

**GRAND VIEW SHORES
DECLARATION OF
COVENANTS, CONDITIONS
AND RESTRICTIONS**

Document Number

Title of Document

INDEXED

DOCUMENT # 636632

Recorded
NOV. 23, 2004 AT 09:00AM
CHRISTIE BENDER
REGISTER OF DEEDS
JUNEAU CO., WI
Fee Amount: \$59.00

ENTERED

THIS DECLARATION, made this 16th day of November, 2004, by **Taylor Investment Corporation of Wisconsin**, a Corporation under the laws of the State of Minnesota (hereinafter referred to as "DECLARANT").

WITNESSETH:

WHEREAS, DECLARANT is the owner of the real property more particularly described in Exhibit A attached hereto and made a part hereof (the "Subject Property").

Said Subject Property is shown on the copy of the Town of Armenia Plat of Grand View Shores including Lots 1 through 84 and Outlots 1 and 2 which is marked as Exhibit B and incorporated by reference herein.

In accordance with the Declaration, all owners will have common enjoyment rights in Outlot 2, in all the eleven common piers and eight wooden stairways for access to assigned piers, and in the Shoreline Commons Area or other common property. Outlot 1 will be dedicated to the public.

WHEREAS, the Subject Property also includes Outlot 2, eleven common piers and eight wooden stairways for access to assigned piers on the Shoreline Commons Area (as shown on Exhibit C) as well as the right to use the aforesaid Shoreline Commons Area. The right to use said piers, said wooden stairways and the Shoreline Commons Area or other common property are subject to the provisions of the Nonexclusive License Agreement to be entered into by Taylor Investment Corporation of Wisconsin and the Wisconsin River Power

Record this document with the Register of Deeds

Name and Return Address:

Atty. Walter G. Wefel
PO Box 639
Wisconsin Rapids, WI 54495-0639

Taylor Investment

Company which will be assigned to the Grand View Shores Waterfront Community Association, Ltd.

WHEREAS, DECLARANT, desires to provide for the preservation of the values and amenities of Subject Property and, to this end, desire to subject aforesaid Subject Property to the covenants, conditions, restrictions and charges hereinafter set forth, each and all of which is and are for the benefit of Subject Property as a whole and all owners of any part thereof.

NOW, THEREFORE, DECLARANT does hereby give notice to all purchasers and their successors of any portion of Subject Property herein before described and whomsoever it may concern that Subject Property is, and each and every conveyance or any portion of Subject Property will be, subject to the following covenants, conditions, restrictions and charges which will inure to the benefit of and pass with Subject Property, and each and every parcel thereof, and shall apply to and bind each successor in interest, and any owner thereof.

ARTICLE I

GENERAL PURPOSE

The purpose of this Declaration is to insure the best use and the most appropriate development and improvement of the Subject Property; to protect owners of Subject Property against such use of surrounding property as will detract from the value of their property; to preserve, so far as practicable, the natural beauty of Subject Property; to insure the highest and best development for Subject Property, to encourage and secure the erection of attractive structures thereon with appropriate locations thereof on each parcel; to promote harmonious improvement of Subject Property; to secure and maintain proper setbacks from the roads, and adequate free spaces between structures; and in general to provide adequately for a high type in

quality and improvement in Subject Property, and thereby to preserve and enhance the value of investments made by purchasers of Subject Property therein.

ARTICLE II

USE OF LAND

All terms, regulations and conditions of any applicable township, county or state zoning or subdivision ordinances, statute or regulation shall be and remain in effect.

No noxious or offensive trade or activity shall be carried on upon the Subject Property, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

No mobile homes, junk cars or shacks shall be permitted on Subject Property, nor shall any structure of a temporary character be used as a dwelling. Camping is not permitted on Subject Property.

No on-site un-housed storage will be allowed for excess material and infrequently used vehicles. Storage of snowmobiles, boats, trailers, campers, golf carts and other seasonal items frequently used off of Subject Property will be allowed, provided they are not kept closer than 30 feet from any public road and 10 feet from any property line.

Outdoor toilets shall not be permitted.

No horses, cows, goats, pigs, sheep, poultry or fowl of any kind will be permitted to be kept on any part of Subject Property. Pets will be permitted and shall be properly restrained so as to avoid becoming an annoyance or nuisance to the neighborhood and shall be in accordance with any other applicable ordinance. All exterior lighting shall not interfere with the use and enjoyment of neighboring properties.

No seawalls or other shoreline stabilization measures are allowed without prior written authorization from the Wisconsin Department of Natural Resources, the Juneau County Zoning office, and Wisconsin River Power Company.

Lot 61 must access their lot on 4th street. Lots 47 and 59 must access their lots from Grand View Trail. Lots 35, 72 and 73 must access their lots from Yellow Banks Trail. All corner lots must have driveway accesses at least 100' from an intersection. Lots 62, 63, and 64 must build within the area outlined on those respective lots on the plat. The area outlined indicates a building area of at least 200 feet in width.

The Town of Armenia requires driveway Permits. Town driveway specifications are as follows: 20' drivable surface within the Town road right of way. Culverts may be required. If the Town determines a culvert is required, it would need a minimum diameter of 12", with no less than one foot protruding from each end of driveway. Culverts may be required. Culvert diameter and ditch size is to be determined by the Town Chairperson or their designee.

Minimum driveway width off of right of way to be 15', with vegetation to be cleared 15' high and a turnaround radius of no less than 30' at the end of the driveway.

Subject property shall not be further subdivided.

ARTICLE III

TYPE OF MATERIAL: SIZE OF STRUCTURE

All structures erected shall be of new materials and new construction and shall be completed within one (1) year after commencement of construction. Building exterior must be

of brick, stone, metal, wood or maintenance free siding (example, steel, vinyl, aluminum) and such exterior must be suitably finished.

Modular (factory built) homes built on site must meet State of Wisconsin Uniform Dwelling Code requirements and shall have a minimum roof pitch of 6/12. Homes assembled on-site from factory built components are permitted.

Finishes shall be of colors that are in harmony with the colors of the natural surrounding, such as those commonly referred to as "earth tones."

All homes, cabins, or other dwellings, whether permanent, seasonal or recreational shall be at least 1,200 square feet in size. Two-story dwellings must have a minimum of 1,800 square feet of living area.

ARTICLE IV

GARBAGE AND REFUSE DISPOSAL

No lots shall be used or maintained as a dumping ground for rubbish, trash, or garbage, nor shall any waste be kept on Subject Property, except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition and shall comply with all local, state, and/or other regulations.

