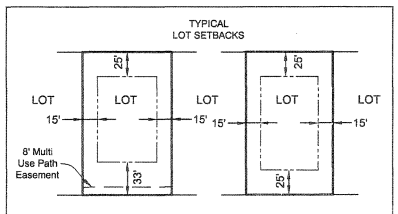
FAIRWAY WOODS

Being all of the Southeast 1/4 and part of the Northeast 1/4 of the Southwest 1/4 and part of the Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southeast 1/4
Section 15, Township 1 North, Range 19 East, in the Village of Twin Lakes, Kenosha County, Wisconsin



SETBACK REQUIREMENTS:
EXCEPT WHERE MORE RESTRICTIVE AS SHOWN ON PLAT
Min. FRONT - LOTS WITH PATH EASEMENT- 33 FEET
Min. FRONT - 25 FEET
Min. REAR - 25 FEET
Min. SIDE - 15 FEET

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.
Certified February 16th, 20 11
Department of Administration

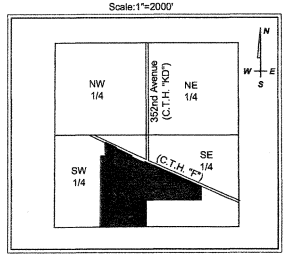
OWNER / DEVELOPER:
COUNTRY CLUB ESTATES
DEVELOPEMENT, LLC.
P.O. Box 976
Twin Lakes, WI 53181-0976
Phone: 262-877-8700

Bearings refer to Grid North of the Wisconsin State Plane Coordinate System Grid, South Zone per N.A.D. 27. The South line of the Southwest 1/4 of Section 15, Township 1 North, Range 19 East has a reference bearing of N 88°03'30" E.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

DOCUMENT
1511720
RECORDED
At Kenosha County, Kenosha, WI 53140
Leslie I. Principe, Register of Deeds
on 2/23/2007 at 10:10AM
70007526
$50.00
RESDEED3
RLET

VICINITY SKETCH
Section 15, T1N, R19E
Scale:1"=2000'



NOTES:

NO VEHICULAR ACCESS TO OUTLOTS EXCEPT FOR DESIGNATED AREAS AND FOR MAINTENANCE VEHICLES ONLY.

OUTLOTS 1 AND 2 TO BE OWNED BY THE FAIRWAY WOODS HOMEOWNERS ASSOCIATION BY MEANS OF A FRACTIONAL OWNERSHIP.

OUTLOTS 3 AND 4 TO BE RETAINED BY DEVELOPER FOR FUTURE PHASES.

Outlot Ownership and Purpose:
Outlots 1 and 2 of the plat of FAIRWAY WOODS are owned and shall be maintained by the FAIRWAY WOODS Homeowners Association for storm water retention purposes and open space and each individual lot owner shall have an undividable fractional ownership of the outlots and that Kenosha County and the Village of Twin Lakes shall not be liable for any fees or special assessments in the event Kenosha County or the Village of Twin Lakes should become the owner of any lot in the subdivision by reason of delinquency. The developer and all subsequent owners shall transfer to any subsequent purchaser of any buildable lot within the subdivision an undivided one-seventyninth(1/79) interest in the Outlots. The developer and all subsequent owners warrant and represent that the said outlots for assessment purposes will have no value per se, and the 1/79 interest in the said outlots would be assessed with each of the buildable lots. In the event that the said outlot is not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1/79 per buildable lot, of the taxes due on said outlots. In the event that these said taxes are not paid, Kenosha County reserves the right to collect from each and every developer or subsequent owner individually for all taxes due.

The Homeowners Association shall maintain said Outlots in an unobstructed condition so as to maintain its intended purpose. Construction of any building, grading, or filling in said Outlots is prohibited unless approved by the Village of Twin Lakes. Vehicular access other than by maintenance vehicles to said Outlots is prohibited. The Homeowners Association grants to the Village the right (but not the responsibility) to enter upon the Outlots in order to inspect, repair, or restore said Outlots to its intended purpose. Expense incurred by theVillage for said inspection, repair, or restoration of said Outlots may be placed against the tax roll for said association and collected as a special charge by the Town.

PROPOSED HOUSE NOTE:
The particular style and/or design of the proposed house could be significantly affected by topographic conditions, and that "exposed basement" construction may be necessary to minimize rear yard disturbance. By approving this subdivision as submitted, Village of Twin Lakes does not warranty that each lot shown will accommodate every conceivable type of building style or footprint that may be considered by potential lot owners.

WETLAND PRESERVATION RESTRICTION
1. Grading and filling shall be prohibited unless specifically authorized by the municipality in which they are located and, if applicable, Kenosha County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal of topsoil or other earthen materials shall be prohibited.
3. The removal or destruction of any vegetative cover, ie., trees, shrubs, grasses, etc., shall be prohibited, with the exception of the removal of dead, diseased or dying vegetation at the discretion of a forester or naturalist and the approval of Kenosha County.
4. Grazing by domesticated animals, ie., horses, cows, etc., shall be prohibited.
5. The introduction of plant material not indigenous to the existing environment of the Wetland area shall be prohibited.
6. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Kenosha County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
7. Construction of buildings is prohibited.

BASEMENT RESTRICTION
Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots contain soil conditions which, due to the possible presence of groundwater near the surface, may require soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert design a basement and foundation which will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that special measures be taken. Soil conditions should be subject to each owners special investigation prior to construction and no specific representation is made herein.

NOTES:

● – Denotes 2-3/8" O.D. x 30" Iron Pipe **set**, 3.65 lbs. per lin. ft.
1-1/4" O.D. x 24" Iron Pipe **set**, 1.68 lbs. per lin. ft. all other Lot and Outlot corners.

All distances computed and measured to the nearest 0.01'

All angles computed to the nearest 00°00'00.5" and measured to the nearest 00°00'01"

sq. ft. – Denotes lot areas to the nearest square foot

WISCONSIN
WILLIAM R. HENRICHS
S-2419
Waukesha, WI
LAND SURVEYOR

William R. Henrichs
August 11, 2006
Rev. February 6, 2007

LANDCRAFT SURVEY AND ENGINEERING, INC.
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
2077 South 116th Street, West Allis, WI 53227
PH. (414) 604-0674 FAX (414) 604-0677
INFO@LANDCRAFTSE.COM

SHEET 1 OF 4
August 11, 2006
Project No. 060126