

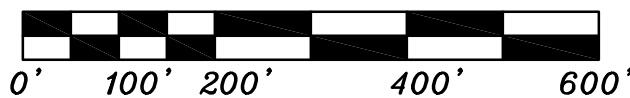
LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- △ = SET SURVEY SPIKE
- ▲ = FOUND PKNAIL
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1" IRON PIPE
(UNLESS NOTED)
- ⊕ = FOUND ALUMINUM
MONUMENT (UNLESS NOTED)
- (##) = RECORDED AS
- ⊕ = SEPTIC VENT
- ⊙ = SEPTIC TANK
- ⊙ = WELL

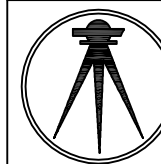
L.C.E. = LIMITED COMMON ELEMENT

PREPARED FOR:
STILWELL LIVING TRUST
1730 BEACH ROAD
VERONA, WI 53593

SCALE 1" = 200'



(WCCS - DANE ZONE)
BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE SE 1/4 OF SECTION 36-6-8
LINE TO BEAR S 00°57'06" W



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NOA T. PRIEVE & CHRIS W. ADAMS

PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

**SUNSET LLAMAS
CONDOMINIUM PLAT
DANE COUNTY, WISCONSIN
WILLIAMSON SURVEYING & ASSOCIATES, LLC**

SURVEYOR'S CERTIFICATE:

I, Noa T. Prieve, Professional Land Surveyor, hereby certify that this plat is a correct representation of the condominium described and identification and location of the units and the common and limited common elements can be determined from the plat.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

DATE: _____

Noa T Prieve S-2499
Professional Land Surveyor

DESCRIPTION:

Part of Lot 4, Certified Survey Map No. 5396, recorded in the Dane County Register of Deeds Office in Volume 24 of Certified Survey Maps, Pages 307 through 309, as Document No. 2054106. Located in part of the Northwest and Southwest 1/4's of the Southeast 1/4 of Section 36, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 36; thence S 00°57'06" W along the east line of the Southeast 1/4, 1,517.04 feet; thence N 89°50'54" W, 1,303.60 feet to the southeast corner of said Lot 4 and to the point of beginning.

Thence continue along said Lot 4, N 89°50'54" W, 899.03 feet; thence N 00°49'16" E, 797.37 feet to the right-of-way of Beach Road; thence along said right-of-way along an arc of a curve concaved northwesterly having a radius of 60.00 feet and a long chord bearing and distance of N 17°31'20" E, 114.83 feet to the northwest corner of said Lot 4; thence continue along said Lot 4 for the next 3 courses S 89°11'55" E, 370.31 feet; thence N 56°08'41" E, 287.60 feet; thence N 63°01'19" E, 137.10 feet to the Southwest right-of-way of Sunset Drive; thence along said right-of-way for the next two courses S 41°58' E, 166.73 feet; thence S 44°22'08" E, 33.76 feet to the east line of said Lot 4; thence along said Lot 4, S 00°41'45" W, 977.06 feet to the point of beginning. This parcel contains 868,577 sq. ft. or 19.94 acres thereof.

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) SECTION CORNER TIES FOR THE EAST 1/4 CORNER AND SOUTHEAST CORNER OF SECTION 36, T6N, R8E HAVE BEEN CHECKED AND VERIFIED PER THE LATEST TIE SHEET ON RECORD.
- 4.) ALL UNITS OF THIS CONDOMINIUM HAVE ACCESS TO PUBLIC UTILITIES IN PUBLIC RIGHT OF WAY, EXISTING ROADWAY EASEMENT (DOC# 2285923) AND THE LIMITED COMMON ELEMENT ALONG THE WESTERN SIDE OF UNITS 4 AND 2 FOR THE BENEFIT OF UNITS 1, 2 AND 4.
- 5.) ALL AREAS DEPICTED ON THE CONDOMINIUM PLAT AS LIMITED COMMON ELEMENTS SHALL BE GOVERNED BY THE TERMS AND CONDITIONS OF THE DECLARATION.
- 6.) DRIVEWAY CONNECTION IN THE AREA HATCHED ON THE CONDOMINIUM PLAT SHALL BE REMOVED OR BLOCKED UPON ANY SALE OR TRANSFER OF UNIT NUMBER 3 OF THIS PLAT.
- 7.) THE PORTION OF UNIT 3 LOCATED IN SUNSET DRIVE RIGHT OF WAY IS PUBLIC RIGHT OF WAY.

RECEIVED FOR RECORDING THIS _____ DAY OF _____, AT _____

_____ O'CLOCK _____ M. AND RECORDED IN VOLUME _____

OF CONDOMINIUM PLATS, PAGE _____, AS DOCUMENT No. _____

REGISTER OF DEEDS

There are no objections to this condominium with respect to Sec. 703 Wis. Stats. and is hereby approved for recording.

