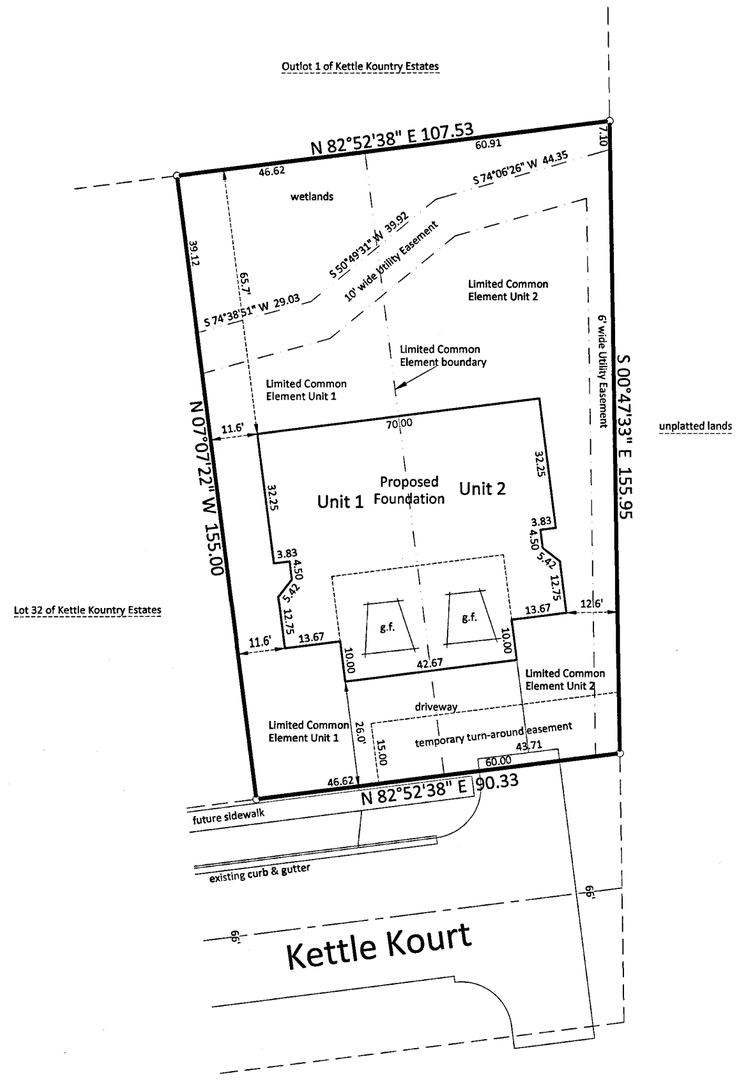
Condominium Plat 944

Document # **1640155**
WASHINGTON COUNTY WISCONSIN
2026-08-20 2:47:00 PM
LISA BUDISH
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: **$50.00**
Pages: **1**

Happy Sunshine VI Condominium

Lot 33 and an undivided interest in Outlots 3, 5, and 6 in KETTLE KOUNTRY ESTATES, part of the NE 1/4 of the NW 1/4, part of the SE 1/4 of the NW 1/4 and part of the SW 1/4 of the NW 1/4, and part of Lot 5 of Block 41 of the Assessor's Plat of the Village of Kewaskum, all in Section 10, Township 12 North, Range 19 East, Village of Kewaskum, Washington County, Wisconsin.



Surveyor's Certificate:

I hereby certify that by the direction of the declarant, I have surveyed and mapped the land shown and described hereon and that this is a true and correct representation of Happy Sunshine VI Condominium, and that the identification and location of each unit and the common elements can be determined from the plat.

Dated this 13th day of July, 2026.

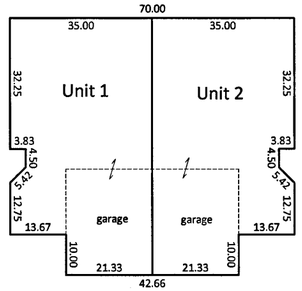
David J. Leininger, S-2285

Declarant:

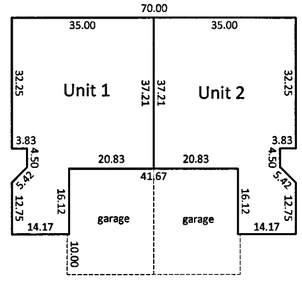
Double G LLC
P.O. Box 567
Kewaskum, WI 53040

Surveyor:

David J. Leininger
Homeland Surveying, LLC
2079 Cold Springs Rd.
Saukville, WI 53080



First Floor Plan
Scale: 1" = 30'



Foundation Plan
Scale: 1" = 30'

Note: All dimensions shown are exterior dimensions per the building plan. must adjust for interior dimensions.

Dimensions may vary due to construction materials used.

Unit 1 - 1457 Kettle Kourt, Kewaskum, WI 53040

Unit 2 - 1459 Kettle Kourt, Kewaskum, WI 53040

Limited Common Areas:

The limited common areas are all porches, decks, walkways, and driveways which service and/or appurtenant to one and only one of the Units, whether or not specifically designated as such on the Plat. The exclusive use of Limited Common Areas shall be reserved to the owner or occupant of the unit to which same are appurtenant, to the exclusion of all other Units and Unit Owners in the Condominium. As depicted on the condominium plat, the drive (parking area) in front of each unit shall be considered a part of the Limited Common Area appurtenant to said Unit.

Common Areas:

The common areas are those areas other than the Units and Limited Common Areas.



Note:

All lot corners will be set by others after construction of this subdivision is completed per owner.

Bearings are referenced to the northwesterly right of way line of Kettle Kourt which has a recorded bearing of N 82°52'38" E.

0 15 30 60

Scale in feet
1" = 30'

There are no objections to this plat with respect to Sec. 703.115 Wis. Stats.

Certified, August 13, 2026.

Brian W. Braithwaite, Washington County Real Property Lister

This instrument was drafted by David J. Leininger, S-2285