

PELLER WOODS

155

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

UNPLATTED LANDS

NOTE: THE CITY OF LAKE GENEVA AND THE WALWORTH COUNTY SURVEYOR'S OFFICE BELIEVE THAT TURKEY FARM ROAD IS CENTERED ON THE SECTION LINE. HOWEVER, THE LYONS TOWN CLERK'S RECORD ROAD BOOK, VOL. 1, PAGE 171, DATED MAY 12, 1866, INDICATES THAT THE CENTER LINE IS 24.75 FEET NORTH OF THE SECTION LINE. MAINTENANCE (OCCASIONAL GRADING) IS DONE BY THE CITY OF LAKE GENEVA.

TURKEY FARM ROAD

TURKEY FARM ROAD

RELOCATED TURKEY FARM ROAD

20' DRAINAGE EASEMENT
NORTH 1/4 CORNER SEC. 31-2-18 (Conc. Man. w/Bross Cap)

20' WISCONSIN POWER AND LIGHT EASEMENT

30' WIDE UTILITY EASEMENT

LOT 2
121,890 SQ FT
2.7982 ACRES
(SUBJECT TO CONSERVANCY EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT)

LOT 3
219,233 SQ FT
5.0329 ACRES
(DEDICATED TO THE PUBLIC)

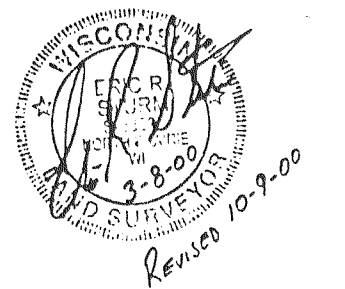
OUTLOT 5
166,873 SQ FT
3.8309 ACRES
(TO BE CONVEYED TO THE STATE OF WISCONSIN BY SEPARATE DOCUMENT)

OUTLOT 4
4315 SQ FT
0.0991 ACRES

S.T.H. "50"
WIDTH VARIES

U.S.H. "12"
WIDTH VARIES

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., ch. Trans 233 Wis. Admin. Code or by the County Planning Agency as provided by Sec. 236.12 (6), Wis. Stats.
Certified October 11th 2000
Renée M. Ponke
Department of Administration



National Survey & Engineering

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
WAUKESHA COUNTY } SS

I, ERIC R. STURM, REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED PELLER WOODS, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 SECTION; THENCE NORTH 89°39'26" EAST ALONG THE NORTH LINE OF SAID 1/4 SECTION AND THE SOUTH LINE OF TURKEY FARM ROAD 632.30 FEET TO A POINT IN THE WEST LINE OF STATE TRUNK HIGHWAY 12; THENCE ALONG SAID WEST LINE 500.00 FEET TO A POINT; THENCE SOUTH 03°02'52" EAST 136.17 FEET TO A POINT IN THE NORTH LINE OF STATE TRUNK HIGHWAY 50; THENCE SOUTH 72°10'07" WEST ALONG SAID NORTH LINE 634.20 FEET TO A POINT; THENCE NORTH 18°00'34" WEST 164.91 FEET TO A POINT; THENCE SOUTH 72°05'49" WEST 125.53 FEET TO A POINT; THENCE NORTH 17°54'11" WEST 34.38 FEET TO A POINT; THENCE SOUTH 82°51'07" WEST ALONG THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 310090 AND LOT 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 2615, A DISTANCE OF 582.16 FEET TO A POINT; THENCE SOUTH 07°08'53" EAST ALONG THE WEST LINE OF LOT 1 AFORESAID 30.00 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 761; THENCE SOUTH 82°51'07" WEST ALONG THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 761 FOR A DISTANCE OF 166.97 FEET TO A POINT IN THE EAST LINE OF PELLER ROAD; THENCE NORTH 01°18'22" WEST ALONG SAID EAST LINE 1027.34 FEET TO A POINT IN THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE NORTH 89°54'09" EAST ALONG SAID NORTH LINE AND THE SOUTH LINE OF TURKEY FARM ROAD 481.97 FEET TO THE POINT OF BEGINNING, CONTAINING 29.845 ACRES.

THAT I HAVE MADE SAID SURVEY, LAND DIVISION, AND PLAT BY THE DIRECTION OF THE HOME DEPOT U.S.A., INC., OWNER OF SAID LAND.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND SUBDIVISIONS ORDINANCE OF THE CITY OF LAKE GENEVA, IN SURVEYING, DIVIDING AND MAPPING THE SAME.
DATED THIS 8TH DAY OF MARCH, 2000.
REVISED THIS 9TH DAY OF OCTOBER, 2000.

HIGHWAY SETBACK RESTRICTION
NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

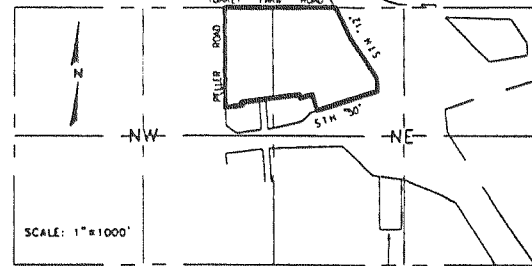
ACCESS RESTRICTION
AS OWNER I HEREBY RESTRICT LOT 3 AND OUTLOT 5 SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF S.T.H. 50, AS SHOWN ON THE PLAT. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS.

AS OWNER I HEREBY RESTRICT OUTLOT 5 SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF U.S.H. 12, AS SHOWN ON THE PLAT; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS.

IN THE EVENT OUTLOT 5 IS CONVEYED TO THE STATE OF WISCONSIN FOR HIGHWAY PURPOSES LOT 2 AND LOT 3 WILL BE RESTRICTED TO NO VEHICULAR ACCESS TO U.S. HIGHWAY "12". IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS.

NOISE ABATEMENT
THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04 TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. OWNERS OF THESE LOTS ARE RESPONSIBLE FOR ABATING NOISE SUFFICIENT TO PROTECT THESE LOTS.

LEGEND
○ INDICATES 1.27" REBAR, WT. 4.303 LBS PER LINEAL FOOT, 30" IN LENGTH, SET.
ALL OTHER LOT CORNERS HAVE 1.24" IRON PIPES WT. 1.68 LBS PER LINEAL FOOT, SET, UNLESS OTHERWISE NOTED.
ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT.
PLAT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)-NAD 1927 IN WHICH THE WEST LINE OF THE NE 1/4 OF SECTION 31 BEARS N01°05'41"W.



1	C/L	ARC	RADIUS	CH. BEARING	CHORD	CENTRAL	TANGENT IN	TANGENT OUT
1	EAST	301.02	250.00	N50°55'21"E	283.16	68°59'18"	N18°25'43"E	N85°24'59"E
1	WEST	235.05	210.00	N53°21'06.5"E	222.97	64°07'45"	N21°17'14"E	N85°24'59"E
2	EAST	373.12	250.00	N42°39'34"E	339.44	85°30'50"	N85°24'59"E	N00°05'51"W
2	WEST	432.82	290.00	S42°39'34"W	393.76	85°30'50"	N85°24'59"E	N00°05'51"W
2	WEST	313.42	210.00	N42°39'34"E	285.13	85°30'50"	N85°24'59"E	N00°05'51"W

MAPPING DATE: 11/03/00