Dated this _____ day of _____, 20____

Dane County Planning and Development

SURVEYORS SEAL

REV. 11-29-21

DRAWN BY NETIL BORTZ

DRAWING NO. 20W-349

SHEET 1 OF 1

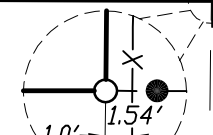
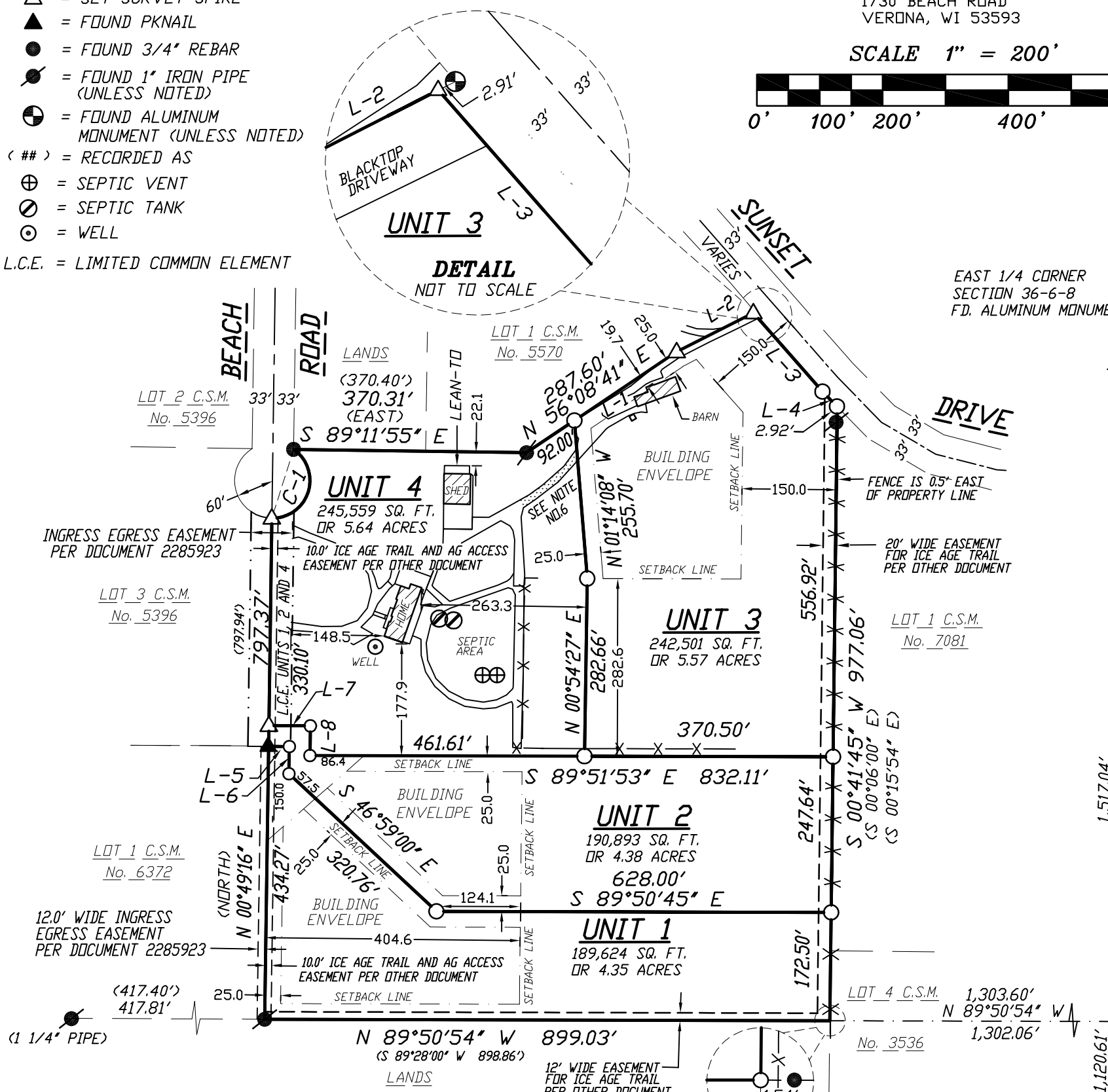
LINE TABLE:

L-#	BEARING	DIST.
L-1	(N 55°15'57" E) (N 55°14'00" E) N 56°08'41" E	195.60'
L-2	(S 62°06'15" E) (N 62°14' E) N 63°01'19" E	137.10'
L-3	S 41°16'58" E	166.73'
L-4	S 44°22'08" E	33.76'

L-#	BEARING	DIST.
L-5	S 89°39'06" E	33.00'
L-6	S 00°49'16" W	43.40'
L-7	S 89°39'06" E	66.00'
L-8	S 00°49'16" W	47.13'

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C-1	60.00'	N 17°31'20" E 114.83'	153.15'	146°14'37"



SOUTHEAST CORNER
SECTION 36-6-8
F.D. BRASS MONUMENT