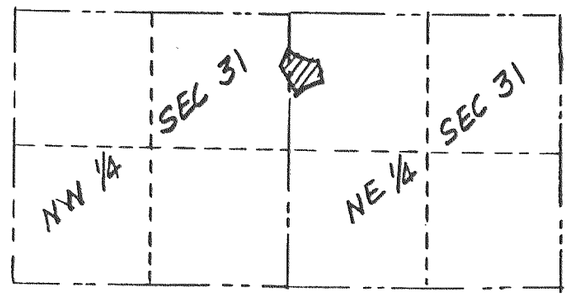
G.N. 50

2213396

GENEVA NATIONAL CONDOMINIUM NO. 50

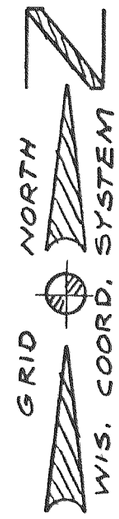
WALWORTH COUNTY, WISCONSIN

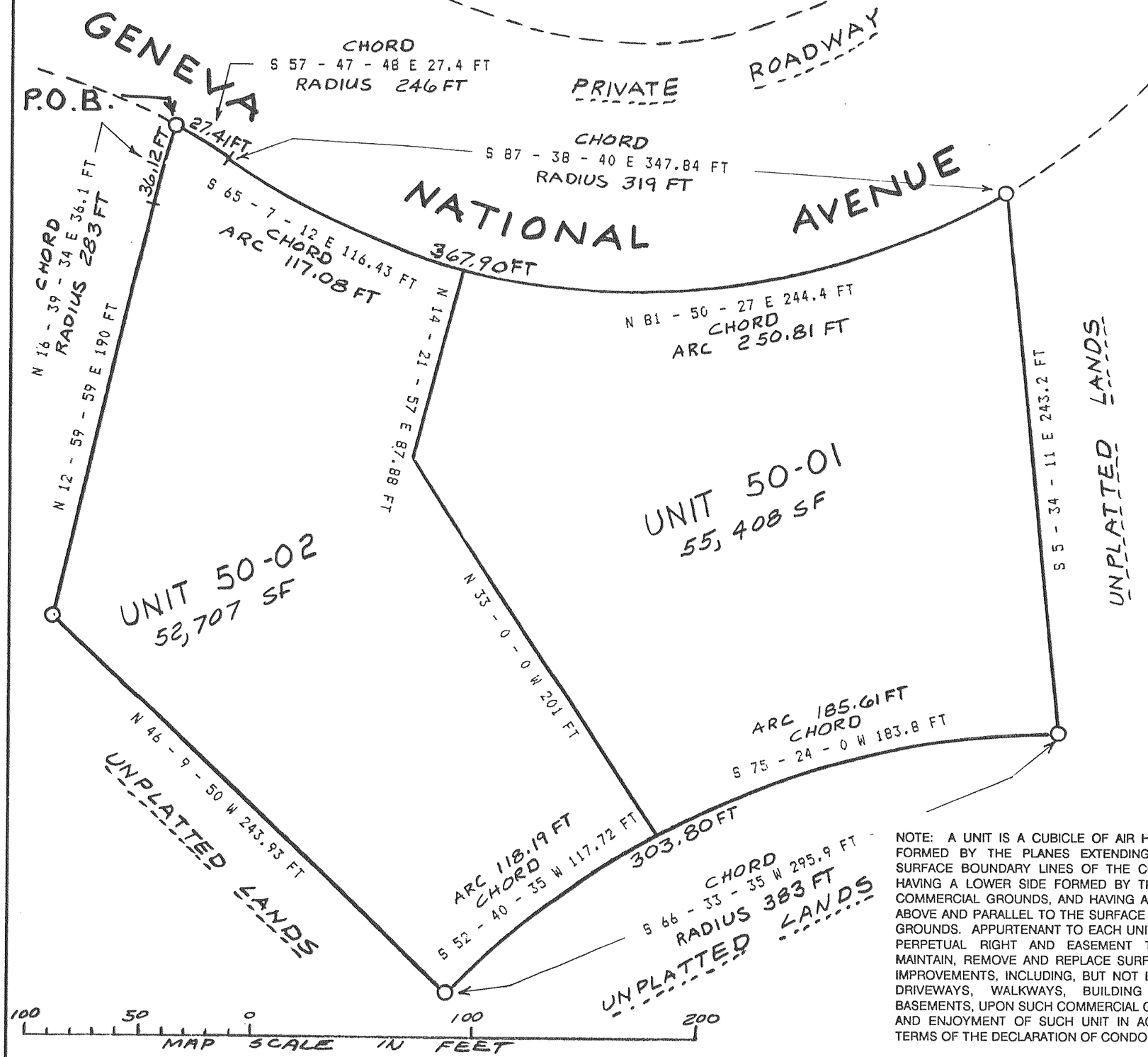
LOCATED IN NE 1/4 NW 1/4 & IN NW 1/4 NE 1/4 SEC. 31 T. 2 N., R. 17 E.



LOCATION SKETCH

O = 1/2"X18" IRON REBAR STAKE





NOTE: A UNIT IS A CUBICLE OF AIR HAVING VERTICAL SIDES FORMED BY THE PLANES EXTENDING UPWARD FROM THE SURFACE BOUNDARY LINES OF THE COMMERCIAL GROUNDS, HAVING A LOWER SIDE FORMED BY THE SURFACE OF SUCH COMMERCIAL GROUNDS, AND HAVING AN UPPER SIDE 40 FEET ABOVE AND PARALLEL TO THE SURFACE OF SUCH COMMERCIAL 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 COMMERCIAL 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.

NOTE: THE CCR'S ESTABLISHED THE FOLLOWING SETBACK REQUIREMENTS: ALL STREET YARDS, SIDE YARDS, REAR YARDS AND SHORELINE YARDS SHALL BE ESTABLISHED AS DETERMINED BY THE ARCHITECTURAL REVIEW COMMITTEE BASED UPON REVIEW OF ALL SITE PLANS FOR COMMERCIAL GROUNDS.

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, RESTRICTION AND EASEMENTS FOR THE GENEVA NATIONAL COMMUNITY" AS RECORDED IN VOLUME 486 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 COMMERCIAL GROUNDS.

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

Robert A. Farris 10/31/91

WORK ORDERED BY: GN PARTNERS, AN ILLINOIS GENERAL PARTNERSHIP