

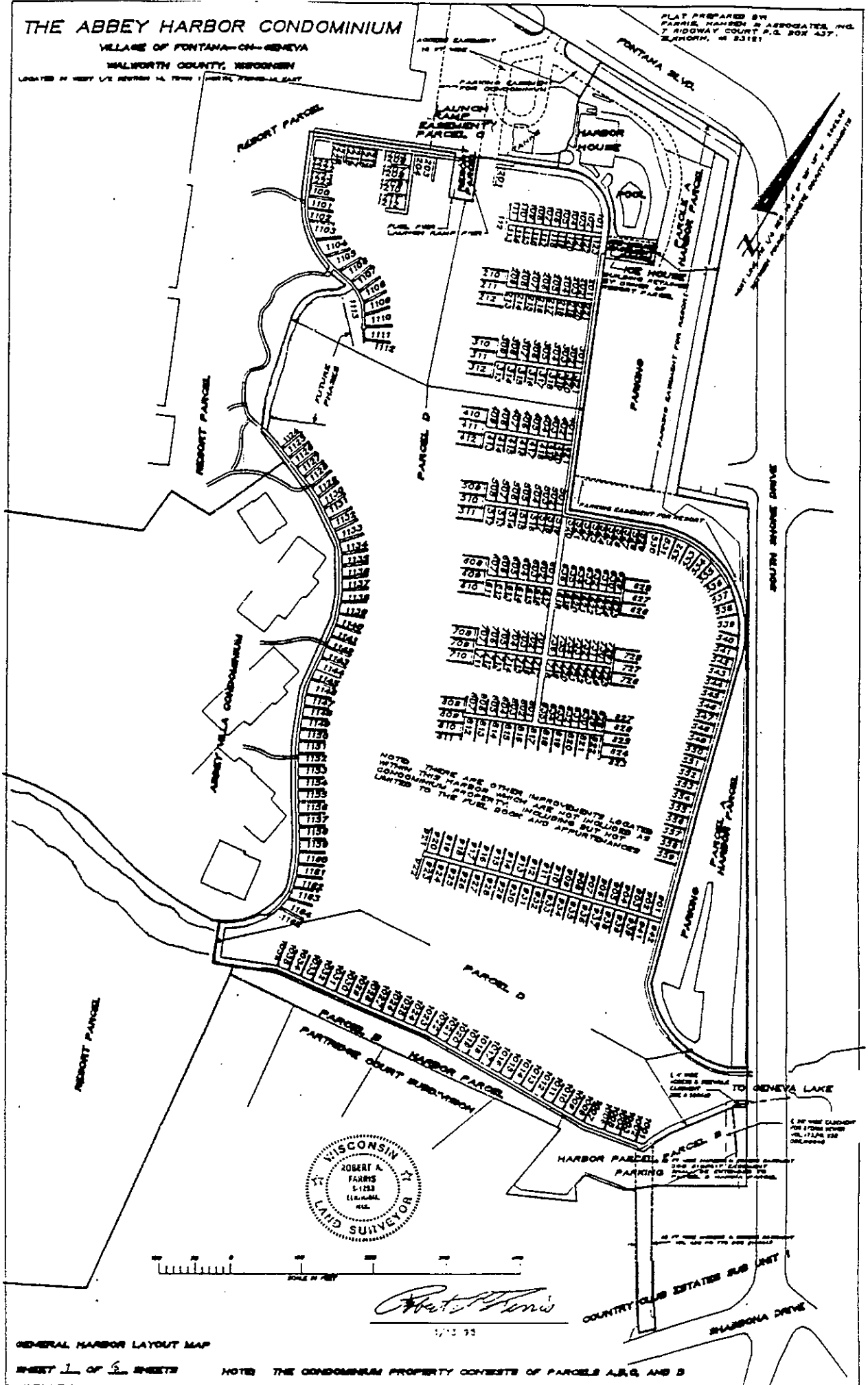
# THE ABBEY HARBOR CONDOMINIUM

VILLAGE OF FONTANA-ON-GENEVA

WALWORTH COUNTY, WISCONSIN

LOCATED IN WEST 1/2 SECTION 16, TOWN 14 NORTH, RANGE 14 EAST

PLAT PREPARED BY  
FARRIS, HANSEN & ASSOCIATES, INC.  
7 RIDGWAY COURT P.O. BOX 437,  
WATSONVILLE, WISCONSIN 53181



NOTE: THERE ARE OTHER IMPROVEMENTS LOCATED WITHIN THIS HARBOR WHICH ARE NOT INCLUDED AS CONDOMINIUM PROPERTY INCLUDING BUT NOT LIMITED TO THE PUEL BOOK AND APPURTENANCES



