

THE COTTAGES AT CHAPEL VIEW

A CONDOMINIUM PLAT

LOT'S 1, AND 45 OF CHAPEL VIEW, RECORDED IN THE DANE COUNTY OFFICE OF THE REGISTER OF DEEDS ON NOVEMBER 1, 2018 IN VOLUME 61-0039A OF PLATS, ON PAGES 9-10, AS DOCUMENT NUMBER 5431966, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND

- FOUND 1-1/4" REBAR
- FOUND 3/4" REBAR
- (XXX) RECORDED AS
- PROPERTY LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- EXISTING EASEMENT LINE
- PROPOSED UNIT/BUILDING FOOTPRINT

OFFICE OF THE REGISTER OF DEEDS
 COUNTY, WISCONSIN
 RECEIVED FOR RECORD **9-10**
 20 **19** AT **9:57** O'CLOCK **A.M.** AS
 DOCUMENT NO. **552 0630**
 IN VOLUME **1-1033** OF CONDOMINIUM
 PLATS ON PAGE(S) **1-3**

Kristi Chlebowski
 KRISTI CHLEBOWSKI, REGISTER OF DEEDS

THERE ARE NO OBJECTIONS TO THIS CONDOMINIUM PLAT WITH RESPECT TO CHAPTER 703 WISCONSIN STATUTES AND IS HEREBY APPROVED FOR RECORDING.
 DATED THIS **10** TH OF **SEPTEMBER**, 20**19**

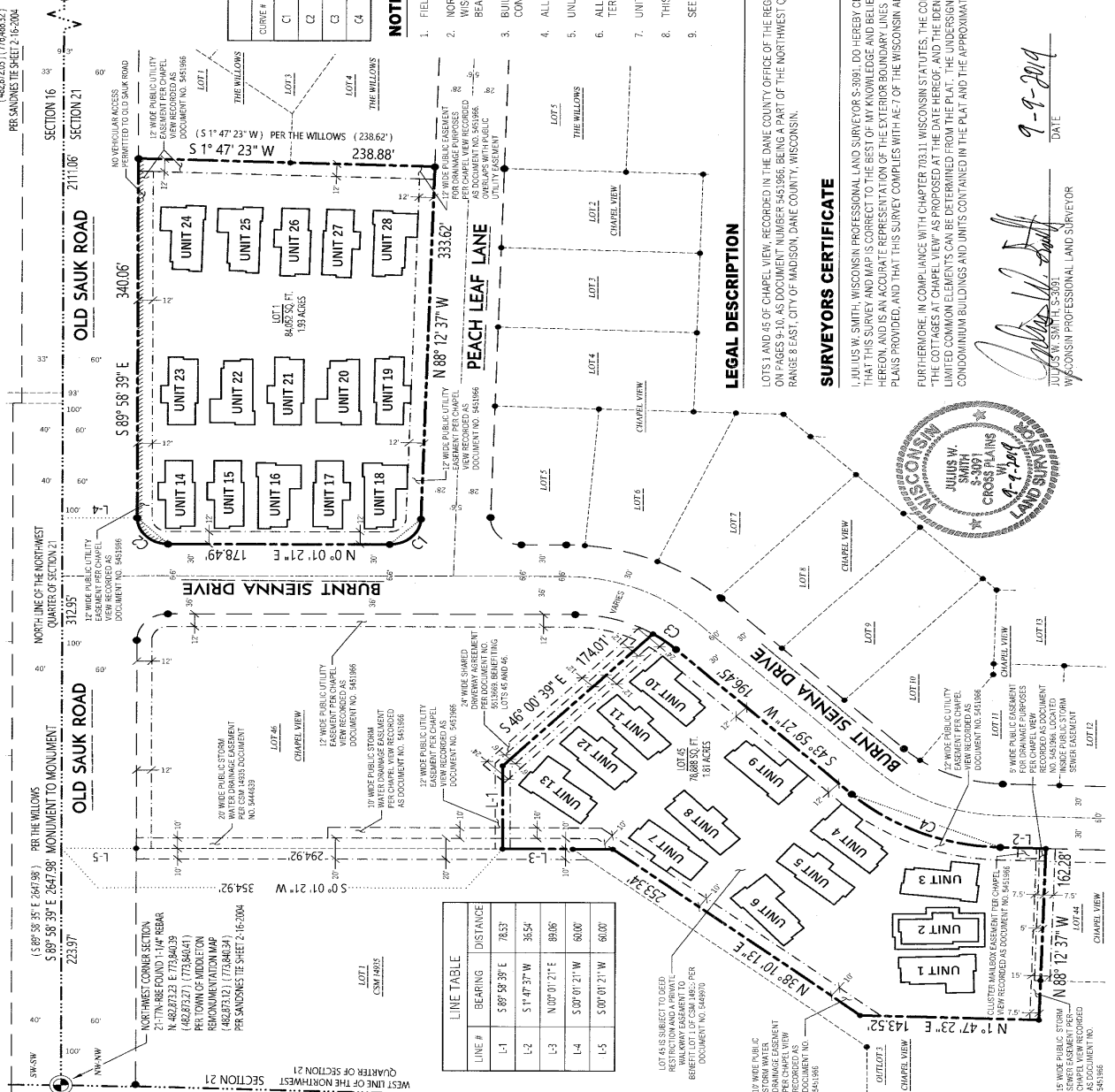
Julius W. Smith
 DIRECTOR OF PLANNING AND COMMUNITY & ECONOMIC DEVELOPMENT, CITY OF MADISON

