

# DSB CONDOMINIUM

A CONDOMINIUM  
 BEING LOT 1 OF CSM #410, LOCATED IN THE SW 1/4 OF SECTION 3,  
 TOWN 4, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

## LEGEND

- 1" IRON PIPE FOUND
- ▨ LIMITED COMMON ELEMENTS FOR UNIT 1.
- ▨ LIMITED COMMON ELEMENTS FOR UNIT 2.
- ⊗ TELEPHONE POLE
- ⊕ POWER POLE
- ⊖ CURRENT ZONING
- SHORELAND BOUNDARY LINE
- ☐ CeC2 SOIL TYPE

OWNER:  
 DAVID L. & SALLY E. BITTER  
 N9467 E. SHORE ROAD  
 MUKWONAGO, WI 53149

SURVEYOR:  
 RSV ENGINEERING, INC.  
 801 MAIN STREET  
 MUKWONAGO, WI 53149  
 262-363-2004

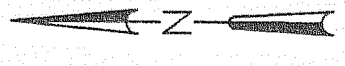
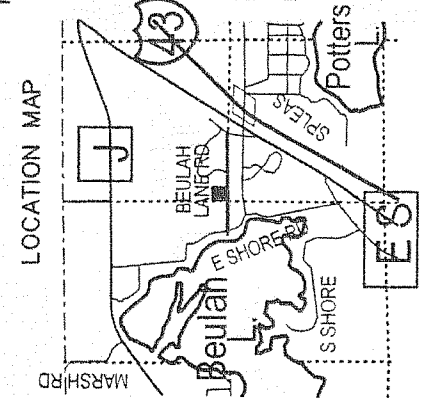
**LEGAL DESCRIPTION:**  
 BEING LOT 1 OF CSM #410, LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 3, TOWN 4, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SECTION 3; THENCE N00°08'27"W, A DISTANCE OF 32.97' TO THE POINT OF BEGINNING; THENCE N00°08'27"W, A DISTANCE OF 208.64' TO A POINT; THENCE N82°04'46"E, A DISTANCE OF 179.68' TO A POINT; THENCE S01°14'33"E, A DISTANCE OF 235.59' TO A POINT; THENCE N89°19'52"W, A DISTANCE OF 182.57' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.92 AC.

**SURVEYOR'S CERTIFICATE:**  
 THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF ALL THE PROPERTY, EXTERIOR BOUNDARIES, AND IS IN COMPLIANCE WITH STATE STATUTE NO. 703, THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY AND THE TOWN OF EAST TROY.

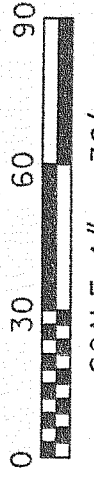
*Paul H. Van Henkelum*  
 PAUL H. VAN HENKELUM, R.L.S. 1931

**WALWORTH COUNTY APPROVAL CERTIFICATE:**  
 THE ABOVE PLAT HAS BEEN APPROVED BY THE WALWORTH COUNTY LAND USE AND RESOURCE MANAGEMENT DEPARTMENT AS OF THIS 29th DAY OF September, 2004.

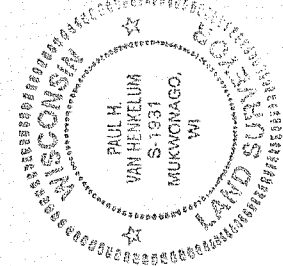
*Richard Kuhnke*  
 RICHARD KUHNKE, SR.  
 CHAIRPERSON



