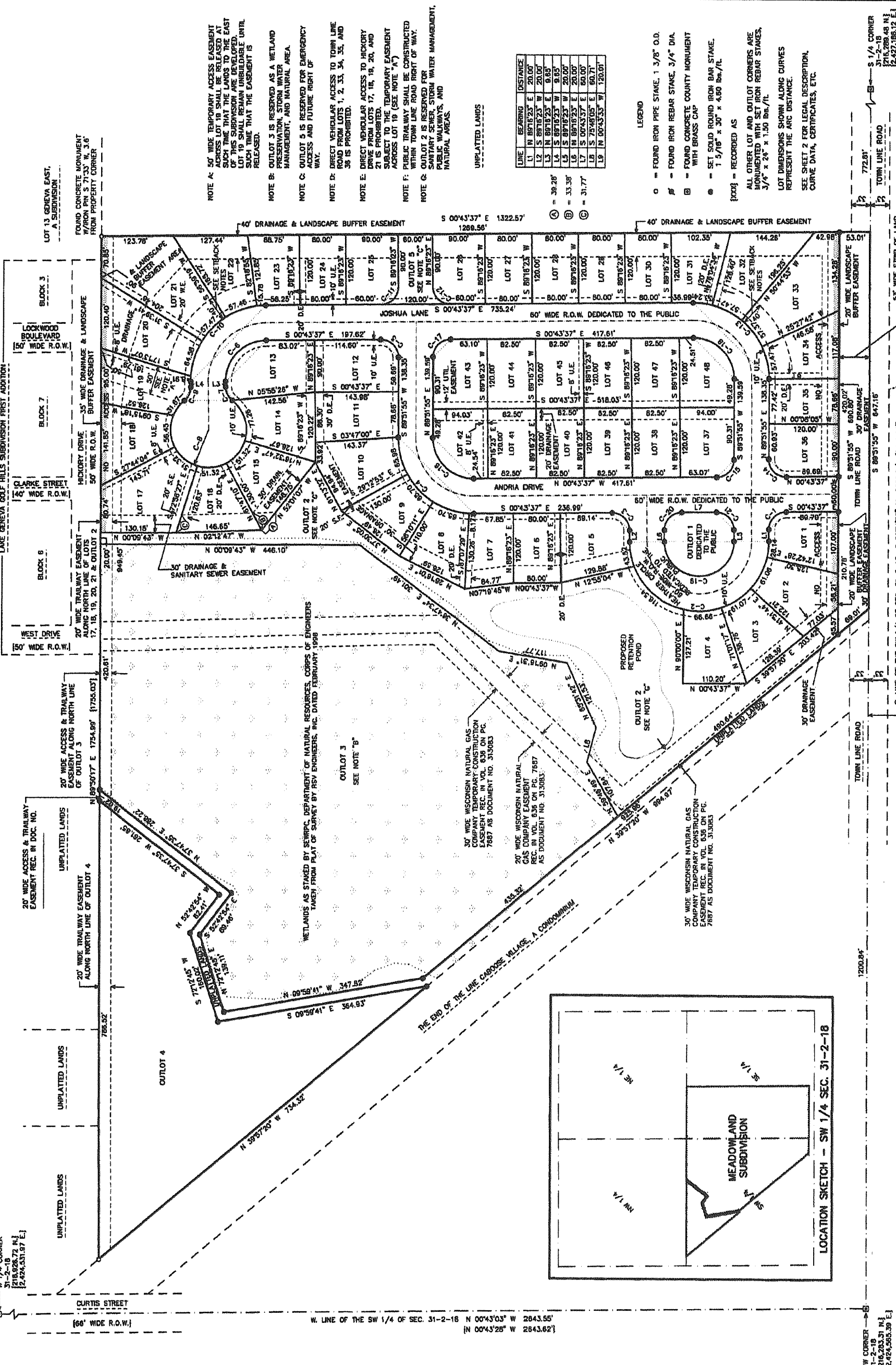


# MEADOWLAND SUBDIVISION

LOCATED IN PART OF THE SW 1/4 AND SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

