CITADEL CONDOMINIUM

A CONDOMINIUM PLAT

City of West Bend, Washington County

DECLARANTS: Wollco Designs, LLC

PREPARED BY: ELDER ENGINEERING CO.
3782 OVERLOOK DR. W.
HUBERTUS, WI 53033

ADDRESS:
BUILDING 1 UNIT 1 – 505 MARSHAL COURT
UNIT 2 – 503 MARSHAL COURT
BUILDING 2 UNIT 1 – 513 MARSHAL COURT
UNIT 2 – 511 MARSHAL COURT

LEGAL DESCRIPTION:

All of Parcel 1 and Parcel 2 of Certified Survey Map #4947, recorded in the Washington County Registry on April 3, 1998, in Volume 34 on Pages 100–103, Document No. 775189. Being a division of Lot 3 of Certified Survey Map #2165, recorded in the Washington County Registry on August 10, 1979, in Volume 11 on Page 176 and being located in part of the SW 1/4 of the SE 1/4 of Section 10, T11N, R19E, in the City of West Bend, Washington County, WI. Subject to all rights, reservations, restrictions and easements of record.

LEGEND:
- ● Denotes 1"x24" Iron Pipe found
- Denotes limited Common Elements.
- Denotes Common Elements.
- Denotes Driveway.

MINIMUM BUILDING SETBACKS: 25' Front
8' Side
50' Rear

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
WASHINGTON COUNTY) I certify that I have surveyed the condominium described and the map, as shown, is a true representation thereof and shows the exterior boundary lines and the location of the building on said property.

I further certify that I am a licensed Land Surveyor, authorized to practice that profession in this state and that the condominium plat to which this certificate is affixed is a correct representation of the condominium described and that the identification and location of each unit of the condominium and common elements thereof can be determined from this Plat.

Dated this 12th Day of July, 2000.