CURVE #	CURVE LENGTH	ADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	38.50	25.00	88°13'36"	N 44°05'38" W	34.87'
C2	38.27	25.00	90°00'00"	N 45°01'21" E	35.56'
C3	23.70	117.00'	11°35'31"	S 38°11'06" W	23.66'
C4	132.57	180.00'	42°11'58"	S 27°53'22" W	129.60'

NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC, IN JULY 2019.
- NORTH REFERENCE FOR THIS SURVEY AND PLAT ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCONSIN DATUM, NAD 83 (2011), GRID NORTH. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21 BEARS S 89°58' 39" E.
- BUILDING PLANS & DIMENSIONS BASED UPON DRAWINGS PROVIDED BY THE OWNER AND DO NOT REPRESENT AS-BUILT CONDITIONS.
- ALL IMPROVEMENTS DEPICTED WITHIN THE CONDOMINIUM LIMITS ARE PROPOSED.
- UNLESS OTHERWISE NOTED, ALL AREAS OUTSIDE OF THE UNIT BOUNDARIES ARE COMMON ELEMENTS.
- ALL AREAS DEPICTED ON THE CONDOMINIUM PLAT AS LIMITED COMMON ELEMENTS (LCE) SHALL BE GOVERNED BY THE TERMS & CONDITIONS OF THE DECLARATION.
- UNIT AREAS ARE APPROXIMATE AND DO NOT SUPERSEDE UNIT BOUNDARIES AS SET FORTH IN THE DECLARATION.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS & AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEETS 2 AND 3 OF 3 FOR FURTHER NOTES, UNIT, IMPROVEMENT AND LIMITED COMMON ELEMENT DETAILS.

NORTHWEST CORNER SECTION 21, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, AS SHOWN ON PLAT 61-0039A OF DEEDS, RECORDED IN THE DANE COUNTY OFFICE OF THE REGISTER OF DEEDS ON NOVEMBER 1, 2018 IN VOLUME 61-0039A OF PLATS, ON PAGES 9-10, AS DOCUMENT NUMBER 5431966, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LINE #	BEARING	DISTANCE
L-1	S 89° 58' 39" E	78.33'
L-2	S 1° 47' 37" W	36.54'
L-3	N 09° 01' 21" E	99.06'
L-4	S 09° 01' 21" W	60.00'
L-5	S 09° 01' 21" W	60.00'

LEGAL DESCRIPTION

LOT'S 1 AND 45 OF CHAPEL VIEW, RECORDED IN THE DANE COUNTY OFFICE OF THE REGISTER OF DEEDS ON NOVEMBER 1, 2018 IN VOLUME 61-0039A OF PLATS, ON PAGES 9-10, AS DOCUMENT NUMBER 5431966, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3991, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES AND IMPROVEMENTS TO BE CONSTRUCTED UPON THE PROPERTY FROM PLATS PROVIDED, AND THAT THIS SURVEY COMPLES WITH AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE.