GENERAL HARBOR LAYOUT MAP

1/15 95

# THE ABBEY HARBOR CONDOMINIUM

VILLAGE OF FONTANA—ON—GENEVA  
WALLWORTH COUNTY, WISCONSIN

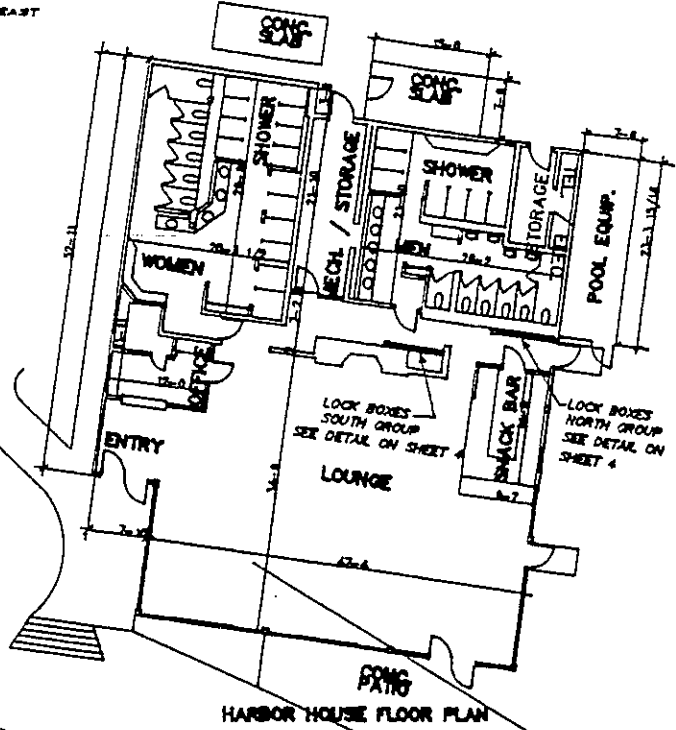
LOCATED IN WEST 1/2 SECTION 14, TOWN 1 NORTH, RANGE 18 EAST