BASIS OF BEARING  
 THE WEST LINE OF THE SW 1/4 OF SEC. 3-4-18 WAS TAKEN TO BEAR N00°08'27"W



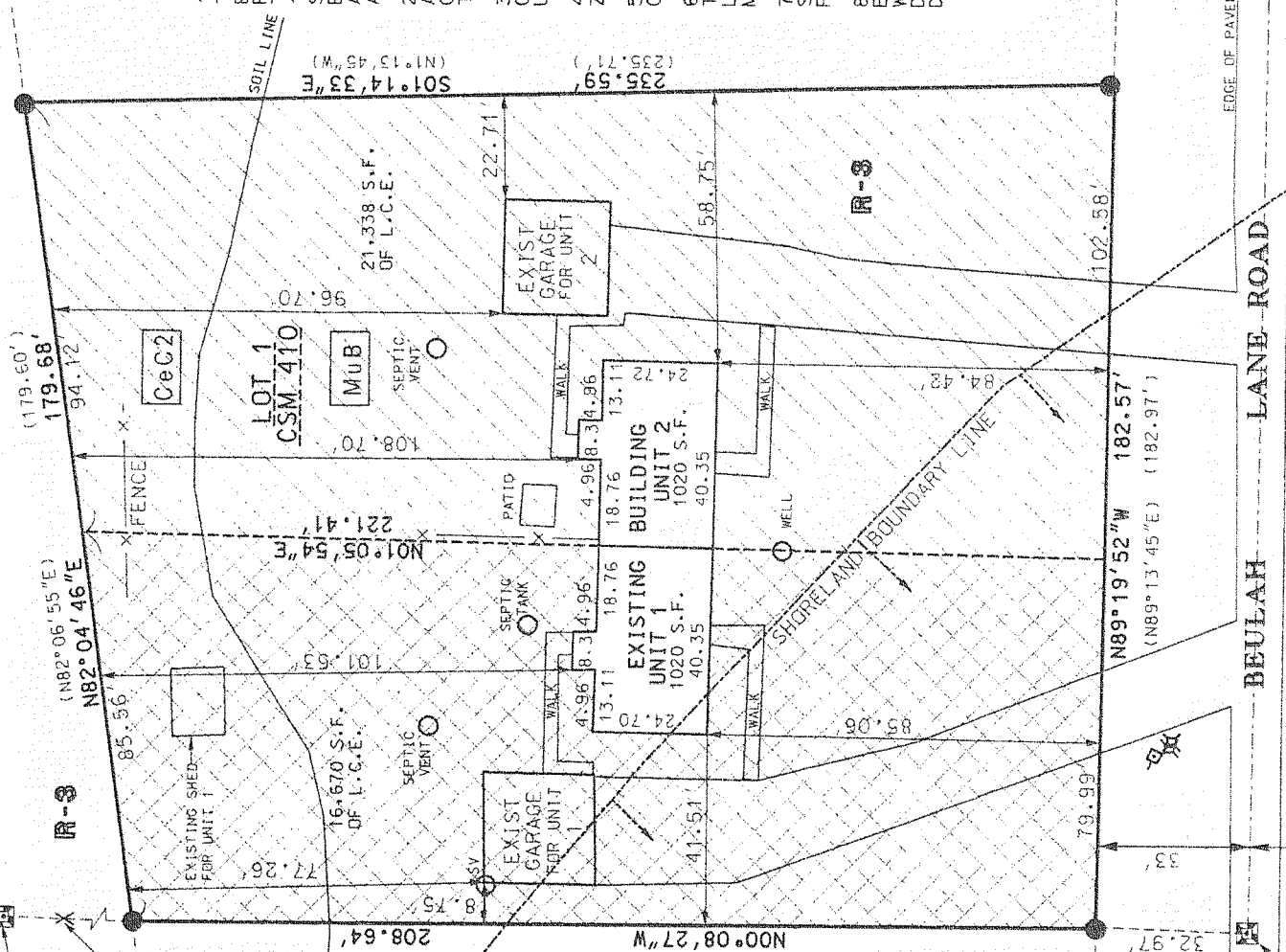
SCALE 1" = 30'  
 ROTATE 359°26'47" TO SEWRPC WISCONSIN STATE PLANE COORDINATES SYSTEM, SOUTH ZONE, REFERENCE TO GRID NORTH NAD 1927



NORTH WITNESS MON.  
 SW CORNER  
 OF SEC. 3-4-18  
 308.960.32  
 2.438.1387.82  
 813.71

W 1/4 COR., SEC. 3  
 308.865.80  
 2.438.388.66  
 N00°00'00"E

(2715.72 MON. TO WITNESS MON.)  
 (2821.19 MON. TO MON.)  
 N00°08'27"W



### NOTES:

1. IT IS INTENDED FOR UNIT 1 TO HAVE LIMITED COMMON ELEMENTS (L.C.E.) WEST OF LINE RUNNING NORTH AND SOUTH THROUGH THE MIDDLE OF UNITS 1 AND 2, AND UNIT 2 SHALL HAVE LIMITED COMMON ELEMENTS EAST OF THE AFOREMENTIONED LINE DEPICTED AS N01°05'54"E, 221.41'.
2. STOODS, PATIOS, SIDEWALKS, AND DRIVEWAYS ARE LIMITED COMMON ELEMENTS, ASSIGNED TO THE ADJACENT UNITS.
3. EXISTING GARAGES ARE LIMITED COMMON ELEMENTS FOR SPECIFIC UNITS.
4. PROPERTY IS CURRENTLY ZONED R-3
5. THE WELL AND SEPTIC TANK ARE COMMON ELEMENTS.
6. SOIL TYPES ARE CeC2, AND MJB. TAKEN FROM SE WIS. REGIONAL LAND INFORMATION: REGIONAL MAP SERVER.
7. LOT 1 HAS AN EXISTING SEPTIC SYSTEM THAT APPEARS TO BE FUNCTIONING.
8. WALWORTH COUNTY SHORELAND BOUNDARY LINE TAKEN FROM WALWORTH COUNTY ZONING MAP DATED: ZONING 4/2/2004 DATED: AERIAL MARCH/APRIL 2000

R-3  
 LOT 2  
 CSM 410

REV. 9/28/04  
 REV. 6/22/04  
 DATE: 12/19/03  
 SHEET 1 OF 1

INSTRUMENT DRAFTED BY: PAUL H. VAN HENKELUM, R.L.S. S-1931