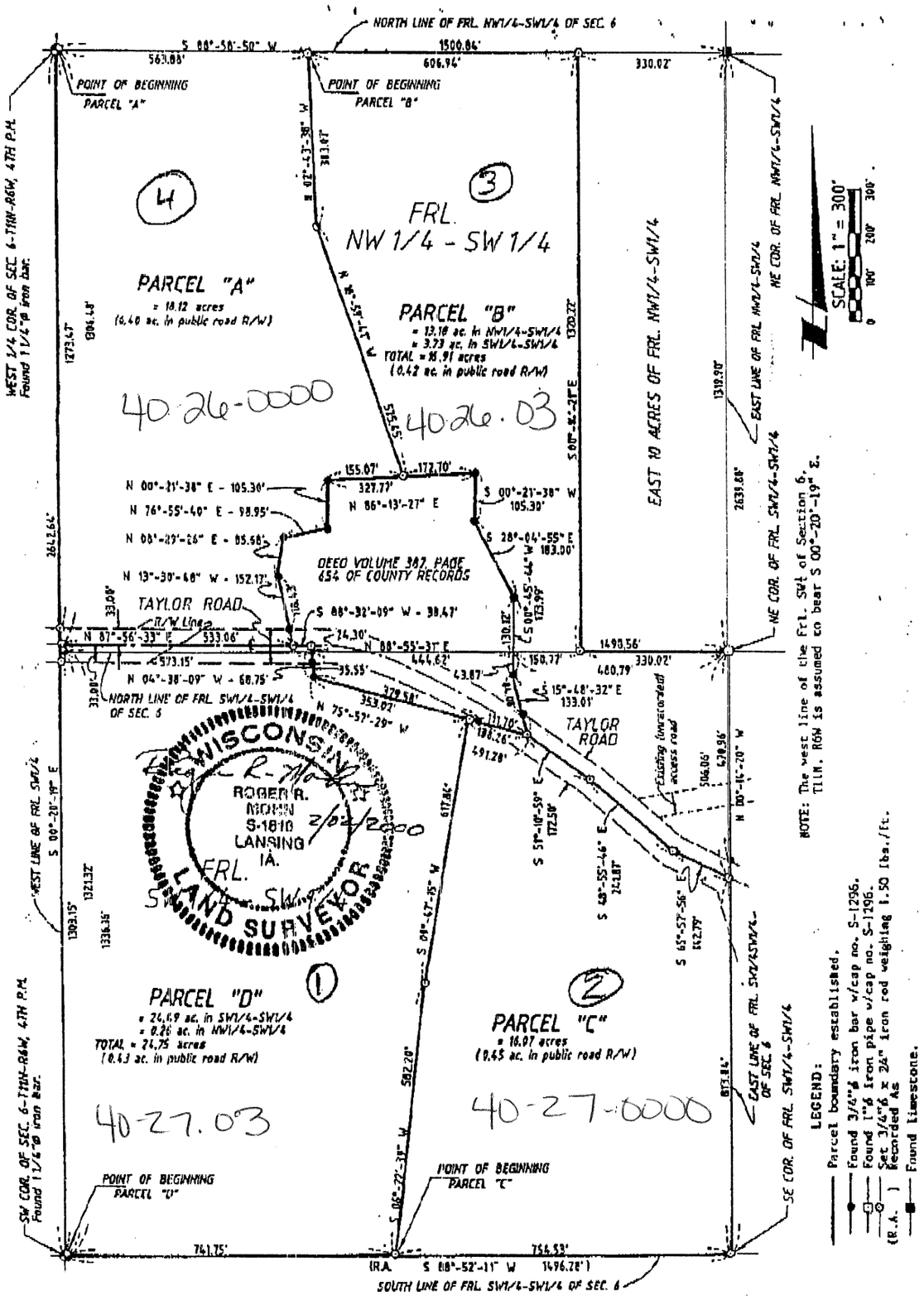
PLAT OF SURVEY

PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (FRL. NW¼-SW¼) AND PART OF THE FRACTIONAL SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (FRL. SW¼-SW¼) OF SECTION 6, TOWNSHIP 11 NORTH, RANGE 6 WEST OF THE FOURTH PRINCIPAL MERIDIAN, VERNON COUNTY, WISCONSIN.