PLAN PREPARED BY  
FARRIS & FAHRIS, INC.  
SURVEYORS  
EQUINOX, WISCONSIN 53127

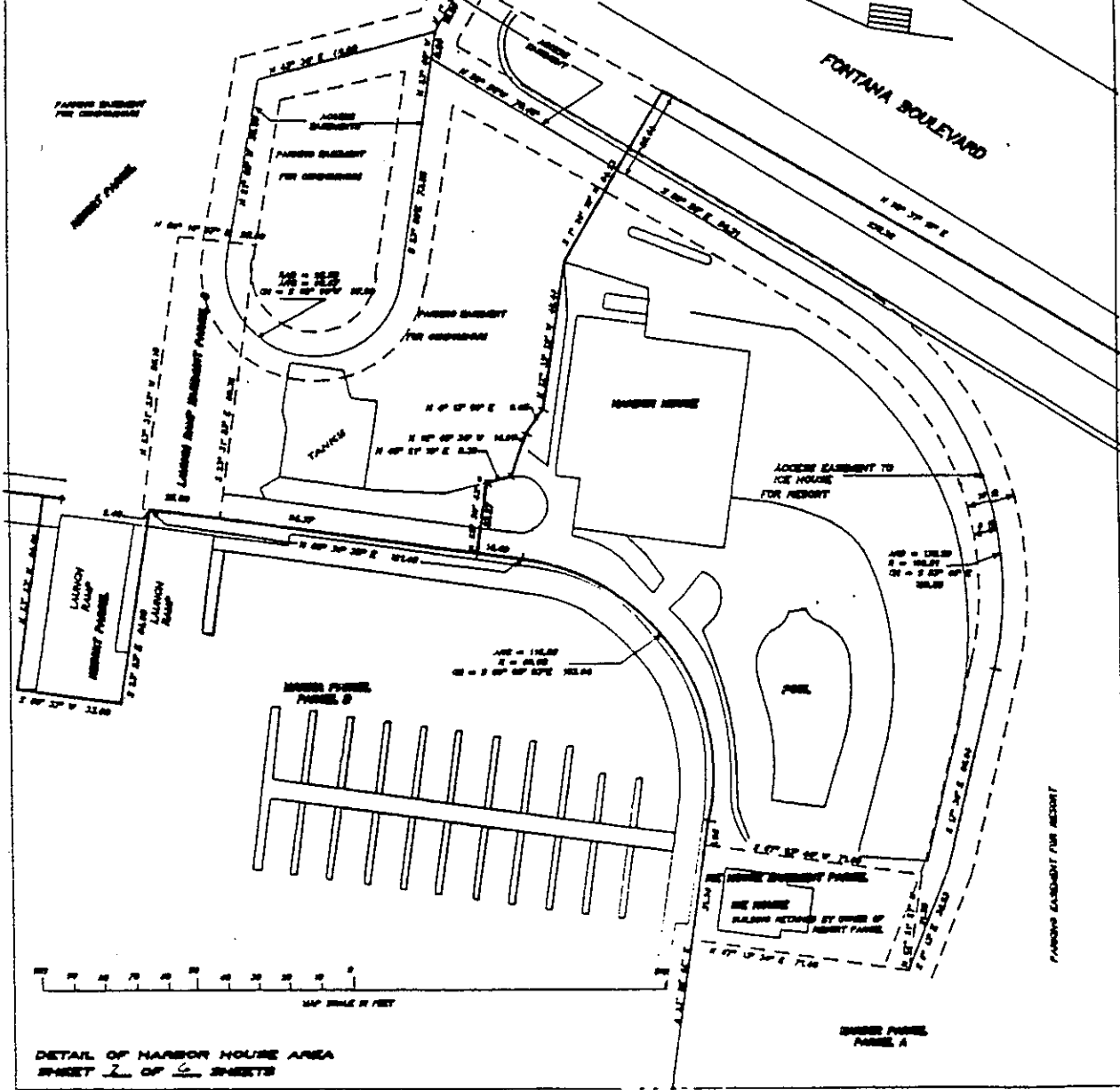


*Farris & Farris*

1/13/85



HARBOR HOUSE FLOOR PLAN



DETAIL OF HARBOR HOUSE AREA  
SHEET 2 OF 6 SHEETS

THE ABBEY HARBOR CONDOMINIUM

VILLAGE OF FONTANA-ON-GENEVA  
WALWORTH COUNTY, WISCONSIN

PLAT PREPARED BY  
FARRIS, HANSEN & ASSOCIATES, INC.  
7 MIDWAY COURT, P.O. BOX 437  
GLYNDORA, W. 53121

PARCEL A

PART OF THE WEST 1/2 OF SECTION 14, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF FONTANA-ON-GENEVA, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SAID SECTION 14; THENCE S 80DEG 27MIN 30SEC E 1738.22 FEET TO THE NORTHWEST CORNER OF LOT 1 OF PARTRIDGE COURT SUBDIVISION; THENCE N 70DEG 02MIN W 12.53 FEET; THENCE N 87DEG 09MIN 18 SEC E 58.89 FEET; THENCE N 82DEG 47MIN 38SEC E 120.44 FEET; THENCE N 82DEG 54MIN 03SEC E 107.48 FEET; THENCE N 80DEG 48MIN 37SEC E 167.71 FEET; THENCE N 80DEG 19MIN 48SEC E 92.03 FEET; THENCE N 79DEG 10MIN 25SEC E 85.97 FEET; THENCE N 23DEG 38MIN 25SEC E 47.28 FEET; THENCE N 30DEG 04MIN 42SEC E 98.79 FEET; THENCE N 38DEG 58MIN 25SEC E 18.73 FEET TO THE WEST BOUNDARY OF LANDS OWNED BY THE VILLAGE AND OCCUPIED BY A PUBLIC STREET KNOWN AS SOUTH SHORE DRIVE; THENCE N 31DEG 02MIN W 55.24 FEET ALONG SAID LANDS TO THE POINT OF BEGINNING; THENCE S 80DEG 58MIN 25SEC W 28.80 FEET; THENCE NORTHWESTERLY 173.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 137.38 FEET AND CHORD N 73DEG 53MIN 28SEC W 162.52 FEET; THENCE N 15DEG 30MIN 45SEC W 46.18 FEET; THENCE NORTHWESTERLY 260.61 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.18 FEET AND CHORD N 58DEG 35MIN 33SEC W 228.89 FEET; THENCE S 87DEG 38MIN 53SEC W 137.88 FEET; THENCE N 23DEG 08MIN 42SEC W 383.63 FEET; THENCE NORTHWESTERLY 114.88 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 68.88 FEET AND CHORD N 80DEG 03MIN 03SEC W 103.64 FEET; THENCE S 64DEG 38MIN 35SEC W 14.48 FEET; THENCE N 22DEG 58MIN 43SEC W 23.27 FEET; THENCE N 45DEG 21MIN 18SEC E 8.39 FEET; THENCE N 12DEG 40MIN 34SEC W 14.97 FEET; THENCE N 40DEG 13MIN 08SEC E 8.65 FEET; THENCE N 22DEG 35MIN 29SEC W 48.78 FEET; THENCE N 12DEG 40MIN 18SEC W 64.53 FEET TO THE SOUTHERLY RIGHT OF WAY OF FONTANA BOULEVARD; THENCE N 80DEG 37MIN 13SEC E 235.32 FEET ALONG SAID BOULEVARD; THENCE S 20DEG 27MIN 30SEC E 488.59 FEET ALONG THE WEST BOUNDARY OF VILLAGE LANDS; THENCE N 68DEG 51MIN E 105.47 FEET ALONG SAID VILLAGE LANDS; THENCE S 31DEG 02MIN E 791.28 FEET ALONG THE WEST BOUNDARY OF LANDS OWNED BY THE VILLAGE AND OCCUPIED BY A PUBLIC STREET KNOWN AS SOUTH SHORE DRIVE TO THE POINT OF BEGINNING, CONTAINING 3.88 ACRES OF LAND MORE OR LESS.

