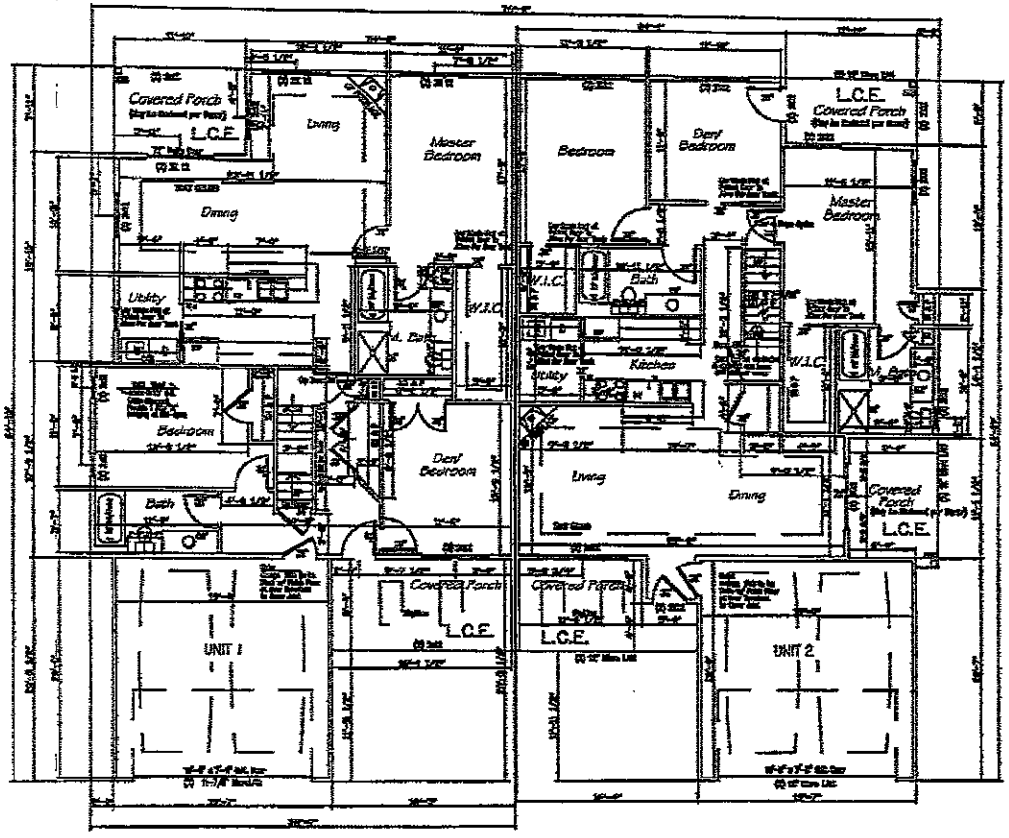
THE CONDOMINIUM PLAT OF

HARTFORD SQUARE II, A CONDOMINIUM

BEING ALL OF LOTS 1, AND 5 AND PART OF LOTS 3, 4 AND 5 OF HARTFORD SQUARE SUBDIVISION, LOCATED IN THE NE. 1/4 AND SE. 1/4 OF THE SE. 1/4 OF SECTION 25, AND THE NW. 1/4 AND SW. 1/4 OF THE SW. 1/4 OF SECTION 30, T.10N., R.18E., CITY OF HARTFORD, WASHINGTON COUNTY, WISCONSIN

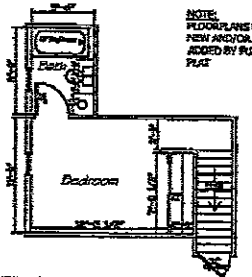


DUPLEX FLOOR PLAN
NOT TO SCALE

L.C.E. — DENOTES LIMITED COMMON ELEMENT

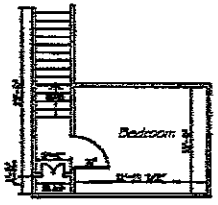
The limited common elements consist of the overside deck, patio or porches, sidewalk, if any, immediately adjacent and appurtenant to each unit to which it has access by a door from the unit and the driveway immediately adjacent and appurtenant to the garage door to each unit.

