

PART OF SECTION I, TOWN I NORTH, RANGE 17 EAST  
CITY OF LAKE GENEVA  
WALWORTH COUNTY, WI.

Lot 11 Syverstad Lake Shore Estates, City of Lake Geneva, Walworth County, State of Wisconsin, except that portion thereof described as follows: Beginning at the NE<sup>1</sup>/<sub>4</sub>ly corner of said Lot 11; thence N 65° 49' West along the NE<sup>1</sup>/<sub>4</sub>ly line of said Lot 11, 46.37 feet to a point; thence S 46° 44' East 40.58 feet to a point located S 55° 30' West 15.53 feet along the SE<sup>1</sup>/<sub>4</sub>ly line of said Lot 11 from the place of beginning; thence N 55° 30' East along said SE<sup>1</sup>/<sub>4</sub>ly line 15.53 feet to the place of beginning.

Also a part of Lot 12 of said Syverstad Lake Shore Estates, described as follows, to-wit: Beginning at the NE'ly corner of said Lot 12; thence N 65° 49' West along the NE'ly line of said Lot 12, 20.48 feet; thence S 39° 11' East 17.50 feet to a point located S 55° 30' West 9.22 feet along the SE'ly line of said Lot 12 from the place of beginning; thence N 55° 30' East along said SE'ly line 9.22 feet to the place of beginning.

Tax Key No. ZSY 00011

RESTRICTIONS AS RECORDED  
IN VOL. 501, PG. 173, DOC. # 483586

RESTRICTIONS

10-1-73

We, the undersigned, JOHN L. SVETKEY and CLARENCE SVETKEY, owners of all of the City now duly plattd as "SWESTWAT", a subdivision of the City of Lake Geneva, Walworth County, Wisconsin, do hereby make the following declarations of limitations, restrictions, and uses to which the said lots constituting the said subdivision may be put, hereafter specifying that the said restrictions shall constitute covenants running with the land and that the same shall be binding on all parties and all persons claiming under them and for the benefit of all future owners in the said subdivision, these restrictions being declared for the purpose of limiting the use of the property in the said subdivision as herein specified:

1. No more than one (1) residence may be built on any one lot in the said subdivision.
2. No building or structure of any kind whatsoever other than a single family dwelling house shall be erected on any lot in the said subdivision.
3. No buildngs other than residence buildings may be constructed in the said subdivision, intending hereby that no detached garages, houseboats, or outbuildings of any kind whatsoever may be constructed on any lot in the said subdivision.
4. No earth fill structures shall be erected on any building lot which has a living area, exclusive of garages of less than one thousand (1000) square feet on the main floor level, or which shall cost less than twenty thousand (\$20,000.00) Dollars.
5. No hedges or fences in excess of three (3) feet in height shall be erected along or within any lot or lot on the boundary lines between lots in the said subdivision provided, however, that this restriction shall not apply to any boundary line which is also the boundary line of the subdivision.

6. No animals except dogs shall be permitted in the subdivision, and no dog shall be permitted outside a residence building unless the said dog shall be leashed and under the custody of the residence owner or a member of his family or a servant.

7. The restrictions contained here are not amended, modified, altered or changed as to the future application of or to any portion thereof by the said City Council or by the Board of Assessments (1926) but each and all of all of them to the said modifications. Such waiver, modification or alteration shall be effective upon the filing of the proper writ with the instrument of the office of the Register of Deeds for Walworth County, Wisconsin.

IN WITNESS WHEREOF, the said JAMES K. KOTCH, Mayor of the City of Racine, has hereunto set their hands and seals on the 11th day of August, A. D. 1926.

WATSON COTTON

*James K. Kotch*  
Mayor of the City of Racine

*Watson Cotton*  
City Clerk

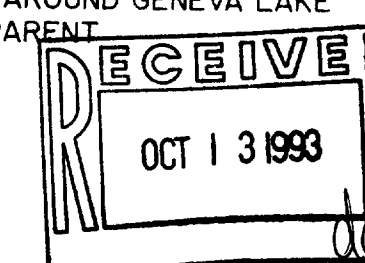
City of Racine  
County of Walworth

Personally came before me, LUIS J. KERR, Mayor of the City of Racine, the above named JAMES K. KOTCH and WATSON COTTON, to be known to be the persons who executed the foregoing instrument and acknowledged the same.