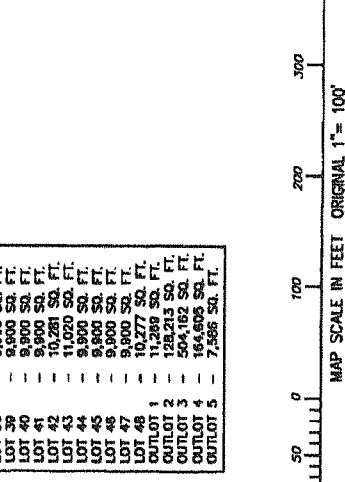
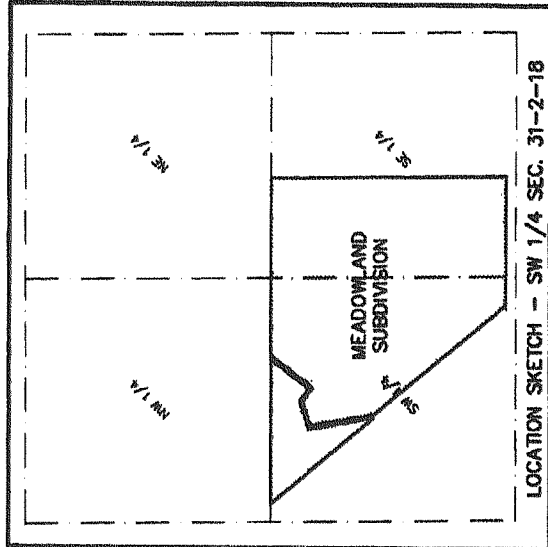


**SETBACK NOTES**  
 LOTS 20, 21, 22, 33, AND 34 ARE RESTRICTED BY A 40' STREET YARD SETBACK AND A 25' SETBACK WIDTH AT BUILDING SETBACK.  
 ALL OTHER LOTS ARE AT LEAST 75' WIDE AT BUILDING SETBACK.  
 BUILDING SETBACKS REQUIRED BY THE CITY OF LAKE GENEVA ZONING ORDINANCE (SR-4 ZONING) AS OF THE DATE OF THIS PLAN ARE AS FOLLOWS:  
 STREET YARD - 25' SETBACK (15' TOTAL)  
 REAR YARD - 5' SETBACK

**EASEMENT LEGEND**  
 XX' U.E. - UTILITY EASEMENT ON LOT LINE(S)  
 XX' U.E.C. - UTILITY EASEMENT CENTERED ON LOT LINE(S)  
 XX' D.E. - DRAINAGE EASEMENT CENTERED ON LOT LINE(S)  
 XX' W.E. - WATER MAIN EASEMENT CENTERED ON LOT LINE(S)  
 XX' S.E. - SANITARY SEWER EASEMENT CENTERED ON LOT LINE(S)

**LOT AREAS**

LOT	AREA (SQ. FT.)
LOT 1	10,807 SQ. FT.
LOT 2	12,231 SQ. FT.
LOT 3	11,498 SQ. FT.
LOT 4	12,688 SQ. FT.
LOT 5	9,900 SQ. FT.
LOT 6	10,848 SQ. FT.
LOT 7	13,779 SQ. FT.
LOT 8	13,762 SQ. FT.
LOT 9	12,002 SQ. FT.
LOT 10	11,803 SQ. FT.
LOT 11	11,803 SQ. FT.
LOT 12	12,003 SQ. FT.
LOT 13	12,003 SQ. FT.
LOT 14	12,003 SQ. FT.
LOT 15	12,003 SQ. FT.
LOT 16	12,003 SQ. FT.
LOT 17	12,003 SQ. FT.
LOT 18	12,003 SQ. FT.
LOT 19	12,003 SQ. FT.
LOT 20	12,003 SQ. FT.
LOT 21	12,003 SQ. FT.
LOT 22	12,003 SQ. FT.
LOT 23	12,003 SQ. FT.
LOT 24	12,003 SQ. FT.
LOT 25	12,003 SQ. FT.
LOT 26	12,003 SQ. FT.
LOT 27	12,003 SQ. FT.
LOT 28	12,003 SQ. FT.
LOT 29	12,003 SQ. FT.
LOT 30	12,003 SQ. FT.
LOT 31	12,003 SQ. FT.
LOT 32	12,003 SQ. FT.
LOT 33	12,003 SQ. FT.
LOT 34	12,003 SQ. FT.
LOT 35	12,003 SQ. FT.
LOT 36	12,003 SQ. FT.
LOT 37	12,003 SQ. FT.
LOT 38	12,003 SQ. FT.
LOT 39	12,003 SQ. FT.
LOT 40	12,003 SQ. FT.
LOT 41	12,003 SQ. FT.
LOT 42	12,003 SQ. FT.
LOT 43	12,003 SQ. FT.
LOT 44	12,003 SQ. FT.
LOT 45	12,003 SQ. FT.
LOT 46	12,003 SQ. FT.
LOT 47	12,003 SQ. FT.
LOT 48	12,003 SQ. FT.
OUTLOT 1	12,003 SQ. FT.
OUTLOT 2	12,003 SQ. FT.
OUTLOT 3	12,003 SQ. FT.
OUTLOT 4	12,003 SQ. FT.
OUTLOT 5	12,003 SQ. FT.



