(2)

213-2272

Document Number	**BY-LAWS OF THE OAK RIDGE SUBDIVISION HOMEOWNERS ASSOCIATION**

DOCUMENT 1771452
RECORDED At Kenosha County, Kenosha WI 53140 JoEllyn L. Stortz, Register of Deeds May 09, 2016 3:20 PM $30.00 Pages 6

The OAK RIDGE SUBDIVISION HOMEOWNERS ASSOCIATION is a Wisconsin Corporation organized under the provisions of the Wisconsin State Statues, Chapter 181, A Non-Profit, Non-Stock Corporation.

Recording Area

Return Address:
OAK RIDGE SUBDIVISION
C/O LORNA B RYAN
323 OAK RIDGE DR
P O BOX 114
TWIN LAKES WI 53181

ARTICLE I. *NAME, LOCATION, PARCELS And MEMBERS*

The name of the Corporation shall be OAK RIDGE SUBDIVISION HOMEOWNERS ASSOCIATION. The location shall be the parcels lying within the Unrecorded Plat of Oak Ridge Subdivision, in the Village of Twin Lakes, Kenosha County, State of Wisconsin, more particularly described as follows:

Beginning at a point 2365.87 feet West of the East line of the Southwest quarter of Section 21, Town 1 North, Range 19 East of the 4th Principal Meridian and 236.73 feet South of the South line of the Kenosha and Rockford Division of the Chicago and Northwestern Railroad; thence South 61° 20′ East 840 feet; thence North 10° 10′ East 360 feet; thence North 64° 43′ East 292 feet; thence South 79° 11′ East 49.9 feet; thence South 35° 39′ West 37.8 feet; thence South 76° 57′ East 207.2 feet to Lake Mary; thence 16° 25′ East 251.5 feet along high water mark of said Lake Mary; thence South 82° 07′ West 626.5 feet; thence North 15° 29′ West 290.9 feet; thence South 76° 46′ West 332.5 feet; thence South 72° 54′ West 327.2 feet; thence South 6° 12′ West 247.3 feet to the place of beginning. Said land being platted with the following Parcel Identification Numbers (PIN):

85-4-119-213-2000; 85-4-119-213-2005; 85-4-119-213-2010; 85-4-119-213-2020; 85-4-119-213-2025; 85-4-119-213-2030; 85-4-119-213-2035; 85-4-119-213-2040; 85-4-119-213-2045; 85-4-119-213-2050; 85-4-119-213-2055; 85-4-119-213-2060; 85-4-119-213-2065; 85-4-119-213-2070; 85-4-119-213-2075; 85-4-119-213-2080; 85-4-119-213-2085; 85-4-119-213-2090; 85-4-119-213-2100; 85-4-119-213-2105; 85-4-119-213-2110; 85-4-119-213-2115; 85-4-119-213-2120; 84-4-119-213-2125; 85-4-119-213-2130; 85-4-119-213-2135; 85-4-119-213-2140; 85-4-119-213-2145; 85-4-119-213-2150; 85-4-119-213-2155; 85-4-119-213-2160; 85-4-119-213-2165; 85-4-119-213-2170; 85-4-119-213-2176; 84-5-119-213-2186; 85-4-119-213-2190; 85-4-119-213-2196; 85-4-119-213-2197; 85-4-119-213-2200; 85-4-119-213-2205; 85-4-119-213-2210; 85-4-119-213-2215; 85-4-119-213-2220; 85-4-119-213-2226; 85-4-119-213-2240; 85-4-119-213-2245; 85-4-119-213-2250; 85-4-119-213-2255; 85-4-119-213-2260; 85-4-119-213-2265; 85-4-119-213-2270; 85-4-119-213-2275.

Furthermore; if any of the above parcels are combined, the Kenosha County Land Information Register shall assign a new Parcel Identification Number to the combined lot and said lot shall automatically be incorporation into the OAK RIDGE SUBDIVISION and be subject to the terms of the By-Laws.

ARTICLE II. *BUSINESS And PURPOSE*

The Business and Purpose of the Corporation shall be to maintain, improve, police and preserve the property in which its members have common right of usage and enjoyment, including, expressly, but without limitation because of specific enumeration, the private park, beach, pier, and dock, now or hereafter situated, by the OAK RIDGE

SUDIVISION HOMEOWNER ASSOCIATION to wit, for the common use and benefit of residents therein and generally to do all things consistent with said expressed purposes, not contrary to law, the beach parcel, which is legally described as follows:

Commence at a point 2365.87 feet West of the East line of the Southwest quarter of Section 21, Town 1 North, Range 19 East of the 4th Principal Meridian and 236.73 feet South of the South line of the Kenosha and Rockford Division of the Chicago and Northwestern Railroad; thence North 6° 12′ East 247.3 feet; thence North 72° 54′ East 327.2 feet; thence North 76° 46′ East 332.5 feet; thence South 15° 29′ West 290.0 feet; thence North 82° 07′ West 626.5 feet to the shore of Lake Mary and the place of beginning: thence South 82° 07 West 110.4 feet; thence South 35° 39′ West 35.0 feet; thence Southeasterly 121.7 feet more or less to a point which is South 16° 25′ West 50.0 feet from The place of beginning; thence North 16° 25 East 50.0 feet to the place of beginning; together with any land lying between the extended sidelines of said parcel and the shore of Lake Mary. Said land being in the Village of Twin Lakes, Kenosha County, Wisconsin.

