Document Number

Declaration
MEADOWLAND VILLA CONDOMINIUM
Document Title

DOCUMENT NUMBER
1366551
RECORDED
At Kenosha County, Kenosha, WI 53140
Louise I. Principe, Register of Deeds
on 12/10/2003 at 3:19PM
30076535
$65.00
JOES
RECORDED3

Recording Area

Name and Return Address
Simon Group
18650 W. Corporate Dr
Ste 3
Brookfield, WI 53045

Plat recorded 12/10/03
document # 1366552
Plat # 4655

TAX Parcel No;
9241222230355
9241222230356
9241222230357
9241222230358
9241222230310

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and $2.00 to the recording fee. Wisconsin Statutes, 59.43(2m) WRDA 10/99

DISCLOSURE MATERIALS

Meadowland Villa Condominium

Village of Pleasant Prairie
Kenosha County, Wisconsin

Declarant/Seller: C.P. Apartments, LLC
18650 Corporate Drive, Suite 305
Brookfield, WI 53045

1. THESE ARE THE LEGAL DOCUMENTS COVERING YOUR RIGHTS AND RESPONSIBILITIES AS A CONDOMINIUM OWNER. IF YOU DO NOT UNDERSTAND ANY PROVISIONS CONTAINED IN THEM, YOU SHOULD OBTAIN PROFESSIONAL ADVICE.

2. THESE DISCLOSURE MATERIALS GIVEN TO YOU AS REQUIRED BY LAW MAY BE RELIED UPON AS CORRECT AND BINDING. ORAL STATEMENTS MAY NOT BE LEGALLY BINDING.

3. YOU MAY AT ANY TIME WITHIN 5 BUSINESS DAYS FOLLOWING RECEIPT OF THESE DOCUMENTS, OR FOLLOWING NOTICE OF ANY MATERIAL CHANGES IN THESE DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE.

INDEX

The disclosure materials the declarant/seller is required by law to provide to each prospective condominium purchaser contain the following documents and exhibits:

1. DECLARATION. The declaration establishes and describes the condominium, the units and the common elements. The declaration begins on page iii.

2. BYLAWS. The bylaws contain rules which govern the condominium and affect the rights and responsibilities of unit owners. The bylaws begins on page iv.

3. ANNUAL OPERATING BUDGET. The association incurs expenses for the operation of the condominium which are assessed to the unit owners. The operating budget is an estimate of those charges which are in addition to mortgage and utility payments. The budget begins on page v.

4. FLOOR PLANS AND PLAT OF SURVEY. The declarant/seller has provided floor plans of the units being offered for sale and a plat of survey of the condominium which shows the location of the unit you are considering and all facilities and common elements which are part of the Condominium. The floor plans and plat of survey are set forth in the condominium plat which begins on page vi.

5. ARTICLES OF INCORPORATION. The operation of the Condominium is governed by the Owners Association, of which each unit owner is a member. The powers, duties and operation of the Owners Association are specified in the Articles of Incorporation. The Articles of Incorporation begin on page vii.

DECLARATION

Table of Contents

		Page
1.	Description of Land	1
2.	Definitions	1
3.	Description of Improvements	2
4.	Description of Units	3
5.	Description of Common Elements	4
6.	Description of The Limited Common Elements	5
7.	Description of Garage Units	5
8.	Unit Value: Common Elements Ownership and Voting	6
9.	Use of Units	6
10.	Service of Process	7
11.	Damage or Destruction	7
12.	Further Matters	7
13.	Amendment of Declaration	8
14.	Additional Rights of Lenders	8
15.	Payment of Common Expenses	9
16.	Rental of Units	10

DECLARATION OF CONDOMINIUM

FOR

MEADOWLAND VILLA CONDOMINIUM

C.P. Apartments, LLC, a Wisconsin limited liability company, ("Declarant"), and Meadowlands Homeowner's Association, Inc. (as to Outlot 10 of Condominium Plat) hereby declares that the real estate described in Section 1 of this Declaration ("Declaration") is owned by them and is subject to the Wisconsin Condominium Ownership Act ("Act"). The real estate and all the buildings and the other improvements located on the real estate shall be known and described as Meadowland Villa Condominium ("Condominium"). The Condominium's address shall be 6800 102nd Street, Pleasant Prairie, WI 53158.

