

PLAT OF SURVEY

PART OF LOTS 6 & 6A, 7 & 7A OF ARROWHEAD PARK A SUBDIVISION
LOCATED IN THE NW 1/4 OF THE SW 1/4 SECTION 35
TOWN 4 NORTH, RANGE 16 EAST
WALWORTH COUNTY, WISCONSIN

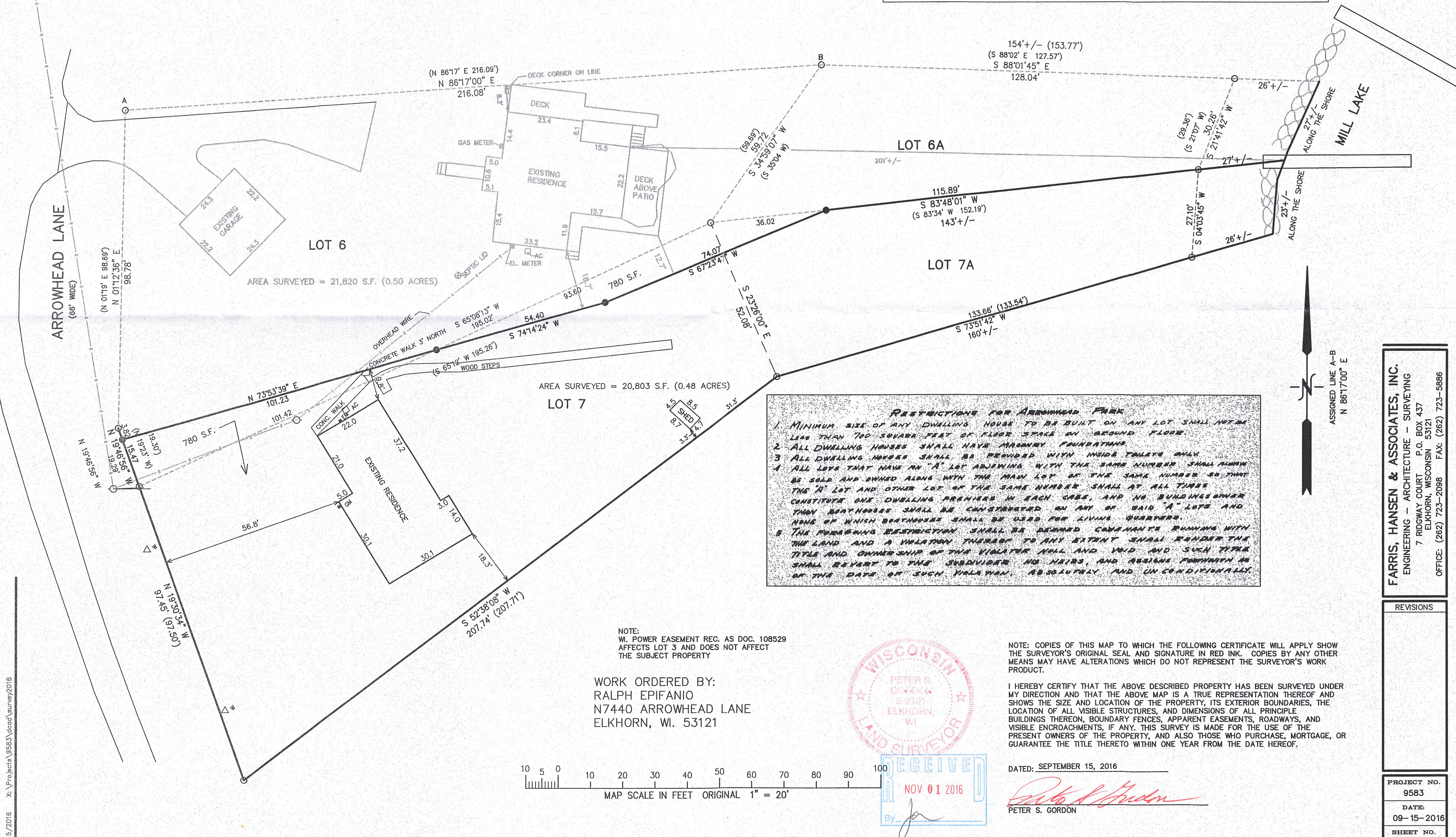
Lots 7 and 7A, in Arrowhead Park, a subdivision located in Government Lot 3 in the Northwest 1/4 of the Southeast 1/4 of Section 35, T4N, R16E, Town of LaGrange, Walworth County, Wisconsin, as per the plat thereof dated July 20, 1964 and recorded August 9, 1964 as Document No. 46357B.