ARTICLE III. *CLASS, QUALIFICATION And RIGHTS OF MEMBERS*

Section 1. There shall be but one class of membership. Any and all persons owning an interest in an improved parcel or improved tract of land in the boundaries of the Oak Ridge Subdivision, the ownership of which entitles him/her to the use of the lands and facilities described in the preceding Article, becomes a member of the Corporation. Any member having a full or partial entrust in an improved parcel or improved tract of land and whose name appears on the title, shall be allowed to cast one (1) vote only, on each subject at any meeting of the members of the Corporation, which vote must be cast in person and not by proxy. If an improved parcel or improved tract of land is held in joint tenancy or as tenants in common, each owner of record listed on the title may cast one(1)vote.

Section 2. A member shall lose his/her voting rights;

(a) If he/she no longer has an owner's interest in an improved parcel or improved tract of land in Oak Ridge Subdivision.
(b) If the member fails to pay the annual assessment in the amount specified and by the time hereinafter provided.

ARTICLE IV. *DIRECTORS*

Section 1. The Corporation shall be governed by a Board of four (4) Directors who shall be elected by and from the members of the Corporation at their Annual Meeting for the term hereinafter set fourth and until his/her successor is duly elected and qualified.

Section 2. If a Director ceases to be a member of the Corporation he/she shall likewise cease to be a Director.

Section 3. Vacancies in the Office of Director may be filled by the remaining Directors and, if not so filled, shall be filled at the Annual Meeting next following the vacancy.

Section 4. A majority of the Directors and members shall constitute a quorum, which shall be held on the Sunday of the Memorial Day Holiday at Oak Ridge Subdivision Beach in each year, or at a date, time and place as may be designated by the President, Vice-President, or any two (2) Directors of the Corporation. These Articles shall be notice of such Annual Meetings but notice of other meetings signed by the persons calling the same shall be given in writing to all Directors personally not less than five (5) days or by mail addressed to their last known addresses, postage prepaid not less than ten(10) days before the meeting.

Section 5. At the Annual Meeting the Treasurer shall present an accounting of funds available, expenditures and a proposed budget for the ensuing year which shall be submitted to the members, either verbally or in writing.

Section 6. At the Annual Meeting, the Directors shall levy a maintenance assessment not exceeding the total Annual Budget approved by a majority vote of the members present at the Annual Meeting, with the limitations and in the manner provided by Section 779.70 (2), revised Statutes of Wisconsin which they shall proceed to collect under the provision of Sections 779.7 (3), (4), (5), and (6) of the revised Statutes of Wisconsin.

Section 7. The Directors shall cause the moneys collected as aforesaid to be expended, as nearly as may be, for the purposes and in the amounts specified in the Annual Budget.

Section 8. The members, at their Annual Meeting, shall elect Officers of the Corporation from among themselves. Prospective Officers shall submit a Letter of Intent to Run for Office and submit same to the Secretary of the Corporation no less than sixty (60) days prior to the Annual Meeting. The Secretary shall create an Official Ballot of Election that will be presented and voted upon at the Annual Meeting. If no Election takes place, no Official Ballot will be presented.

ARTICLE V. *OFFICERS*

Section 1. The Officers of the Corporation shall be a President, Vice-President, Secretary and Treasurer and no two (2) offices may be held by the same person.

Section 2. Each Officer shall serve for two (2) years. For the Office of the Presidency, and Secretary, Election will be held on the even year. For the Office of Vice-President and Treasurer, Election will be held on the odd year.

Section 3. The duties of the President shall be:

(a) To preside at all meetings of the members and of the Directors.
(b) To sign all instruments and papers authorized to be executed in the name of or on behalf of the Corporation and required to be signed by its President.
(c) To supervise the affairs of the Corporation.
(d) To perform such other duties as may from time to time be directed or authorized by the Board of Directors.

Section 4. The duties of the Vice-President shall be:

(a) To perform the duties of the President in the event of his/her unavailability, disability or disqualification.

Section 5. The duties of the Secretary shall be:

(a) To safely keep and turn over to his/her successor the papers and records of the Corporation.
(b) To keep and sign written minutes of all meetings of the members and of the Directors of the Corporation.
(c) To sign and countersign all instruments and papers authorized to be executed in the name of or on behalf of the Corporation and required to be signed or countersigned by its Secretary.
(d) To perform such other duties as may from time to time be directed or authorized by the Board of Directors.
(e) To maintain a list of the names and addresses of the members of the Corporation.
(f) To issue membership identification to members of the Corporation in good standing.
(g) To officiate any and all Elections.

Section 6. The duties of the Treasurer shall be:

(a) To safely keep and turn over to his/her successor the financial records, evidences of deposit, cancelled checks and receipts of the Corporation.
(b) To keep written record of all receipts and disbursements of the Corporation.
(c) To report fully to the Annual Meeting of the members of the Corporation, and to any meeting of its Directors upon their request, the receipts and disbursements and the assets and liabilities of the Corporation.
(d) To transfer and surrender to his/her successor in office all funds of the Corporation in his/her possession or under his/her control.
(e) To receive, receipt for and deposit moneys for the Corporation.

