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REEL 1717 IMAGE 1106

DECLARATION FOR COVENANTS, CONDITIONS AND RESTRICTIONS FOR JERICHO RIDGE WEST SUBDIVISION

The Jericho Ridge West Declaration of Covenants, Conditions and Restrictions made this 26th day of May, 1993 by ESM Properties, Inc., a Wisconsin corporation (hereinafter the "Developer")

PREAMBLE

WHEREAS, Jericho Ridge West constitutes Phase II of a Planned Unit Development known as Jericho Ridge, and

WHEREAS, Covenants, conditions and restrictions on file as Document 1607958 in Reel 1228 Image 673 through 696 in the Office of the Register of Deeds for Waukesha County are to apply to this second phase of Jericho Ridge pursuant to such covenants and the Subdivider's Agreement between Developer and the Town of Mukwonago.

NOW THEREFORE, the Developer declares the property is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens hereinafter set forth.

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ARTICLE 1

The Declaration for Covenants, Conditions and Restrictions for Jericho Ridge Subdivision are adopted and incorporated herein by reference as if fully set forth. Such document is set forth in its entirety and recorded in the Office of the Register of Deeds for Waukesha County as document 1607958, in Reel 1228, Image 673 through 696.

ARTICLE 2

Property subject to this Declaration shall be the real estate which is located in the Town of Mukwonago, County of Waukesha, State of Wisconsin, which is described in Exhibit A and constitutes Phase II of the Jericho Ridge planned unit development and is recorded as Jericho Ridge West. The final plat of such subject property is attached as Exhibit C.

ARTICLE 3

ADDITIONAL RESTRICTIONS APPLYING TO JERICHO RIDGE WEST

Section 1. Vision Corner Easement

Outlots 6 and 7 are subject to a vision corner easement, as shown on the final plat of Jericho Ridge West, that nothing within such easement are may be grown, stored or erected to a height above two feet (2') above the existing ground level.

There shall be no roadway laid out, constructed or used on or over outlots 6 and 7 within the vision easement area.

Section 2. Access Restriction

Direct access to County Trunk Highway EE is hereby restricted such that no owner, possessor, user nor licensee, nor other person having ownership, use or control of outlots 6 and 7 shall have any right of direct vehicular ingress or egress with said County Highway EE.

ARTICLE 4

In addition to such easements as are included herein by reference and incorporation, Exhibit B is a map showing utility easements established as of the date inscribed on said exhibit.

ARTICLE 5

The Exhibits to this declaration are attached hereto and referred to throughout this document. They are:

A. Legal description of Jericho Ridge West.
B. Easement map for Jericho Ridge West.
C. Final Plan of Jericho Ridge West
(Phase II of Jericho Ridge Planned Unit Development)

IN WITNESS WHEREOF, the said ESM Properties, Inc., a Wisconsin corporation, Declarant, has caused this Declaration to be executed at Mukwonago, Wisconsin, as of the date first above written.

ESM PROPERTIES, INC.,
a Wisconsin corporation

By: Robert D Kern
Robert Kern, President

By: Patricia E. Kern
Patricia Kern, Secretary

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REGISTER'S OFFICE)
WAUKESHA COUNTY, WIS) SS

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REGISTER OF DEEDS

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STATE OF WISCONSIN)
) S.
COUNTY OF WAUKESHA)

Personally came before me this 26th day of May, 1993, A.D., Robert Kern and Patricia Kern of the above-named corporation, to be known to be the persons who executed the foregoing instrument, and to me known to be such officers of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

Morgan R. Butler
Notary Public, Waukesha County
State of Wisconsin

My commission is permanent

THIS INSTRUMENT WAS DRAFTED BY:

Morgan R. Butler, III
Attorney at Law
P.O. Box 527
Waukesha, WI 53187
(414) 542-4219
State Bar No. 1018641

LEGAL DESCRIPTION - JERICHO RIDGE WEST
Town of Mukwonago
Exhibit A

Part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4, the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 17, Town 5, Range 18, in the Town of Mukwonago, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the East corner of said Section; thence South 89° 51' 10" West along the North line of the Southeast 1/4 of said Section, 1571.01 feet to the place of beginning.

