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V.E P.44

SECOND ADDENDUM TO THE CONDOMINIUM PLAT OF HUNTER OAKS VILLAS I

CITY OF WATERTOWN
JEFFERSON COUNTY, WISCONSIN
(Residential Condominium)

JEFFERSON COUNTY APPROVAL:
This condominium instrument has been reviewed and is approved, per Jefferson County ordinance.
Date 11-8-22
Paula Hutter, Chief Deputy
Register of Deeds (strike one) Deputy

1468991
MAP #:
VOLUME: E PAGE: 44
Office of Register of Deeds
Jefferson County, WI
RECEIVED FOR RECORD
11/08/2022 09:16:26 AM
Staci M. Hoffman
Total Pages: 1
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LEGAL DESCRIPTION:

Being all of Lot 3 of Certified Survey Map Number 3936 and a redivision of a part of Lot 2 of Certified Survey Map 3936 located in the Northwest 1/4 of the Southeast 1/4 of Section 6, Town 8 North, Range 15 East, Jefferson County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 6, Thence South 89°25'27" West along the North line of the South 1/2 of said Section, 1574.64 feet to a point; Thence South 00°34'33" East 50.00 feet to the South Right-of-Way line of "West Street", the West Right-of-Way line of "Hunter Oaks Boulevard", and the place of beginning of lands hereinafter described;

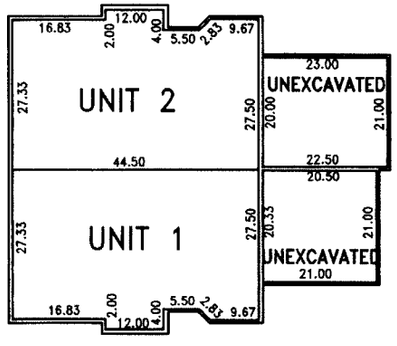
Thence South 00°34'33" East along said West line, 338.55 feet to a point on the North Right-of-Way line of "Steeplechase Drive"; Thence South 89°25'27" West along said North line, 240.95 feet to a point; Thence Southwesterly 18.86 feet along the arc of a curve whose center lies to the South, whose radius is 230.00 feet, whose Delta angle is 04°41'54" and whose chord bears South 87°04'29" West along said North line, 18.86 feet to a point; Thence North 04°00'06" West 138.40 feet to a point; Thence North 24°50'55" West 27.26 feet to a point; Thence North 00°34'33" West 176.32 feet to a point on the South Right-of-Way line of "West Street"; Thence North 89°25'27" East along said South line, 279.26 feet to the point of beginning of this description.

Said Parcel contains 92,305 Square Feet (or 2.1190 Acres) of land, more or less

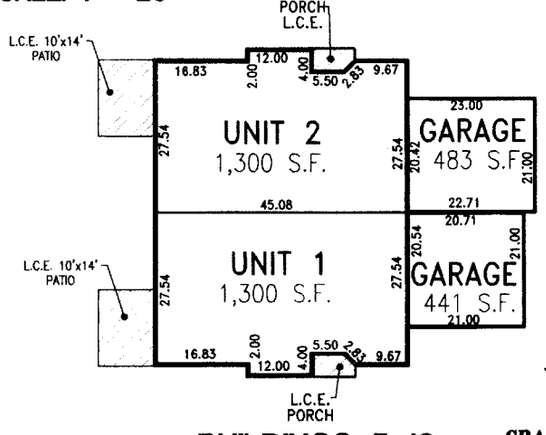
TRIO
4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

NOTE:
- BUILDINGS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION AND NOT MEASURED AS-BUILT AND DO NOT INCLUDE POSSIBLE CHANGES REQUESTED BY OWNER OR BUILDER.

BUILDING PLAN DETAIL SHEET
SCALE: 1" = 20'



BUILDINGS 5-10
FOUNDATION PLAN



BUILDINGS 5-10
FIRST FLOOR PLAN

NORTH

GRAPHIC SCALE: 1"=20'
0 20 30

NOTES:
- ALL BEARINGS ARE REFERENCED THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 6, TOWN 8 NORTH, RANGE 15 EAST, BEARS N89°25'27"E.
- ALL PORTIONS OF THE PROPERTY THAT ARE NOT SPECIFIED AS LIMITED COMMON ELEMENTS (L.C.E.) OR AS A UNIT SHALL BE CONSIDERED A COMMON ELEMENT.
- SQUARE FOOT AREAS ARE APPROXIMATE, TAKEN FROM ARCHITECTURAL PLANS OF RECORD AND NOT MEASURED AS-BUILT, AND DOES NOT INCLUDE POSSIBLE CHANGES REQUESTED BY PURCHASER.
- BUILDINGS AND IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION.

BASEMENT RESTRICTION - GROUNDWATER:
Although all lots within the plat have been reviewed and approved for development of Single-Family Condominiums in accordance with Section 236 Wisconsin Statutes, some lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regards to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soils conditions on basement walls or floors or that other special measures be taken. Soil Conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

Per the City of Watertown's Control of Post-Construction StormWater Management Ordinance under Site & Subsite Drainage, basement floor surfaces shall be built a minimum of one (1) foot above the seasonal high water table elevation and shall avoid hydric soils as much as possible. On sloped sites, basements may be allowed partially below the highest groundwater table only on the upslope side if they meet City drainage system standards for design, discharge, engineering oversight, and long-term maintenance. For these sites, the one-foot groundwater separation will be enforced at the furthest downslope point of the basement.