(f) To draw and sign checks and withdrawal slips on the deposited funds of the Corporation, when acting for the President pursuant to these By-Laws. Items over $500.00 are subject to counter signature by the President or by the Vice-President.
(g) To invoice all members for delinquent dues, keep records to prove same for placement of lien.
(h) To perform such other duties as may from time to time be directed or authorized by the Board of Directors.

Section 7. Vacancies in offices shall be filled by the Directors from among the qualified members until such time of Election for that office occurs.

ARTICLE VI. *MEETINGS Of MEMBERS*

Section 1. The Annual Meeting of the members shall be held on the Sunday in May of the Memorial Day observance, at the time and place specified by the Board of Directors of the Corporation.

Section 2. A Special Meeting of the members may be called by the President, the Board of Directors, or by members having a 1/20 of votes entitled to be cast at such meeting.

Section 3. Notice of the Annual Meeting of members and Special Meetings of the members, shall be delivered in writing not less than ten (10) days nor more than sixty (60) days before the date of the meeting, either personally or by mail to each member entitled to vote at such meeting. If the notices are mailed they shall be deemed to be delivered when deposited in the United States mail, addressed to the member at his/her address as it appears on the records of the Corporation with postage thereon prepaid. Every notice of an Annual Meeting and of a Special Meeting shall state the purpose or purposes for which the meeting is called.

Section 4. A quorum of members for any Annual or Special Meeting shall consist of not less than twenty-three (23) of the members of the Corporation entitled to vote at such meeting. A majority of the votes entitled to be cast by the members, in person, at a meeting at which a quorum is present shall be necessary for the adoption of any matter voted upon.

ARTICLE VII. *ASSESSMENTS*

Assessments of members shall be payment of the last and all prior maintenance lien assessments levied by the Board of Directors of the Corporation against the parcels of the members, payable annually at any time after thirty (30) days from the date of such levy and within sixty (60) days from the date of the levy each year.

ARTICLE VIII. *LIMITATION On MAINTENACE ASSESSMENTS and LIENS*

Section 1. The Board of Directors of the Corporation shall not in any calendar year levy a maintenance assessment in excess of fifty ($50.00) for each parcel or tract of land subject thereto.

THAT THOSE MEMBERS OWING MAINTENANCE DUES WILL BE LIABLIALE FOR SAME AND A LIEN MAY BE PLACED UPON THE PARCEL SO INVOICED.

Section 2. If the annual budget adopted by the members is in such an amount that it would require a maintenance lien assessment in excess of that permitted by the preceding Section, each item thereof, and the total thereof, shall be proportionately set in order to sustain the budget and be voted upon and passed by its members and issue by virtue of Resolution.

ARTICLE IX. *AMENDMENT OF BY-LAWS*

Section 1. These By-Laws may be amended only by the members of the Corporation at its Annual Meeting, or at a Special Meeting called for such purpose.

Section 2. If it is proposed to amend these By-Laws at the Annual Meeting or at a Special Meeting, the notice thereof for said meeting shall state that such is the purpose of the meeting and shall set forth at length the proposed amendment to the By-Laws.

Section 3. The quorum and majority of the members for the purpose of amending these By-Laws shall be the same as for the transaction of other business of the Corporation at meetings of the members.

ARTICLE X. ***PARLIMENTARY AUTHORITY***

Robert's Rules of Order, newly revised, shall be used as the Parliamentary Authority.

CERTIFICATION

These By-Laws updated and amended from the original By-Laws passed in the year Nineteen Eighty-Four to include the parcel numbers belonging in the Subdivision and duty of Officers. Adopted by a vote of 33 "yes" and 0 "no" at the annual meeting on the 24th day of May, 2015.

LORNA B. RYAN, President

WILLIAM KENNEDY, Vice President

MICHEAL RYAN, Secretary

GENIVIEVE JENSEN, Treasurer

SUBSCRIBED & SWORN TO BEFORE ME THIS
7th DAY OF MAY, 2016.