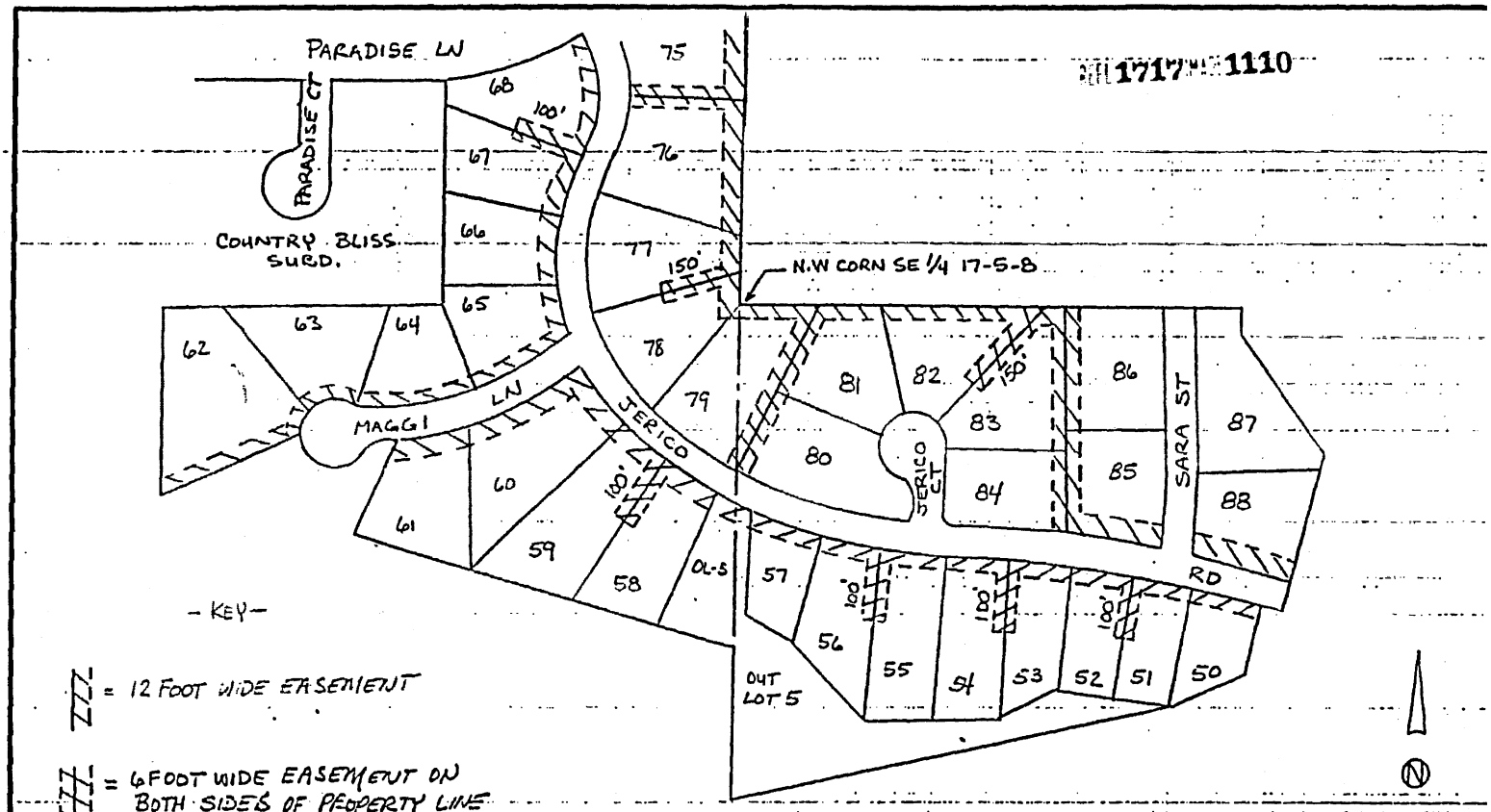
Thence South 89° 51' 10" West along the North line of the Southeast 1/4 of said Section, 1,086.53 feet to a point which is the Northwest corner of the Southeast 1/4 of said Section; Thence North 00° 20' 04" East along the East line of the Northwest 1/4 of said Section, 1,352.74 feet to a point on the center line of County Trunk Highway EE; Thence North 68° 59' 02" West along the centerline of said highway, 694.86 feet to a point; Thence South 00° 26' 56" West, 1,603.64 feet to a point; Thence South 89° 51' 10" West, 606.31 feet to a point; Thence South 00° 29' 30" West, 395.06 feet to a point; Thence North 67° 59' 37" East, 321.45 feet to a point on a curve; Thence along a curve to the left having a radius of 70.00 feet, a delta of 134° 15' 40", an arc length 164.03 feet, and a chord which bears South 66° 39' 39" East having a chord distance of 129.00 feet to a point of reverse curve; Thence along a curve to the right having a radius of 150.00 feet, a delta of 41° 26' 37", an arc length 108.50 feet, and a chord which bears North 66° 55' 49.5" East having a chord distance of 106.15 feet to a point on a line; Thence South 25° 03' 37" West, 220.57 feet to a point; Thence South 74° 07' 11" East, 867.67 feet to a point on the West line of the Southeast 1/4 of said Section; Thence South 00° 36' 44" West along the West line of the Southeast 1/4 of said Section, 318.50 feet to a point at the Northwest corner of "Jericho Ridge", a recorded subdivision plat; thence along the Northerly and Westerly lines of "Jericho Ridge" the following courses;

