

DRIFTLESS RIDGE 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

NORTH QUARTER CORNER
SECTION 05-06-08
FOUND ALUMINUM MONUMENT
N=466,971.71
E=770,830.23

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
- 1 UNIT NUMBER

NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY), THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 05-06-08, BEARS S01°46'32"W.
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. IN AUGUST 2017.
- SEE SHEET 2 FOR LINE TABLES AND CURVE TABLES
- ALL AREAS AND FEATURES OF THE CONDOMINIUM ARE COMMON ELEMENTS UNLESS OTHERWISE NOTED AS UNITS.
- ALL AREAS DEPICTED ON THE CONDOMINIUM PLAT AS LIMITED COMMON ELEMENTS SHALL BE GOVERNED BY THE TERMS AND CONDITIONS OF THE DECLARATION.
- UNITS ARE SUBJECT TO BUILDING SETBACKS PER LOCAL ORDINANCE

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:

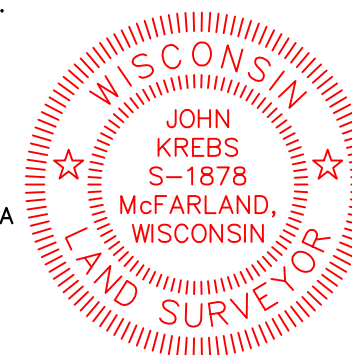
COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 05, AFORESAID; THENCE SOUTH 01 DEGREES 46 MINUTES 32 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION A DISTANCE OF 1,462.60 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 28 SECONDS WEST, 470.83 FEET TO THE 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 1,153,070 SQUARE FEET OR 26.471 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.



JOHN KREBS P.L.S. 1878

DATE:

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

OFFICE OF THE REGISTER OF DEEDS

____ COUNTY, WISCONSIN

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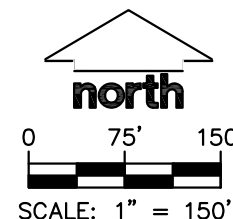
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IN VOL. ____ OF CONDOMINIUM

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PROJECT NO: 17-8004	SURVEYED BY: -
FILE NO: 0-*	DRAWN BY: CJO
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	APPROVED BY: TJB



CENTER OF SECTION 05-06-08
FOUND BRASS CAP
IN CONCRETE
N=464,286.64
E=770,747.00

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DRIFTLESS RIDGE CONDOMINIUM

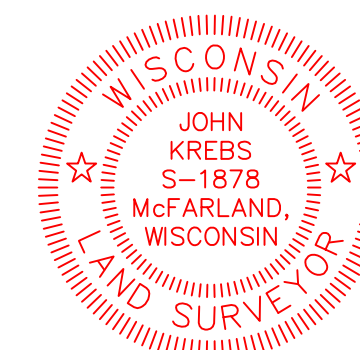
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CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN	TANGENT OUT
C-1	217.00'	26°23'25"	S75°06'15"W	99.07'	99.95'	S61°54'33"W	S88°17'58"W
C-2	1033.00'	6°05'01"	S85°15'27"W	109.63'	109.68'	S88°17'58"W	S82°12'57"W
C-3	533.00'	29°34'43"	S67°25'36"W	272.11'	275.16'	S82°12'57"W	S52°38'14"W
C-4	533.00'	6°25'30"	S79°00'12"W	59.74'	59.77'	S82°12'57"W	S75°47'27"W
C-5	533.00'	12°00'31"	S69°47'11"W	111.51'	111.71'	S75°47'27"W	S63°46'56"W
C-6	533.00'	11°08'41"	S58°12'35"W	103.51'	103.68'	S63°46'56"W	S52°38'14"W
C-7	317.00'	30°11'31"	S67°44'00"W	165.12'	167.04'	S52°38'14"W	S82°49'46"W
C-8	217.00'	20°14'54"	N87°02'47"W	76.29'	76.69'	S82°49'46"W	N76°55'20"W
C-9	60.00'	292°52'55"	S19°39'49"W	66.34'	306.71'	N13°53'43"W	N53°13'22"E
C-10	60.00'	112°08'46"	N69°58'06"W	99.57'	117.44'	N13°53'43"W	S53°57'31"W
C-11	60.00'	47°44'47"	S30°05'07"W	48.57'	50.00'	S53°57'31"W	S06°12'44"W
C-12	60.00'	48°04'40"	S17°49'36"E	48.88'	50.35'	S06°12'44"W	S41°51'56"E
C-13	60.00'	84°54'42"	S84°19'17"E	81.00'	88.92'	S41°51'56"E	N53°13'22"E
C-14	283.00'	21°47'20"	S86°16'34"E	106.97'	107.62'	S75°22'54"E	N82°49'46"E
C-15	383.00'	30°11'31"	N67°44'00"E	199.50'	201.82'	N82°49'46"E	N52°38'14"E
C-16	383.00'	9°16'29"	N78°11'31"E	61.93'	62.00'	N82°49'46"E	N73°33'17"E
C-17	383.00'	20°55'02"	N63°05'46"E	139.05'	139.82'	N73°33'17"E	N52°38'14"E
C-18	467.00'	29°34'43"	N67°25'36"E	238.42'	241.09'	N52°38'14"E	N82°12'57"E
C-19	467.00'	24°36'53"	N64°56'41"E	199.09'	200.63'	N52°38'14"E	N77°15'08"E
C-20	467.00'	4°57'49"	N79°44'03"E	40.44'	40.46'	N77°15'08"E	N82°12'57"E
C-21	967.00'	6°05'01"	N85°15'27"E	102.62'	102.67'	N82°12'57"E	N88°17'58"E
C-22	967.00'	2°52'29"	N83°39'12"E	48.51'	48.52'	N82°12'57"E	N85°05'26"E
C-23	967.00'	3°12'31"	N86°41'42"E	54.15'	54.15'	N85°05'26"E	N88°17'58"E
C-24	283.00'	26°23'25"	N75°06'15"E	129.20'	130.35'	N88°17'58"E	N61°54'33"E

DRAFT

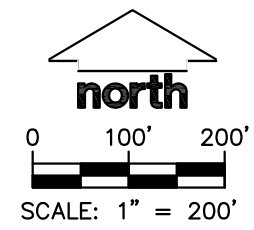


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