STORMWATER MANAGEMENT PRACTICE MAINTENANCE:
In accordance with the City of Watertown Municipal Code (Control of Post-Construction Stormwater Management). The stormwater permit holder is responsible for constructing the stormwater management practices following plans approved by the City of Waterown and is responsible for maintaining the stormwater practices until permit termination by the City of Watertown. Upon termination of the stormwater permit, the owners of all lots shall be responsible for maintenance of the stormwater management practices in accordance with the maintenance agreement.

SURVEYOR'S CERTIFICATE:

I, TED R. INDERMUEHLE, do hereby certify that I have surveyed the above described property and this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements constructed or to be constructed upon the property.

This Condominium Plat is a correct representation of "HUNTER OAKS VILLAS I" Condominiums, and the identification and location of each unit and the common elements of the Condominium can be determined from this Plat. The common elements are defined to be all of the condominium property except the individual units described in the Plat and the Declaration.

Dated this 7th day of September, 2022.

WISCONSIN
TED R. INDERMUEHLE
S-3119
BROOKFIELD, WI
LAND SURVEYOR

Ted R. Indermuehle, P.L.S.
Professional Land Surveyor S-3119

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THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, P.L.S. (S-3119) (TRIO ENGINEERING, LLC, BROOKFIELD, WISCONSIN)

DATE: 9/7/22

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V.E P.44A

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HUNTER OAKS VILLAS I

CITY OF WATERTOWN
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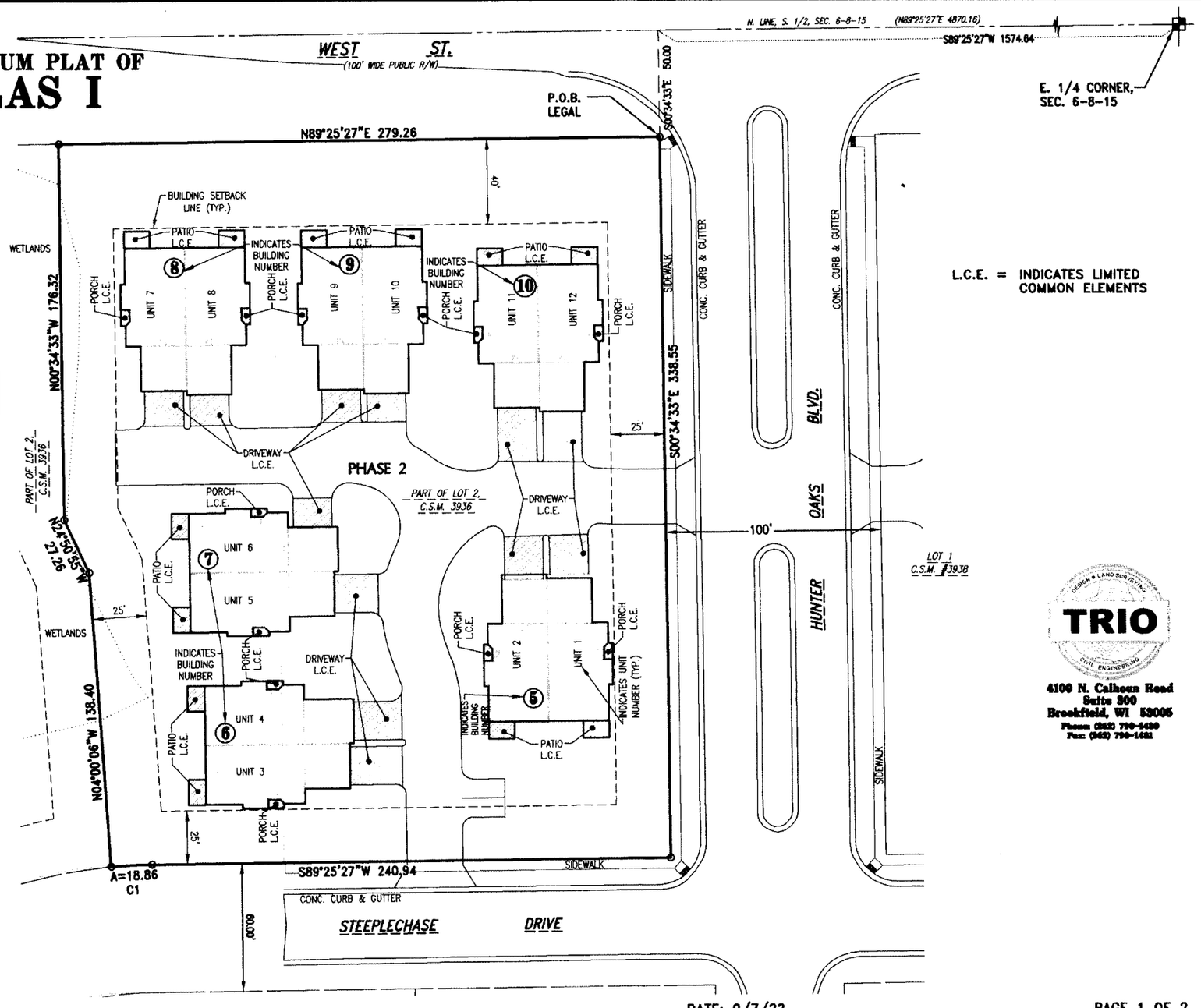
(Residential Condominium)



CURVE TABLE:

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	230.00	04°41'54"	18.86	18.86	S87°04'29"W	S89°25'27"W	S84°43'32"W

WISCONSIN
9-7-22
TED R. INDERMUEHLE
S-3119
BROOKFIELD, WI
LAND SURVEYOR

NORTH
GRAPHIC SCALE: 1"=40'
0 40 80

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
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DATE: 9/7/22