Thence North 78° 13' 10" East, 974.31 feet to a point; Thence North 66° 02' 51" East, 180.00 feet to a point; Thence North 13° 43' 03" East, 150.00 feet to a point on a curve; Thence along a curve to the right having a radius of 3,367.00 feet, a delta of 00° 48' 32.0", an arc length 47.53 feet, and a chord which bears South 75° 52' 46" East having a chord distance of 47.53 feet to a point on a line; Thence North 14° 31' 30" East, 346.42 feet to a point;

Thence North 36° 37' 00" West, 316.92 feet to a point; Thence North 00° 08' 52" West, 50.00 feet to a point on the North line of Southeast 1/4 of said Section which is the POINT OF BEGINNING.

Containing 2,692,313.61 square feet or 61.8070 acres of land, more or less.

Excepting therefrom those parts heretofore dedicated for public street purposes.



ID0337306IA	NW¼, SW¼ & SE¼ SEC 17, T5N, R18E	DRAWN BY L.R. BOTTS
REVISIONS	TOWN OF MUKWONAGO WAUKESHA Co, WI	DATE 4-14-93

WISCONSIN ELECTRIC POWER COMPANY

JERICHO RIDGE WEST ELECTRIC EASEMENTS EXHIBIT B PAGE ONE

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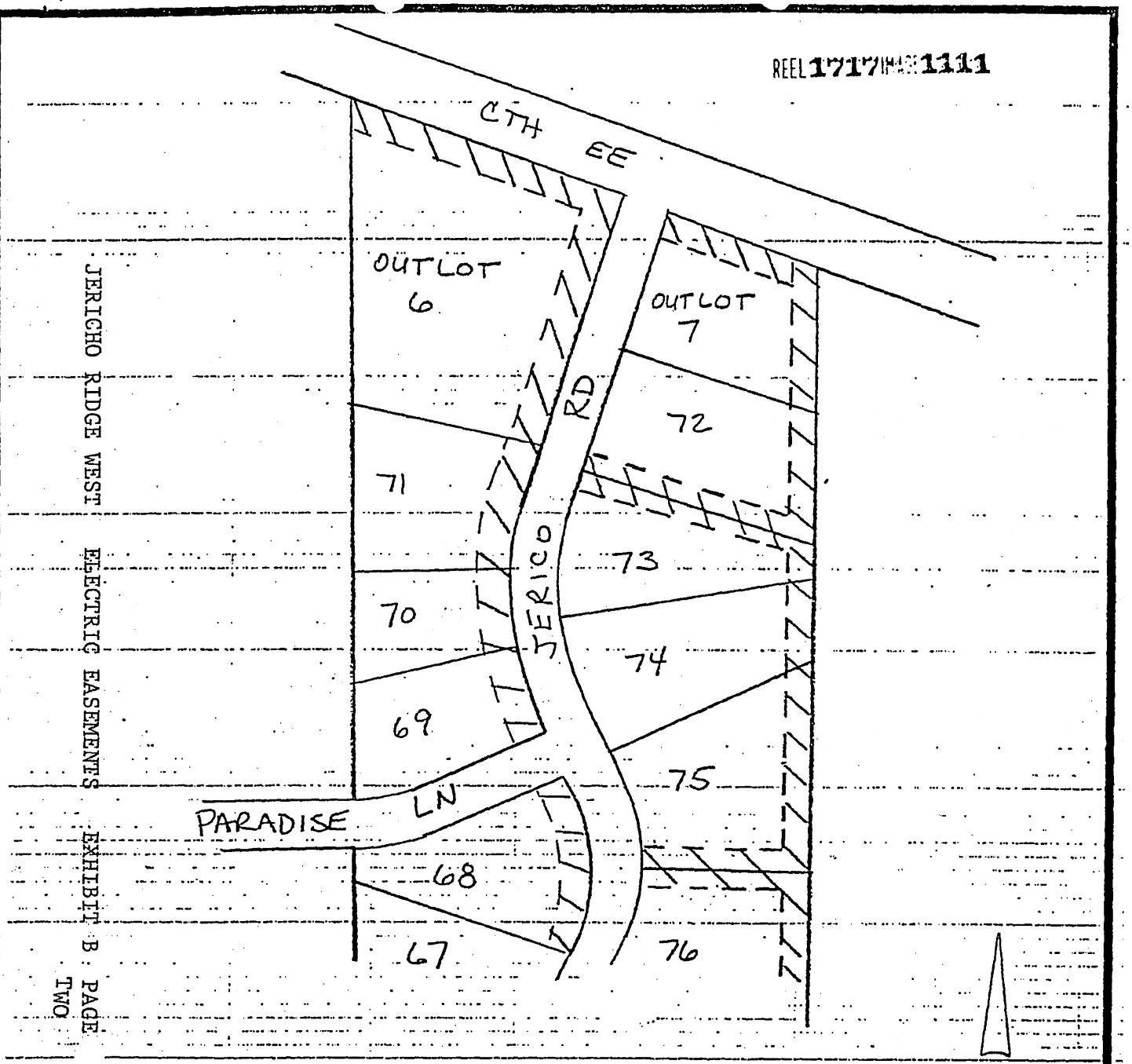

KEY

= 12 FOOT WIDE EASEMENT

= 6 FOOT ON BOTH SIDES OF PROPERTY LINE

NOT TO SCALE

IDO 3373061A	NW 1/4, SW 1/4, & SE 1/4 SEC 17, T5N, R18E	DRAWN BY L.R. POTTS
REVISIONS	TOWN OF MUKWONAGO	DATE 4-14-93
	WAUKESHA COUNTY, WI	

WISCONSIN ELECTRIC POWER COMPANY

LOT #703-1450 FORM 2079-6-91

EXHIBIT C

JERICHO RIDGE WEST

PART OF THE NORTHEAST1/4,NORTHWEST1/4,SOUTHEAST1/4 AND THE SOUTHWEST1/4
OF THE SOUTHWEST1/4 OF SECTION 17, TOWN 5 NORTH, RANGE 18 EAST,
TOWN OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.

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