1. DESCRIPTION OF LAND

The land which is the subject of this Declaration and upon which the buildings and improvements are and will be located is located in the Village of Pleasant Prairie, Kenosha County, Wisconsin, and is more particularly described in the legal description contained in Exhibit A which is attached to this Declaration and incorporated by reference herein.

2. DEFINITIONS

Unless otherwise specifically stated, the following terms as used in this Declaration shall be defined as follows:

A. "Association" shall mean the Meadowland Villa Condominium Owner's Association, Inc., a corporation formed under Chapter 181 of the Wisconsin Statutes, its successors and assigns.

B. "Common Elements" shall generally refer to all common areas and facilities contained within the Condominium, but excluding the Units.

C. "Declarant" shall mean C.P. Apartments, LLC, a limited liability company organized under Chapter 183 of the Wisconsin Statutes, its successors and assigns.

D. "Limited Common Elements" shall mean those common elements which are reserved in this Declaration for the exclusive use of any Unit Owner.

E. "Mortgagee" shall mean any person named as a Mortgagee under any mortgage under which the interest of any Owner is encumbered. This term shall also include land contract vendors, but shall not include any person holding such land contract vendor's

interest merely as security.

F. "Owner" shall mean the owner of record, whether one or more natural persons or entities, of any Unit. This term shall include land contract vendees, but shall not include any person holding such vendee's interest merely as security. The term "Owner" shall have the same meaning as "Unit Owner".

G. "Unit" shall mean a part of the Condominium consisting of one or more cubicles of air on one or more levels of space in a residential building.

H. "Garage Units" shall mean a part of the Condominium consisting of the sixty detached garage spaces as depicted on the plat of survey attached to this Declaration as Exhibit A. The owners of the Garage Units shall not have a vote on matters relating to the Association. The Garage Units may only be only owned or leased to the Unit Owner's.

3. DESCRIPTION OF IMPROVEMENTS

The Declarant intends to construct improvements on the real estate which is the subject of this Declaration as follows:

A. Buildings 1,2,3, and 4 each contain twelve two-story units with attached one car garages as shown on the plat of survey attached to this Declaration as Exhibit A. Buildings 5, 6, 7, 8, and 9 each contain sixteen two-story units with attached one car garages as shown on the plat of survey attached to this Declaration as Exhibit A. The Sales Center Building is depicted as the "Clubhouse" as shown on the plat of survey attached to this Declaration as Exhibit A. The Declarant shall further construct six detached garage buildings each containing ten garages.

B. The principal materials of which the residential buildings are to be constructed are poured concrete or block foundation, wood frame construction, and a cement board siding and a brick exterior. The roof surface material shall be Elk Raised Profile or Certainteed. The roof color shall be weathered wood. The brick exterior color shall be Montclair. The cement board siding is custom gray from VJ Dolan Part #34832-XA. The window and door trim and garage doors shall be painted white. The Clubhouse and Garage Unit buildings are poured or concrete block foundation and brick exterior with the same brick and roof colors as the Units. Complete construction details are contained in working plans and drawings available for inspection at the office of the Declarant. The buildings are to be located on the real estate as indicated in the plat of survey attached to this Declaration as Exhibit A. The buildings, Units, and Garage Units are more fully described in the building and floor plans attached hereto as Exhibit B and made a part hereof. Declarant shall have the right to amend this Declaration at its sole discretion for the purpose of recording a plat of survey or plans depicting the layout, location, Unit

numbers and dimensions of the buildings, Units, and Garage Units as finally located and erected. Declarant reserves the right, subject to the approval of the Village of Pleasant Prairie, to change the layout and dimensions of the buildings, Units, and Garage Units shown in Exhibit B which are not presently constructed, provided that such changes will not substantially alter the architectural design, nature and quality of the buildings and Units.

4. DESCRIPTION OF UNITS

A. The Condominium shall consist of 128 residential Units, together with one car attached garages, all contained in nine buildings. Each Unit has a numeric designation. The approximate area, location, common walls and immediate common area to which the Units have access are shown on the survey and floor plans attached to this Declaration as exhibits.

B. The boundaries of each Unit, including attached one car garage space, shall consist of that part of the cubic area of the residential building enclosed as follows:

(1) Horizontal Boundaries:

(a) The upper boundaries of each Unit and attached one car garage space shall be the plane of the undecorated finished ceiling, including the first layer of drywall and extended to an intersection with the vertical boundaries;

(b) The lower boundaries of each Unit and attached one car garage space shall be the plane of the undecorated finished floor extended to an intersection with the vertical boundaries.

