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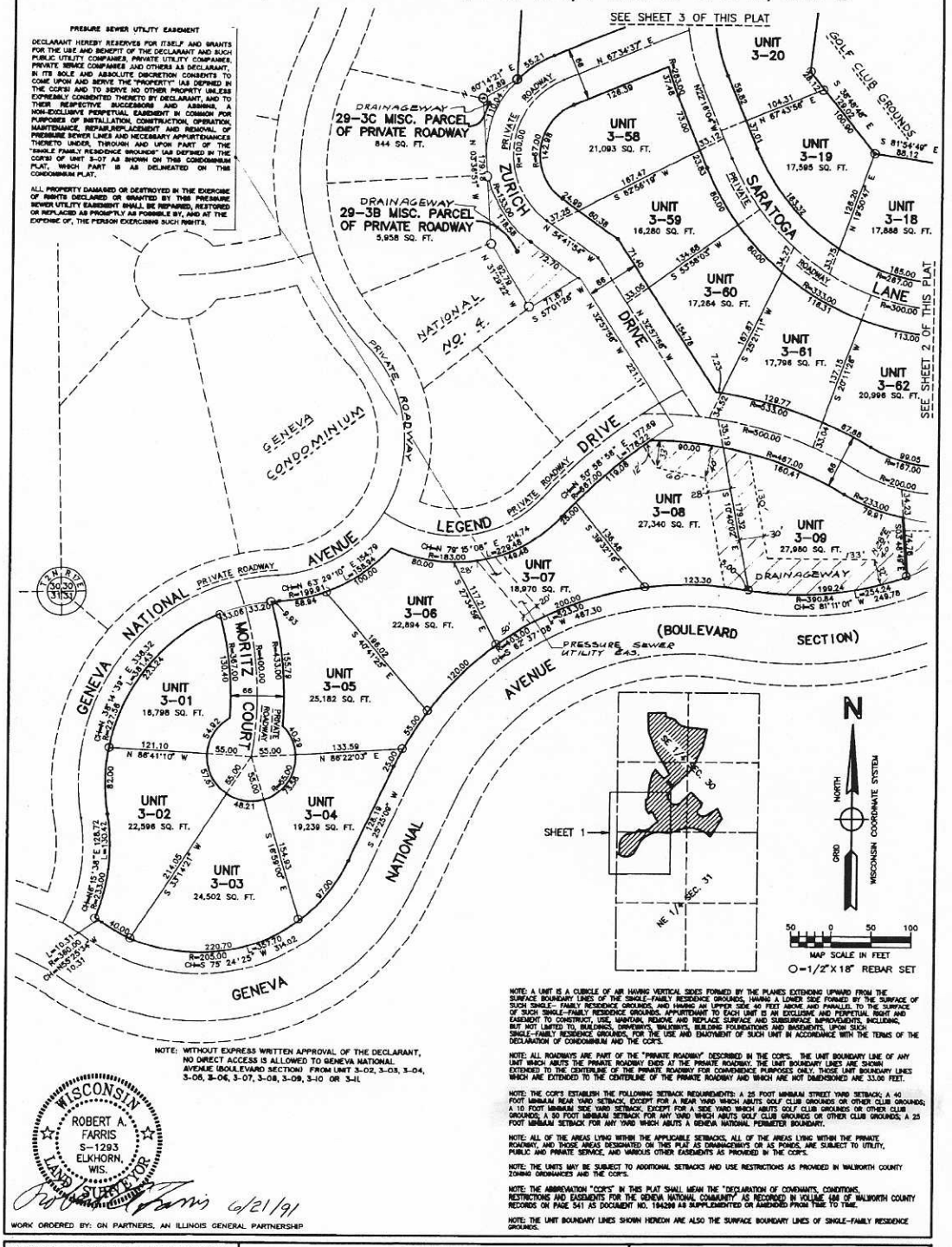
Lois M. Hetterhagen
Reg. of Deeds
Walworth County, Wis
Rec. Data Fee 40.00

21382

GENEVA NATIONAL CONDOMINIUM NO. 3

WALWORTH COUNTY, WISCONSIN

LOCATED IN SE1/4 SEC. 30 & IN N1/2 OF NE1/4 SEC. 31 T. 2 N., R.17 E.



