

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

DECLARATION OF EASEMENTS AND COVENANTS FOR "THE EVERGREENS"

The undersigned, as owner of all lots comprising "The Evergreens", in the W $\frac{1}{4}$ SE $\frac{1}{4}$ & W $\frac{3}{4}$ E $\frac{1}{4}$ SE $\frac{1}{4}$ being a Subdivision of 44 lots (11 Certified Survey Maps), in Section 36, T14N, R5E, Juneau County, Wisconsin, do hereby and herewith declare the following to be Covenants running with the land therein comprising the said subdivision and which covenants shall be for the mutual benefit of all of the Lots of the said subdivision and shall be binding on and shall enure to the benefit of the parties hereto, their heirs, successors or assigns, and shall expire July 1, 1999, unless extended by a majority of the lot owners.

I. That portion of lots 4, 5, 9 thru 13, and 23 thru 36 of the said subdivision adjacent to "Hulburt Creek" as denoted by a broken line shall have built in the area between the said broken line and "Hulburt Creek" no structure of any kind, and further that access to and over the said area between the said broken line and "Hulburt Creek" above denoted, shall be for the use and enjoyment of all of the Lot owners of "The Evergreens" subdivision, and no property owner shall interfere with such use and enjoyment at any time.

II. That portion of Lots 1 thru 8, 11 thru 16, 18, 19, 20, 23 thru 26, and 30 thru 36 of said Subdivision as noted in the Plats thereof containing "Private Road Easement" shall be subjected to said easement for that purpose, and the said easement shall be for the purpose of constructing, maintaining, and otherwise servicing over and upon said property a private roadway.

The said roadway shall be maintained and otherwise serviced and kept in good repair. Each Lot owner of said subdivision to contribute 1/44 of the cost and expense thereof.

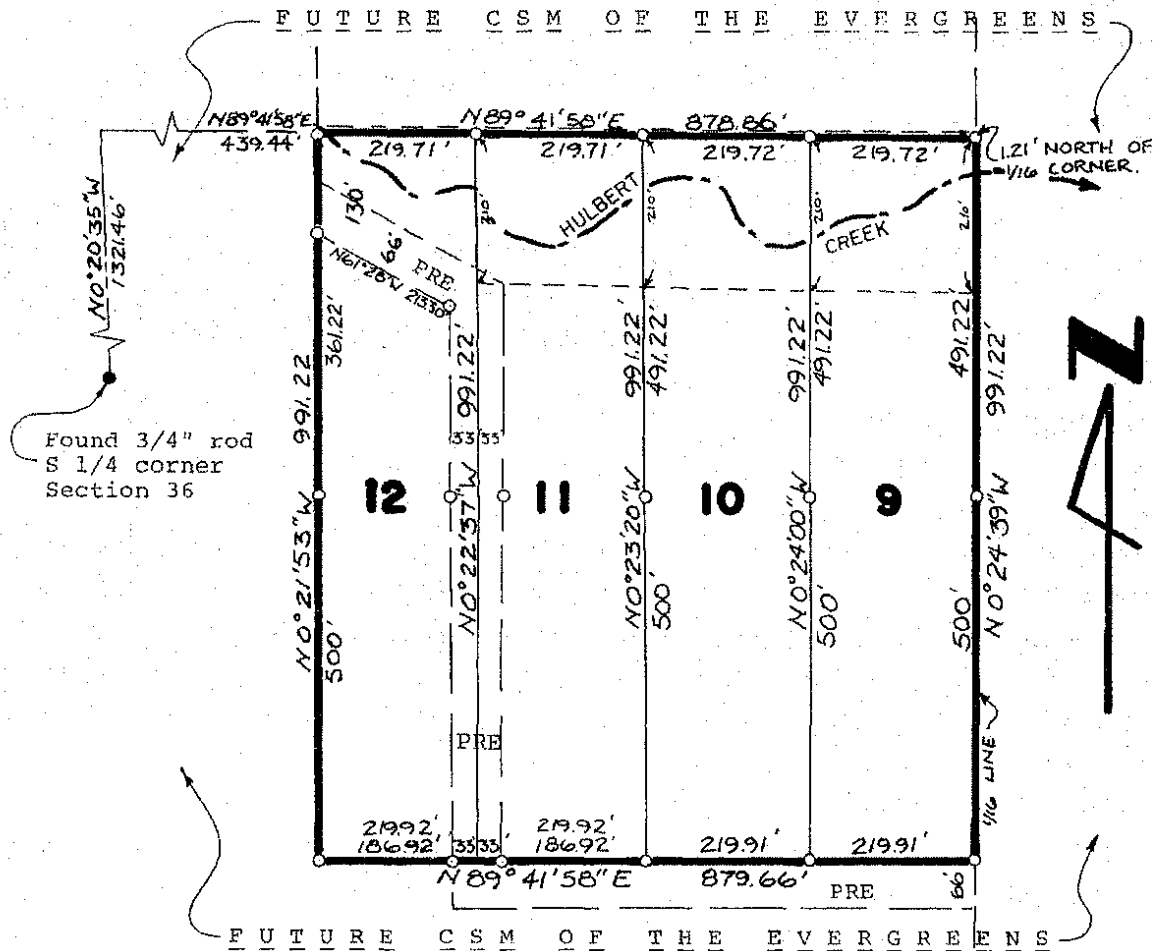
III. Each lot of this subdivision shall be subjected to a 50 foot Building Set Back Line, from the edge of any private road easement aforesaid.