ARTICLE V

BUILDING LOCATION

All buildings shall be located on their respective lots in accordance with the applicable state, county, or township regulations, ordinances or laws which shall supersede any provisions contained herein. In addition, no building or other structure permitted under the terms of this agreement shall be located closer than 50 feet to any public road right of way, and 15 feet from

the side yard or 10 feet from accessory buildings. On parcels that abut the Shoreline Commons Area, any structures must be a minimum of 15 feet from the Shoreline Commons Area.

ARTICLE VI

TIMBER REMOVAL

Cutting of Subject Property will not be allowed unless done pursuant to a timber management plan or for the purpose of clearing a building site, lawn and garden area or driveway. All stumps that are removed shall be buried, burned or otherwise removed from Subject Property. Selective harvesting of trees for personal use as firewood will be allowed. This does not apply to the Shoreline Commons Area owned by Wisconsin River Power Company.

ARTICLE VII

GRAND VIEW SHORES

WATERFRONT COMMUNITY ASSOCIATION, LTD.

The property owners of Grand View Shores shall become part of a non-profit membership corporation for the purpose of maintaining, improving, policing or preserving properties in which its members shall have common rights of usage or enjoyment including said Outlot 2, eleven piers, said eight wooden stairways for access to assigned piers and the Shoreline Commons Area as described in the Non-exclusive License Agreement with Wisconsin River Power Company.

1. That membership in said Association shall be mandatory for every person or entity who is a beneficial owner of a fee or an undivided fee interest in any part of the real estate subject to this

Declaration or any Supplemental Declaration, including contract buyers, but excluding those persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall transfer to the new owner(s) upon the conveyance of said fee interest(s).

2. That the Association shall have the rights and duties to fix and collect annual assessments against each lot as follows:

- A. The Association shall have the power to prepare and annually submit to its membership a budget of the expenditures which it proposes to make for the ensuing year. Such budget shall include the expenses of maintaining the necessary expenses of the Association including the aforesaid Outlot 2, eleven piers, eight wooden stairways, and the right to use the Shoreline Commons Area as well as compensation, if any, to officers, fees paid for auditing the books of the Association and for necessary legal services and counsel fees to the Board of Directors thereof.
- B. Upon the adoption and approval of the annual budget by a majority of the members entitled to vote as established by the articles of incorporation and by-laws of the Association and by rules validly adopted by resolution of the Board of Directors of the Association, at a regular meeting or adjournment thereof, or upon the approval of a special assessment under par. D., the Board of Directors of the Association may levy an assessment against all of the lots, the ownership of which entitles the owner thereof to the use and enjoyment of the properties controlled by the Association.
- C. The assessment levied under this section shall be equal in amount against each lot and shall be levied at the same time each year upon all lots. The Association shall at its first Annual Meeting set the assessment for the following year to cover the first year's estimated expenses.
- D. The Board of Directors of the Association may call a special meeting upon at least five (5) days written notice for the purpose of making special assessment. The nature of the proposed special assessment shall be included in the notice. A majority of members entitled to vote shall constitute a quorum for a special meeting, and a majority of members entitled to vote who are present at the special meeting shall determine a question.
- E. The Board of Directors of the Association shall declare the assessments levied under sub B., due and payable at any time after 30 days from the date of the levy. The Association's Secretary or other officer shall notify the

owner of every lot so assessed of the action taken by the Board, the amount of the assessment of each lot owned by such owner and the date on which the assessment becomes due and payable. The secretary shall mail the notice by U.S. mail, postage prepaid, to the owner at the owner's last-known post-office address.

F. In the event that an assessment levied under sub. B. against any lot remains unpaid for a period of sixty (60) days from the date of the levy, the Board of Directors of the Association may, in its discretion, file a claim for a maintenance lien against the lot. All of the following apply to a claim for lien under this subsection:

- i. ~~The claim may be filed at any time within six (6) months from the date of the levy.~~
- ii. The claim shall be filed in the office of the clerk of circuit court of the county in which the lands affected by the levy lie.
- iii. The claim shall contain a reference to the resolution authorizing the levy and the date of the resolution, the name of the claimant or assignee, the name of the person against whom the assessment is levied, a description of the property affected by the levy and a statement of the amount claimed.
- iv. The claim shall be signed by the claimant or the claimant's attorney, need not be verified, and may be amended, in case an action is brought, by court order, as pleadings may be.
- v. The clerk of circuit court shall enter each claim for a maintenance lien in the judgment and lien docket immediately after the claim is filed in the same manner that other liens are entered. The date of levy of assessment will appear on the judgment and lien docket instead of the last date of performance of labor or furnishing materials.
- vi. When the Association has so filed its claim for lien upon a lot it may foreclose the same by action in the circuit court having jurisdiction thereof, and ss. 779.09, 779.10, 779.11, 779.12 and 779.13 shall apply to proceedings undertaken for the enforcement and collection of maintenance liens as described in this subsection.

3. The members of the Association shall have the following rights:

A. The Right to Use Shoreline Property.

1. As of the date of execution of this Agreement, the Shoreline Property is owned by Wisconsin River Power Company ("WRPCO") and lies within the boundary of a hydroelectric project known as Federal Energy Regulatory Commission ("FERC") Project 1984. The land is subject to regulation by FERC in accordance with the terms and conditions of a license issued by FERC.
2. The Declarant will obtain from WRPCO a non-exclusive license agreement that grants the Association and its members and invitees the right to construct certain piers on the Shoreline Commons Area and to use the Shoreline Property for recreational activities, such as walking, swimming, boating, bank fishing, and other pedestrian activities. FERC requires that the Shoreline Property also be open to the public for pedestrian ingress and egress. The Association has the right to construct one (1) pier for up to twelve (12) boats on each pier, two (2) piers for up to ten (10) boats on each pier, four (4) piers for up to eight (8) boats on each pier, three (3) piers for up to six (6) boats on each pier, and one (1) pier for up to four (4) boats on each pier, and its members have the exclusive right to use the piers. WRPCO will install signs at each pier designating them as "Permitted Piers," and "Private Property for the exclusive use of Association Members." These rights shall be subject to the terms and conditions of said License Agreement.

B. Docks, Watercraft and Storage.

1. Maintenance / Construction. All common piers shall be owned and maintained by the Association. The actual frontage area for each pier must be leased annually from WRPCO. Taylor Investment Corporation will execute the 2004/2005 Non-exclusive License Agreement. Taylor will assign said Agreement to the Association which will be responsible for the Agreement and the payment of all annual fees.