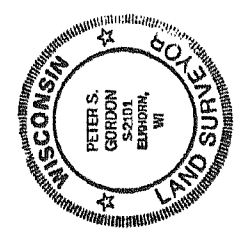
**NOTE A:** 30' WIDE TEMPORARY ACCESS EASEMENT SUCH THAT THE LOTS TO THE EAST OF THIS SUBDIVISION ARE DEVELOPED. SUCH THAT THE EASEMENT IS RELEASED.  
**NOTE B:** OUTLOT 3 IS RESERVED AS A WETLAND PRESERVATION, STORM WATER MANAGEMENT, AND NATURAL AREA.  
**NOTE C:** OUTLOT 5 IS RESERVED FOR EMERGENCY ACCESS AND FUTURE RIGHT OF WAY.  
**NOTE D:** DIRECT VEHICULAR ACCESS TO TOWN LINE ROAD FROM LOTS 1, 2, 3, 33, 34, 35, AND 36 IS PROHIBITED.  
**NOTE E:** DIRECT VEHICULAR ACCESS TO HIGHWAY 215 FROM LOTS 17, 18, 19, 20, AND 21 IS PROHIBITED. THIS ACCESS IS SUBJECT TO THE TEMPORARY EASEMENT SUBJECT TO LOT 19 (SEE NOTE "A").  
**NOTE F:** PUBLIC TRAILWAY SHALL BE CONSTRUCTED WITHIN TOWN LINE ROAD RIGHT OF WAY.  
**NOTE G:** SANITARY SEWER SYSTEM WATER MANAGEMENT, PUBLIC WALKWAYS, AND NATURAL AREAS.  
 UNPLATTED LANDS

LINE	BEARING	DISTANCE
1	N 00°43'37" E	1322.57'
2	S 89°18'23" W	20.00'
3	S 89°18'23" W	20.00'
4	S 89°18'23" W	20.00'
5	S 89°18'23" W	20.00'
6	S 89°18'23" W	20.00'
7	S 89°18'23" W	20.00'
8	S 89°18'23" W	20.00'
9	S 89°18'23" W	20.00'
10	S 89°18'23" W	20.00'
11	S 89°18'23" W	20.00'
12	S 89°18'23" W	20.00'
13	S 89°18'23" W	20.00'
14	S 89°18'23" W	20.00'
15	S 89°18'23" W	20.00'
16	S 89°18'23" W	20.00'
17	S 89°18'23" W	20.00'
18	S 89°18'23" W	20.00'
19	S 89°18'23" W	20.00'
20	S 89°18'23" W	20.00'

**LEGEND**  
 O - FOUND IRON PIPE STAKE, 1 3/8" O.D.  
 # - FOUND IRON REBAR STAKE, 3/4" DIA.  
 B - FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP  
 \* - SET SOLID ROUND IRON BAR STAKE, 1 5/8" x 30" x 4.80 lbs./ft.  
 [Symbol] - RECORDED AS ALL OTHER LOT AND OUTLOT CORNERS ARE MONUMENTED WITH SET IRON REBAR STAKES, 3/4" x 24" x 1.30 lbs./ft.  
 LOT DIMENSIONS SHOWN ALONG CURVES REPRESENT THE ARC DISTANCE.  
 SEE SHEET 2 FOR LEGAL DESCRIPTION, CURVE DATA, CERTIFICATES, ETC.

**FARRIS, HANSEN & ASSOCIATES, INC.**  
 ENGINEERING - ARCHITECTURE - SURVEYING  
 7 RIDGWAY COURT, PO BOX 437  
 ELKHORN, WISCONSIN 53121  
 PHONE: (282) 723-2088  
 FAX: (282) 723-5886  
 PROJ. NO. 9870 [DATE 05/22/2002]

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., or by the County Planning Agency.  
 Certified November 4<sup>th</sup> 2002  
 Peter M. Davis  
 Department of Administration



*9/16/2002*  
*Revised*  
*Oct 23, 2002*  
*John A. Gordon*