

PLAT OF SURVEY

WORK ORDERED BY -  
CLAIR LAW OFFICES  
PO BOX 445  
DELAN, WISCONSIN 53115

FARRIS, HANSEN & ASSOCIATES, INC.  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 RIDGWAY COURT P.O. BOX 437  
ELKHORN, WISCONSIN 53121  
OFFICE: (262) 723-2098 FAX: (262) 723-5986

REVISIONS

PROJECT NO.  
8486  
DATE  
12/20/2011  
SHEET NO.  
1 OF 1

PLAT OF SURVEY

UNIT 1 OF FAIR OAKS ESTATES CONDOMINIUM  
LOCATED IN PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF SECTION 1  
TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

The land referred to in the Commitment is described as follows:

Unit 1, together with said unit's undivided percentage interest in the common elements (and the exclusive use of the limited common elements appurtenant to said unit) all in FAIR OAKS ESTATES CONDOMINIUM, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Walworth County, Wisconsin, on September 13, 1989, in Volume 467 of Records at pages 3334 through 359, as Document No. 183448, said condominium being located in the City of Lake Geneva, County of Walworth, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.

Tax Key No. ZFA 00001

RIPARIAN EASEMENT RECORDED IN VOL. 490,  
ON PAGE 331 RELATES TO A PIER AND PIER  
EXTENSION DESCRIBED AND DEPICTED IN 1990.  
NO PIERS WERE IN ON THE DATE OF THIS SURVEY  
TO RELATE THE LOCATION OF THE RIPARIAN EASEMENT

NOTE 3. ON RECORD CONDOMINIUM  
LAKE PATH LIMITED COMMON ELEMENT IS INTENDED FOR THE  
EXCLUSIVE BENEFIT OF UNITS 3 AND 4.

NOTE 3. ON RECORD CONDOMINIUM:  
UNITS 1, 2, AND THE LIMITED COMMON ELEMENT LAKE PATH  
ARE SUBJECT TO THE EXISTING RIGHTS OF THE PUBLIC IN  
AND TO THE FOOTPATH ALONG THE SHORE OF GENEVA LAKE.

UNIT 1  
80,040 SQ. FT.  
1.84 ACRES

NOTE 2. ON RECORD CONDOMINIUM  
LOCATION OF BUILDING CONSTRUCTION AND/OR  
BUILDING IMPROVEMENTS IS LIMITED TO THAT AREA  
DESIGNATED AS "BUILDING AREA" WITHIN EACH UNIT.

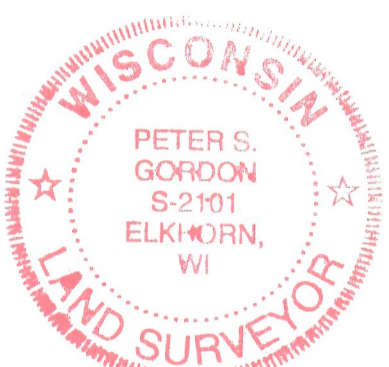
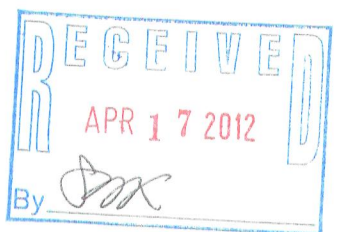
NOTE 1. ON RECORD CONDOMINIUM  
THE "PRIVATE ROADWAY EASEMENT" OVER AND  
ACROSS UNITS 1, 3, 4, AND THE LAKE PATH  
AS SHOWN ON THIS CONDOMINIUM PLAT IS  
INTENDED FOR THE EXCLUSIVE BENEFIT OF  
SAID UNITS. INGRESS AND EGRESS TO UNIT 2  
IS PROVIDED BY MARIANE TERRACE.

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW  
THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED 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 STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE  
BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND  
VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE  
PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR  
GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: JANUARY 5, 2012

PETER S. GORDON



- LEGEND
- = IRON PIPE STAKE FOUND
  - = IRON REBAR STAKE FOUND
  - = CONCRETE MONUMENT FOUND
  - ⦿ = IRON REBAR STAKE SET
  - {XXX} = RECORDED AS

10 5 0 10 20 30 40 50 60 70 80 90 100  
MAP SCALE IN FEET ORIGINAL 1" = 20'

ZFA-1

007-9836