(2) Vertical Boundaries:

The vertical boundaries of each Unit and attached one car garage space shall be the plane of the undecorated finished interior of the perimeter walls including the first layer of drywall and extending to intersections with each other and with the upper and lower horizontal boundaries.

C. Each Unit shall include the inner surfaces of the finished walls, ceilings and floors and the inner surfaces of the finished walls, ceilings and floors of the one car garage space. Windows, moldings, window frames, and all doors, including garage doors, shall be included as part of a Unit. All components of the heating and air conditioning systems, including exterior condensers and all piping to the exterior condensers; the water heater; components and wiring of intercom or doorbell systems; plumbing valves and fixtures serving an individual Unit and the smoke detectors in each Unit shall be considered part of the Unit and repaired and maintained by and at the expense of the

owner of the Unit served by such systems and equipment. All kitchen and bathroom cabinets, built in appliances, waste disposers and vent fans shall be considered to be part of the Unit to which they are attached.

D. The structural portions of each building shall be common elements except as otherwise stated in this Declaration. All utility lines and plumbing equipment located within the common elements shall be repaired and maintained by and at the expense of the Association. Provided, however, that routine maintenance of waste lines which serve an individual Unit, including the removal of blockages therefrom, shall be the responsibility of the affected Unit Owner.

E. If any portion of the common or limited common elements shall encroach upon any Unit or upon a portion of the common or limited common elements as a result of the construction, reconstruction or repair of the building, or as a result of settling or shifting of the building, a valid easement for the encroachment and for its maintenance shall exist so long as the building stands. The existing physical boundaries of a Unit or common elements constructed or reconstructed in substantial conformity with the condominium plat shall be conclusively presumed to be the boundaries of the Unit, regardless of the shifting, settlement or lateral movement of the building and regardless of minor variations between the physical boundaries described in this Declaration or shown on the condominium plat and the existing physical boundaries of any such Unit or common element.

5. DESCRIPTION OF COMMON ELEMENTS

The common elements shall include, but not be limited to the following:

A. Land within the Condominium;

B. Structural components of the buildings, including walls, ceilings and floors other than those components which are specifically included in each Unit;

C. All components of common plumbing, electrical, telephonic and cable television systems located within the common elements, other than those components which are specifically included in each Unit;

D. Walks, retention basin, landscaping, plantings, street trees, driveways, parking areas, fences, site signage;

E. All components of the sewer, water and storm sewer systems, not owned by the Village including but not limited to sewer and water laterals, but excluding valves and fixtures which are attached to the water system but which serve only a single Unit;

F. All components of the electrical system which serve the common areas including exterior building lighting, area lights, and Halide security lights;

G. All components of the fire alarm system;

H. The Sales Center Office which is reserved for future use as a clubhouse (Declarant shall convert the Sales Center Office to a clubhouse within 30 days of the sale of the last Unit owned by Declarant;

I. The structural components of the Garage Unit buildings including the roof and exterior.

J. All other parts of the Condominium, necessary or convenient to its existence, maintenance and safety, or normally in common use as of the date of recordation of this Declaration;

6. DESCRIPTION OF THE LIMITED COMMON ELEMENTS

The following common elements are permanently assigned to and limited to the use of Units as follows ("limited common elements");

A. The stoops, decks, patios, and driveways adjacent to the Unit as designated on Exhibit B attached to this Declaration.

B. The parking apron located adjacent to the one car garage for each Unit which is reserved for the use of that Unit as designated on Exhibit B attached to this Declaration;

7. DESCRIPTION OF GARAGE UNITS

A. The Condominium shall consist of 60 Garage Units, all contained in six buildings of ten Garage Units each. Each Garage Unit has a numeric designation. The approximate area, location, common walls and immediate common area to which the Garage Units have access are shown on the survey and floor plans attached to this Declaration as exhibits.

B. The boundaries of each Garage Unit shall consist of that part of the cubic area of the six garage buildings enclosed as follows:

(1) Horizontal Boundaries:

(a) The upper boundaries of each Garage Unit shall be the plane of the undecorated finished ceiling, including the first layer of drywall and extended to an intersection with the vertical boundaries;

(b) The lower boundaries of each Garage Unit shall be the plane of the undecorated finished floor extended to an intersection with the vertical boundaries.