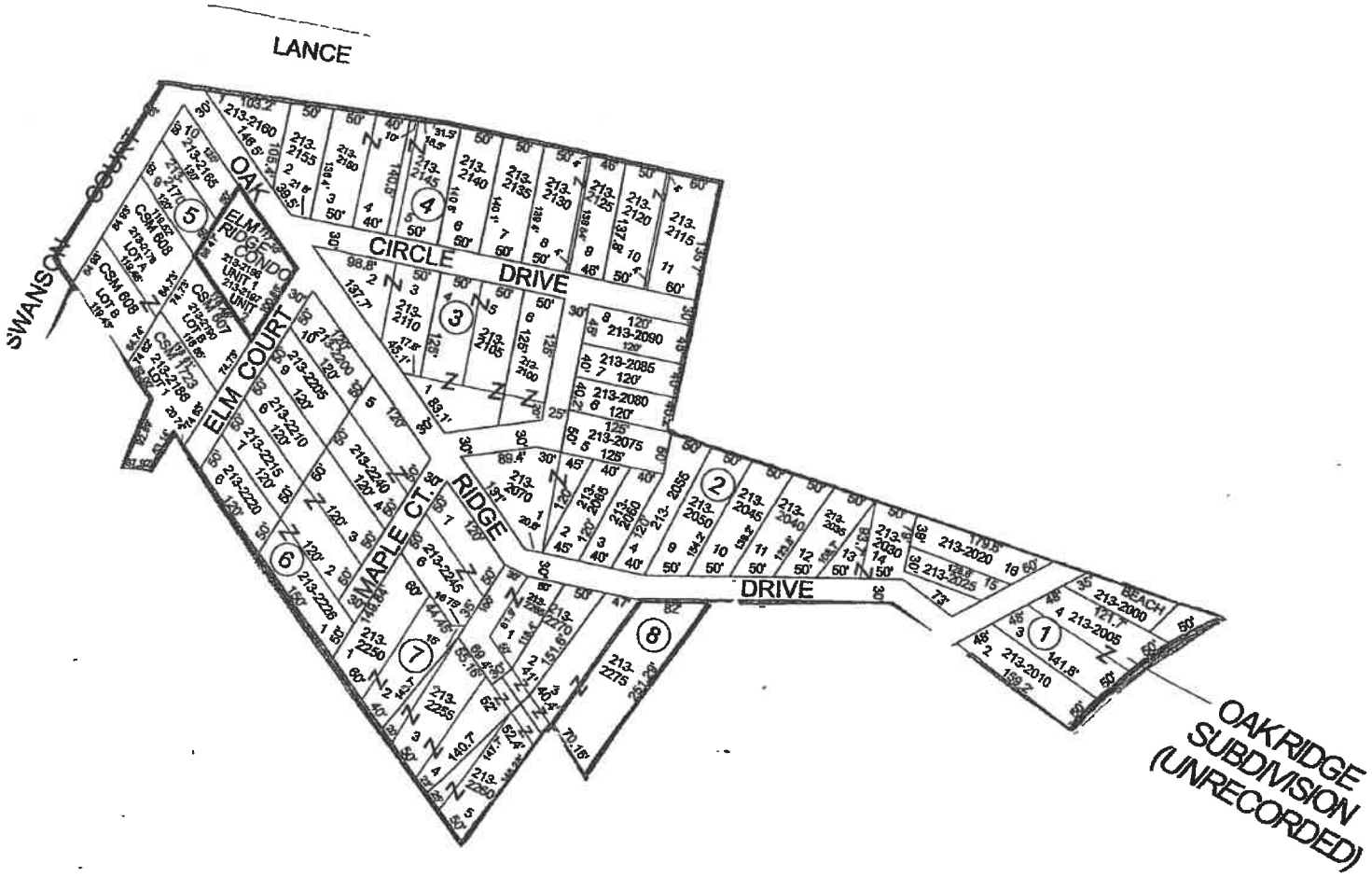
Julie A. Harms, Notary Public
KENOSHA COUNTY, STATE OF WISCONSIN
COMMISSION EXPIRES: 5/23/2020

JULIE A. HARMS NOTARY PUBLIC STATE OF WISCONSIN

THIS DOCUMENT PREPARED BY
LORNA B. RYAN

ATTACHED HERETO AND MADE A PART OF BY-LAWS OF THE OAK RIDGE SUBDIVISION HOMEOWNERS ASSOCIATION

OAK RIDGE SUBDIVISION HOMEOWNERS ASSOCIATION



KENOSHA COUNTY CERTIFIED SURVEY MAP NO. 2913

VILLAGE OF TWIN LAKES MAP NO. 2891 Doc#1850851

BEING A PART OF GOVERNMENT LOT 2 OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF TWIN LAKES, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

LEGAL DESCRIPTION

BEING A PART OF GOVERNMENT LOT 2 OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF TWIN LAKES, COUNTY OF KENOSHA, STATE OF WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 21; THENCE NORTH 88°51'13" EAST ALONG THE NORTH LINE OF SAID GOVERMENT LOT 2 1160.78 FEET; THENCE SOUTH 01°08'47" EAST 1263.27 FEET TO A POINT OF THE SOUTHERLY RIGHT-OF-WAY LINE OF OAK RIDGE DRIVE AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE SOUTH 07°50'53" WEST 249.99 FEET (RECORDED AS SOUTH 10°08'30" WEST 251.29 FEET) TO A 1" OUTSIDE DIAMETER FOUND IRON PIPE; THENCE NORTH 64°15'25" WEST 69.97 FEET (RECORDED AS NORTH 61°40'30" WEST 70.15 FEET) TO A 1-5/16" O.D. FOUND IRON PIPE; THENCE SOUTH 08°29'42" WEST 14.64 FEET; THENCE NORTH 63°35'07" WEST 46.41 FEET; THENCE NORTH 32°24'15" EAST 13.82 FEET; THENCE NORTH 08°01'15" EAST 151.33 FEET (RECORDED AS NORTH 10°48' EAST 151.60 FEET) TO A 1" OUTSIDE DIAMETER FOUND IRON PIPE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OAK RIDGE DRIVE; THENCE NORTH 73°04'34" EAST (RECORDED AS NORTH 75°43' EAST) ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 41.26 FEET (RECORDED AS 43 FEET) TO A 1-1/2" OUTSIDE DIAMETER FOUND IRON PIPE; THENCE NORTH 62°44'30" EAST (RECORDED AS NORTH 64°41'30" EAST) ALONG SAID RIGHT-OF-WAY LINE 82.00 FEET TO THE POINT OF BEGINNING. CONTAINING 21,328 SQUARE FEET OF LAND MORE OR LESS.

