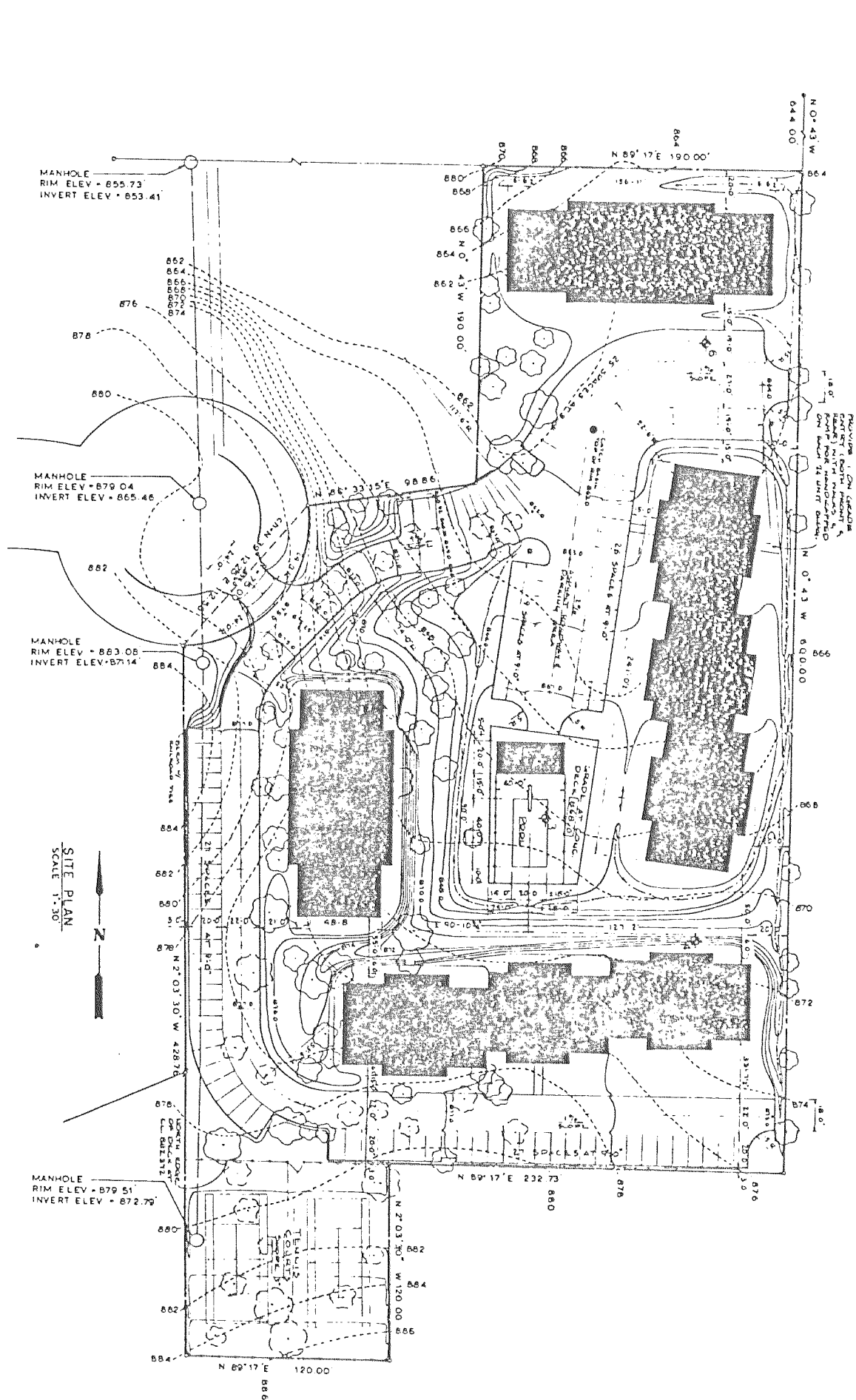


# GOLFVIEW CONDOMINIUM

## CITY OF LAKE GENEVA



DESCRIPTION OF

A PARCEL OF LAND LOCATED IN THE NORTH-EAST 1/4 OF SECTION 36, T 2 N, R 17 E, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH-EAST CORNER OF SAID SECTION 36, THENCE S 0°43'00" E 644.00 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE S 0°43'00" E 612.00 FEET; THENCE S 89°17'00" W 212.44 FEET; THENCE S 2°03'30" E 128.01 FEET; THENCE S 89°17'00" W 428.76 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, THE RADIUS BEING 75.00 FEET AND THE CHORD BEARING N 39°12'25" E 112.56 FEET; THENCE S 89°17'00" W 36.00 FEET; THENCE N 2°03'30" E 190.00 FEET; THENCE N 89°17'00" W 98.86 FEET; THENCE N 0°43'00" W 190.00 FEET; THENCE N 89°17'00" W 130.1 FEET EAST OF THE SOUTH-WEST CORNER OF THE ABOVE DESCRIBED PREMISES RUNNING NORTH PARALLEL WITH THE WESTERN BOUNDARY OF SAID PROPERTY TO A CUL-DE-SAC FOR THE PURPOSE OF LOCATING UTILITIES THEREON.

DESCRIPTION OF

CONDOMINIUM UNITS LOCATED IN THE NORTH-EAST 1/4 OF SECTION 36, T 2 N, R 17 E, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

