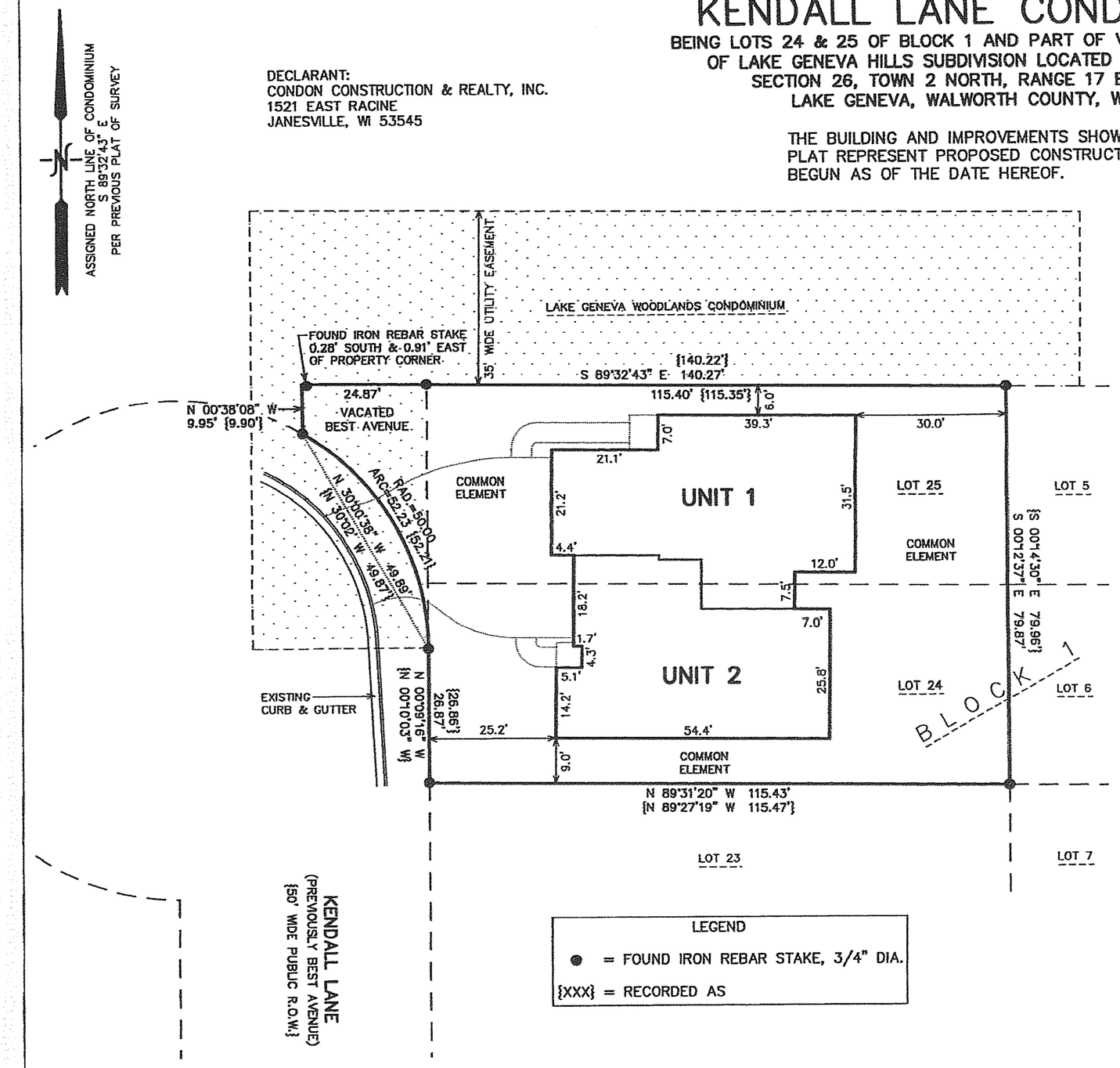
KENDALL LANE CONDOMINIUM

BEING LOTS 24 & 25 OF BLOCK 1 AND PART OF VACATED BEST AVENUE OF LAKE GENEVA HILLS SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

DECLARANT:
CONDON CONSTRUCTION & REALTY, INC.
1521 EAST RACINE
JANESVILLE, WI 53545

THE BUILDING AND IMPROVEMENTS SHOWN ON THIS PLAT REPRESENT PROPOSED CONSTRUCTION NOT BEGUN AS OF THE DATE HEREOF.

SEE SHEET 2 FOR DIAGRAMATIC FLOOR PLANS



LEGAL DESCRIPTION

LOTS 24 AND 25 OF BLOCK 1 AND PART OF VACATED BEST AVENUE OF LAKE GENEVA HILLS SUBDIVISION, LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON REBAR STAKE FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 24 AND THE EASTERLY RIGHT OF WAY LINE OF KENDALL LANE (PREVIOUSLY BEST AVENUE); THENCE ALONG SAID LOT 24 AND KENDALL LANE, N 00DEG 09MIN 16SEC W, 26.87 FEET TO AN IRON REBAR STAKE; THENCE CONTINUE ALONG SAID LANE, 52.23 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CHORD WHICH BEARS N 30DEG 00MIN 38SEC W, 49.89 FEET TO AN IRON REBAR STAKE; THENCE N 00DEG 38MIN 08SEC W, 9.95 FEET; THENCE S 89DEG 32MIN 43SEC E, 140.27 FEET TO AN IRON REBAR STAKE FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 25; THENCE S 00DEG 12MIN 37SEC E, 79.87 FEET TO AN IRON REBAR STAKE FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT 24; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 24, N 89DEG 31MIN 20SEC W, 115.43 FEET TO THE POINT OF BEGINNING. CONTAINING 9,769 SQUARE FEET (0.22 ACRES) OF LAND, MORE OR LESS.

NOTE: UNITS 1 AND 2 HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNIT

LIMITED COMMON ELEMENT (L.C.E.) = ALL BALCONIES AND PATIOS AND ALL STEPS AND PORCHES PLACED APPURTENANT TO ANY BUILDING SHALL BE A PART OF THE COMMON ELEMENTS AS A LIMITED COMMON ELEMENT AND NOT A PART OF ANY INDIVIDUAL UNIT. HOWEVER, EACH RESPECTIVE UNIT OWNER SHALL BE ENTITLED TO THE EXCLUSIVE USE AND POSSESSION OF ANY SUCH BALCONY, PATIO, DECK, AND ANY SUCH STEPS AND PORCH, DIRECT ACCESS TO WHICH IS PROVIDED FROM WITHIN THE RESPECTIVE UNIT AND LOCATED OUTSIDE OF AND ADJOINING EACH RESPECTIVE BUILDING.

THE FOREGOING IS A SUMMARY OF THE LIMITED COMMON ELEMENTS AND IN THE EVENT OF A CONFLICT, THE CONDOMINIUM DECLARATION SHALL PREVAIL.

"I, PETER S. GORDON, A WISCONSIN REGISTERED LAND SURVEYOR, S-2101, DO HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTAION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH LAND UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THIS PLAT."

PETER S. GORDON R.L.S. 2101 — DATED 1-7-2004

WISCONSIN
PETER S. GORDON
S-2101
ELKHORN, WI
LAND SURVEYOR

FARRIS, HANSEN & ASSOCIATES, INC.
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PROJ. NO. 6432 | DATE: 01/06/2004