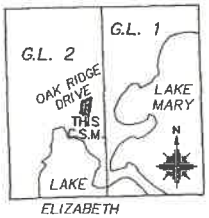
SURVEYOR'S CERTIFICATE

I, THOMAS L. SATTER, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT, AT THE DIRECTION OF LINEX ENTERPRISES, LLC, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND DESCRIBED HEREON AND THAT THE MAP SHOWN IS A CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND THE DIVISION THEREOF, AND THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE VILLAGE OF TWIN LAKES LAND DIVISION ORDINANCE.

DATED THIS 2ND DAY OF MAY, 2019.

LOCATION MAP

SCALE: 1" = 2000'



SW 1/4 OF SECTION 21-1-19

WISCONSIN
THOMAS L. SATTER
S-2850
BURLINGTON, WI
LAND SURVEYOR

Thomas L. Satter

THOMAS L. SATTER S-2850

MAY 2, 2019 JOB NO. 121803

THIS INSTRUMENT DRAFTED BY THOMAS L. SATTER

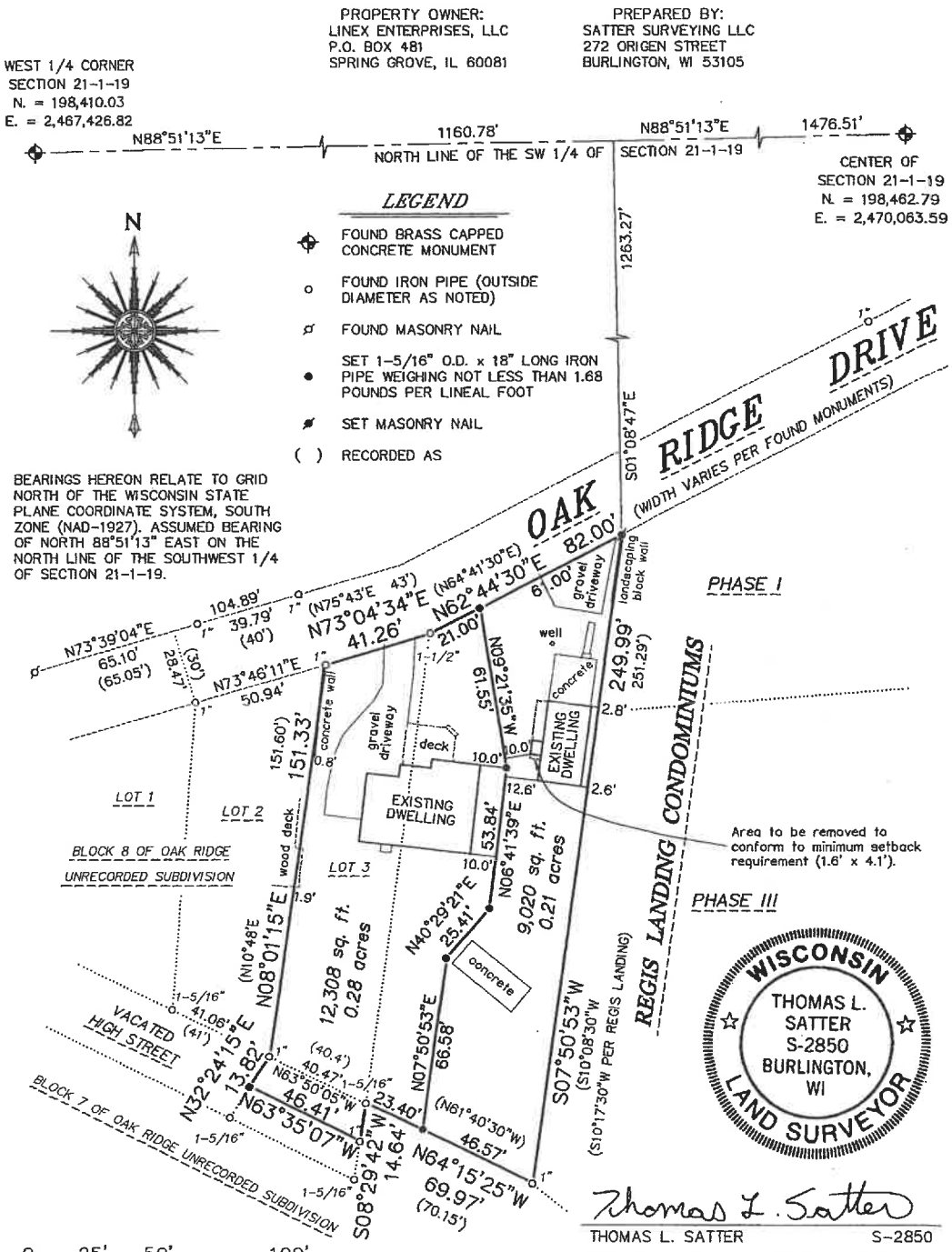
KENOSHA COUNTY CERTIFIED SURVEY MAP NO. 2913

VILLAGE OF TWIN LAKES MAP NO. 2891 Doc# 1850851

BEING A PART OF GOVERNMENT LOT 2 OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF TWIN LAKES, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

PROPERTY OWNER:
LINEX ENTERPRISES, LLC
P.O. BOX 481
SPRING GROVE, IL 60081

PREPARED BY:
SATTER SURVEYING LLC
272 ORIGEN STREET
BURLINGTON, WI 53105



WISCONSIN
THOMAS L. SATTER
S-2850
BURLINGTON, WI
LAND SURVEYOR

Thomas L. Satter

THOMAS L. SATTER S-2850

MAY 2, 2019 JOB NO. 121803

THIS INSTRUMENT DRAFTED BY THOMAS L. SATTER

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. 2913

VILLAGE OF TWIN LAKES MAP NO. 2891 Doc# 1850851

BEING A PART OF GOVERNMENT LOT 2 OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF TWIN LAKES, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

OWNERS' CERTIFICATE

AS OWNER, LINEX ENTERPRISES, LLC, DOES HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE VILLAGE OF TWIN LAKES FOR APPROVAL.