(2) Vertical Boundaries:

The vertical boundaries of each Garage Unit shall be the plane of the undecorated finished interior of the perimeter walls including the first layer of drywall and extending to intersections with each other and with the upper and lower boundaries.

C. Each Garage Unit shall include the inner surfaces of the finished walls, ceilings and floors. All garage doors shall be included as part of a Garage Unit.

D. The structural portions of each building containing the Garage Units shall be common elements except as otherwise stated in this Declaration. All structural portions shall be repaired and maintained by and at the expense of the Association. The Garage Unit owners shall be responsible for the real estate taxes and insurance on the Garage Unit buildings. The Association shall separately assess only the Garage Unit owners for the real estate taxes and the costs of insurance for the Garage Unit buildings.

E. The Garage Units shall only be offered for sale or lease by the Declarant to the Unit Owners. The exterior of the Garage Units shall be repaired and maintained by and at the expense of the Association.

8. UNIT VALUE: COMMON ELEMENT OWNERSHIP AND VOTING

Each Unit and its owner shall have a 1/128th undivided interest in common with all other Units and Unit owners in the common and limited common elements, and shall have one vote in matters relating to the Association. The Garage Unit owners shall not have a vote in matters relating to the Association. The Association shall assess and each Garage Unit owner shall pay $1/60^{th}$ of the real estate taxes and cost of insurance for the Garage Unit buildings. The Declarant recognizes that there may be minor variances in the Units which relate to value, however, after consideration of the factors relevant to maintenance, replacement and value, the Declarant believes that the foregoing formula of ownership and voting is fair and equitable as well as the most efficient for purpose of administration.

9. USE OF UNITS

A. All Units are intended for and shall be restricted to use by the owner, the owner's family, lessees, invitees and frequenters, for residential purposes only, and any

other uses permitted in the single family residential zoning district. The buildings containing the Units are intended for and restricted to use for residential purposes only.

B. The attached one car garage spaces which are included as part of the Units, and the Garage Units are intended for and shall be restricted to the use by the owner, the owner's family, and lessees of Units at the Condominium for storage of personal property and parking of private automobiles. Garages and the Garage Units may not be used for any commercial purpose. Use of the garages may be further regulated by the rules and regulations and bylaws ("Bylaws") of the Association.

C. Notwithstanding the foregoing, the Declarant shall have the rights with respect to Unit and garage use reserved to Declarant in Section 12(B) of this Declaration.

10. SERVICE OF PROCESS

The resident agent for the Condominium shall be Scott E. Simon. Service of process shall be made upon the registered agent at 18650 Corporate Drive, Suite 305, Brookfield, Wisconsin 53045, as to matters provided for in the Act until all Units have been sold, conveyed and paid for or until the first meeting of the Unit owners, at which time the Association may designate a successor by vote of a simple majority of a quorum present at any meeting of the Association.

11. DAMAGE OR DESTRUCTION

In the event the Condominium is destroyed or damaged in an amount in excess of $10,000.00 and insurance proceeds together with an amount not exceeding $10,000.00 are insufficient to complete repair and construction, action by the Association by a vote of a majority of Unit Owners, as defined in the Bylaws, taken within 90 days after the damage or destruction, shall be necessary to determine to repair or reconstruct the Condominium as more fully described in the Bylaws. Damage or destruction to a lesser extent, and to a greater extent if insurance proceeds (together with an amount not exceeding $10,000.00) are sufficient to complete repair and reconstruction, shall be repaired and reconstructed pursuant to arrangement by the Board of Directors of the Association ("Board of Directors") as provided in that section of the Bylaws.

12. FURTHER MATTERS

A. All present and future Owners of Units, tenants of those Owners and any other occupants of Units, employees of Owners, or any other persons who in any manner use or come upon the Condominium or any part of the Condominium shall be subject to and shall comply with the provisions of this Declaration, the Articles of Incorporation of the Association ("Articles") and the Bylaws and rules and regulations adopted pursuant to those instruments, as those instruments may be amended from time to time. The

acceptance of a deed or conveyance, or the entering into of a lease, or the entering into occupancy of any part of any Unit shall constitute an acceptance by the Owner, tenant or occupant of the provisions of those instruments, as they may be amended from time to time. The provisions contained in the instruments shall be covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, as though the provisions were recited and fully stipulated in each deed, conveyance or lease. The enforcement may be by such judicial proceedings as the Board of Directors may deem appropriate as well as by provisions of the Act.