FURTHERMORE, IN COMPLIANCE WITH CHAPTER 703.11 WISCONSIN STATUTES, THE CONDOMINIUM PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THE COTTAGES AT CHAPEL VIEW, AS PROPOSED, AND THE LOCATION AND SHOWING OF EACH UNIT, COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE DESCRIBED UNITS TO BE CONSTRUCTED UPON THE PROPERTY FROM THE CONDOMINIUM BUILDINGS AND UNITS CONTAINED IN THE PLAT AND THE APPROXIMATE DIMENSIONS AND FLOOR AREAS THEREOF.



Julius W. Smith
 JULIUS W. SMITH, S-3991
 WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE: **9-9-2019**

PREPARED BY: WYSER ENGINEERING
 312 EAST MAIN STREET
 MOUNT HOREB, WI 53572
 www.wyserengineering.com

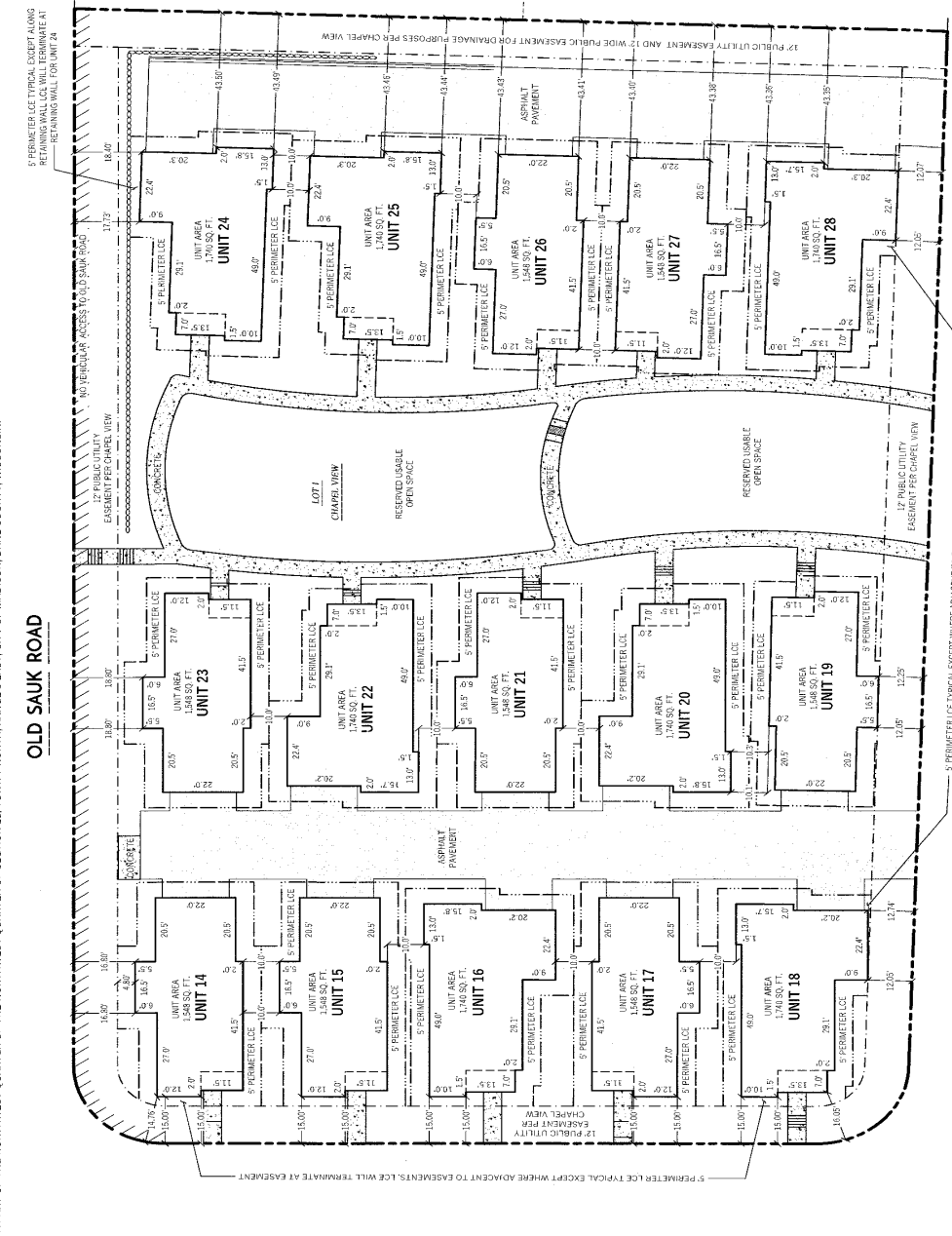
APPROVED BY: JWS



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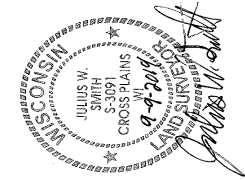


LEGEND

- LCE LIMITED COMMON ELEMENT
- PROPERTY LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED UNIT/BUILDING FOOTPRINT
- 5' WIDE PERIMETER ICE LIMITS
- PROPOSED PORCH LIMITS
- PROPOSED EDGE OF CONCRETE
- PROPOSED EDGE OF ASPHALT
- PROPOSED RETAINING WALL

NOTES

10. UNITS ARE THE PROPOSED BUILDING FOOTPRINTS INCLUDING THE ATTACHED PORCH SHOWN BASED ON DRAWINGS AS PROVIDED BY THE OWNER
11. EACH UNIT WILL HAVE A 5' WIDE LIMITED COMMON ELEMENT AREA AROUND THE UNIT'S PERIMETER EXCEPT FOR THE PROPOSED USABLE OPEN SPACE AREA, OR AS WHERE NOTED ALONG A SPECIFIC FEATURE.
12. UNLESS OTHERWISE NOTED, OR FURTHER DEFINED IN THE DECLARATION, ALL AREAS OUTSIDE OF THE UNIT BOUNDARIES ARE COMMON ELEMENTS



0' 15' 30' 60'
1" = 30' on 14"x22"

