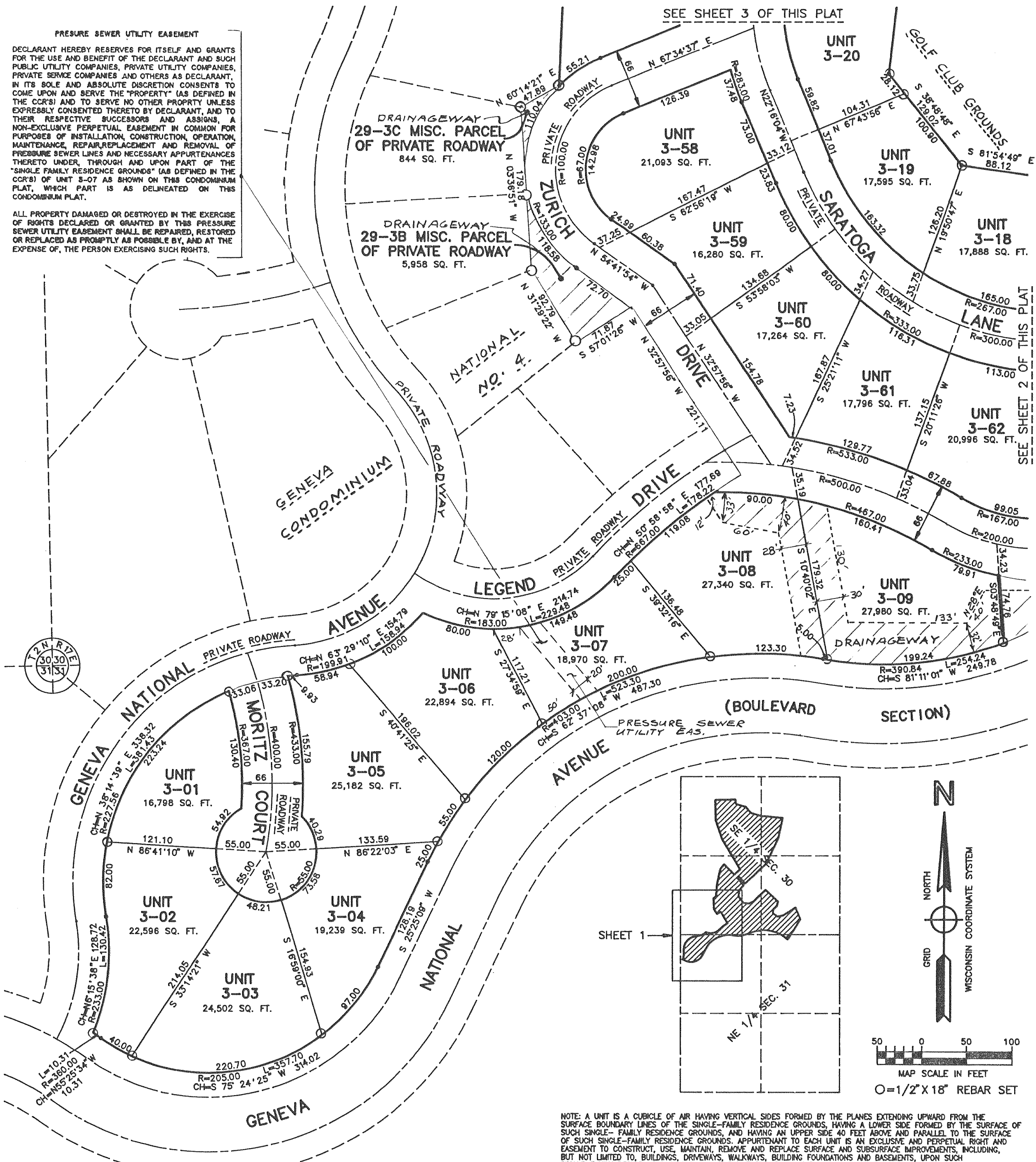
WALWORTH COUNTY, WISCONSIN

LOCATED IN SE1/4 SEC. 30 & IN N1/2 OF NE1/4 SEC. 31 T. 2 N., R.17 E.

PRESURE SEWER UTILITY EASEMENT

DECLARANT HEREBY RESERVES FOR ITSELF AND GRANTS FOR THE USE AND BENEFIT OF THE DECLARANT AND SUCH PUBLIC UTILITY COMPANIES, PRIVATE UTILITY COMPANIES, 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 CCR'S) 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 PRESURE 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 3-07 AS SHOWN ON THIS CONDOMINIUM PLAT, WHICH PART IS AS DELINEATED ON THIS CONDOMINIUM PLAT.

ALL PROPERTY DAMAGED OR DESTROYED IN THE EXERCISE OF RIGHTS DECLARED OR GRANTED BY THIS PRESURE SEWER UTILITY EASEMENT SHALL BE REPAIRED, RESTORED OR REPLACED AS PROMPTLY AS POSSIBLE BY, AND AT THE EXPENSE OF, THE PERSON EXERCISING SUCH RIGHTS.



WISCONSIN
ROBERT A. FARRIS
S-1293
ELKHORN, WIS.
LAND SURVEYOR

WORK ORDERED BY: GN PARTNERS, AN ILLINOIS GENERAL PARTNERSHIP

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. APPURTENANT 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 CONDOMINIUM AND THE CCR'S.

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.

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 GOLF CLUB GROUNDS OR OTHER CLUB GROUNDS; A 25 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 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 ABBREVIATION "CCR'S" IN THIS PLAT SHALL MEAN THE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GENEVA NATIONAL COMMUNITY" AS RECORDED IN VOLUME 488 OF WALWORTH 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.