PARCEL B

PART OF THE WEST 1/2 OF SECTION 14, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF FONTANA-ON-GENEVA, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SAID SECTION 14; THENCE S 80DEG 27MIN 30SEC E 1738.22 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF PARTRIDGE COURT SUBDIVISION; THENCE N 70DEG 02MIN W 12.53 FEET; THENCE N 87DEG 09MIN 18 SEC E 58.89 FEET; THENCE N 82DEG 47MIN 38SEC E 120.44 FEET; THENCE N 82DEG 54MIN 03SEC E 107.48 FEET; THENCE N 80DEG 48MIN 37SEC E 167.71 FEET; THENCE N 80DEG 19MIN 48SEC E 92.03 FEET; THENCE N 79DEG 10MIN 25SEC E 85.97 FEET; THENCE N 23DEG 38MIN 25SEC E 47.28 FEET; THENCE N 30DEG 04MIN 42SEC E 98.79 FEET; THENCE N 38DEG 58MIN 25SEC E 18.73 FEET TO THE WEST BOUNDARY OF LANDS OWNED BY THE VILLAGE AND OCCUPIED BY A PUBLIC STREET KNOWN AS SOUTH SHORE DRIVE; THENCE S 31DEG 02MIN E 115.87 FEET ALONG SAID VILLAGE LANDS; THENCE S 72DEG 09MIN W 2.20 FEET ALONG THE BOUNDARY OF LANDS DESCRIBED IN DOCUMENT #18417; THENCE S 59DEG 02MIN W 133.64 FEET ALONG SAID BOUNDARY TO AN IRON PIPE STAKE; THENCE S 50DEG 15MIN 13SEC W 46.90 FEET ALONG SAID BOUNDARY; THENCE S 78DEG 54MIN 33SEC W 38.32 FEET ALONG SAID BOUNDARY; THENCE S 82DEG 03MIN 55SEC W 28.02 FEET ALONG SAID BOUNDARY; THENCE S 12DEG 08MIN 20SEC W 20.78 FEET ALONG SAID BOUNDARY; THENCE S 35DEG 48MIN E 25.80 FEET ALONG SAID BOUNDARY; THENCE S 64DEG 38MIN W 101.57 FEET ALONG SAID BOUNDARY TO AN IRON PIPE STAKE IN THE EAST LINE OF LOT 4 OF PARTRIDGE COURT SUBDIVISION; THENCE N 78DEG 50MIN 30SEC E 122.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE S 84DEG 23MIN W 108.10 FEET ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION TO THE POINT OF BEGINNING, CONTAINING 0.84 ACRES OF LAND MORE OR LESS.

PARCEL C

PART OF THE WEST 1/2 OF SECTION 14, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF FONTANA-ON-GENEVA, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SAID SECTION 14; THENCE S 80DEG 27MIN 30SEC E 1738.22 FEET TO THE NORTHWEST CORNER OF LOT 1 OF PARTRIDGE COURT SUBDIVISION; THENCE N 70DEG 02MIN W 12.53 FEET; THENCE N 87DEG 09MIN 18 SEC E 58.89 FEET; THENCE N 82DEG 47MIN 38SEC E 120.44 FEET; THENCE N 82DEG 54MIN 03SEC E 107.48 FEET; THENCE N 80DEG 48MIN 37SEC E 167.71 FEET; THENCE N 80DEG 19MIN 48SEC E 92.03 FEET; THENCE N 79DEG 10MIN 25SEC E 85.97 FEET; THENCE N 23DEG 38MIN 25SEC E 47.28 FEET; THENCE N 30DEG 04MIN 42SEC E 98.79 FEET; THENCE N 38DEG 58MIN 25SEC E 18.73 FEET TO THE WEST BOUNDARY OF LANDS OWNED BY THE VILLAGE AND OCCUPIED BY A PUBLIC STREET KNOWN AS SOUTH SHORE DRIVE; THENCE N 31DEG 02MIN W 98.37 FEET ALONG SAID LANDS; THENCE S 80DEG 38MIN W 105.47 FEET ALONG SAID LANDS; THENCE N 20DEG 27MIN 30SEC W 488.59 FEET ALONG SAID BOULEVARD; THENCE S 20DEG 27MIN 30SEC W 235.32 FEET ALONG THE SOUTH POINT OF WAY OF FONTANA BOULEVARD; THENCE S 12DEG 08MIN 20SEC W 20.78 FEET; THENCE S 35DEG 48MIN E 25.80 FEET; THENCE S 64DEG 38MIN W 101.57 FEET; THENCE N 78DEG 50MIN 30SEC E 122.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE S 84DEG 23MIN W 108.10 FEET ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES MORE OR LESS.