EXCEPTING THEREFROM all that portion thereof as is set forth in a Quit Claim Deed from Barbara Bessy Wesesku Trust to John R. Epifanio and Ralph K. Epifanio Trust recorded April 6, 2016 as Document No. 922848 and FURTHER EXCEPTING THEREFROM all that portion thereof as is set forth in Quit Claim Deed from Barbara Bessy Wesesku Trust to John R. Epifanio and Ralph K. Epifanio Trust recorded April 19, 2018 as Document No. 923659.

TOGETHER WITH a parcel of land set forth in a Quit Claim Deed from John R. Epifanio and Ralph K. Epifanio Trust to Barbara Bessy Wesesku Trust recorded April 19, 2016 as Document No. 923850, and being more particularly described as: That part of Lot 6 of Arrowhead Park, a Subdivision, located in the Northwest 1/4 of the Southwest 1/4 of Section 35, Town 4 North, Range 16 East, Walworth County, Wisconsin, to become a Part of Lot 7 of said Arrowhead Park, described as follows: Beginning at the Southwest corner of Lot 6 of said Arrowhead Park; thence N 19DEG 46MIN 56SEC W, 15.47 feet along Arrowhead Lane; thence N 73DEG 53MIN 39SEC E, 101.23 feet to the Line Between Lots 6 and 7 of said subdivision; thence S 85DEG 08MIN 13SEC W, 101.42 feet to the point of beginning.

Tax Key No. HAP 00009

LEGEND
○ = FOUND IRON PIPE STAKE
(XXX) = RECORDED AS
● = FOUND IRON REBAR STAKE



RESTRICTIONS FOR ARROWHEAD PARK

1. MINIMUM SIZE OF ANY DWELLING HOUSE TO BE BUILT ON ANY LOT SHALL NOT BE LESS THAN 700 SQUARE FEET OF FLOOR SPACE ON GROUND FLOOR.
2. ALL DWELLING HOUSES SHALL HAVE MASONRY FOUNDATIONS.
3. ALL DWELLING HOUSES SHALL BE PROVIDED WITH INSIDE FLUENTS ONLY.
4. ALL LOTS THAT HAVE AN "A" LOT ADJOINING WITH THE SAME NUMBER SHALL REMAIN BE SOLD AND OWNED ALONG WITH THE MAIN LOT OF THE SAME NUMBER SO THAT THE "A" LOT AND OTHER LOT OF THE SAME NUMBER SHALL AT ALL TIMES CONSTITUTE ONE DWELLING PREMISES IN EACH CASE, AND NO BUILDINGS OTHER THAN BATHHOUSES SHALL BE CONSTRUCTED ON ANY OF SAID "A" LOTS AND NONE OF WHICH BATHHOUSES SHALL BE USED FOR LIVING QUARTERS.
5. THE FOREGOING RESTRICTIONS SHALL BE DEEMED COVENANTS RUNNING WITH THE LAND AND A VIOLATION THEREOF TO ANY EXTENT SHALL RENDER THE TITLE AND OWNERSHIP OF THE VIOLATED AML AND VOID AND SUCH TITLE SHALL REVERT TO THE SUBDIVISOR OR HEIRS, AND RESIDUAL THEREON AS OF THE DATE OF SUCH VIOLATION. ABSOLUTELY AND UNCONDITIONALLY.

NOTE:
WI. POWER EASEMENT REC. AS DOC. 106529
AFFECTS LOT 3 AND DOES NOT AFFECT
THE SUBJECT PROPERTY

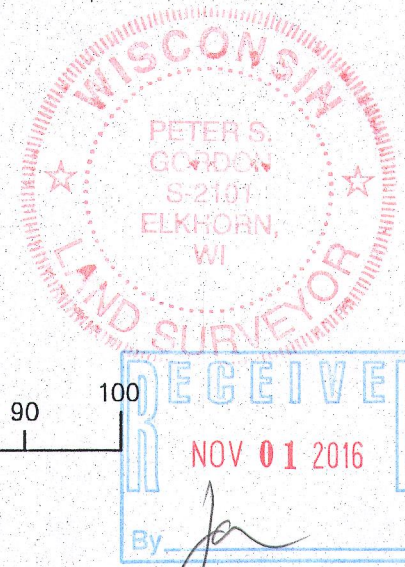
WORK ORDERED BY:
RALPH EPIFANIO
N7440 ARROWHEAD LANE
ELKHORN, WI. 53121

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: SEPTEMBER 15, 2016

PETER S. GORDON



MAP SCALE IN FEET ORIGINAL 1" = 20'

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.
9583
DATE:
09-15-2016
SHEET NO.
1 OF 1

HAP-9 416-2873