MOHN SURVEYING 1888 GREAT RIVER RD. LANSING, IOWA 52151	PREPARED FOR: Four Rivers Realty, DeSoto, WI.		
	FILE: Surveyed: Jan. - Feb., 2000		
	DATE:	SHEET No.	1 OF 3

LEGAL DESCRIPTION
TAYLOR RIDGE
(Parcel 2)

Part of the Fractional Southwest Quarter of the Southwest Quarter (Frl. SW1/4-SW1/4) of Section Six (6), Township Eleven (11) North, Range Six (6) West of the Fourth Principal Meridian, Vernon County, Wisconsin, containing 16.07 acres, more or less, and more particularly described by metes and bounds as follows:
Commencing at the Southwest Corner of Section 6, Township 11 North, Range 6 West of the 4th P.M.; thence N88°-52'-11"E, 741.75 feet along the south line of the Frl. SW1/4-SW1/4 of said Section 6 to the Point of Beginning; thence N88°-52'-11"E, 754.53 feet along the south line of said Frl. SW1/4-SW1/4; thence N00°-14'-20"W, 813.84 feet along the east line of said Frl. SW1/4-SW1/4; thence N65°-57'-56"W, 142.79 feet; thence N48°-55'-46"W, 241.87 feet; thence N51°-10'-59"W, 172.50 feet; thence N75°-57'-29"W, 138.26 feet; thence S09°-47'-15"W, 617.84 feet; thence S06°-22'-39"W, 582.20 feet to the Point of Beginning. Said described parcel contains 16.07 acres more or less.

PROTECTIVE COVENANTS

1. The Grantees agree that no single-wide mobile homes or buses shall be placed upon the premises herein conveyed. Singe-wide mobile homes include any and all trailers or structures previously licensed or titled for road use; and trailers or structures with wheels and/or axles attached at any time, including all trailers and structures commonly know as single-wide mobile homes, whether placed on a foundation or not.

2. The use and/or storage of campers and other recreational vehicles shall be permitted to the extent allowed under the County Zoning Regulations, but is further subject to the following provisions: Unhoused storage of campers and other recreational vehicles is prohibited between December 1 and April 30. Campers, if used, must remain visually inconspicuous if possible from any waterways and roadways.

3. The Grantees shall not permit unregistered or abandoned vehicles, trash, or junk to remain on said premises.

4. No tar paper siding or tar shingle siding is allowed on any structure placed on the premises.

5. All structures erected shall be promptly and expeditiously completed on their exterior, including paint or stain, on any exterior surface above the foundation within six months after construction is commenced.

6. The main residential structure(s) must have a minimum of 500 square feet of living space.

7. Should any improvements on the premises be damaged by casualty, or become unsightly through wear and tear, the same will be promptly razed, or restored to a neat exterior appearance in line with the building requirements above set forth.

8. The land is restricted against commercial timbering and commercialization.

9. No advertising signs of any nature shall be placed upon the premises.

10. The foregoing protective covenants may be superseded by previously recorded restrictive covenants, or by local and county zoning regulations.

11. The foregoing protective covenants may be amended, subject to the following: a) Such amendment shall be in writing; b) The amendment must be approved in writing by the owners of a two-thirds majority of the parcels in the subdivision; c) The amendment shall be recorded.

12. The foregoing protective covenants shall run with the land and shall be binding on the Grantee(s), their heirs, successors and/or assigns.

13. The Grantees understand that they have standing to sue for enforcement of the foregoing protective covenants. Enforcement is primarily Grantees responsibility after half of the parcels offered for sale by Grantor in this project have been sold.

14. In the event any portion of the foregoing protective covenants is judicially deemed invalid then the remaining portion of said protective covenants shall remain in full force and effect.

(D)TR#2
16.07 Acres
PC-3CTR