2. Placement of Piers and Wooden Stairways. The following locations are subject to archeological surveys to determine possible historically significant sites. Actual locations may vary depending on survey results. Placement of pier one (1) will be to the south of the boat ramp off of 3rd street. Placement of the remaining ten (10) piers shall be opposite the property line between Lots nine (9) and ten (10) including a stairway, Lots fourteen (14) and fifteen (15) including a stairway, Lots seventeen (17) and Nineteen (19) including a stairway, thirty feet north of Lots twenty two (22) and twenty three (23) including a stairway, Lots twenty five (25) and twenty six (26), Lots thirty (30) and thirty one (31) including a stairway, Lots thirty eight (38) and thirty nine (39) including a stairway, Lots forty three (43) and forty four (44) including a stairway, Lots forty nine (49) and fifty (50) including a stairway and opposite Lots fifty four (54) and fifty five (55).
3. Off-Season Storage. Pier components and boat lifts may be stored on the Shoreline Commons Area during the off-season months at a location approved by WRPCO.
4. Lighting Fixtures. One dusk-to-dawn light fixture may be installed at each convenience pier. Dusk-to-dawn fixtures shall be standard dusk-to-dawn outdoor lights, mounted on wooden poles with natural finishes, and extending not more than 15 feet above ground level. All wiring leading to permitted light fixtures shall be buried, in accordance with applicable electrical codes and regulations.

4. The Association shall maintain insurance covering the insurable improvements located or constructed upon the Shoreline Commons Area owned by Wisconsin River Power Company. The Association shall maintain the following types of insurance, and said insurance coverage shall be paid by the Association out of the annual fee collected from Association members.

A. Property Insurance.

A policy of property insurance covering the piers, wooden stairways and any other improvements constructed upon the Shoreline Commons Area. Such

insurance as maintained by the Association pursuant to this subsection shall afford protection against at least the following:

1. Loss or damage by fire and other perils normally covered by the standard coverage endorsement; and
2. Such other risks as shall customarily be covered with respect to projects similar in construction, location, and use, including all perils normally covered by the standard risk endorsement, where such is available.

B. Public Liability Insurance.

A comprehensive policy of public liability insurance covering Outlot 2, the piers, wooden stairways and any other improvements owned by the Association, and its use of said Shoreline Commons Area, insuring the Association in an amount not less than One Million and no/100 Dollars (\$1,000,000.00) covering bodily injury, including death of one person, arising out of a single occurrence and Two Million and no/100 Dollars (\$2,000,000.00) for death or injury to more than one person arising out of a single occurrence and One Hundred Thousand and no/100 Dollars (\$100,000.00) for property damage. (Such coverage shall include, without limitation, legal liability of the insured for property damage, bodily injuries and deaths of persons in connection with the operation, maintenance or use of the Shoreline Commons Area along the water, Outlot 2, the piers and wooden stairways, legal liability arising out of lawsuits related to employment contracts of the Association, and protection against liability for non-owned and hired automobiles). Such coverage may also include, if applicable, contractual liability and workmen's compensation insurance for persons hired by the Association for work such as dock installation, maintenance and removal. Such coverage limits may be increased from time to time by the Association.

C. Other Risks.

In addition, the Association may obtain insurance against such other risks of similar or dissimilar nature as it shall deem appropriate, to the extent that such coverage is reasonably available, including, but not limited to, personal liability insurance to protect directors and officers of the Association from personal liability in relation to their duties and responsibilities in acting as directors and officers on behalf of the Association.

D. General Provisions of Insurance Policies.

All policies of insurance carried by the Association shall be carried in blanket policy form naming the Association as insured, or its designee as trustee and attorney in fact for such Owners, and each Owner shall be an insured person under such policies with respect to liability arising out of any Owner's membership in the Association.

E. Deductibles.

No policy of insurance in which the Association or its designee is the beneficiary shall include a deductible clause in the amount greater than \$500 or 1% of the face amount of the policy. After notice and the opportunity for hearing, the Association may determine that a loss, either in the form of a deductible to be paid by the Association or an uninsured loss, resulted from the act or negligence of an Owner. Upon said determination by the Association, any said loss or portion thereof may be assessed to the Owner in question and the Association may collect the amount from said Owner in the same manner as any annual assessment.

ARTICLE VIII

TERM AND RIGHT TO ABATE VIOLATIONS

The provisions contained herein shall run with and bind Subject Property and shall inure to the benefit of and be enforceable by or against any owner of land included in Subject Property, their respective legal representatives, heirs, successors, and assigns and shall remain in full force and effect until and unless an instrument signed by two-thirds of the then owners of Subject Property has been recorded, agreeing to change said covenants in whole or in part.

If any lot owner or persons in possession of any said lots shall violate or attempt to violate any of the covenants, conditions, and restrictions herein contained, it shall be lawful for any other person or persons owning any real estate situated in the Subject Property to prosecute any proceedings at law or equity against the person or persons violating or attempting to violate any such covenants, either to prevent him or them from so doing or to recover damages from

such violations. Failure by any land owner to enforce any restrictions, conditions, covenants, or agreements herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior to subsequent thereto.

The invalidation of any one of these covenants by judgment of court order shall in no way effect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, Taylor Investment Corporation of Wisconsin, a
Minnesota Corporation, do hereby cause this instrument to be executed in its name on the day and year first written above.

**TAYLOR INVESTMENT CORPORATION
OF WISCONSIN**

By: _____

Scott R. Gruening
Assistant Vice President

STATE OF WISCONSIN)
)ss
PORTAGE COUNTY)

Personally came before me this 16th day of November, 2004, the above-named Scott R. Gruening, the Assistant Vice President of Taylor Investment Corporation of Wisconsin, to me known to be the person who executed the foregoing instrument and acknowledge the same.