**BUILDING 1:** COMMENCING AT THE NORTH-EAST CORNER OF SAID SECTION 36; THENCE S 0°43'00" E 664.17 FEET; THENCE S 89°42'40" W 16.37 FEET TO THE PLACE OF BEGINNING; THENCE S 0°11'40" E 48.61 FEET; THENCE S 89°42'00" W 156.92 FEET; THENCE N 0°11'20" W 48.65 FEET; THENCE N 89°42'43" E 156.93 FEET TO THE PLACE OF BEGINNING.

**BUILDING 2:** COMMENCING AT THE NORTH-EAST CORNER OF SAID SECTION 36; THENCE S 0°43'00" E 422.00 FEET; THENCE N 83°06'10" W 21.98 FEET TO THE PLACE OF BEGINNING; THENCE S 6°55'00" W 83.99 FEET; THENCE S 82°44'55" E 10.00 FEET; THENCE S 6°58'55" W 72.58 FEET; THENCE S 83°04'55" E 10.00 FEET; THENCE S 6°50'55" W 84.38 FEET; THENCE N 83°03'40" W 48.59 FEET; THENCE N 6°59'15" E 83.73 FEET; THENCE N 83°04'55" W 10.00 FEET; THENCE N 7°00'00" E 72.55 FEET; THENCE N 83°04'55" W 10.00 FEET; THENCE N 6°51'00" E 84.60 FEET; THENCE S 83°06'10" W 48.66 FEET TO THE PLACE OF BEGINNING.

**BUILDING 3:** COMMENCING AT THE NORTH-EAST CORNER OF SAID SECTION 36; THENCE S 0°43'00" E 1116.02 FEET; THENCE S 89°09'50" W 20.00 FEET TO THE PLACE OF BEGINNING; THENCE S 0°54'20" E 48.64 FEET; THENCE S 89°10'25" W 83.99 FEET; THENCE S 0°52'25" E 10.00 FEET; THENCE S 39°06'05" W 72.63 FEET; THENCE S 0°52'25" E 10.00 FEET; THENCE S 89°10'50" W 84.38 FEET; THENCE N 0°50'30" W 48.61 FEET; THENCE N 89°11'05" E 83.74 FEET; THENCE N 0°42'25" W 10.00 FEET; THENCE N 89°05'10" E 72.62 FEET; THENCE N 0°52'25" W 10.00 FEET; THENCE S 89°09'50" E 84.61 FEET TO THE PLACE OF BEGINNING.