No building, structure, fence, shed, or trailer shall be constructed or maintained, temporarily or permanently in violation to the said "Building Set Back Line" restriction aforesaid.

IV. Five or more property owners may form an Association for the purpose of policing and enforcing the aforesaid covenants and for the maintenance and use of private roadways and Hulburt Creek access. Membership in such an Association shall be mandatory to all property owners, and the owner or owners of each property shall have no more than one vote on Association matters. Annual membership dues shall be \$25.00 at the time such Association is formed. The Association may adopt such by-laws to govern its operation, provided that such by-laws shall provide that a majority of voting rights shall constitute a quorum for any meeting and a majority vote of voting rights present or by proxy, shall be required to carry any matter submitted to vote.

11-30-68
605-508
Records

JUNEAU COUNTY CERTIFIED SURVEY MAP NO. 710

"THE EVERGREENS"

Graphic Scale in Feet.

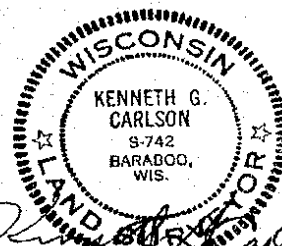
0 100 200 300 400

PRE = Private road easement.

o = Set 3/4"x24" round iron rod weighing 1.50 lbs/lineal foot.

Bearings are referenced to the N-S 1/4 line of Section 36 and assumed to bear N 0° 20' 35" W.

LOT	SQ. FT.	ACRES
9	217,880	5.001
10	217,880	5.001
11	217,880	5.001
12	217,880	5.001



July 8, 1981 176

Owner: White Pines of Arlington Ltd., 6E Northwest Highway, Arlington Heights, IL 60004.

Surveyor: Kenneth G. Carlson, 127 10th Ave., Baraboo, WI 53913.

Surveyors Certificate

I, Kenneth G. Carlson, registered land surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land located in the NW1/4-SE1/4 and SW1/4-SE1/4, Section 36, T14N, R5E, Town of Lyndon, Juneau County, Wisconsin bounded by the following described line:

Commencing at the south 1/4 corner of said Section 36; thence N0°20'35"W along the 1/4 line, 1321.46 feet; thence N89°41'58"E, 439.44 feet to the point of beginning; thence N89°41'58"E, 878.86 feet; thence S0°24'39"E, 991.22 feet; thence S89°41'58"W, 879.66 feet; thence N0°21'53"W, 991.22 feet to the point of beginning.

Said parcel contains 20.004 acres.

That I have complied with the provisions of Chapter 236.34 Wisconsin Statutes and the subdivision regulations of Juneau County and Town of Lyndon to the best of my knowledge and belief in surveying, dividing and mapping the same.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have made such certified survey under the direction of Steven J. Prehnal.

Date July 8, 1981

Kenneth G. Carlson
Kenneth G. Carlson

Declaration of easements and covenants applicable to "THE EVERGREENS" are recorded in Vol. 270 Records, Page 605

266178

Register's Office) SS
Juneau County Ws.)
Received for Record

JUL 9 1981

1150 A M. and Records
in Vol. 3 of C.S.M. Page
116
Frederick J. Kell
REGISTER OF DEEDS