Colleen M. Webster

Notary Public, Portage County, Wisconsin

My commission expires: 2/24/2008

This instrument drafted by:
Atty. Walter G. Wefel
BRAZEAU, WEFEL, KRYSHAK & NETTESHEIM
262 West Grand Avenue
PO Box 639
Wisconsin Rapids, WI 54495-0639
1 (715) 423-1400

EXHIBIT A
TO
GRAND VIEW SHORES
DECLARATION

Part of the Northwest Quarter of the Northeast Quarter, part of Government Lot 3 and part of Government Lot 4 of Section 8, The Northwest Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northwest Quarter, part of the Southeast Quarter of the Northwest Quarter, part of the Northwest Quarter of the Southwest Quarter, part of the Southwest Quarter of the Southwest Quarter and part of Government Lot 4 of Section 17, Township 20 North, Range 5 East, Town of Armenia, Juneau County, Wisconsin, bounded and described as follows:
BEGINNING at the North Quarter corner of said Section 8, thence N 89°16'03" E along the North line of the Northeast Quarter of said Section 8 a distance of 660.76 feet, thence S 00°20'43" E a distance of 1330.21 feet, thence N 89°50'02" W a distance of 659.11 feet to the West line of the Northeast Quarter of said Section 8, thence S 00°25'02" E along said West line a distance of 1319.88 feet to the Center Quarter corner of said Section 8, thence S 89°52'13" E along the South line of Juneau County Certified Survey Map No. 1779 and an extension thereof a distance of 626.00 feet, thence S 00°06'09" W a distance of 173.46 feet, thence S 31°45'49" E a distance of 202.05 feet, thence S 41°34'38" W a distance of 150.00 feet, thence S 31°26'45" W a distance of 150.00 feet, thence S 27°04'20" W a distance of 150.00 feet, thence S 23°27'41" W a distance of 174.42 feet, thence S 23°58'23" W a distance of 158.67 feet, thence S 14°08'56" W a distance of 332.10 feet, thence S 03°25'56" W a distance of 398.04 feet, thence S 01°48'19" W a distance of 184.88 feet, thence S 02°03'01" E a distance of 244.37 feet, thence S 03°55'32" E a distance of 392.62 feet, thence S 05°46'32" E a distance of 33.13 feet, thence S 00°35'53" W a distance of 66.02 feet, thence S 11°37'30" W a distance of 140.86 feet, thence S 25°03'09" W a distance of 174.41 feet, thence S 30°11'20" W a distance of 252.73 feet, thence S 31°56'27" W a distance of 260.14 feet, thence S 17°58'59" W a distance of 263.45 feet, thence S 14°07'36" W a distance of 154.44 feet, thence S 00°50'27" E a distance of 142.65 feet, thence S 41°47'33" W a distance of 61.27 feet, thence S 67°43'21" W a distance of 187.75 feet, thence S 77°46'34" W a distance of 200.00 feet, thence S 80°55'13" W a distance of 167.62 feet, thence S 66°03'45" W a distance of 153.15 feet, thence S 68°55'49" W a distance of 150.00 feet, thence S 64°34'50" W a distance of 150.00 feet, thence S 58°29'31" W a distance of 150.00 feet, thence S 50°22'02" W a distance of 150.00 feet, thence S 45°54'08" W a distance of 150.00 feet, thence S 40°26'37" W a distance of 150.00 feet, thence S 36°46'12" W a distance of 150.00 feet, thence S 32°02'25" W a distance of 150.06 feet, thence S 27°30'37" W a distance of 169.95 feet, thence S 21°36'57" W a distance of 161.95 feet, thence S 17°02'03" W a distance of 157.34 feet, thence S 11°38'43" W a distance of 158.57 feet, thence S 01°45'53" W a distance of 162.13 feet, thence S 03°15'29" E a distance of 160.18 feet, thence S 07°19'14" E a distance of 157.10 feet, thence S 07°12'07" E a distance of 153.04 feet, thence S 08°24'51" E a distance of 151.43 feet, thence S 13°45'08" E a distance of 154.08 feet, thence S 19°26'37" E a distance of 158.56 feet, thence S 22°25'19" E a distance of 151.25 feet, thence S 33°22'01" E a distance of 165.32 feet, thence S 34°37'35" E a distance of 155.55 feet, thence S 37°10'09" E a distance of 151.25 feet, thence S 32°10'40" E a distance of 150.13 feet, thence S 30°45'27" E a distance of 150.02 feet, thence S 01°56'35" E a distance of 102.31 feet, thence S 11°33'40" E a distance of 94.69 feet, thence S 00°42'37" E a distance of 162.95 feet, thence S 21°47'27" E a distance of 193.26 feet to the South line of the Southwest Quarter of Section 17, thence S 88°56'00" W along said South line a distance of 1296.35 feet to the Southwest corner of said Section 17, thence N 00°31'57" W along the West line of the Southwest Quarter of said Section 17 a distance of 2654.11 feet to the West Quarter

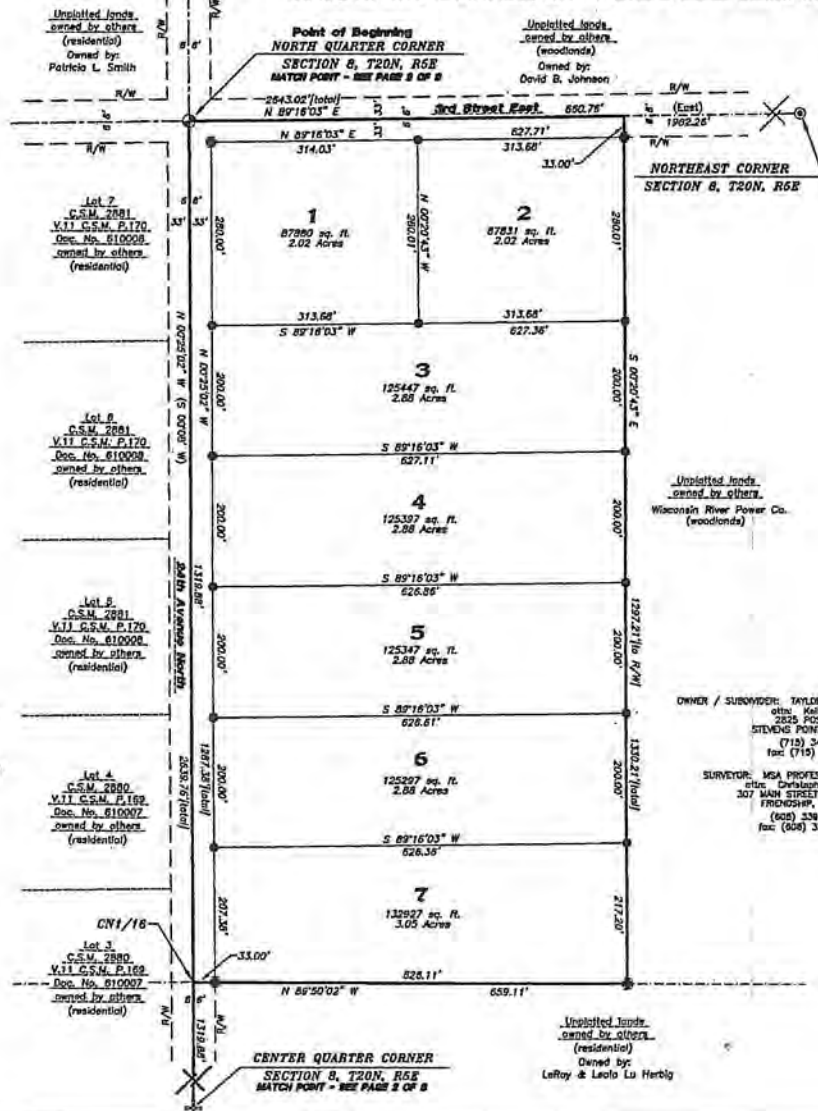
EXHIBIT A
TO
GRAND VIEW SHORES
DECLARATION