PAUL MUSGRAVE, MANAGER PARTNER DATED THIS 9 DAY OF September, 2019.

STATE OF ~~WISCONSIN~~ Illinois) ok
COUNTY OF ~~KENOSHA~~ Lake ok) SS

PERSONALLY CAME BEFORE ME THIS 9th DAY OF September, 2019, THE ABOVE NAMED PAUL MUSGRAVE, MANAGER PARTNER FOR LINEX ENTERPRISES, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

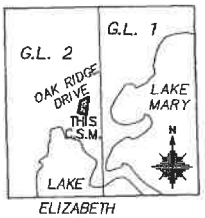
"OFFICIAL SEAL"
David A Kopec
Notary Public, State of Illinois
My Commission Expires March 7, 2023

David A. Kopec

NOTARY PUBLIC, STATE OF ~~WISCONSIN~~ Illinois MY COMMISSION EXPIRES: March 7th, 2023

LOCATION MAP

SCALE: 1" = 2000'



SW 1/4 OF SECTION 21-1-19

WISCONSIN
THOMAS L. SATTER
S-2850
BURLINGTON, WI
LAND SURVEYOR

Thomas L. Satter

THOMAS L. SATTER S-2850

MAY 2, 2019 JOB NO. 121803

THIS INSTRUMENT DRAFTED BY THOMAS L. SATTER

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. 2913

VILLAGE OF TWIN LAKES MAP NO. 2891 Doc# 1850851

BEING A PART OF GOVERNMENT LOT 2 OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF TWIN LAKES, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

THE JDUBBS GROUP, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF ILLINOIS, MORTGAGEE OF THE HEREIN DESCRIBED LANDS, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LANDS AS DESCRIBED AND REPRESENTED ON THIS MAP AND DOES CONSENT TO THE CERTIFICATE OF PAUL MUSGRAVE, MANAGER PARTNER OF LINEX ENTERPRISES, LLC, OWNER OF SAID LANDS.

IN WITNESS WHEREOF, THE SAID JDUBBS GROUP, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY: _____ AN AUTHORIZED REPRESENTATIVE, AND COUNTERSIGNED BY _____, AN AUTHORIZED REPRESENTATIVE, AT _____, WISCONSIN AND ITS CORPORATE SEAL TO BE AFFIXED HEREON THIS 9th DAY OF September, 2019.

STATE OF ~~WISCONSIN~~ Illinois)
COUNTY OF ~~KENOSHA~~ Lake) SS

PERSONALLY CAME BEFORE ME THIS 9th DAY OF September, 2019, THE ABOVE NAMED AUTHORIZED REPRESENTATIVE OF THE JDUBBS GROUP, INC., TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING CERTIFICATE AND ACKNOWLEDGED THE SAME.

"OFFICIAL SEAL"
David A Kopec
Notary Public, State of Illinois
My Commission Expires March 7, 2023

David A. Kopec
NOTARY PUBLIC, STATE OF ~~WISCONSIN~~ Illinois

MY COMMISSION EXPIRES: March 7th, 2023

VILLAGE OF TWIN LAKES APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP WAS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF TWIN LAKES ON THE 15th DAY OF July, 2019.

_____
HOWARD SKINNER, VILLAGE PRESIDENT

Laura Roesslein
LAURA ROESSLEIN, VILLAGE CLERK

WISCONSIN
THOMAS L. SATTER
S-2850
BURLINGTON, WI
LAND SURVEYOR

Thomas L. Satter
THOMAS L. SATTER S-2850
MAY 2, 2019 JOB NO. 121803
THIS INSTRUMENT DRAFTED BY THOMAS L. SATTER

State Bar of Wisconsin Form 00-2011

CORRECTION INSTRUMENT

Under Wis Stat § 706 085

Document Number | Document Name

DOCUMENT
1772671
RECORDED
At Kenosha County, Kenosha WI 53140
Joellyn L. Storz, Register of Deeds
May 26, 2016 10:52 AM
$30.00
Pages 7

Undersigned hereby states that a certain document ("conveyance") titled as By LAWS OF THE OAK RIDGE SUBDIVISION (type of document), and executed between _____, Grantor, and _____, Grantee, was recorded in KENOSHA County, Wisconsin, on MAY 9 2016, in volume _____, page _____, as document number 1771452, and contained the following error:

PARCEL # 84-4-119-213-2125 &
84-5-119-213-2186

Undersigned makes this Correction Instrument for the purpose of correcting the conveyance as follows.