B. The Declarant reserves the right for a period of 10 years from the date of this Declaration to cause one or more of the Units or garage spaces within any Unit it owns, and the Sales Center Office to be maintained as a model and office and to display any models and the common elements of the Condominium for purposes of selling Units in the Condominium or in other projects of the Declarant, together with appropriate signage located in the common elements identifying the Declarant and its agents and locating and giving any information regarding any model and the office.

C. Rules and regulations (in addition to the Bylaws) concerning the use of the Units and the common and limited common elements, including provisions limiting keeping of animals and other pets, may be established and amended by the Board of Directors. Copies of these rules and regulations shall be furnished by the Board of Directors to each Unit Owner prior to the effective date of the rules and regulations.

D. The Declarant hereby reserves for the Association acting by and in the discretion of its Board of Directors, the right to grant to the Village of Pleasant Prairie, Wisconsin, or public or semi-public utility companies, easements and rights-of-way for the erection, construction and maintenance of all poles, wires, pipes and conduits for the transmission of electricity, gas, water, telephone and for other purposes; for sewer, storm water drains, gas mains, water pipes and mains, and similar service, and for performing any public or quasi-public utility function that the Board of Directors may deem fit and proper for the improvement and benefit of the Condominium. These easements and rights-of-way shall be confined, so far as possible, in underground pipes or conduits, with the necessary rights of ingress and egress and the rights to do whatever may be necessary to carry out the purposes for which this easement is created.

E. Any controversy or claim arising out of or relating to this Declaration, or the breach thereof, shall be resolved by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator may be entered in any Court having jurisdiction.

13. AMENDMENT OF DECLARATION

This Declaration may be amended with the written consent of at least 67% of the

Unit Owners and the Village of Pleasant Prairie. A Unit Owner's written consent is not effective unless it is approved by the mortgagee or land contract vendor of the Unit, if any.

14. ADDITIONAL RIGHTS OF LENDERS

A. As to the holder of any mortgage and as to any land contract vendor ("mortgagee") of a Unit which has notified the Association in writing delivered or mailed by certified mail to the place of service of process stated in Section 10 of this Declaration that it desires to receive notice of the following matters:

(1) The Board of Directors shall give the lender written notice by mail of the call of any meeting of the Board of Directors or membership of the Association to be held for the purpose of considering any proposed amendment to this Declaration, the Articles or the Bylaws;

(2) The Board of Directors shall give the lender by mail a copy of the notice of default which is given to any Unit owner on any failure to comply with or violation of any of the provisions of this Declaration, the Articles or the Bylaws and rules and regulations, at the time of notice to any Unit owner; and

(3) The Board of Directors shall notify the lender of physical damage to structures, fixtures or equipment of a Unit in an amount exceeding $2,500.00 when such damage is known to the Board of Directors and shall notify all lenders if common elements of the Condominium are damaged in an amount exceeding $10,000.00 or if the common elements become the subject of condemnation or eminent domain proceedings.

B. Unless all affected lenders have given their prior written approval, the Association shall not:

(1) Change the undivided percentage interest in the common elements of the Condominium relating to the Unit;

(2) Partition or subdivide any Unit or abandon, partition, subdivide, encumber, or convey the common elements of the Condominium (granting of easements for public utilities excepted);

(3) By act or omission seek to abandon the Condominium status of the Condominium except as provided in Section 11 of this Declaration in case of substantial damage to or destruction of the Condominium;

(4) Use hazard insurance proceeds for losses to the Condominium property for other than the repair of the property, except as authorized by law.

C. A lender who comes into possession of a Unit pursuant to the remedies provided in the mortgage or land contract, a foreclosure of the mortgage or land contract, or a deed (or assignment) in lieu of foreclosure, shall take the Unit free of any claims for unpaid assessments or charges in favor of the Association against the Unit which accrued prior to the time the lender came into possession of the Unit.

D. Notwithstanding Section 13 of this Declaration, this Section 14 shall not be amended unless all lenders have given their prior written approval.

