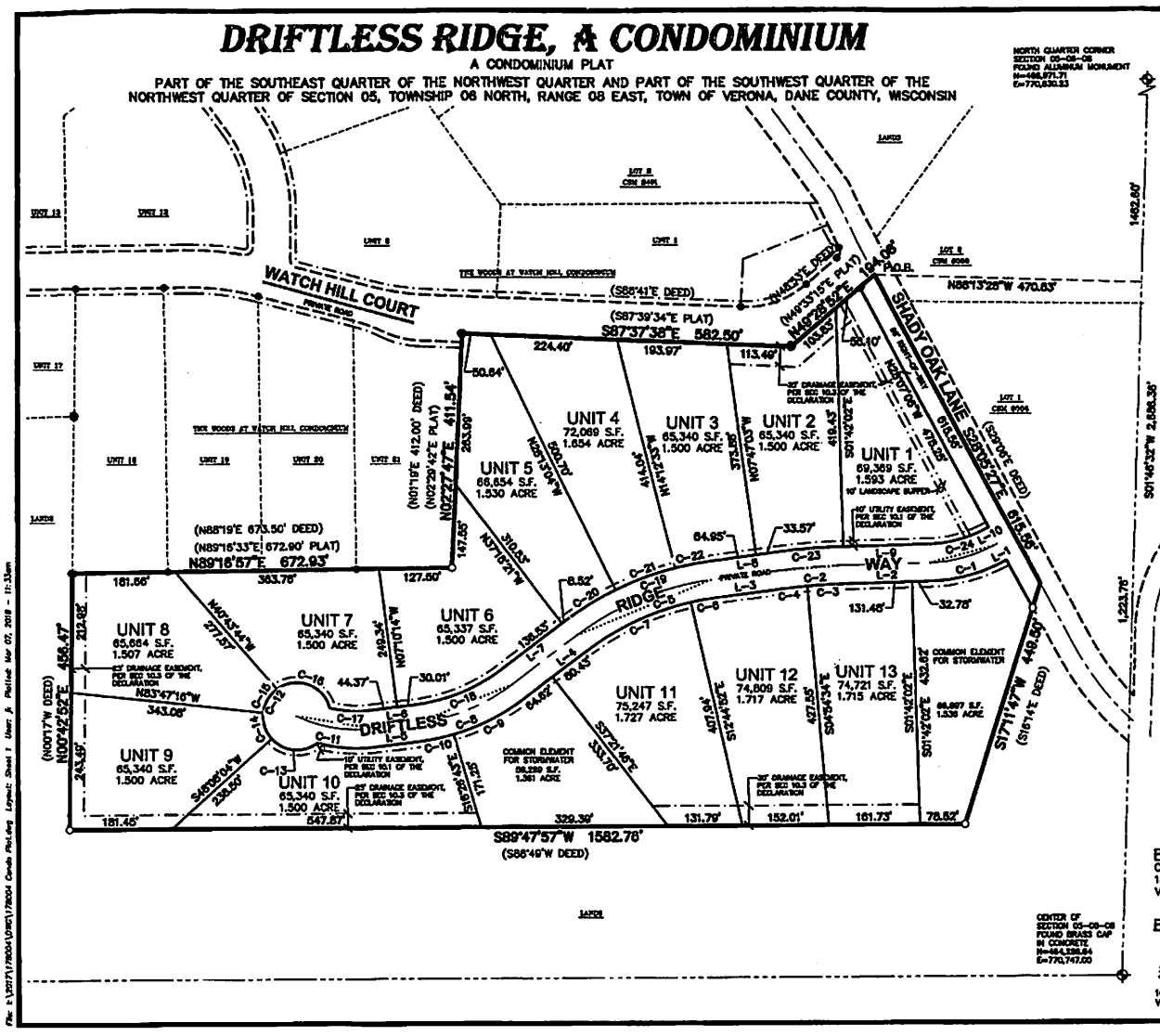
DRIFTLESS RIDGE, A CONDOMINIUM

A CONDOMINIUM PLAT

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN



LEGEND

- GOVERNMENT CORNER
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- CONDOMINIUM BOUNDARY
- SECTION LINE
- PRIVATE DRIVE
- RIGHT-OF-WAY
- PLATTED LOT LINE
- EASEMENT LINE
- CHORD LINE