NOTE:
FLOOR PLANS CAN BE INTERCHANGED AND NEW AND/OR REVISED FLOOR PLANS MAY BE ADDED BY FUTURE AMENDED CONDOMINIUM PLAT



"E"-2ND FLOOR (OPTIONAL)
NOT TO SCALE

BUILDINGS
13, 14, 15, 16, 17, 18, 19, 20, 21



"D"-2ND FLOOR - (OPTIONAL)
NOT TO SCALE

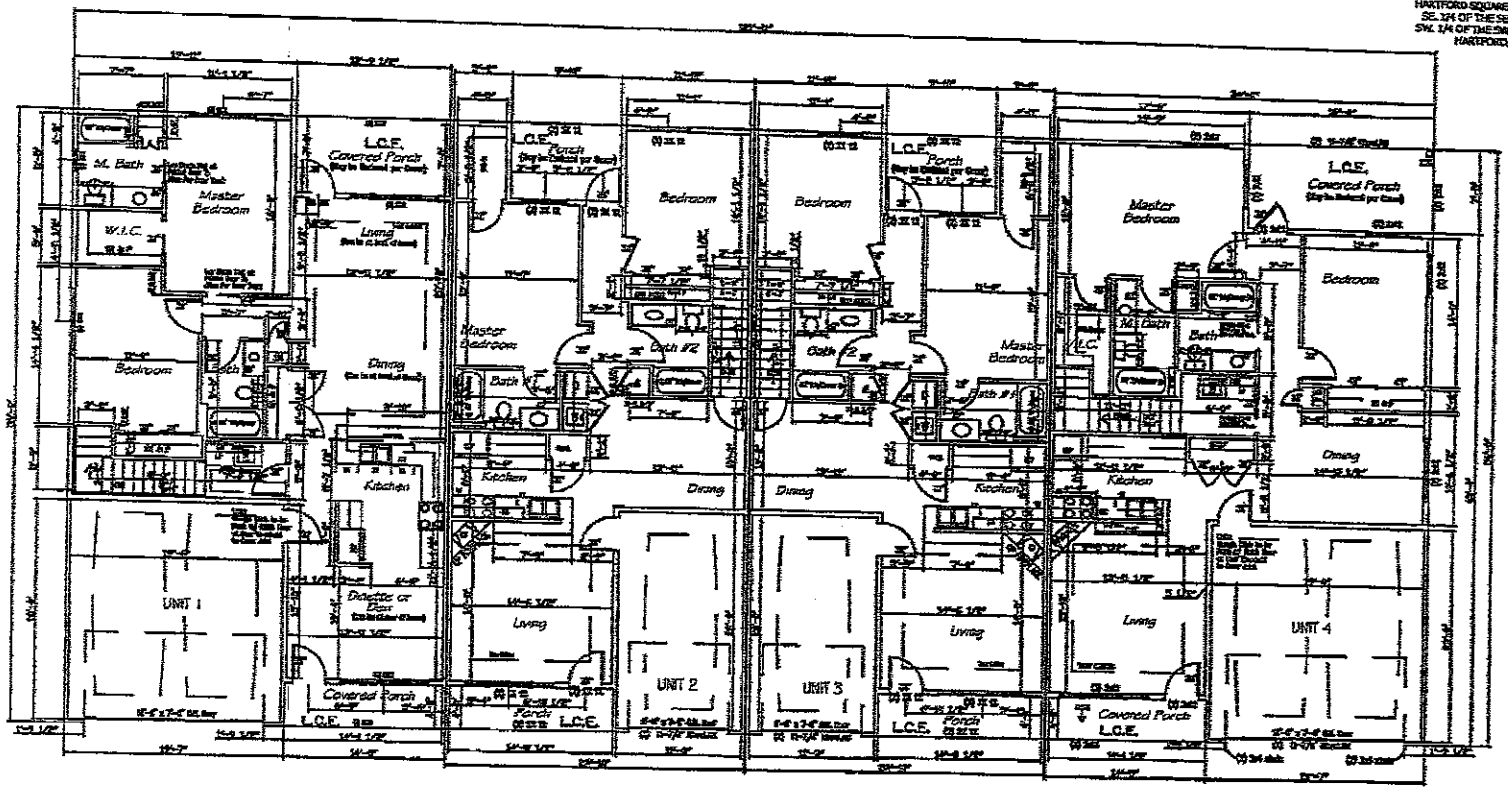
PROJECT #13342

THIS INSTRUMENT DRAFTED BY PETER A. TUTTLE

THE CONDOMINIUM PLAT OF

HARTFORD SQUARE II, A CONDOMINIUM

BEING ALL OF LOTS 1 AND 6 AND PART OF LOTS 2, 4 AND 5 OF HARTFORD SQUARE SUBDIVISION, LOCATED IN THE NE. 1/4 AND SE. 1/4 OF THE SE. 1/4 OF SECTION 22, AND THE NW. 1/4 AND SW. 1/4 OF THE SW. 1/4 OF SECTION 23, T.10N., R.19E., CITY OF HARTFORD, WASHINGTON COUNTY, WISCONSIN



L.C.E. – DENOTES LIMITED COMMON ELEMENT