PARCEL D

PART OF THE WEST 1/2 OF SECTION 14, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF FONTANA-ON-GENEVA, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SAID SECTION 14; THENCE S 80DEG 27MIN 30SEC E 1738.22 FEET TO THE NORTHWEST CORNER OF LOT 1 OF PARTRIDGE COURT SUBDIVISION; THENCE N 70DEG 02MIN W 12.53 FEET; THENCE N 87DEG 09MIN 18 SEC E 58.89 FEET; THENCE N 82DEG 47MIN 38SEC W 30.38 FEET; THENCE N 22DEG 08MIN 08SEC W 86.13 FEET; THENCE NORTHWESTERLY 88.10 FEET ALONG THE BOUNDARY OF ABBEY VILLA CONDOMINIUM BEING THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 119 FEET AND CHORD N 51DEG 02MIN W 98.37 FEET; THENCE NORTH 21.54 FEET ALONG SAID CONDOMINIUM BOUNDARY BEING THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 37 FEET AND CHORD N 30DEG 58MIN W 21.26 FEET; THENCE N 22DEG 08MIN W 38.89 FEET ALONG SAID CONDOMINIUM BOUNDARY; THENCE N 31DEG 07MIN W 40.03 FEET ALONG SAID CONDOMINIUM BOUNDARY; THENCE N 31DEG 18MIN W 41.53 FEET ALONG SAID CONDOMINIUM BOUNDARY; THENCE N 30DEG 48MIN W 77.73 FEET ALONG SAID CONDOMINIUM BOUNDARY; THENCE N 22DEG 48MIN W 80.79 FEET ALONG SAID CONDOMINIUM BOUNDARY; THENCE N 70DEG 58MIN W 108.88 FEET ALONG SAID CONDOMINIUM BOUNDARY; THENCE N 20DEG 58MIN W 34.08 FEET ALONG SAID CONDOMINIUM BOUNDARY; THENCE N 30DEG 38MIN W 65.53 FEET TO THE MOST NORTHERLY CORNER OF PARCEL 1 OF SAID ABBEY VILLA CONDOMINIUM; THENCE N 80DEG 38MIN 08SEC W 92.18 FEET; THENCE N 23DEG 08MIN 08SEC W 46.68 FEET; THENCE N 15DEG 25MIN 47SEC W 115.77 FEET; THENCE NORTHWESTERLY 73.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 37 FEET AND CHORD N 30DEG 58MIN 08SEC E 68.79 FEET; THENCE NORTHWESTERLY 28.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 28 FEET AND CHORD N 40DEG 08MIN 38SEC E 20.44 FEET; THENCE NORTHWESTERLY 155.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 138.17 FEET AND CHORD N 58DEG 38MIN 48SEC W 147.67 FEET; THENCE N 23DEG 37MIN 14 SEC W 92.58 FEET; THENCE N 80DEG 58MIN 18SEC E 105.82 FEET; THENCE S 23DEG 23MIN E 84.82 FEET; THENCE N 68DEG 37MIN 14 SEC W 33.00 FEET; THENCE N 23DEG 23MIN W 64.00 FEET; THENCE N 80DEG 38MIN 33SEC E 121.44 FEET; THENCE SOUTHEASTERLY 114.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 68.88 FEET AND CHORD S 68DEG 03MIN 03SEC E 103.64 FEET; THENCE S 23DEG 08MIN 42SEC E 383.63 FEET; THENCE N 87DEG 38MIN 53SEC W 137.88 FEET; THENCE S 87DEG 38MIN 53SEC W 228.89 FEET; THENCE SOUTHEASTERLY 260.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.18 FEET AND CHORD S 15DEG 30MIN 45SEC E 461.82 FEET; THENCE SOUTHEASTERLY 173.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 137.38 FEET AND CHORD S 73DEG 53MIN 28SEC E 162.52 FEET; THENCE N 38DEG 58MIN 25SEC E 18.73 FEET TO THE WEST BOUNDARY OF LANDS OWNED BY THE VILLAGE AND OCCUPIED BY A PUBLIC STREET KNOWN AS SOUTH SHORE DRIVE; THENCE S 31DEG 02MIN W 55.24 FEET ALONG SAID VILLAGE LANDS; THENCE S 58DEG 58MIN 25SEC W 28.80 FEET; THENCE S 31DEG 04MIN 42SEC W 98.79 FEET; THENCE SOUTHWESTERLY 47.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 254.31 FEET AND CHORD S 23DEG 38MIN 25SEC W 47.28 FEET; THENCE S 78DEG 10MIN 25SEC W 85.97 FEET; THENCE S 80DEG 19MIN 48SEC W 92.03 FEET; THENCE S 80DEG 48MIN 37SEC W 167.71 FEET; THENCE S 22DEG 54MIN 03SEC W 107.48 FEET; THENCE S 82DEG 47MIN 38SEC W 120.44 FEET; THENCE S 87DEG 09MIN 18SEC W 58.89 FEET TO THE POINT OF BEGINNING CONTAINING 15.14 ACRES MORE OR LESS.