15. PAYMENT OF COMMON EXPENSES

During the period in which the Declarant shall have control of the Association, each Unit Owner, other than the Declarant, shall pay a fractional share of the common expenses represented by the number "1" divided by the total number of Units included in the Condominium and the Declarant shall pay the balance of the common expenses. The common expenses shall include the cost of maintenance, repair and replacement of all Common Elements, including, without limitation, the Common Elements described in Paragraph 5 above. At such time as the Unit Owners shall take control of the Association, each Unit Owner, including the Declarant for tenant occupied Units owned by the Declarant, shall pay a fractional share of the common expenses represented by the number "1" divided by the total number of Units for which occupancy permits have been issued and which have been at any time occupied by anyone other than the Declarant. At such time as occupancy permits have been issued for all Units in the Condominium, the Owner of each Unit, including the Declarant for tenant occupied Units owned by the Declarant, shall pay a fractional percentage of the common expenses represented by the number "1" divided by the total number of Units included in the Condominium. Notwithstanding the foregoing, at no time shall the Declarant be liable for common expenses for any Unit which has never been occupied by anyone other than the Declarant. For purposes of the calculations defined in this Section 15, the term "Unit" shall not include any Unit which has not been included within the Condominium by this Declaration or any amendment hereto. Each Unit Owner shall pay common expenses on a monthly basis as required by the Bylaws. The Association shall assess and each Garage Unit owner shall pay $1/60^{th}$ of the real estate taxes and cost of insurance for the Garage Unit buildings.

16. RENTAL OF UNITS

Pursuant to Village of Pleasant Prairie ordinances, eighty percent (80%) of all Units shall be owner occupied at all times. The Association shall be responsible for enforcing the eighty percent (80%) owner occupied requirement. Any Unit Owner desiring to rent the Unit Owner's Unit shall first obtain the written permission of the Association to ensure that the eighty percent (80%) owner occupied requirement is complied with. Any

rental agreement, written or otherwise, in violation of this section shall be voidable by the Association, or the Village shall have the right, but not the obligation, to void the rental agreements. This section may not be amended without the express written consent of the Village of Pleasant Prairie. Subject to the above restrictions, Unit Owners, including Declarant, may rent their Units provided that each rental agreement includes the terms and conditions of the Declaration and Bylaws by reference and requires that the occupant(s) of the Unit comply with the rules and regulations for the Condominium.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on this 24th day of November, 2003.

C.P. Apartments, LLC

By: _____
Title: Scott Simon, Member

Meadowlands Homeowner's Association, Inc.

By: _____
Title: Scott Simon, President

STATE OF WISCONSIN)
) ss
COUNTY OF Kenosha)

Personally came before me this 24th day of November, 2003, the above named Scott Simon being a member of C.P. Apartments, LLC, a Wisconsin limited liability company, and President of the Meadowlands Homeowner's Association, Inc., to me known to be the persons who executed and acknowledged the foregoing instrument as an act of the limited liability company by its authority.

_____
Print Name: Peggy K. Herrick
Notary Public - State Of Wisconsin

My commission expires: 3/12/06

Drafted by: Michael D. Orgeman – State Bar No. 01018072
Lichtsinn & Haensel, s.c.
111 East Wisconsin Avenue, Suite 1800
Milwaukee, Wisconsin 53202
(414) 276-3400