NOTE: A UNIT IS A CUBICLE OF AIR HAVING VERTICAL SIDES FORMED BY THE PLANES EXTENDING UPWARD FROM THE SURFACE BOUNDARY LINES OF THE SINGLE-FAMILY RESIDENCE GROUNDS, HAVING A LOWER SIDE FORMED BY THE SURFACE OF SUCH SINGLE-FAMILY RESIDENCE GROUNDS, AND HAVING AN UPPER SIDE 30 FEET ABOVE AND PARALLEL TO THE SURFACE OF SUCH SINGLE-FAMILY RESIDENCE GROUNDS, APPURTENANT TO EACH UNIT IS AN EXCLUSIVE AND PERPETUAL RIGHT AND EASEMENT TO CONSTRUCT, USE, MAINTAIN, REMOVE AND REPLACE SURFACE AND SUBSURFACE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, BUILDINGS, DRIVEWAYS, WALKWAYS, BUILDING FOUNDATIONS AND BASEMENTS, UPON SUCH SINGLE-FAMILY RESIDENCE GROUNDS, FOR THE USE AND ENJOYMENT OF SUCH UNIT IN ACCORDANCE WITH THE TERMS OF THE DECLARATION OF CONDOMINIUM AND THE CC&Rs.

NOTE: ALL ROADWAYS ARE PART OF THE "PRIVATE ROADWAY" DESCRIBED IN THE CC&Rs. THE UNIT BOUNDARY LINE OF ANY UNIT WHICH ABUTS THE PRIVATE ROADWAY ENDS AT THE PRIVATE ROADWAY. THE UNIT BOUNDARY LINES ARE SHOWN EXTENDED TO THE CENTERLINE OF THE PRIVATE ROADWAY FOR COMMENCEMENT PURPOSES ONLY. THOSE UNIT BOUNDARY LINES WHICH ARE EXTENDED TO THE CENTERLINE OF THE PRIVATE ROADWAY AND WHICH ARE NOT DIMENSIONED ARE 33.00 FEET.

NOTE: THE CC&Rs ESTABLISH THE FOLLOWING SETBACK REQUIREMENTS: A 25 FOOT MINIMUM STREET YARD SETBACK; A 40 FOOT MINIMUM REAR YARD SETBACK, EXCEPT FOR A REAR YARD WHICH ABUTS GOLF CLUB GROUNDS OR OTHER CLUB GROUNDS; A 10 FOOT MINIMUM SIDE YARD SETBACK, EXCEPT FOR A SIDE YARD WHICH ABUTS GOLF CLUB GROUNDS OR OTHER CLUB GROUNDS; A 50 FOOT MINIMUM SETBACK FOR ANY YARD WHICH ABUTS GOLF CLUB GROUNDS OR OTHER CLUB GROUNDS; A 25 FOOT MINIMUM SETBACK FOR ANY YARD WHICH ABUTS A GENEVA NATIONAL PERIMETER BOUNDARY.

NOTE: ALL OF THE AREAS LYING WITHIN THE APPLICABLE SETBACKS, ALL OF THE AREAS LYING WITHIN THE PRIVATE ROADWAY, AND THOSE AREAS DESIGNATED ON THIS PLAT AS DRAINAGEWAYS OR AS PONDS, ARE SUBJECT TO UTILITY, PUBLIC AND PRIVATE SERVICE, AND VARIOUS OTHER EASEMENTS AS PROVIDED IN THE CC&Rs.

NOTE: THE UNITS MAY BE SUBJECT TO ADDITIONAL SETBACKS AND USE RESTRICTIONS AS PROVIDED IN WALWORTH COUNTY ZONING ORDINANCES AND THE CC&Rs.

NOTE: THE ABBREVIATION "CC&Rs" IN THIS PLAT SHALL MEAN THE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GENEVA NATIONAL COMMUNITY" AS RECORDED IN VOLUME 684 OF WALWORTH COUNTY RECORDS ON PAGE 541 AS DOCUMENT NO. 184290 AS SUPPLEMENTED OR AMENDED FROM TIME TO TIME.

NOTE: THE UNIT BOUNDARY LINES SHOWN HEREON ARE ALSO THE SURFACE BOUNDARY LINES OF SINGLE-FAMILY RESIDENCE GROUNDS.

NOTE: WITHOUT EXPRESS WRITTEN APPROVAL OF THE DECLARANT, NO DIRECT ACCESS IS ALLOWED TO GENEVA NATIONAL AVENUE (BOULEVARD SECTION) FROM UNIT 3-02, 3-03, 3-04, 3-05, 3-06, 3-07, 3-08, 3-09, 3-10 OR 3-11.

WISCONSIN
ROBERT A. FARRIS
S-1293
ELKHORN, WIS.
LAND SURVEYOR

6/21/91

WORK ORDERED BY: GN PARTNERS, AN ILLINOIS GENERAL PARTNERSHIP

FARRIS, HANSEN & ASSOC. INC. ENGINEERING, ARCHITECTURE, SURVEYING 7 RIDGEWAY COURT – P.O. BOX 437 ELKHORN, WISCONSIN 53121	EXHIBIT A CONDOMINIUM PLAT SHEET 1 OF 7 SHEETS	GENEVA NATIONAL