SUPPLEMENTARY CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED IN THE BODY OF SAID PROFESSIONAL INSTRUMENT AND BELIEVE AND THAT THE REPRESENTATIONS AND LEGAL DESCRIPTIONS OF SAID LOTS AND THE OTHER ELEMENTS ON IT ARE CORRECT FROM THE PLAT.

WITNESSED

ROBERT A. FARRIS, PLS. 1883

WITNESSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1995, BY THE FILED AND CLERK OF THE VILLAGE OF FONTANA-ON-GENEVA, WALWORTH COUNTY, WISCONSIN

LEGAL DESCRIPTIONS

AUTHORIZED SIGNATURE FOR THE VILLAGE OF FONTANA-ON-GENEVA

SHEET 3 OF 5 SHEETS



*Robert A. Farris*

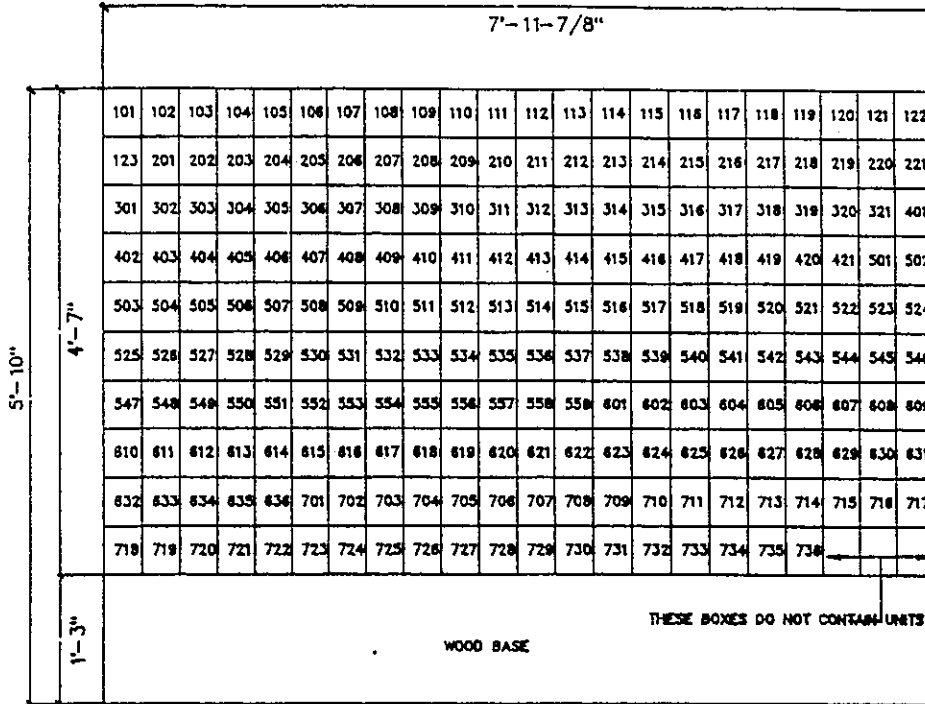
1/13/95

**THE ABBEY HARBOR CONDOMINIUM**

VILLAGE OF PORTLAND-WISCONSIN  
 WASHINGTON COUNTY, WISCONSIN

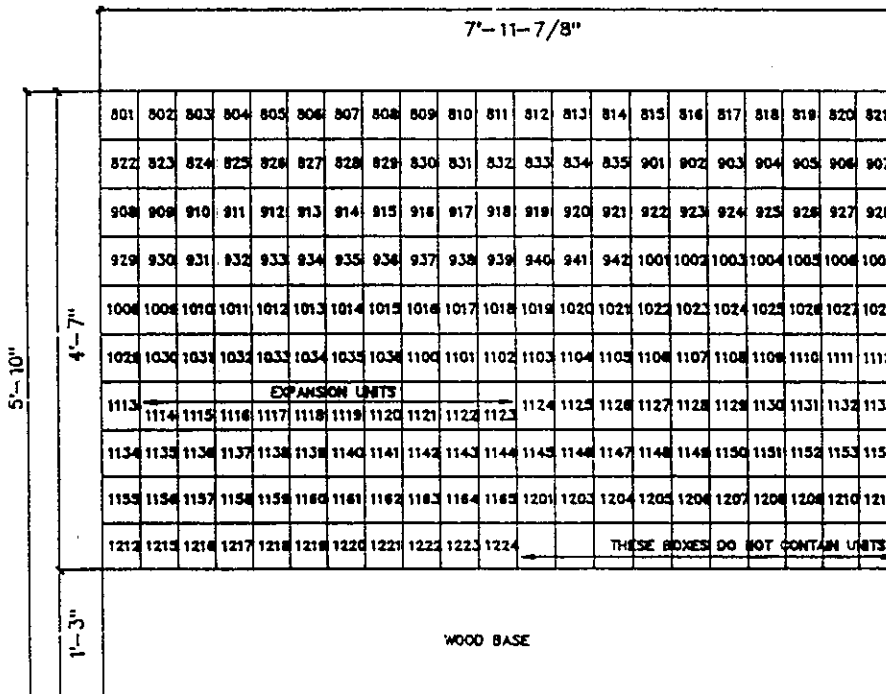
PLAN PREPARED BY  
 FARRIS, HANSEN & ASSOCIATES, INC.  
 7 RIDGEWAY COURT P.O. BOX 437  
 ELROY, WI 53121

**NORTH GROUP OF LOCK BOXES LOOKING NORTH**



**THE UNITS (LOCK BOXES) ARE LOCATED WITHIN THE HARBOR HOUSE**

**SOUTH GROUP OF LOCK BOXES LOOKING SOUTH**



*Robert A. Farris*

1/13/95

**THE ABBEY HARBOR CONDOMINIUM**

VILLAGE OF FORTWAH-ON-GENEVA  
SALISBURY BLVD., WISCONSIN

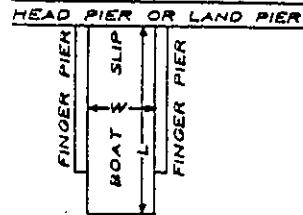
PLAT PREPARED BY  
FARRIS, HANSEN & ASSOCIATES, INC.  
7 RIVERWAY COURT P.O. BOX 437  
ELKHORN, WISCONSIN

**COMMERCIAL BOAT SLIPS:**  
1201, 1203-1212  