**BUILDING 4:** COMMENCING AT THE NORTH-EAST CORNER OF SAID SECTION 36; THENCE S 0°43'00" E 644.00 FEET; THENCE S 89°17'00" W 190.00 FEET; THENCE S 0°43'00" E 190.00 FEET; THENCE S 80°33'10" W 90.36 FEET; THENCE S 33°12'25" W 112.56 FEET; THENCE S 2°03'30" E 122.02 FEET; THENCE S 84°52'00" E 70.20 FEET TO THE PLACE OF BEGINNING; THENCE N 5°01'30" E 136.19 FEET; THENCE S 84°07'00" E 48.64 FEET; THENCE S 5°01'00" W 136.26 FEET; THENCE N 84°52'00" W 48.65 FEET TO THE PLACE OF BEGINNING.

ALL AREAS NOT DESCRIBED, LYING WITHIN THE EXTERIOR BOUNDARIES, SHALL REMAIN COMMON AREA.

**UNIT DATA**

SITE AREA = 200,278 SQ. FT. = 4.6 ACRES  
 TOTAL UNIT NO. UNITS = 26

**TYPE 11 UNITS** = 24 UNITS TOTAL  
 (2) 16 x 28 BIFOLD = 2  
 (2) 8 x 11 BIFOLD = 2

**TYPE 12 UNITS** = 18 UNITS TOTAL  
 (12) 20 BIFOLD = 12  
 (6) 8 x 11 BIFOLD = 6

**TYPE 13 UNITS** = 12 UNITS TOTAL  
 (6) 8 BIFOLD = 6  
 (6) 2 BIFOLD = 6

**FINISH REQUIREMENT**

8 x 8 BIFOLD	8 (2400) = 19200
16 x 2 BIFOLD	16 (1200) = 19200
24 x 2 BIFOLD	24 (1400) = 33600
<b>78 UNITS</b>	<b>71880 SQ. FT.</b>

**TYPE NO. COVERAGE = 35%**

**FLOOR AREA RATION = 75%**

**200,278 SQ. FT. = 21,380 SQ. FT.**

**CONCRETE AREA = 82%**

**TYPE NO. REQUIREMENTS = 1.5 SPACIOUS TO 1.14 UNITS**

**ACTUAL FLOOR NO. = 21 UNITS**

**INDEX OF DRAWINGS**

SHEET	DESCRIPTION
1	SITE PLAN
2A	FLOOR PLAN - 12 UNITS
2B	FLOOR PLAN - 16 UNITS
2C	FLOOR PLAN - 24 UNITS
3A	FOUNDATION PLAN & DETAILS - 12 UNITS
3B	FOUNDATION PLAN & DETAILS - 16 UNITS
3C	FOUNDATION PLAN & DETAILS - 24 UNITS
4	FLOOR PLANS & SECTION "A"
5	STAIR PLANS & DETAILS
6	FRONT PORCH PLANS & SECTIONS
7	ELEVATIONS - 12 UNITS
8	ELEVATIONS - 16 UNITS
9	ELEVATIONS - 24 UNITS
10	WALL SECTIONS
11	CEILING SECTIONS & WALL SECTIONS

(REVISE)  
 EXISTING PERMITS  
 TO BE OBTAINED  
 BY THE OWNER  
 BEFORE CONSTRUCTION  
 BEGINS  
 R. J. SMITH  
 ARCHITECT  
 1110 W. GRAND AVENUE  
 LAKE GENEVA, WISCONSIN

- LEGEND**
- EXISTING TREES
  - TREES TO BE RINGED
  - NEW CONTOURS
  - EXISTING CONTOURS
  - HIGH SPOT
  - DIRECTION OF RUMBLE
  - CATCH BASIN
  - SAND DRAIN
  - BIOMIMIC LOCATIONS
  - BLDG. GRADIENT
  - U/W GRADIENT