85-4-119-213-2125
85-4-119-213-2186

Recording Area

Name and Return Address
OAK RIDGE SUBDIVISION
C/O LORNA B RYAN
323 OAK RIDGE DR
PO BOX 114
TWIN LAKES WI 53181

Parcel Identification Number (PIN)

7-

The basis for Undersigned's personal knowledge is (check one):

- [ ] Undersigned is the Grantor/Grantee of the property described in the conveyance
- [X] Undersigned is the drafter of the conveyance that is the subject of the Correction Instrument
- [ ] Undersigned is the settlement agent in the transaction that is the subject of this Correction Instrument
- [ ] Other (Explain):

A copy of the conveyance (in part or whole) [X] is [ ] is not attached to this Correction Instrument (if a copy of the conveyance is not attached, attach the legal description).

Undersigned has sent notice of the execution and recording of this Correction Instrument by 1st class mail to all parties to the transaction that was the subject of the conveyance at their last known addresses.

Dated May 26 2016

Lorna B Ryan (SEAL.)
* LORNA B RYAN

AUTHENTICATION

Signature of _____
authenticated on _____

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat §706 06)

THIS INSTRUMENT DRAFTED BY:
LORNA B RYAN

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Kenosha COUNTY)

Personally came before me on May 26 2016
the above-named Lorna B Ryan
to me known to be the person who executed the foregoing instrument and acknowledged the same.

Heather Kruk
* Heather Kruk
Notary Public, State of Wisconsin
My Commission (is permanent) (expires 5-26-19)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE. THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

(3)

GRANT OF EASEMENT
AND SHARED WELL AGREEMENT

When recorded return to: Law Offices of Smith & Janik, LLC
Attn: Atty. Jeffrey L. Janik
P.O. Box 268
Twin Lakes, WI 53181

Parcel A:
85-4-119-213-2272
323 Oak Ridge Drive
Twin Lakes, WI 53181

Parcel B:
85-4-119-213-2271
327 Oak Ridge Drive
Twin Lakes, WI 53181

WHEREAS, Linex Enterprises, LLC, ("Grantor") is the present owner of the following described real estate:

"Parcel A":

Lot 2 of Certified Survey Map #2913 recorded September 23, 2019, as Document No. 1850851 in the Office of the Register of Deeds for Kenosha County, Wisconsin. Being in Section 21, Town 1 North, Range 19 East, said land lying and being in the Village of Twin Lakes, County of Kenosha and State of Wisconsin.

"Parcel B":

Lot 1 of Certified Survey Map #2913 recorded September 23, 2019, as Document No. 1850851 in the Office of the Register of Deeds for Kenosha County, Wisconsin. Being in Section 21, Town 1 North, Range 19 East, said land lying and being in the Village of Twin Lakes, County of Kenosha and State of Wisconsin.

WHEREAS, Parcel A and Parcel B are adjoining parcels of real estate and each respective parcel of real estate is serviced by a common well located on Parcel A.

WHEREAS, it is the desire of Grantor to establish a perpetual relationship between Parcel A and Parcel B wherein the well located on Parcel A will continue to serve the water needs of Parcel B and that all successors in interest to Parcel A and Parcel B will continue to maintain and service the well and share the expenses, including separate electrical meter for the shared well.

NOW, therefore, Grantor does hereby grant unto himself, and his successors in interest to Parcel A and Parcel B, the following easement rights, conditions and responsibilities with respect to the shared well located on Parcel A.

1. Grantor hereby grants to the owner of Parcel B the right to have and to hold an easement, right of way, and privilege to obtain and draw water from the water well located upon Parcel A so long as the present existing water well remains productive of sufficient, safe, sanitary drinking water for the normal residential use of Parcel B.

2. It shall be understood that the owners of Parcel A and Parcel B shall share equally in those expenses attributable to the shared potion of the well itself, and any maintenance, repairs, etc., to keep the well in normal operating condition. Each owner is and shall remain individually responsible for expenses of maintenance and/or replacement of fixtures and equipment located upon and/or attributable to the fixtures and equipment which service their individual parcels.

3. It shall be understood as between the owners of Parcel A and Parcel B that when and if the water well goes dry or shall be insufficient in quantity or the water produced there from is no longer safe or sanitary for drinking purposes, then and in that case, this easement and well agreement shall terminate and shall become null and void.

4. The owner of Parcel A shall permit the owner of Parcel B, or his representatives, to enter upon Parcel A for purpose of performing testing, maintenance, inspection, improvement, repair or replacement of the shared well and the owner of Parcel A shall not install any landscaping or improvements which will impair the use of said access.

5. It shall be understood as between the owners of Parcel A and Parcel B that the rights and responsibilities conferred herein shall be construed as covenants running with the land and that the benefits and obligations shall accrue to the Grantor, his heirs, administrators, successors and assigns.

IN WITNESS WHEREOF, the undersigned Grantor has set his hand and seal this 8th day of April, 2020.