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 05-06-08, BEARS S01°46'32"W.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. IN AUGUST 2017.
3. SEE SHEET 2 FOR LINE TABLES AND CURVE TABLES
4. ALL AREAS AND FEATURES OF THE CONDOMINIUM ARE COMMON ELEMENTS UNLESS OTHERWISE NOTED AS UNITS.
5. ALL AREAS DEPICTED ON THE CONDOMINIUM PLAT AS LIMITED COMMON ELEMENTS SHALL BE GOVERNED BY THE TERMS AND CONDITIONS OF THE DECLARATION.
6. UNITS ARE SUBJECT TO BUILDING SETBACKS PER THE DECLARATION.
7. DRIFTLESS RIDGE WAY IS A COMMON ELEMENT PER SECTION 10.2 OF THE DECLARATION.
8. ALL BUILDINGS ON SITE WILL BE REMOVED.

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 05, AFORESAID; THENCE SOUTH 01 DEGREES 46 MINUTES 32 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION A DISTANCE OF 1,462.60 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 28 SECONDS WEST, 470.63 FEET TO THE CENTER LINE OF SHADY OAK LANE AND THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 05 MINUTES 27 SECONDS EAST ALONG SAID CENTER LINE, 615.56 FEET; THENCE SOUTH 17 DEGREES 11 MINUTES 47 SECONDS WEST, 449.50 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 57 SECONDS WEST, 1582.76 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 52 SECONDS EAST, 456.47 FEET TO THE SOUTHWEST CORNER OF UNIT 18, THE WOODS AT WATCH HILL CONDOMINIUM; THENCE NORTH 89 DEGREES 16 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF SAID CONDOMINIUM, 672.93 FEET TO THE SOUTHEAST CORNER OF UNIT 21 OF SAID CONDOMINIUM; THENCE NORTH 02 DEGREES 27 MINUTES 47 SECONDS EAST ALONG THE EAST LINE OF SAID UNIT 21 A DISTANCE OF 411.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WATCH HILL COURT, A PRIVATE ROAD; THENCE SOUTH 87 DEGREES 37 MINUTES 38 SECONDS EAST ALONG SAID SOUTH LINE, 582.50 FEET; THENCE NORTH 49 DEGREES 28 MINUTES 52 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 194.08 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,132,049 SQUARE FEET OR 25.99 ACRES.

TAX KEY NO: 062/0608-052-9690-8

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, IN COMPLIANCE WITH CHAPTER 703.11 OF WISCONSIN STATUTES, THE CONDOMINIUM PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THE PLAT DESCRIBED AND FURTHER THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT.

3/7/18

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE:

WISCONSIN JOHN KREBS S-1878 McFARLAND, WISCONSIN LAND SURVEYOR

PREPARED FOR:
COONS CONSTRUCTION, LLC
1827 LOCUST DRIVE
VERONA, WI 53593

PREPARED BY:
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593

north
0 75' 150'
SCALE: 1" = 150'

OFFICE OF THE REGISTER OF DEEDS
Dane COUNTY, WISCONSIN
RECEIVED FOR RECORD March 14
2018 AT 11:22 O'CLOCK A M AS
DOCUMENT # 5395134
IN VOL. 7-063A OF CONDOMINIUM
PLATS ON PAGE(S) 1-2
Kristi Chlebowski, by
Ruth Dishoff, Deputy
REGISTER OF DEEDS

PROJECT NO:	17-0004	SURVEYED BY:	-
FILE NO:	0-1	DRAWN BY:	CJD
FIELDBOOK/PG:	-	CHECKED BY:	TJB
		APPROVED BY:	TJB

SHEET 1 OF 2

File: I:\2017\17000\Dwg\17004 Condo Plat.dwg Layout: Sheet 1 User: jk Plotted: Mar 07, 2018 - 11:33am