The limited common elements consist of the outside deck, patio or porches, sidewalks, if any, immediately adjacent and appurtenant to each unit to which it has access by a door from the unit and the driveway immediately adjacent and appurtenant to the garage door to each unit.

NOTE:
FLOOR PLANS CAN BE INTERCHANGED AND NEW AND/OR REVISED FLOOR PLANS MAY BE ADDED BY FUTURE AMENDED CONDOMINIUM PLAT

BUILDINGS
1, 2, 3, 4, 5

4-PLEX FLOOR PLAN
NOT TO SCALE

PROJECT #03342

THIS INSTRUMENT DRAFTED BY PETER A. TUFTEE

SHEET 11 OF 31

THE CONDOMINIUM PLAT OF

HARTFORD SQUARE II, A CONDOMINIUM

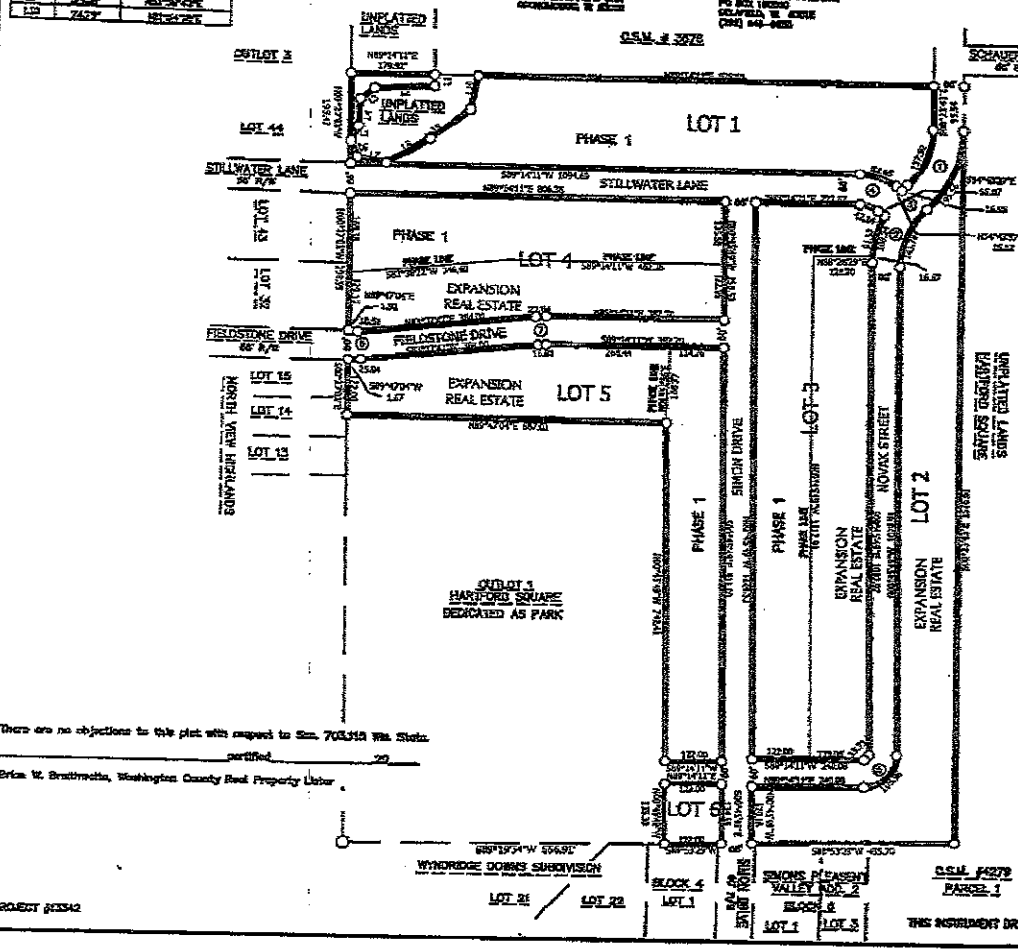
BEING ALL OF LOTS 1 AND 6 AND PART OF LOTS 2, 4 AND 5 OF HARTFORD SQUARE SUBDIVISION, LOCATED IN THE NE. 1/4 AND SE. 1/4 OF THE SE. 1/4 OF SECTION 23, AND THE NW. 1/4 AND SW. 1/4 OF THE SW. 1/4 OF SECTION 22, T.10N., R.18E., CITY OF HARTFORD, WASHINGTON COUNTY, WISCONSIN