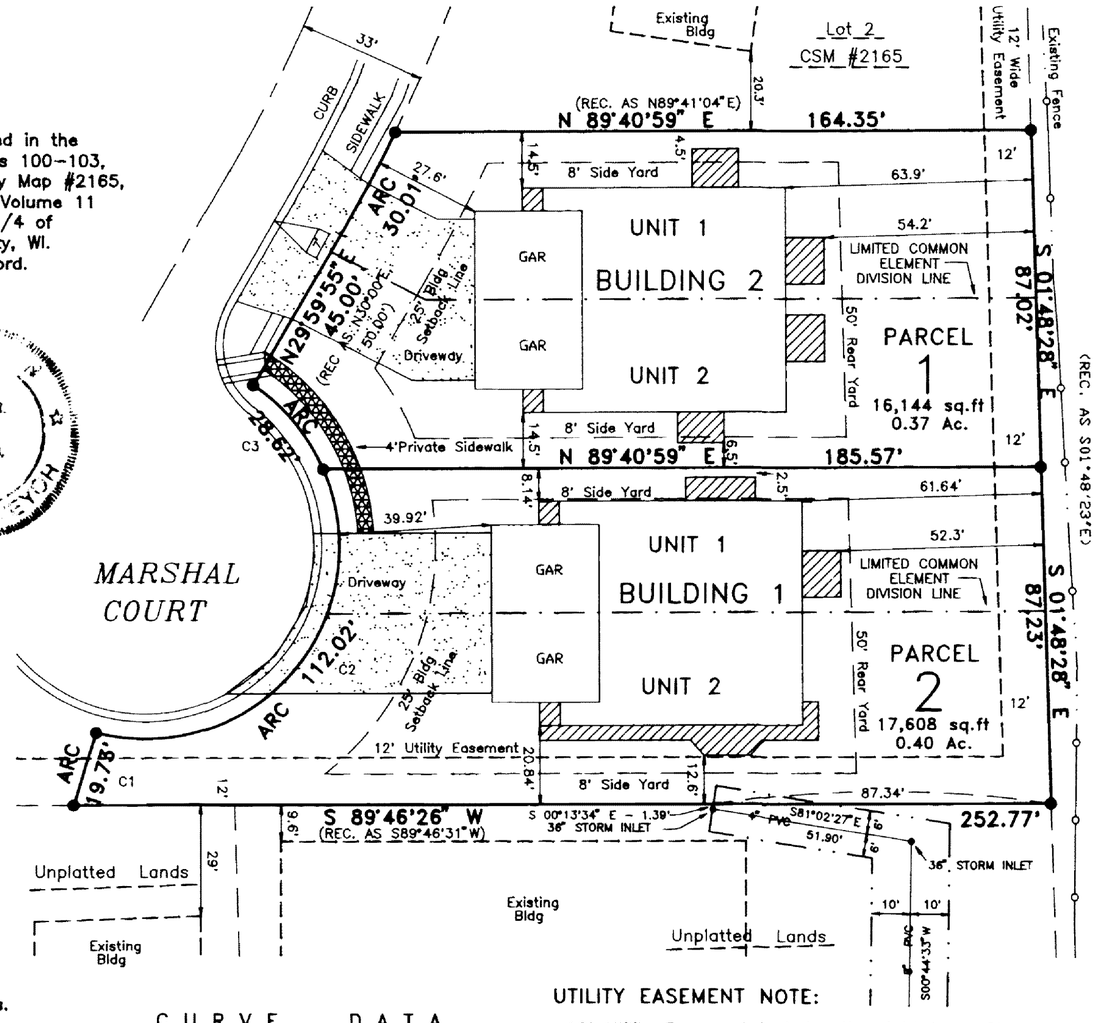
James R. Elder

James R. Elder, Registered Land Surveyor #S-902

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

_____ Certified, _____, 2000.
Brian W. Braithwaite, Washington County Real Property Lister/GIS Manager

This instrument drafted by: Mary Janzer
File name: WESTBEND\DWOLLNER.DWG



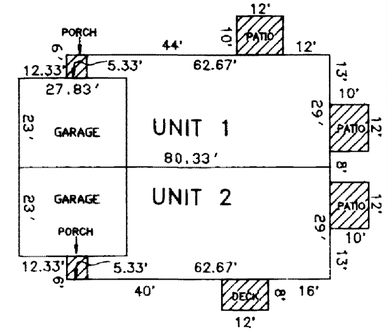
CURVE DATA

CURVE	DELTA	RADIUS	ARC	CH BRG	CHORD
C1	02°23'04"	474.05'	19.73'	N17°05'15"E	19.73'
C2	128°22'11"	50.00'	112.02'	N40°39'24"E	90.02'
C3	32°48'03"	50.00'	28.62'	N39°55'43"W	28.23'
C4	03°55'46"	437.51'	30.01'	N28°02'02"E	30.00'

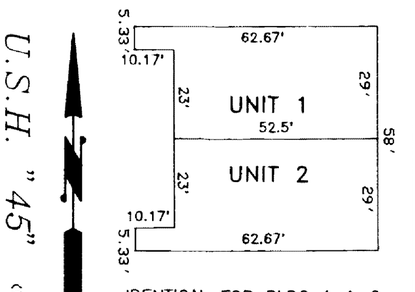
UTILITY EASEMENT NOTE:

12' Utility Easement includes the right to place, replace and maintain underground or ariel facilities. The easement includes the right to trim and brush as necessary to place and maintain facilities.

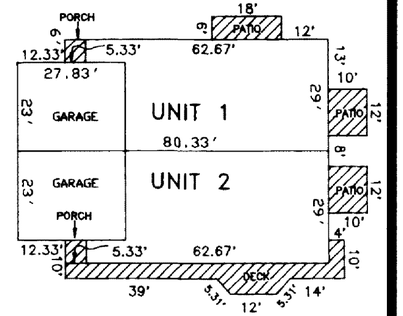
NOTE: ALL DIMENSIONS ARE EXTERIOR DIMENSIONS PER BUILDING PLAN.



BUILDING 2
FIRST FLOOR PLAN
SCALE 1"=30'



IDENTICAL FOR BLDG 1 & 2
BASEMENT PLAN
SCALE 1"=30'



BUILDING 1
FIRST FLOOR PLAN
SCALE 1"=30'

U.S.H. "45" (WIDTH VARIES)

30 0 30 60 90 Feet

SCALE 1" = 30'

Sheet 1 of 1