a:\condodocs\disclosure Meadowlands

Exhibit A

MEADOWLAND VILLA CONDOMINIUM

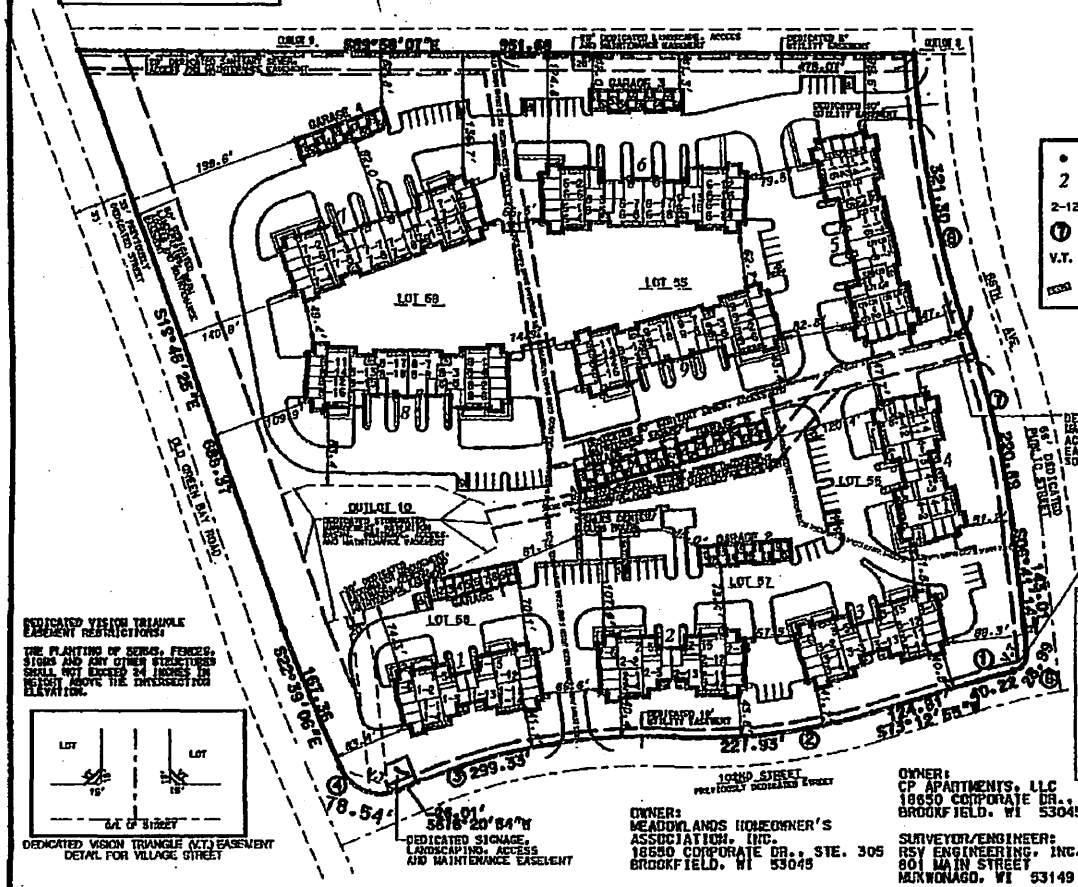
A FINAL CONDOMINIUM PLAT
BEING LOTS 55, 56, 57, 58 AND OUTLOT 10 OF MEADOWLANDS ADDITION NO. 2, BEING PART OF THE SW 1/4, SE 1/4, AND NE 1/4 OF THE SW 1/4 OF U.S. PUBLIC LAND SURVEY, SECTION 22, TOWN 1 NORTH, RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

TANGENT TABLE

NO.	DISTANCE	BEARING
(1)	22.76	S02°18'39"E
(2)	24.03	N02°18'39"W
(3)	25.30	N02°18'39"W
(4)	48.86	N14°06'56"W
(5)	25.25	N70°11'37"E
(6)	24.65	N70°11'04"E
(7)	45.40	S14°07'14"E
(8)	6.21	S19°48'25"E
(9)	21.23	N19°48'25"W

BASIS OF BEARING
THE SOUTH LINE OF THE SW1/4 OF SEC. 22-1-22 WAS TAKEN TO BEAR S89°40'10"W

0 100 200
SCALE 1" = 100'



LEGEND

- • 2" IRON PIPE FOUND
- 2 BUILDING NO.
- 2-12 UNIT NO.
- (7) CURVE NO. (SEE TABLE)
- V.T. DEDICATED VISION TRIANGLE EASEMENT
- LIMITED COMMON ELEMENT

LEGAL DESCRIPTION:
BEING LOTS 55, 56, 57, 58 AND OUTLOT 10 OF MEADOWLANDS ADDITION NO. 2, BEING PART OF THE SW 1/4, SE 1/4, AND NE1/4 OF THE SW1/4 OF U.S. PUBLIC LAND SURVEY, SECTION 22, TOWN 1 NORTH, RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:
I, PAUL H. VAN HENKELUM, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE MEADOWLANDS VILLA CONDOMINIUM AND THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THIS PLAT.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 703 OF THE STATE STATUTES, THE VILLAGE OF PLEASANT PRAIRIE LAND DIVISION AND DEVELOPMENT CONTROL ORDINANCE IN SURVEYING AND MAPPING THE SAME.