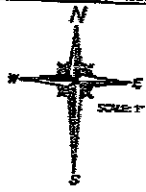
SURVEY FOR:
[illegible]

SURVEY BY:
KEITH A. KINDEL, R.L.S.
[illegible]

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.00'	S89°14'11"E
L2	50.00'	N89°14'11"W
L3	39.64'	S00°45'49"W
L4	36.49'	S00°45'49"W
L5	32.49'	S89°19'39"W
L6	36.49'	S89°19'39"W
L7	69.89'	S89°19'39"W
L8	167.87'	N89°19'39"E
L9	163.98'	N89°19'39"E
L10	74.57'	N89°14'11"E

CURVE TABLE								
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TAN. BEARING S	TAN. BEARING E
1	90°00'00"	20.00'	31.42'	28.28'	S 44°14'11" E	S 89°14'11" E	S 00°45'49" W
2	90°00'00"	20.00'	31.42'	28.28'	S 45°45'49" W	S 00°45'49" W	S 89°14'11" E
3	1°00'00"	1,000.00'	17.45'	17.45'	S 89°44'11" E	S 89°14'11" E	S 90°45'49" E
4	1°00'00"	1,000.00'	17.45'	17.45'	S 89°44'11" E	S 90°45'49" E	S 89°14'11" E
5	90°00'00"	20.00'	31.42'	28.28'	S 44°14'11" E	S 89°14'11" E	S 00°45'49" W
6	90°00'00"	20.00'	31.42'	28.28'	S 45°45'49" W	S 00°45'49" W	S 89°14'11" E
7	90°00'00"	20.00'	31.42'	28.28'	S 44°14'11" E	S 89°14'11" E	S 00°45'49" W
8	90°00'00"	20.00'	31.42'	28.28'	S 45°45'49" W	S 00°45'49" W	S 89°14'11" E
9	90°00'00"	20.00'	31.42'	28.28'	S 44°14'11" E	S 89°14'11" E	S 00°45'49" W
10	90°00'00"	20.00'	31.42'	28.28'	S 45°45'49" W	S 00°45'49" W	S 89°14'11" E
11	90°00'00"	20.00'	31.42'	28.28'	S 44°14'11" E	S 89°14'11" E	S 00°45'49" W
12	90°00'00"	20.00'	31.42'	28.28'	S 45°45'49" W	S 00°45'49" W	S 89°14'11" E
13	90°00'00"	20.00'	31.42'	28.28'	S 44°14'11" E	S 89°14'11" E	S 00°45'49" W
14	90°00'00"	20.00'	31.42'	28.28'	S 45°45'49" W	S 00°45'49" W	S 89°14'11" E





LEGEND

- = 3/4" DIA. IRON PIPE FOUND
- = 1" DIA. IRON PIPE SET
- = CHISEL MONUMENT W/ BRASS CAP
- = PERMANENT MARKER CONCRETE MONUMENT (P.M.C.M.)

