

BARTON BUSINESS CONDOMINIUMS

A WASHINGTON COUNTY CONDOMINIUM

UNPLATTED LANDS BEING PART OF THE NORTHWEST FRACTIONAL 1/4 OF
THE NORTHEAST FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 11 NORTH,
RANGE 19 EAST, TOWN OF BARTON, WASHINGTON COUNTY, WISCONSIN.

DECLARANT:
N&M PROPERTIES LLC
1877 COUNTY HWY A
WEST BEND, WI 53090

WASHINGTON COUNTY REAL PROPERTY LISTER CERTIFICATE

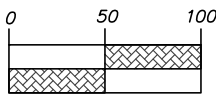
THERE ARE NO OBJECTIONS TO THIS PLAT WITH RESPECT TO WISCONSIN § 703.115

CERTIFIED ON THIS _____ DAY OF _____, 202_____.

BRIAN W. BRAITHWAITE, WASHINGTON COUNTY REAL PROPERTY LISTER

PRELIMINARY

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE.
THE NORTH LINE OF NE 1/4 OF SECTION 3-11-19
BEARS SOUTH 89°55'20" WEST.



NORTHWEST CORNER OF THE
NE 1/4 OF SECTION 3-11-19.
BRASS DISC IN CONCRETE.

NORTHEAST CORNER OF THE
NE 1/4 OF SECTION 3-11-19.
ALUM. DISC IN CONCRETE.

SOUTH 89°55'20" WEST 2380.52'
NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3-11-19

SOUTH 89°55'20" WEST 1880.57'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT BY THE DIRECTION OF THE DECLARANT, **N&M PROPERTIES LLC**, I HAVE SURVEYED AND MAPPED THE LAND SHOWN AND DESCRIBED HEREON AND THIS IS A TRUE REPRESENTATION OF **BARTON BUSINESS CONDOMINIUMS**, A CONDOMINIUM, AND THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT.

J. SCOTT HENKEL, PLS

NOTES

- ALL OF THIS CONDOMINIUM EXCEPT UNITS AND AREAS LABELED LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS.

LIMITED COMMON ELEMENTS:

- Ⓟ PARKING STALLS (SEE SHEET 2)
- UNIT UTILITY LINES
- MAILBOX

CURVE A
L = 298.39'
R = 2000.00'
CHD B = N 30°21'40" E
CHD L = 298.11'
Δ = 8°32'53"

CURVE A
L = 298.39'

WETLANDS PER
WISCONSIN WETLANDS
INVENTORY MAPPING

UNPLATTED
LANDS
518,086 SQ. FT.
11.8936 ACRES

TOWN OF BARTON

NE 1/4
NE 1/4

U.S. HIGHWAY 45

SOUTH 12°31'48" WEST 927.51'

SOUTH 65°51'19" EAST 219.31'

UNIT	ADDRESS
1	3439 COUNTY HIGHWAY D
2	3439 COUNTY HIGHWAY D
3	3439 COUNTY HIGHWAY D
4	3439 COUNTY HIGHWAY D
5	3439 COUNTY HIGHWAY D
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7	3439 COUNTY HIGHWAY D
8	3439 COUNTY HIGHWAY D
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UNIT	ADDRESS
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UNIT	ADDRESS
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48	3439 COUNTY HIGHWAY D

LEGAL DESCRIPTION, AS RECORDED IN WARRANTY DEED RECORDED AS DOCUMENT NO. 1579401

THAT PORTION OF THE FOLLOWING PREMISES LYING SOUTHEASTERLY OF THE RECREATION TRAIL:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF THE NORTHEAST FRACTIONAL QUARTER (NW FR' L 1/4 NE FR' L 1/4) OF SECTION THREE (3), TOWNSHIP ELEVEN (11) NORTH, RANGE NINETEEN (19) EAST, TOWN OF BARTON, WASHINGTON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, VIZ:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 02°19'41" EAST, 70.05 FEET; THENCE SOUTH 81°30'10" EAST, 16.80 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 81°30'10" EAST, 251.65 FEET; THENCE NORTH 89°55'40" EAST, 700.00 FEET; THENCE SOUTH 65°50'40" EAST, 219.32 FEET; THENCE SOUTH 12°32'21" WEST, 927.51 FEET; THENCE SOUTH 89°44'49" WEST, 740.04 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS OF 2000.00 FEET, CHORD OF WHICH BEARS NORTH 30°22'13.5" EAST, 298.11 FEET; THENCE NORTH 34°38'40" EAST, 900.82 FEET; THENCE SOUTH 89°55'40" WEST, 121.66 FEET; THENCE SOUTH 34°38'40" WEST, 831.53 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS OF 2100.00 FEET, CHORD OF WHICH BEARS SOUTH 29°41'54.5" WEST, 362.11 FEET; THENCE SOUTH 89°44'49" WEST, 54.56 FEET; THENCE NORTH 02°19'41" WEST, 1036.29 FEET, TO THE POINT OF BEGINNING.

LEGEND

- 2" IRON PIPE FOUND, OR AS NOTED
- 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET. (RECORDED AS)
- ⦿ TEST PIT

LM ZONING SETBACKS
PRINCIPAL STRUCTURE,
AS SHOWN
STREET: 55 FEET
SIDE: 20 FEET
REAR: 30 FEET

PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: BM-28-24 Date: 9/24/24

SHEET 1 OF 3

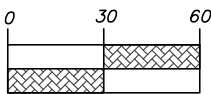
SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

REVISED OCTOBER 03, 2024

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CURVE	LOCATION	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
A	PRIVATE STREET	45.10'	1000.00'	S 01°21'44" E	45.10'	2°35'03"
B	PRIVATE STREET	44.93'	1000.00'	S 01°22'02" E	44.93'	2°34'28"
C	PRIVATE STREET	44.02'	200.00'	S 06°13'30" W	43.93'	12°36'36"
D	PRIVATE STREET	62.83'	40.00'	S 57°31'48" W	56.57'	90°00'00"
E	PRIVATE STREET	73.83'	47.00'	N 32°28'12" W	66.47'	90°00'00"
F	PRIVATE STREET	67.54'	50.00'	N 51°13'30" E	62.52'	77°23'24"

NOTES

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UNIT UTILITY LINES
MAILBOX

LEGEND

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- ⊙ TEST PIT



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122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

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SHEET 2 OF 3

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