1215-1224

**RECREATION BOAT SLIPS:**  
101-123      201-221  
301-321      401-421  
501-559      601-636  
701-736      801-836  
901-942      1001-1036  
1100-1113    1124-1165

**BOAT SLIPS WHICH DO NOT EXIST:**  
1202, 1213-1214

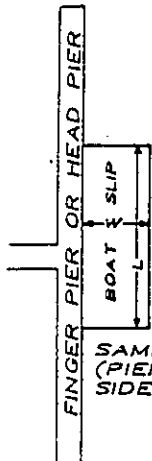
**SAMPLE BOAT SLIP  
(PIERS ON 3 SIDES)**



FOR BOAT SLIPS WITH PIERS ON 3 SIDES THE WIDTH "W" SHALL BE THE DISTANCE BETWEEN THE EXISTING FINGER PIERS

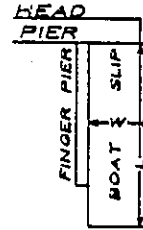
THE LENGTHS SHALL BE AS FOLLOWS:

44 FT FOR CLASS AA BOAT SLIPS  
31 FT FOR CLASS A/B BOAT SLIPS  
30 FT FOR CLASS C BOAT SLIPS



**SAMPLE BOAT SLIP  
(PIER ON ONE SIDE ONLY)**

**SAMPLE BOAT SLIP  
(PIERS ON 2 SIDES)**



**TABLE FOR BOAT SLIPS WITH PIERS ON ONE OR TWO SIDES ONLY**

CLASS	LENGTH	WIDTH
AA	44	14
A/B	31	11
C	30	8.5

**BOAT SLIP CLASSIFICATION LIST - SEE DECLARATION FOR FURTHER DEFINITION**

**C BOAT SLIP SIZE**  
8.5 FT X 30 FT

101-111    517-529  
113-123    601-603  
201-203    615-625  
219-221    629-636  
301-303    701-703  
319-321    715-725  
401-403    729-736  
419-421    801-803  
501-503    828-835  
1001-1006  
1201, 1203, 1205-1212  
1215-1224

**A/B BOAT SLIP SIZE**  
11 FT X 31 FT

204-209    413-418  
213-218    504-508  
304-309    512-516  
313-318    530  
404-409    604-607  
611-614    704-707  
711-714    804-807