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*Watson Cotton*  
City Clerk of Walworth County, Wisconsin  
Notary Public for Walworth County, Wisconsin

SUBJECT TO THE RIGHTS OF THE PUBLIC  
IN AND TO THE FOOTPATH AROUND GENEVA LAKE  
NO EVIDENCE OF THIS APPARENT



SANITARY SEWER EASEMENT  
VOL. 612, PG. 468, DOC. # 565096

**FARRIS, HANSEN & ASSOCIATES, INC.**  
Engineering, Architecture, Surveying  
7 Ridgway Court P.O. Box 437  
ELKHORN, WISCONSIN 53121  
Office: (414) 723-2098  
Fax: (414) 723-5886

## REVISIONS

PROJECT N  
3920  
DATE  
09/21/93  
SHEET NO  
1 OF 1

GENEVA

LAKE

PIER

PIER

91' ± ALONG THE SHORE

24' ±

STONE RETAINING WALL

RR TIE RETAINING WALL

FLOWER & SHRUB PLANTINGS

LOT 10

S 65° 58' E 126' ±  
(S 65° 49' E)

101.87'

RR TIE RETAINING WALL

CONCRETE RETAINING WALL

LOT 11  
12,550 ± S.F.

E 27' ±

22.60'

FIP  
0.21' N 24° E  
OF LINE

EXISTING SANITARY SEWER MANHOLE  
5.2' OUTSIDE OF EASEMENT

N 55° 36' 27" ± 87.83'  
(N 55° 34' ± 87.86')

10' WIC SANITARY SEWER EASEMENT  
VOL. 61 PG. 468, LOC. # 568096

61.87'

N 65° 59' 37" W 53' ±  
(N 65° 49' W)

2nd STORY DECK  
OVERHANGS 0.2'

STONE RETAINING WALL

RR TIE RETAINING WALL

LOT 12

72.57'

2nd STORY DECK

RESIDENCE

22.4'

7.8'

2.9.8'

4.6.0'

27.2'

3.5'

12.2'

3.5'

2.0'

18.3'

72.54'

S 56° 30' W 81.56'

15.52'  
(15.63')

S 46° 32' 26" E 40.47'  
(S 46° 44' E 40.68')

16.3'

6.3'

14.9'

CONCRETE

GARAGE

LANNON STONE  
RETAINING WALL

CONCRETE RETAINING WALL

MARIANE TERRACE  
50' WIDE

LEGEND

○ = FOUND IRON PIPE STAKE

⊗ = FOUND CHISELED "X" IN CONCRETE

⊙ = POWER POLE

(---) = RECORDED AS

ASSIGNED NW ROW MARIANE TERRACE  
S 56° 30' W  
PER RECORD PLAT

MAP SCALE IN FEET  
ORIGINAL 1" = 10'

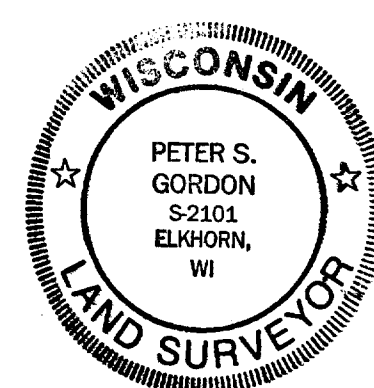
0 5 10 20 30 40 50 60 70 80 90 100

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY ARE BLUE LINE PRINTS SHOWING SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN BLACK INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE ENCROACHMENTS, THE EXISTENCE OF ANY BUILDINGS, BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADS AND THE USE AND ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, SELL OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 09/22/93

PETER S. GORDON RLS 2101



ZSY-11

007-1456