

PLAT OF SURVEY
LOT 3 OF CERTIFIED SURVEY MAP NO. 3678,
RECORDED IN VOL. 22 ON PG. 52 AS
DOCUMENT NO. 796602
TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN

WORK ORDERED FOR:
RANDY DAMON
338 WEST OAKDALE
CHICAGO, IL 60657

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
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REVISIONS

PROJECT NO.
59823.12
DATE
9/6/2012
SHEET NO.
1 OF 2

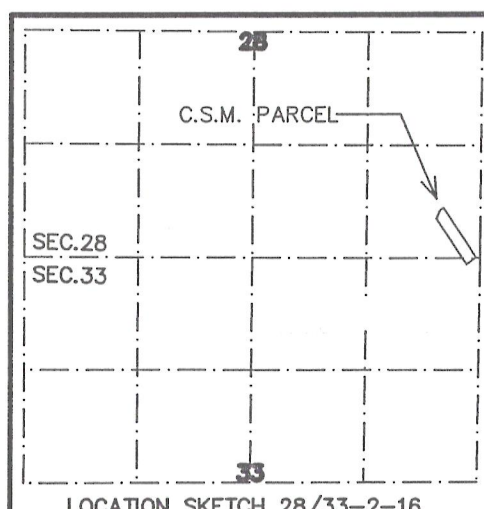
PLAT OF SURVEY

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LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 28 & THE
NE 1/4 OF THE NE 1/4 OF SECTION 33, TOWN 2 NORTH,
RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN

Lot 3 of Certified Survey Map No. 3678, recorded in the office of the Register of Deeds for Walworth County, Wisconsin on March 18, 2004 in Volume 22 of Certified Survey Maps on Page 52, as Document No. 0596602, being a Redivision of part of Lots 2, 3, 4, 20 and 21 of Mettowee, and Part of Lot 6 of the subdivision of Lot 1 of Mettowee, located in the SE 1/4 of the SE 1/4 of Section 28 and the NE 1/4 of the NE 1/4 of Section 33, T2N, R16E, Town of Delavan, Walworth County, Wisconsin.

Parcel No.:
FA367800003



SURVEYOR'S NOTES:

TITLE EXCEPTION NO. 15 IS A USE RESTRICTION NOT SHOWN ON THIS SURVEY.

TITLE EXCEPTION 16 IS A SANITARY SEWER EASEMENT SHOWN ON THIS SURVEY TO RUN ALONG THE SHORE.

TITLE EXCEPTION 17 IS AN ELECTRIC EASEMENT RUNNING FROM SOUTH SHORE DRIVE NORTHWESTERLY TO THE GENERATOR BUILDING. AS RECORDED AND SHOWN IT EXTENDS NORTHWESTERLY BEYOND THE GENERATOR BUILDING 50 FEET MORE OR LESS. IT HAS BEEN REPORTED TO THE SURVEYOR THE OWNER AND ELECTRIC COMPANY HAVE AGREED ON TERMINATING THE EASEMENT AT THE GENERATOR BUILDING HOWEVER NO RECORD INFORMATION RELATIVE TO THIS HAS YET BEEN PROVIDED.

TITLE EXCEPTION 18. NO APPARENT EVIDENCE OF UTILITIES HAVING BEEN INSTALLED IN THE FORMER ROADWAY ORIGINALLY PLATTED IN 1902.

TITLE EXCEPTION 19, AND 21: ALL VISIBLE EXISTING UTILITIES HAVE BEEN SHOWN ON THIS SURVEY.

TITLE EXCEPTION 21: ALL ARE SHOWN ON THIS SURVEY EXCEPT ANY EASEMENTS ORIGINALLY SHOWN ON THE RECORD CSM WHICH HAVE NOW BEEN VACATED.

TITLE EXCEPTION 22 AND 23 REFERS TO DEED RESTRICTIONS SHOWN ON THIS SURVEY

EXCEPTIONS 25 THRU 32 REFER TO EASEMENTS BEING VACATED AND NEW EASEMENTS BEING RECORDED WHICH HAVE BEEN SHOWN ON THIS SURVEY. I HAVE ATTACHED A COLORIZED EXHIBIT WHICH GRAPHICALLY SHOWS THE LOCATION OF EACH DOCUMENT ALONG WITH THE DOCUMENT NUMBER (9 PAGES) FOR REVIEWER'S CONVENIENCE.