DATED THIS______DAY OF__________, 2003.

____
PAUL H. VAN HENKELUM,
R.L.S. 1931

NOTES:
ALL AREAS INSIDE OR OUTSIDE THE BUILDING OUTLINE NOT DESCRIBED AS LIMITED COMMON ELEMENTS OR AS A CONDOMINIUM UNIT ARE COMMON ELEMENTS.

LIMITED COMMON ELEMENTS CONSIST OF STOOPS, PATIOS, DECKS AND DRIVEWAYS, IF ANY, IMMEDIATELY ADJACENT TO AND APPURTENANT TO EACH UNIT TO WHICH HAS ACCESS BY A DOOR FROM THE UNIT.

DEDICATED VISION TRIANGLE EASEMENT RESTRICTIONS:
THE PLANTING OF SERBS, FENCES, SIGNS AND ANY OTHER STRUCTURES SHALL NOT EXCEED 24 INCHES IN HEIGHT ABOVE THE INTERSECTION ELEVATION.

DEDICATED VISION TRIANGLE (V.T.) EASEMENT DETAIL FOR VILLAGE STREET

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD BRG.	CHORD	TANGENT IN	TANGENT OUT
C1	03°08'37"	733.00	40.22	N74°47'13.8"E	40.21	N73°12'55"E	N76°21'32"E
C2	19°34'44"	667.00	227.93	N83°00'17"E	226.82	S87°12'21"E	N73°12'55"E
C3 BND.	25°28'45"	674.00	299.33	N80°04'16.5"E	296.88	N81°20'54"E	S87°12'21"E
C4 BND.	89°59'58"	50.00	78.54	S87°39'07"E	70.71	S22°39'08"E	N67°20'54"E
C6	83°02'48"	20.00	28.99	N34°50'09.5"E	26.52	N76°21'32"E	N34°26'29"E
C7	12°34'05"	1073.00	220.89	N12°58'15.5"W	220.45	N08°41'14"W	N08°41'13"W
C8	16°47'47"	1096.00	321.30	N10°51'25.5"W	320.15	N19°15'19"W	N19°15'19"W

OWNER:
CP APARTMENTS, LLC
18650 CORPORATE DR., STE. 305
BROOKFIELD, WI 53045

OWNER:
MEADOWLANDS HOMEOWNER'S ASSOCIATION, INC.
18650 CORPORATE DR., STE. 305
BROOKFIELD, WI 53045

SURVEYOR/ENGINEER:
RSV ENGINEERING, INC.
801 MAIN STREET
MUKWONAGO, WI 53149

REV. 12/3/03
REV. 11/6/03
REV. 10/23/02
REVISED 10/17/03
DATE: 9/12/03

SHEET 1 OF 12

INSTRUMENT DRAFTED BY: PAUL H. VAN HENKELUM, R.L.S., S-1931

RSV# 93117Z/ 93117ZCONDO.DGN 12/03/03

MEADOWLAND VILLA CONDOMINIUM

A FINAL CONDOMINIUM PLAT
BEING LOTS 55, 56, 57, 58 AND OUTLOT 10 OF MEADOWLANDS ADDITION NO. 2,
BEING PART OF THE SW 1/4, SE 1/4, AND NE 1/4 OF THE SW 1/4 OF U.S.
PUBLIC LAND SURVEY, SECTION 22, TOWN 1 NORTH, RANGE 22 EAST,
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

DEDICATIONS AND EASEMENTS PROVISIONS

[illegible]

DEDICATED LANDSCAPING, BERM, ACCESS AND MAINTENANCE EASEMENT PROVISIONS

[illegible]

DEDICATED VISION TRIANGLE EASEMENT PROVISIONS

[illegible]

DEDICATED PUBLIC STREETS PROVISIONS

[illegible]

DEDICATED UTILITY EASEMENT PROVISIONS

[illegible]

CONDOMINIUM OWNER'S ASSOCIATION EASEMENT PROVISIONS

[illegible]

INSTRUMENT DRAFTED BY: PAUL H. VAN DINKELUM, R.L.S., S-1931

REVISED 11/6/03
REVISED 10/23/03
REVISED 10/11/03
SHEET 2 OF 12

RSV#98117Z/81117CONDO 12/03/03