LAUDERDALE LAKES ESTATES

A CONDOMINIUM
LOCATED IN THE NW 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 1 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 12, TOWN 3 NORTH, RANGE 16 EAST, TOWN OF SUGAR CREEK, WALWORTH COUNTY, WISCONSIN.

SEPTIC SYSTEM TABLE FOR OUTLOT 3

SYSTEM #	SERVING LOT #
"A"	29
"B"	36
"C"	39
"D"	65
"E"	64
"F"	63
"G"	62
"H"	61
"I"	60

NOTE:

THE ERECTION OF BUILDINGS FOR HUMAN HABITATION IS PROHIBITED IN OUTLOT 3.

THE SEPTIC SYSTEMS IN OUTLOT 3 ARE 10'x86' AND ARE A MIN. OF 6' APART AND 5' FROM PROPERTY LINES.

OWNED BY PLATTER

UNPLATTED LANDS

OWNED BY PLATTER

12' GAS. CO. EASEMENT

12' ELEC. & TELE. EASE.

12' GAS. CO. EASE.

12' ELECTRIC & TELEPHONE EASE. (TYP.)

20' RECREATIONAL EASEMENT (TYP.)

LANDSCAPE EASEMENT

12' WIDE ELECTRIC CO. EASEMENT

EXISTING POND

OUTLOT 3

OUTLOT 2

LAKESHORE AVE.

CLEARWATER LN.

S.T.H. "67"

C/L ROAD

WEST LINE OF EAST 1/2, SEC. 1-3-16

MATCH LINE "C" SEE SHEET 3

SEPTIC FIELD. (TYP.)

FUTURE DEDICATION FOR ROADWAY PURPOSES

66' R/W EXISTING

U.S. "12" S.T.H. "67"

Scale: 1"=100'

0 100 200

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRICAL AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY MANN DEVELOPMENT, LLC., GRANTOR, TO WISCONSIN ELECTRIC POWER COMPANY AND STATE LONG DISTANCE TELEPHONE COMPANY, GRANTEES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRICAL ENERGY FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED AND FOR SOUNDS AND SIGNALS, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES OR COMMUNICATIONS FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR (4) INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEES. THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

SHEET 4 OF 5

89C