corner of said Section 17, thence N 00°31'58" W along the West line of the Northwest Quarter of said Section 17 a distance of 2654.09 feet to the Northwest corner of said Section 17, thence N 89°13'52" E along the North line of the Northwest Quarter of said Section 17 a distance of 2643.72 feet to the North Quarter corner of said Section 17, thence N 00°06'08" W a distance of 2634.82 feet to the Center Quarter corner of Section 8, thence N 00°25'02" W along the West line of the Northeast Quarter of said Section 8 a distance of 2639.76 feet to the North Quarter corner of said Section 8 and the POINT OF BEGINNING.

NOW KNOWN AS LOTS 1 THRU 84 AND OUTLOTS 1 AND 2
OF GRANDVIEW SHORES, TOWN OF ARMENIA.

The Town of Armenia Plat of Grand View Shores

Part of the Northwest Quarter of the Northeast Quarter, part of Government Lot 3 and part of Government Lot 4 of Section 8, The Northwest Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northwest Quarter, part of the Southeast Quarter of the Northwest Quarter, part of the Northwest Quarter of the Southwest Quarter, part of the Southwest Quarter of the Southwest Quarter and part of Government Lot 4 of Section 17, Township 20 North, Range 6 East, Town of Armenia, Juneau County, Wisconsin.



- LEGEND:**
- ⊕ - Harrison cast iron monument, found
 - ⊕ - 1" round iron rod, found
 - ⊕ - 1 1/4" x 18" round iron rod, placed weighing 4.17 lbs per lineal ft.
 - ⊕ - 3/4" x 18" round iron rod, placed weighing 1.50 lbs per lineal ft.
 - ⊕ - 2 1/2" O.D. round iron pipe, found
 - ⊕ - 3/4" round iron rod, found
 - ⊕ - M.A.C. nail, found
 - ⊕ - 2" O.D. round iron pipe, found
 - ⊕ - 1 1/4" O.D. round iron pipe, found
 - ⊕ - Chiseled cross in stone, placed
 - () - Recorded as



Revised 5 November, 2004

CONSENT OF CORPORATE MORTGAGEES (Lots 1 - 16 and 43 - 60 inclusive)

Wisconsin River Power Company
A corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of the Town of Armenia Plat of Grand View Shores.
Taylor Investment Corporation, Owner;

In witness where of, the said Wisconsin River Power Company has caused these presents to be signed by Thomas P. Meitz, its President and Charles A. Schrock, its Vice-President at Green Bay, Wisconsin and its corporate seal to be hereunto affixed.
This _____ day of _____, 2004.
In the presence of:

Wisconsin River Power Company
c/o Wisconsin Public Service Corporation
700 North Adams Street
Green Bay, WI 54307-2001

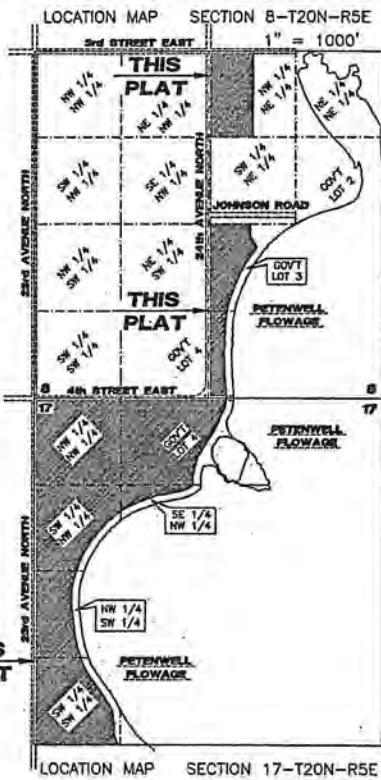
Thomas P. Meitz President

Charles A. Schrock Vice-President

STATE OF WISCONSIN) COUNTY/SS
Personally came before me this _____ day of _____, 2004, the above named Thomas P. Meitz and Charles A. Schrock;

to me known to be the people who executed the foregoing instrument and to me known to be such President and Vice-President of said corporation and acknowledged that he executed the foregoing instrument as the deed of said corporation by its authority.

Notary Public, _____ Co. _____
my commission expires _____



The Town of Armenia Plat of Grand View Shores	
FILE NO. 1610402	DATE 11/11/04
BY 1	DATE 11/11/04
DRAWN BY CJR	
CHECKED BY CJR	
DATE 11/11/04	
SCALE 1" = 100'	
REVISIONS	
1. 11/11/04	

Part of the Northwest Quarter of the Northeast Quarter, part of Government Lot 3 and part of Government Lot 4 of Section 8, The Northwest Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northwest Quarter, part of the Southeast Quarter of the Northwest Quarter, part of the Northwest Quarter of the Southwest Quarter, part of the Southwest Quarter of the Southwest Quarter and part of Government Lot 4 of Section 17, Township 20 North, Range 8 East, Town of Ardena, Juneau County, Wisconsin.

CSI/16

Source: *Journal of the American Statistical Association*, 1997, 92, 1037-1046.

1

PETENW

ALL FLOW

PAGE _____

_____ my commission

—

WIS
PETER

MISSISSIPPI RIVER
WATER FLOWAGE

1610402
2 of 8

e-Pete

Grand View Shores

FILE NO.
1610402

SHEET
2 of **8**

Part of the Northwest Quarter of the Northeast Quarter, part of Government Lot 3 and part of Government Lot 4 of Section 8, The Northwest Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northwest Quarter, part of the Southeast Quarter of the Northwest Quarter, part of the Northwest Quarter of the Southwest Quarter, part of the Southwest Quarter of the Southwest Quarter and part of Government Lot 4 of Section 17, Townshp 20 North, Range 5 East, Town of Armenia, Juneau County, Wisconsin.