PREPARED BY:
WYSER ENGINEERING
312 EAST MAIN STREET
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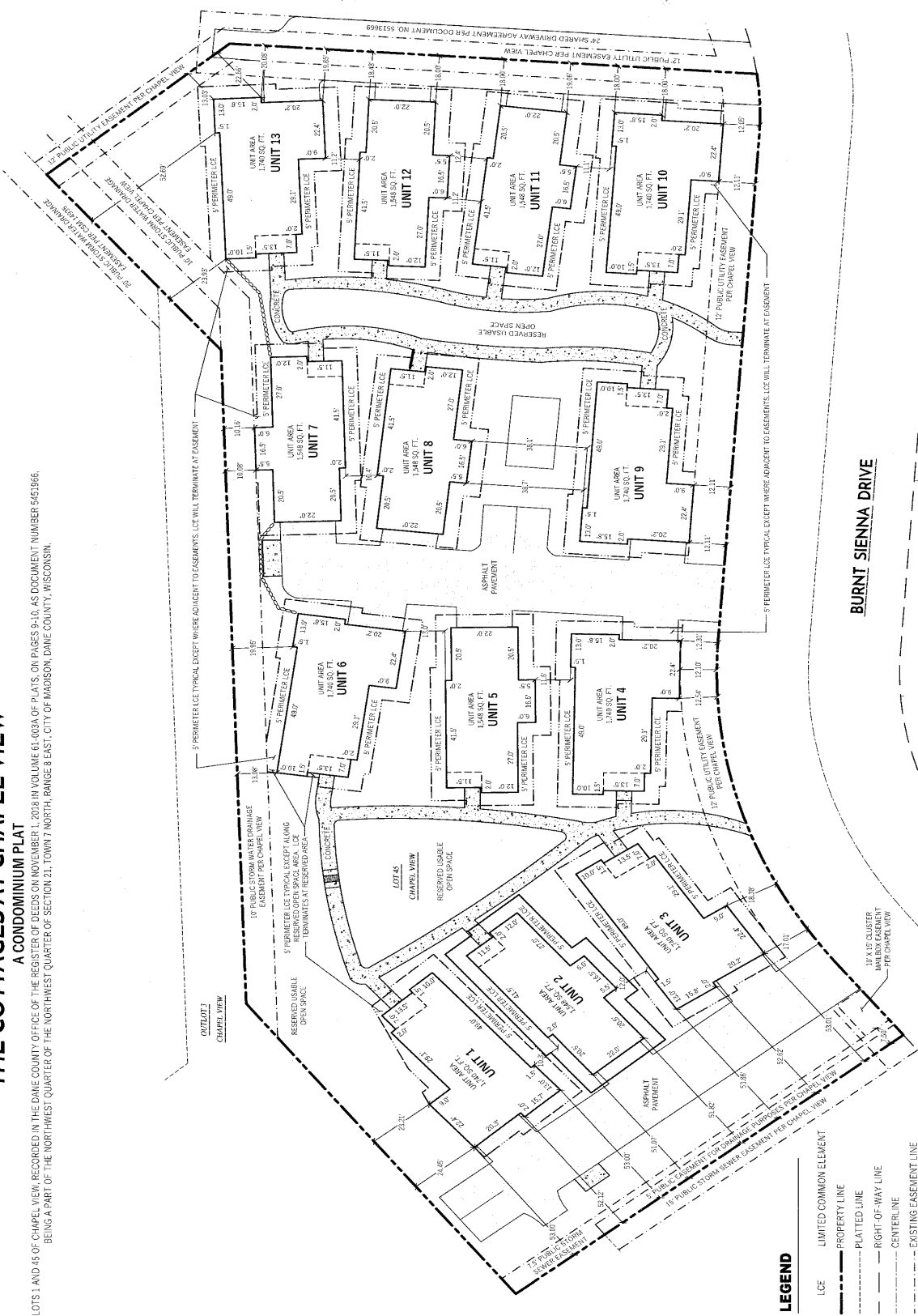
PREPARED FOR:
ENCORE HOMES, INC.
6840 SCHNEIDER ROAD
MIDDLETON, WI 53562



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NOTES

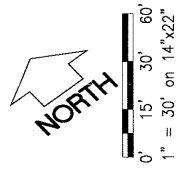
- UNITS ARE THE PROPOSED BUILDING FOOTPRINTS INCLUDING THE ATTACHED PORCH SHOWN BASED ON DRAWINGS AS PROVIDED BY THE OWNER
- EACH UNIT WILL HAVE A 5' WIDE LIMITED COMMON ELEMENT AREA AROUND THE UNITS PERIMETER, EXCEPT SAID PERIMETER CONFLICTS WITH AN EXISTING EASEMENT, RESERVED USABLE OPEN SPACE, AREA OR AS WHERE NOTED ALONG A SPECIFIC SITE FEATURE.
- UNLESS OTHERWISE NOTED, OR FURTHER DEFINED IN THE DECLARATION, ALL AREAS OUTSIDE OF THE UNIT BOUNDARIES ARE COMMON ELEMENTS



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SOUTHWEST UNIT DETAIL ON LOT 45



LEGEND

- LCE LIMITED COMMON ELEMENT
- PROPERTY LINE
- - - PLATTED LINE
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED UNIT/BUILDING FOOTPRINT
- - - 5' WIDE PERIMETER LCE LIMITS
- - - PROPOSED PORCH LIMITS
- - - PROPOSED EDGE OF CONCRETE
- - - PROPOSED EDGE OF ASPHALT
- - - PROPOSED RETAINING WALL