GENERAL CONDITIONAL USE NOTES:

- APPROVED AS PER PLAT SUBMITTED WITH ALL ADDITIONAL CONDITIONS.
 - THE OWNER MUST OBTAIN A LAND DISTURBANCE, EROSION CONTROL & STORMWATER APPROVAL FROM LAND CONSERVATION OFFICE PRIOR TO CONSTRUCTION.
 - THE OWNER MUST OBTAIN ALL REQUIRED ZONING AND SANITARY APPROVALS PRIOR TO CONSTRUCTION.
 - THE OWNER MUST MEET ALL TOWN, COUNTY AND/OR STATE HIGHWAY ACCESS REQUIREMENTS.
 - THE OPEN SPACE SHALL BE RESTRICTED TO REMAIN OPEN, AND USED BY THE OWNERS OF THE PROPERTY FOR PARK AND RECREATIONAL PURPOSES. NO STRUCTURES SHALL BE PLACED IN THE OPEN SPACE WITHOUT ADDITIONAL COMMITTEE APPROVAL.
 - THE PROJECT MUST MEET ALL FEDERAL, STATE, COUNTY AND LOCAL ORDINANCES.
 - THE OWNER MUST PROVIDE A TREE CUTTING AND RESTORATION PLAN MEETING ORDINANCE REQUIREMENTS FOR REVIEW AND APPROVAL. TREE CUTTING SHALL BE LIMITED TO THAT SPECIFIED ON THE APPROVED PLAN OF OPERATIONS.
 - NO ALTERATION OF THE SHORELAND/WETLAND AREA SHALL BE ALLOWED WITHOUT COUNTY REQUIRED APPROVAL.
 - THE GOVERNING COVENANTS FOR THE PRD SHALL BE SUBMITTED TO THE COUNTY LAND MANAGEMENT DEPARTMENT FOR REVIEW FOR CONSISTENCY WITH COUNTY ORDINANCES AND APPROVAL REQUIREMENTS. ANY CHANGES TO THE RESTRICTIVE COVENANTS THAT MAY AFFECT THIS APPROVAL MUST OBTAIN ADDITIONAL COUNTY CONDITIONAL USE REVIEW AND APPROVAL. THE PROPERTY OWNER SHALL BE HELD SOLELY RESPONSIBLE FOR ADDRESSING ALL RESTRICTIVE COVENANTS OR RULES BEYOND THOSE ENFORCEABLE UNDER COUNTY ORDINANCE AND REGULATIONS.
 - THE PROPER PRESERVATION, CARE AND MAINTENANCE BY THE ORIGINAL AND ALL SUBSEQUENT OWNERS OF THE DESIGN OF THE PRD AND ALL COMMON STRUCTURES, FACILITIES, ESSENTIAL SERVICES, ACCESS AND OPEN SPACES SHALL BE ASSURED BY DEED RESTRICTIONS REFERENCING THE C.S.M. ALL PROPERTY WITHIN THE PRD MUST REMAIN AS PART OF THE PRD AND MAY NOT BE REMOVED FROM THE PRD WITHOUT COUNTY APPROVAL.
 - THE COUNTY RESERVES THE RIGHT TO REScind THIS CONDITIONAL USE UPON ANY VIOLATION OF COUNTY REGULATIONS.
 - ANY CHANGES TO THE CHARACTER, INTENSITY OR USE OF THIS SITE NOT CAPABLE OF BEING DISCERNED BY THE LAND MANAGEMENT DEPARTMENT AS CONSISTENT WITH THIS APPROVAL MUST BE BROUGHT BEFORE THE LAND MANAGEMENT COMMITTEE FOR ADDITIONAL CONDITIONAL USE REVIEW.
- SPECIFIC CONDITIONAL USE NOTES:
- A DEED RESTRICTION WILL BE PLACED ON 60% OF THE PROPERTY TO INSURE OPEN SPACE.
 - THE PROPERTY OWNER MUST GIVE A CONSERVATION EASEMENT TO THE GENEVA LAKE CONSERVANCY TO SAFE GUARD THE RESTRICTED AREA. THE AREA DESIGNATED BY THE GENEVA LAKE CONSERVANCY EASEMENT IS THE SAME AREA SHOWN AS A DEED RESTRICTED AREA.
 - THE THREE UPSCALE HOMES MUST BE OF TRADITIONAL DELAVAN LAKE ARCHITECTURE.
 - ALL STRUCTURES, BUILDINGS, AND TENNIS COURT MUST BE REMOVED WITHIN 6 MONTHS OF THE APPROVAL OF THIS CSM BY WALWORTH COUNTY. NO ZONING PERMITS SHALL BE ISSUED UNTIL ALL SUCH STRUCTURES HAVE BEEN REMOVED.

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, SURFACE INDICATIONS OF UNDERGROUND EASEMENTS OR SERVITUDES ON OR ACROSS THE SURVEYED PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY, AND THE WIDTH AND RECORDING INFORMATION FOR ALL RIGHT OF WAYS, EASEMENTS AND SERVITUDES BURDENING AND BENEFITTING THE SURVEYED PROPERTY AS DISCLOSED IN SOUTHEASTERN WISCONSIN TITLE COMMITMENT NO. 912080672, DATED AUGUST 22, 2012. 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: SEPTEMBER 21, 2012

PETER S. GORDON



- LEGEND
- = FOUND IRON PIPE STAKE, 1 1/8" O.D.
 - = SET IRON REBAR STAKE 24" X 3/4" X 1.13 LBS./FT.
 - = FOUND CONCRETE COUNTY MONUMENT
 - (xxx) = RECORDED AS

MAP SCALE IN FEET ORIGINAL 1" = 50'

9/21/2012 X:\Projects\59823\LOT3\TILE2012

FA3678-3

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