The Town of Amherst Plot of Grand View Spores		MSA TRANSPORTATION • GENERAL CONSTRUCTION • ENVIRONMENTAL SERVICES 10000 Old Orchard Road Suite 200 New York, NY 10032-3473 Tel: 212-490-1400 Fax: 212-490-1410	
FILE NO. 1070404	DATE 11/12/14	NO. 1	DATE 11/12/14
PROJECT NO. 1010402	NO. 2	NO. 1	NO. 1
DATE 10/11/2014	DATE 10/11/2014	DATE 10/11/2014	DATE 10/11/2014

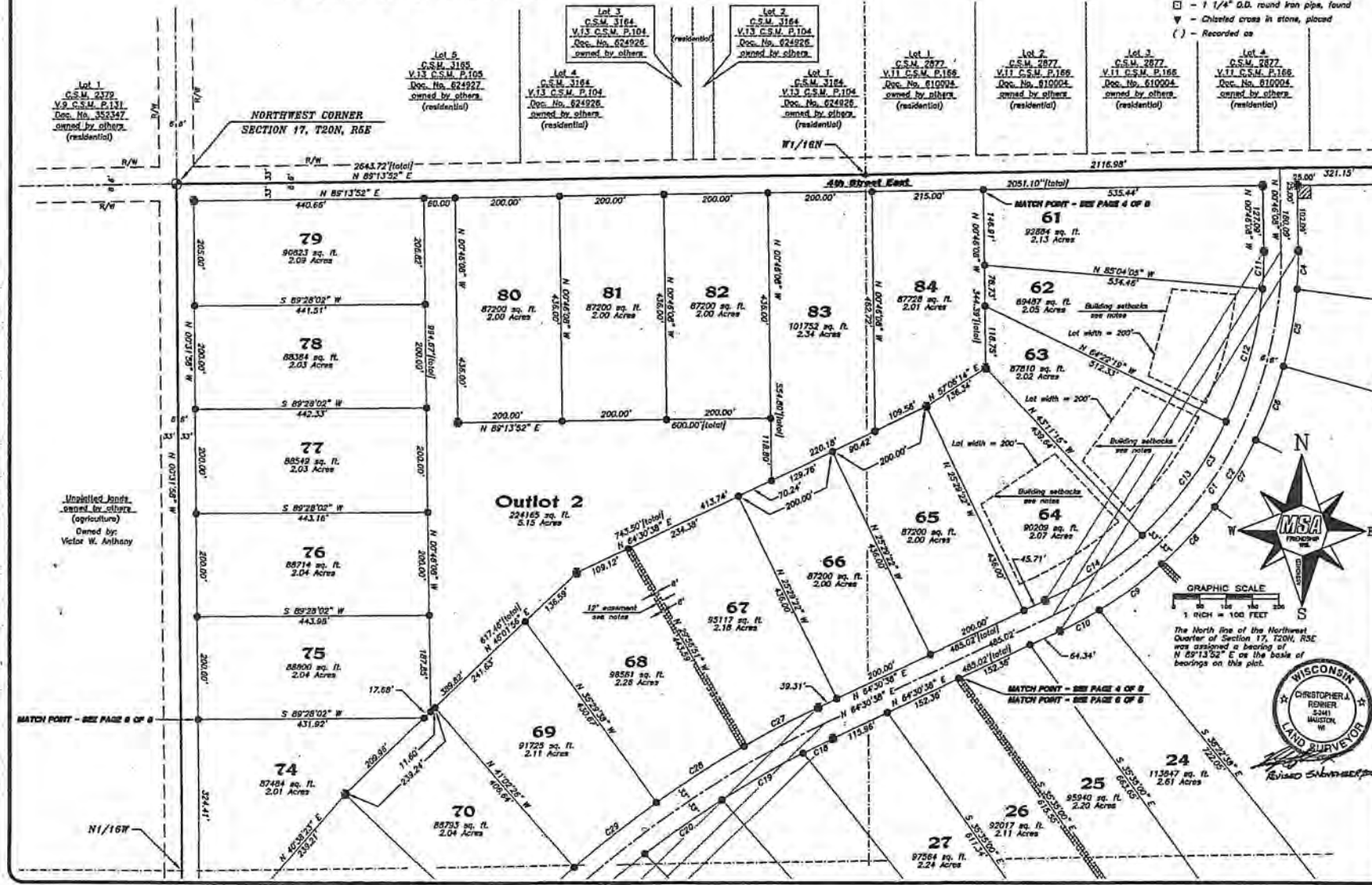
EXHIBIT B TO RAND VIEW SHORES DECLARATION

The Town of Armenia Plat of Grand View Shores

Part of the Northwest Quarter of the Northeast Quarter, part of Government Lot 3 and part of Government Lot 4 of Section 5, The Northwest Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northwest Quarter, part of the Southeast Quarter of the Northwest Quarter, part of the Northwest Quarter of the Southwest Quarter, part of the Southwest Quarter of the Southwest Quarter and part of Government Lot 4 of Section 17, Township 20 North, Range 5 East, Town of Armenia, Juneau County, Wisconsin.

LEGEND:

- ⊕ - Harrison cast iron monument, found
- ⊕ - 1" round iron rod, found
- ⊕ - 1 1/4" x 16" round iron rod, placed weighing 4.17 lbs per lineal ft.
- ⊕ - 3/4" x 18" round iron rod, placed weighing 1.50 lbs per lineal ft.
- ⊕ - 2 1/2" O.D. round iron pipe, found
- ⊕ - 3/4" round iron rod, found
- ⊕ - M.A.G. nail, found
- ⊕ - 2" O.D. round iron pipe, found
- ⊕ - 1 1/4" O.D. round iron pipe, found
- ⊕ - Chiseled cross in stone, placed
- () - Recorded as



MSA
SURVEYING & ENGINEERING
INCORPORATED
1510402

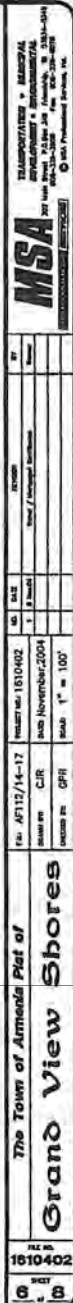
BY: [Signature]
DATE: 11/14/17
PROJECT NO: 1510402
SHEET: 5 OF 8