The limited common elements consist of the outside deck, patio or porches, sidewalks, if any, immediately adjacent and appurtenant to each unit to which it has access by a door from the unit and the driveway immediately adjacent and appurtenant to the garage door to each unit.

LEGAL DESCRIPTION: phase 1, Hartford Square II, a Condominium

Being all of lots 1 and 6 and part of lots 2, 4 and 5 of Hartford Square subdivision, located in the NE. 1/4 and SE. 1/4 of the SE. 1/4 of Section 23, and the NW. 1/4 and SW. 1/4 of the SW. 1/4 of Section 22, T.10N., R.18E., City of Hartford, Washington County, Wisconsin, more fully described as follows:

Being all of lots 1 and 6. Said lands contain 229,805 square feet (5.28 acres).

And

Beginning at the Southwest corner of lot 2, of said subdivision, said point being the point of beginning of the hereinafter described lands; thence N.00°45'49"W., along the east right-of-way of Simon Drive, 128.50 feet; thence N.89°14'11"E., along the south right-of-way of Schauer Lane, 222.49 feet; thence 42.14 feet along the arc of a curve to the right having a radius of 67.00 feet whose chord bears S.72°40'37"E., 41.45 feet; thence S.54°45'37"E., along said line, 16.07 feet, to the west right-of-way of Novak street; thence 91.37 feet along the arc of a curve to the left and west right-of-way of Novak street, having a radius of 229.96 feet whose chord bears S.54°47'53"W., 90.77 feet; thence S.88°28'29"W., 124.76 feet; thence S.89°14'11"E., parallel with the south right-of-way of Simon drive, 2.12 ft; then thence S.35°14'11"W., 132.00 feet to the point of beginning. Said lands contain 156,595 square feet (3.78 acres).

And

Beginning at the Northeast corner of lot 4, of said subdivision, said point being the point of beginning of the hereinafter described lands; thence S.00°45'49"E., along the west right-of-way of Simon drive, 128.50 feet; thence S.89°14'11"W., 402.34 feet; thence S.35°36'25"W., 146.60 feet, to a point on the west line of Lot 2 in said South Phase 1; thence N.00°45'49"W., 369.38 feet to the south right-of-way of Schauer Lane; thence N.89°14'11"E., along said right-of-way, 306.38 feet to the point of beginning. Said lands contain 115,282 square feet (2.64 acres).

And

Beginning at the Northeast corner of lot 5, of said subdivision, said point being the point of beginning of the hereinafter described lands; thence S.89°14'11"E., along the south right-of-way of Novak Street, 222.00 feet; thence N.00°45'49"W., along the east line of Outlot 1 of Hartford Square, 562.41 feet, to the Northeast corner of said Outlot 1 of said subdivision thence N.00°51'56"E., 466.37 feet, to the south right-of-way of Fieldstone Drive; thence N.89°14'11"E., along said road, 114.26 feet, to the west right-of-way of Simon Drive; thence S.00°45'49"E., along said drive, 911.09 feet to the point of beginning. Said lands contain 612,691 square feet (14.07 acres).

Total said lands contain 839,572 square feet (19.28 acres).

LEGAL DESCRIPTION: Expansion Real Estate

Being all of lots 2, 3, 4, and 5 of Hartford Square subdivision, located in the NE. 1/4 and SE. 1/4 of the SE. 1/4 of Section 23, and the NW. 1/4 and SW. 1/4 of the SW. 1/4 of Section 22, T.10N., R.18E., City of Hartford, Washington County, Wisconsin, comprising the above phase 2.

Total Expansion Real Estate contain 575,478 square feet (13.21 acres).

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

_____ certified _____, 20____

Brian W. Brattmatha, Washington County Real Property Lister

SURVEYORS CERTIFICATE:

I, Keith A. Kindel, do hereby certify that the Condominium Plat of Hartford Square II, a Condominium, consisting of 11 sheets, is a correct representation of the condominium herein described and the identification and location of each unit and limited common elements can be determined from the plat. I further certify that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, and the location of all visible improvements.

Dated this _____ day of _____, 20____

_____

Keith A. Kindel, R.L.S. #2022

THIS INSTRUMENT DRAFTED BY PETER A. TUFTEE

PROJECT #23342