**AA BOAT SLIP SIZE**  
14 FT X 44 FT

112      531-559  
210-212    626-628  
310-312    608-610  
410-412    708-710  
509-511    726-728  
901-942    808-827  
1100-1113    1007-1036  
1204      1124-1165

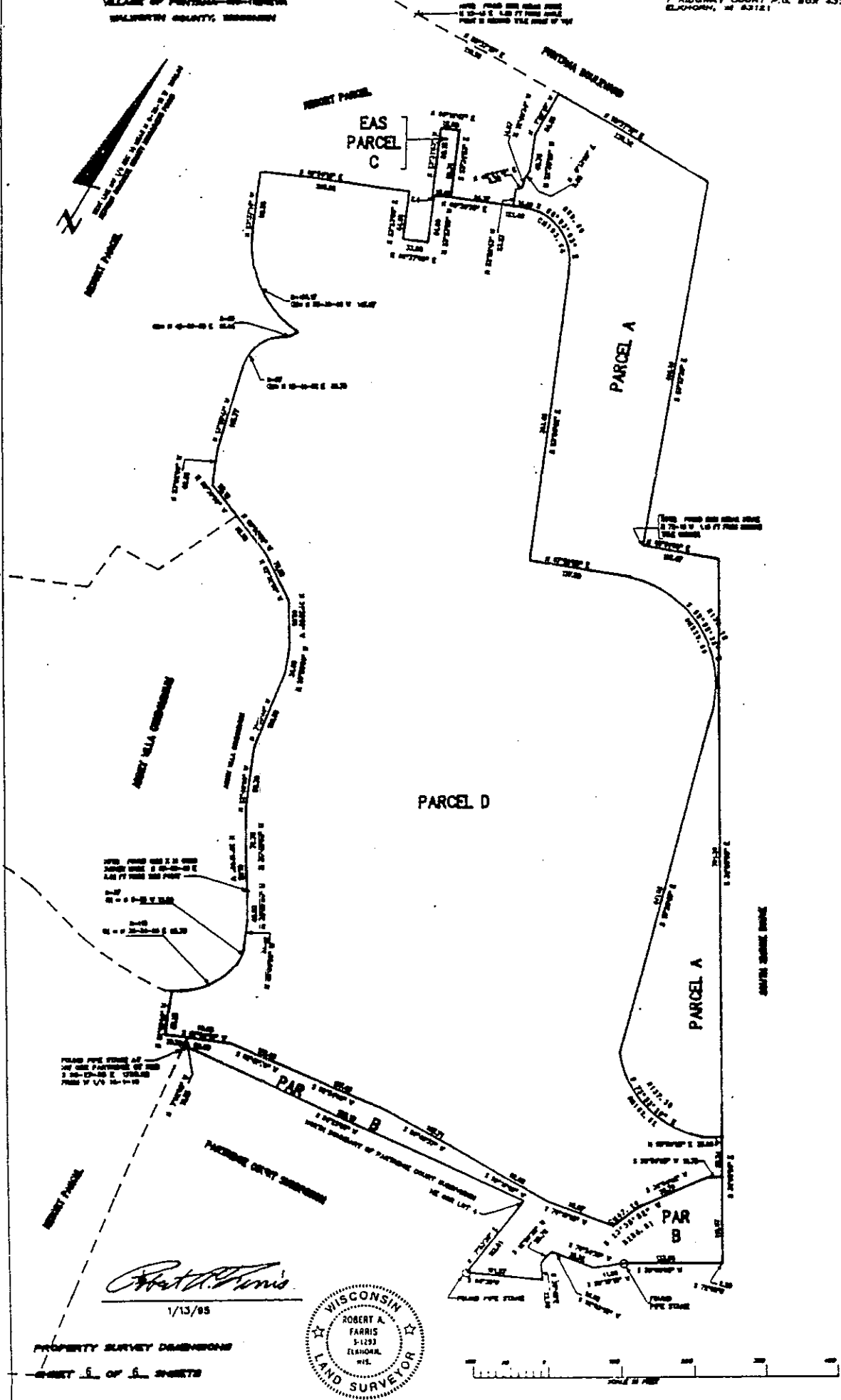


*Robert J. Harris*

# THE ABBEY HARBOR CONDOMINIUM

VILLAGE OF FONTANA-90-100000  
WALWORTH COUNTY, WISCONSIN

PLAT PREPARED BY  
FARRIS, FARRIS & ASSOCIATES, INC.  
7 RIDGWAY COURT P.O. BOX 437  
ELKHORN, WI 53121



*Robert A. Farris*  
1/13/93



PROPERTY SURVEY DASHBORNS  
SHEET 5 OF 5 SHEETS