UNOFFICIAL COPY

DRIFTLESS RIDGE, A CONDOMINIUM

A CONDOMINIUM PLAT

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S61°54'33"W	8.29'
L-2	S88°17'58"W	184.26'
L-3	S82°12'57"W	118.52'
L-4	S52°38'14"W	145.05'
L-5	S82°49'46"W	74.36'
L-6	N82°49'46"E	74.36'
L-7	N52°38'14"E	136.53'
L-8	N82°12'57"E	118.52'
L-9	N88°17'58"E	184.26'
L-10	N61°54'33"E	8.26'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C-1	130.35'	283.00'	26°23'25"	129.20'	S75°06'15"W	N61°54'33"E	N88°17'58"E
C-2	102.67'	967.00'	6°05'01"	102.62'	S85°15'27"W	N88°17'58"E	N82°12'57"E
C-3	54.15'	967.00'	3°12'31"	54.15'	S86°41'42"W	N88°17'58"E	N85°05'26"E
C-4	48.52'	967.00'	2°52'29"	48.51'	S83°39'12"W	N85°05'26"E	N82°12'57"E
C-5	241.09'	467.00'	29°34'43"	238.42'	S67°25'36"W	N82°12'57"E	N52°38'14"E
C-6	40.46'	467.00'	4°57'49"	40.44'	S79°44'03"W	N82°12'57"E	N77°15'06"E
C-7	200.63'	467.00'	24°36'53"	199.09'	S64°56'41"W	N77°15'06"E	N52°38'14"E
C-8	201.82'	383.00'	30°11'31"	199.50'	S67°44'00"W	N52°38'14"E	N82°49'46"E
C-9	139.82'	383.00'	20°55'02"	139.05'	S63°06'46"W	N52°38'14"E	N73°33'17"E
C-10	62.00'	383.00'	9°16'29"	61.93'	S78°11'31"W	N73°33'17"E	N82°49'46"E
C-11	107.62'	283.00'	21°47'20"	106.97'	N86°16'34"W	N82°49'46"E	S75°22'54"E
C-12	306.71'	60.00'	292°52'55"	66.34'	N19°39'49"E	N53°13'22"E	N13°53'43"W
C-13	88.92'	60.00'	84°34'42"	81.00'	N84°19'17"W	N53°13'22"E	S41°51'56"E
C-14	50.35'	60.00'	48°04'40"	48.88'	N17°49'36"W	S41°51'56"E	S06°12'44"W
C-15	50.00'	60.00'	47°44'47"	48.57'	N30°05'07"E	S06°12'44"W	S53°57'31"W
C-16	117.44'	60.00'	112°06'48"	99.57'	S66°56'06"E	S53°57'31"W	N13°53'43"W
C-17	76.69'	217.00'	20°14'54"	76.29'	S87°02'47"E	N76°55'20"W	S82°49'46"W
C-18	167.04'	317.00'	30°11'31"	165.12'	N67°44'00"E	S82°49'46"W	S52°38'14"W
C-19	275.16'	533.00'	29°34'43"	272.11'	N67°25'36"E	S52°38'14"W	S82°12'57"W
C-20	103.68'	533.00'	11°06'41"	103.51'	N58°12'35"E	S52°38'14"W	S63°46'56"W
C-21	111.71'	533.00'	12°00'31"	111.51'	N69°47'11"E	S63°46'56"W	S75°47'27"W
C-22	59.77'	533.00'	6°25'30"	59.74'	N79°00'12"E	S75°47'27"W	S82°12'57"W
C-23	109.66'	1033.00'	6°05'01"	109.63'	N85°15'27"E	S82°12'57"W	S88°17'58"W
C-24	99.95'	217.00'	26°23'25"	99.07'	N75°06'15"E	S88°17'58"W	S61°54'33"W

WISCONSIN JOHN KREBS S-1878 McFARLAND, WISCONSIN LAND SURVEYOR

3/7/18

PREPARED FOR:
COONS CONSTRUCTION
1827 LOCUST DRIVE
VERONA, WI 53593

PREPARED BY:
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593

OFFICE OF THE REGISTER OF DEEDS
Dane COUNTY, WISCONSIN
RECEIVED FOR RECORD March 14
20 18 AT 11:22 O'CLOCK A M AS
DOCUMENT # 5395134
IN VOL. 7-063A OF CONDOMINIUM
PLATS ON PAGE(S) 1-2
Kristi Chlebowski, by Ann Dickhoff, Deputy
REGISTER OF DEEDS

PROJECT NO: 17-8504	SURVEYED BY: –
FILE NO: 0-4	DRAWN BY: CJD
FIELDBOOK/PG: –	CHECKED BY: TJD
	APPROVED BY: TJD

SHEET 2 OF 2

File: I:\2017\178504\Dwg\178504 Condo FinLdwg Layout: Sheet 2 User: A Plotted: Mar 07, 2018 – 11:31am

UNOFFICIAL COPY