Parcel A Owner

Paul Musgrave, Managing Member, Linex Enterprises, LLC

State of Wisconsin)
)ss:
County of Kenosha)

On 4/8/2020 before me, a Notary public for the State of Wisconsin, personally appeared Paul Musgrave, to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Elizabeth Behl
Name: Elizabeth Behl
Notary Public, State of Wisconsin
My Commission Expires 7 / 9 / 2023

ELIZABETH BEHL NOTARY PUBLIC STATE OF WISCONSIN

Parcel B Owner

Paul Musgrave, Managing Member, Linex Enterprises, LLC

State of Wisconsin)
)ss:
County of Kenosha)

On 4/8/2020 before me, a Notary public for the State of Wisconsin, personally appeared Paul Musgrave, known to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Elizabeth Behl
Name: Elizabeth Behl
Notary Public, State of Wisconsin
My Commission Expires 7 / 9 / 2023

ELIZABETH BEHL NOTARY PUBLIC STATE OF WISCONSIN

This Document Drafted By:
Attorney Jeffrey L. Janik
Law Offices of Smith & Janik, LLC
P.O. Box 268
Twin Lakes, WI 53181

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. 2913

VILLAGE OF TWIN LAKES MAP NO. 2891 Doc# 1850851

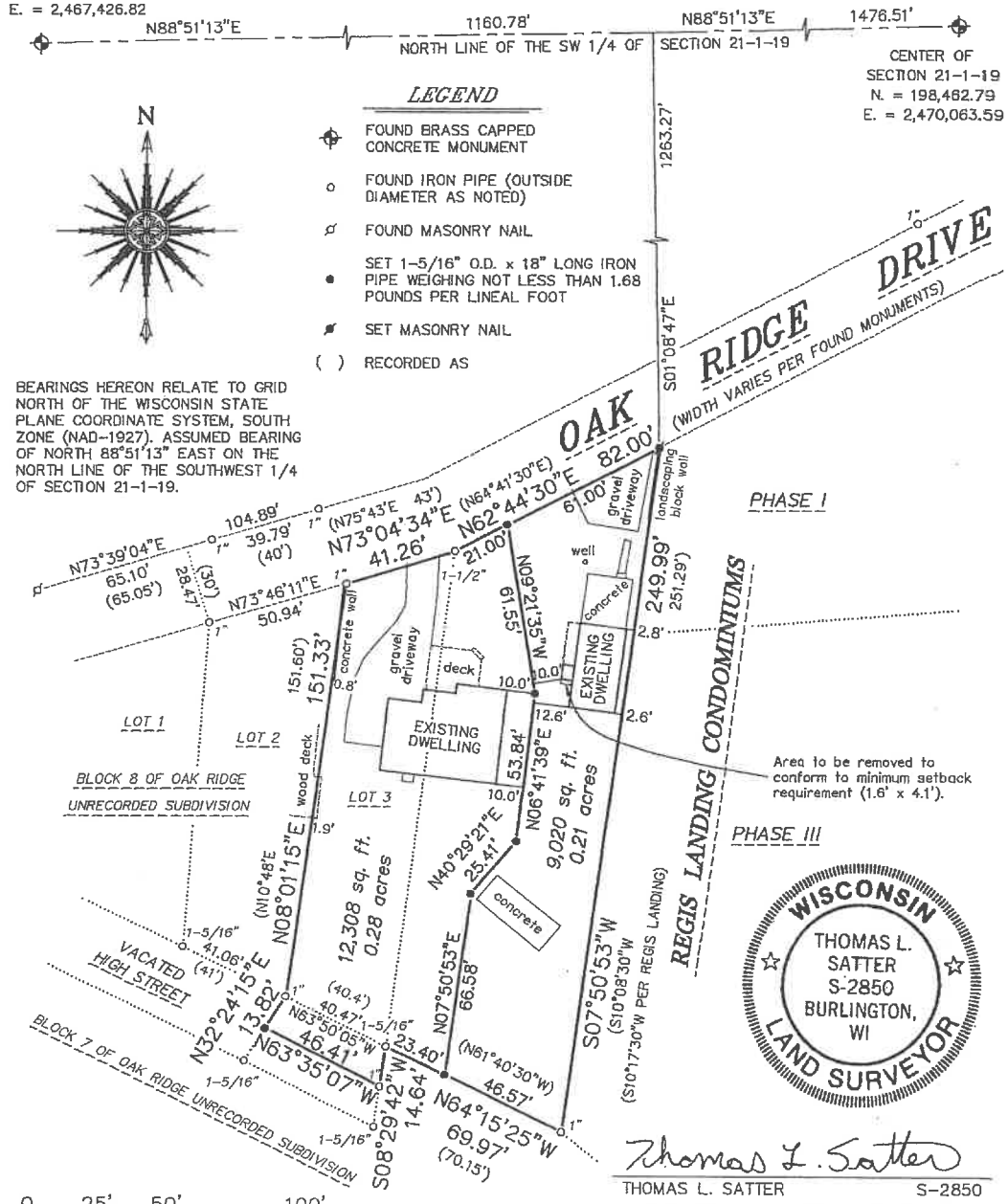
BEING A PART OF GOVERNMENT LOT 2 OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF TWIN LAKES, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

PROPERTY OWNER:
LINEX ENTERPRISES, LLC
P.O. BOX 481
SPRING GROVE, IL 60081

PREPARED BY:
SATTER SURVEYING LLC
272 ORIGEN STREET
BURLINGTON, WI 53105

WEST 1/4 CORNER
SECTION 21-1-19
N. = 198,410.03
E. = 2,467,426.82

CENTER OF
SECTION 21-1-19
N. = 198,462.79
E. = 2,470,063.59



WISCONSIN
THOMAS L. SATTER
S-2850
BURLINGTON, WI
LAND SURVEYOR

Thomas L. Satter

THOMAS L. SATTER S-2850

MAY 2, 2019 JOB NO. 121803

THIS INSTRUMENT DRAFTED BY THOMAS L. SATTER