WISCONSIN
LAND SURVEYOR
CHRISTOPHER A. PENNER
2341 MAUSTON, WI

DATE: 11/14/17
PROJECT NO: 1510402
SHEET: 5 OF 8

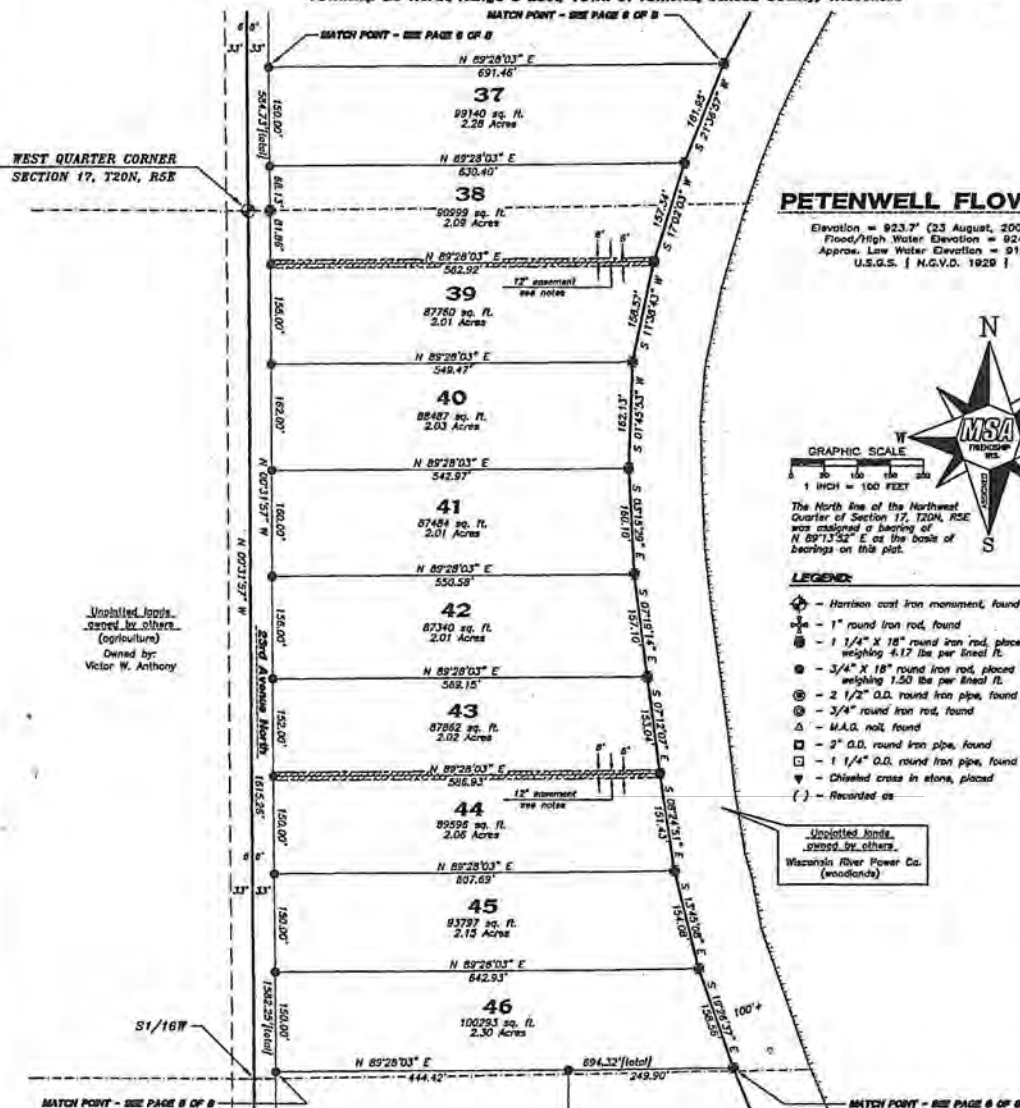
Independently verify information because there maybe newer documents.

Part of the Northwest Quarter of the Northeast Quarter, part of Government Lot 3 and part of Government Lot 4 of Section 8, The Northwest Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northwest Quarter, part of the Southeast Quarter of the Northwest Quarter, part of the Northwest Quarter of the Southwest Quarter, part of the Southwest Quarter of the Southwest Quarter and part of Government Lot 4 of Section 17, Township 20 North, Range 5 East, Town of Armenia, Juneau County, Wisconsin.



The Town of Armenia Plat of Grand View Shores

Part of the Northwest Quarter of the Northeast Quarter, part of Government Lot 3 and part of Government Lot 4 of Section 8, The Northwest Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northwest Quarter, part of the Southeast Quarter of the Northwest Quarter, part of the Northwest Quarter of the Southwest Quarter, part of the Southwest Quarter of the Southwest Quarter and part of Government Lot 4 of Section 17, Township 20 North, Range 5 East, Town of Armenia, Juneau County, Wisconsin.



SURVEYOR'S CERTIFICATE

I, Christopher J. Renner, Registered Land Surveyor, hereby certify that I have surveyed, divided, and mapped the Town of Armenia plat of Grand View Shores, being part of the Northwest Quarter of the Northwest Quarter, part of Government Lot 3 and part of Government Lot 4 of Section 8, The Northwest Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northwest Quarter, part of the Southeast Quarter of the Northwest Quarter, part of the Northwest Quarter of the Southwest Quarter, part of the Southwest Quarter of the Southwest Quarter and part of Government Lot 4 of Section 17, Township 20 North, Range 5 East, Town of Armenia, Juneau County, Wisconsin, bounded and described as follows:

BEGINNING at the North Quarter corner of said Section 8, thence N 89°16'03" E along the North line of the Northwest Quarter of said Section 8 a distance of 650.76 feet, thence S 00°20'43" E a distance of 1338.21 feet, thence N 89°50'02" W a distance of 658.11 feet to the West line of the Northeast Quarter of said Section 8, thence S 00°25'02" E along said West line a distance of 1318.88 feet to the Center Quarter corner of said Section 8, thence S 89°52'13" E along the South line of Juneau County Certified Survey Map No. 1779 and an extension thereof a distance of 628.00 feet, thence S 00°06'09" W a distance of 113.48 feet, thence S 31°45'49" E a distance of 202.05 feet, thence S 41°34'38" W a distance of 150.00 feet, thence S 31°28'45" W a distance of 150.00 feet, thence S 27°04'20" W a distance of 150.00 feet, thence S 23°27'41" W a distance of 174.42 feet, thence S 23°58'23" W a distance of 158.87 feet, thence S 14°08'56" W a distance of 332.10 feet, thence S 03°25'56" W a distance of 398.04 feet, thence S 01°48'19" W a distance of 184.88 feet, thence S 02°03'01" E a distance of 244.37 feet, thence S 03°35'32" E a distance of 392.62 feet, thence S 00°46'53" E a distance of 33.13 feet, thence S 00°35'33" W a distance of 88.02 feet, thence S 11°37'30" W a distance of 140.88 feet, thence S 25°03'09" W a distance of 174.41 feet, thence S 30°11'20" W a distance of 252.73 feet, thence S 31°58'27" W a distance of 280.14 feet, thence S 17°58'59" W a distance of 263.43 feet, thence S 14°07'06" W a distance of 154.44 feet, thence S 00°50'27" E a distance of 142.65 feet, thence S 41°47'33" W a distance of 61.27 feet, thence S 67°43'21" W a distance of 167.75 feet, thence S 77°48'34" W a distance of 200.00 feet, thence S 82°55'11" W a distance of 167.62 feet, thence S 60°03'45" W a distance of 153.15 feet, thence S 68°55'49" W a distance of 150.00 feet, thence S 64°34'50" W a distance of 150.00 feet, thence S 58°29'31" W a distance of 150.00 feet, thence S 50°22'02" W a distance of 150.00 feet, thence S 43°34'08" W a distance of 150.00 feet, thence S 40°22'57" W a distance of 150.00 feet, thence S 35°48'12" W a distance of 150.00 feet, thence S 32°02'25" W a distance of 150.06 feet, thence S 27°30'47" W a distance of 169.95 feet, thence S 31°36'57" W a distance of 161.95 feet, thence S 17°02'37" W a distance of 157.34 feet, thence S 11°38'43" W a distance of 158.57 feet, thence S 01°45'53" W a distance of 162.13 feet, thence S 03°15'29" E a distance of 150.18 feet, thence S 07°19'14" E a distance of 157.10 feet, thence S 07°12'07" E a distance of 153.04 feet, thence S 08°24'51" E a distance of 151.43 feet, thence S 13°45'08" E a distance of 154.08 feet, thence S 19°28'37" E a distance of 158.58 feet, thence S 22°25'19" E a distance of 151.25 feet, thence S 33°22'01" E a distance of 163.32 feet, thence S 34°37'33" E a distance of 155.55 feet, thence S 37°10'09" E a distance of 151.25 feet, thence S 32°10'40" E a distance of 150.13 feet, thence S 30°45'27" E a distance of 150.02 feet, thence S 01°25'35" E a distance of 102.31 feet, thence S 11°33'40" E a distance of 94.69 feet, thence S 00°42'37" E a distance of 162.93 feet, thence S 21°47'27" E a distance of 193.28 feet to the South line of the Southwest Quarter of Section 17, thence S 88°59'00" W along said South line a distance of 1206.35 feet to the Southwest corner of said Section 17, thence N 00°31'57" W along the West line of the Southwest Quarter of said Section 17 a distance of 2654.11 feet to the West Quarter corner of said Section 17, thence N 00°31'57" W along the West line of the Southwest Quarter of said Section 17 a distance of 2654.08 feet to the Northeast corner of said Section 17, thence N 89°13'52" E along the North line of the Northwest Quarter of said Section 17 a distance of 2643.72 feet to the North Quarter corner of said Section 17, thence N 00°08'04" E a distance of 2634.62 feet to the Center Quarter corner of Section 8, thence N 00°25'02" W along the West line of the Northeast Quarter of said Section 8 a distance of 2639.76 feet to the North Quarter corner of said Section 8 and the POINT OF BEGINNING.

I further certify that this plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made, that I have made such survey, land division and plat by the direction of the owner of said land, that I have fully complied with the provisions of Chapter 238 of the Wisconsin State Statutes and the subdivision regulations of the Town of Armenia and the County of Juneau in surveying, dividing and mapping the same.

Witness my hand and seal this 5th day of November, 2004.
Christopher J. Renner, R.L.S. S-2441

JUNEAU COUNTY REGISTER OF DEEDS

Register's Office
Juneau County, WI
Received for record this _____ day of _____, 20____
at _____, m., and recorded in Volume _____ of Plots,
Page _____
Register of Deeds

LAND, FORESTRY, PARKS AND ZONING COMMITTEE APPROVAL

Resolved that the Town of Armenia Plat of Grand View Shores is hereby approved by the Land, Forestry, Parks and Zoning Committee on:

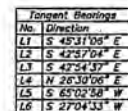
Date: _____
David M. Donnelly, Zoning Administrator

I hereby certify that the foregoing is approved by the Land, Forestry, Parks and Zoning Committee on:

Date: _____
Kathleen Kobylski, County Clerk

The Town of Armenia Plat of		Grand View Shores	
FILE NO.	1610402	DATE	11/11/2004
BOOK	7	PAGE	8

Part of the Northwest Quarter of the Northeast Quarter, part of Government Lot 3 and part of Government Lot 4 of Section 8, The Northwest Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northwest Quarter, part of the Southeast Quarter of the Northwest Quarter, part of the Northwest Quarter of the Southwest Quarter, part of the Southwest Quarter of the Southwest Quarter and part of Government Lot 4 of Section 17, Township 20 North, Range 5 East, Town of Ardena, Janesville County, Wisconsin.



Elevation = 923.7' (23 August, 2004)
Flood/High Water Elevation = 924.0'
Approx. Low Water Elevation = 918.0'
U.S.G.S. | N.G.V.D. 1929 |

MEANDER CORNER, SOUTH LINE
SECTION 17, T20N, R5E



Revised 5 November, 2004

The Town of Armerda Flat of Grand View Shores		PLZ NO 16104-02
FILE # RT12/14-17	PROJECT NO 1610402	DATE 1/13/2004
DRAWN BY CJR	ISSUED November 2004	BY MSA
CHECKED BY GPR	SCALE 1" = 100'	TRANSPORTATION & MEDICAL EQUIPMENT & ENCLOSURES 300 West Ashland Ave. Newburg, WY 82401-2349 800-338-3028 Fax 800-338-0775 MSA PROFESSIONAL SERVICE 5000 Professional Fee Only, Inc.

EXHIBIT ' TO GRAND VIEW SHORES DECLARATION

