

PARADISE CROSSING CONDOMINIUM

A CONDOMINIUM PLAT # 3838997

Village of Marshfield, Dane County, Wisconsin

BIRRENKOTT SURVEYING, INC.

LAND SURVEYING & PERC TESTING

P.O. BOX 237

1677 N. BRESTOL ST. SUN PRABO, WIS. 53590

(608) 537-7163

FAX (608) 537-1081

LEGEND

- 1" O.D. IRON PIPE FOUND
- 1-1/4" O.D. IRON BAR FOUND
- UNITED COMMON ELEMENT
- 10' UTILITY EASEMENT PER PLAT
- 10' GAS LINE EASEMENT PER PLAT
- DRIVE LIMITED COMMON ELEMENT
- NO VEHICULAR ACCESS PER PLAT



Description of Condominium Plat:

Lot 1, Americka's Dream, Village of Marshfield, Dane County, Wisconsin.

Surveyor's Certificate:

I, Daniel V. Birrenkott, Wisconsin Registered Land Surveyor No. S-1531, have surveyed and plotted the plat of the above described property described and pictured herein in accordance with official records. I further certify that this plat is prepared in accordance with Wisconsin Statutes Section 703.11 and is a true and correct copy of the original survey and that the elements can be determined from this plat.

Daniel V. Birrenkott
Daniel V. Birrenkott, R.L.S. No. S-1531

LOT 1
CERTIFIED SURVEY MAP NO. 0861
VILLAGE OF MARSHFIELD
Dane County, Wisconsin

NOTES:

- 1) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ENCUMBRANCES OF RECORD.
- 2) THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS IN VIOLATION OF SECTION 230.32 OF THE WISCONSIN STATUTES.
- 3) ALL EASEMENTS, ENCUMBRANCES, AND EASEMENTS SHOWN ON UNIT FLOOR PLANS WERE PROVIDED.
- 4) UNIT DIMENSIONS AND AREAS ARE APPROXIMATE AND DO NOT CONSTITUTE A GUARANTEE OF ACCURACY.
- 5) ALL AREAS AND FEATURES OUTSIDE OF BUILDINGS ARE COMMON ELEMENTS.
- 6) ALL PORCHES, STOPS, PATIOS, DECKS AND JUMP PLATFORMS ARE SHOWN HEREON AS SHOWN HEREON HAVE BEEN CONSTRUCTED AS OF 10-30-03.
- 7) DISTANCES SHOWN BETWEEN BUILDINGS AND FROM BUILDING CORNERS TO LOT LINES ARE PER THE PROPOSED SITE PLAN.

NOTES PER PLAT:

LOT 1 IS SUBJECT TO BLANKET EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF STORM WATER MANAGEMENT SYSTEMS AND SEWERAGE SYSTEMS TO BE CONSTRUCTED AND AFTER THE PROPOSED BUILDINGS FOR LOT 1 HAVE BEEN CONSTRUCTED.

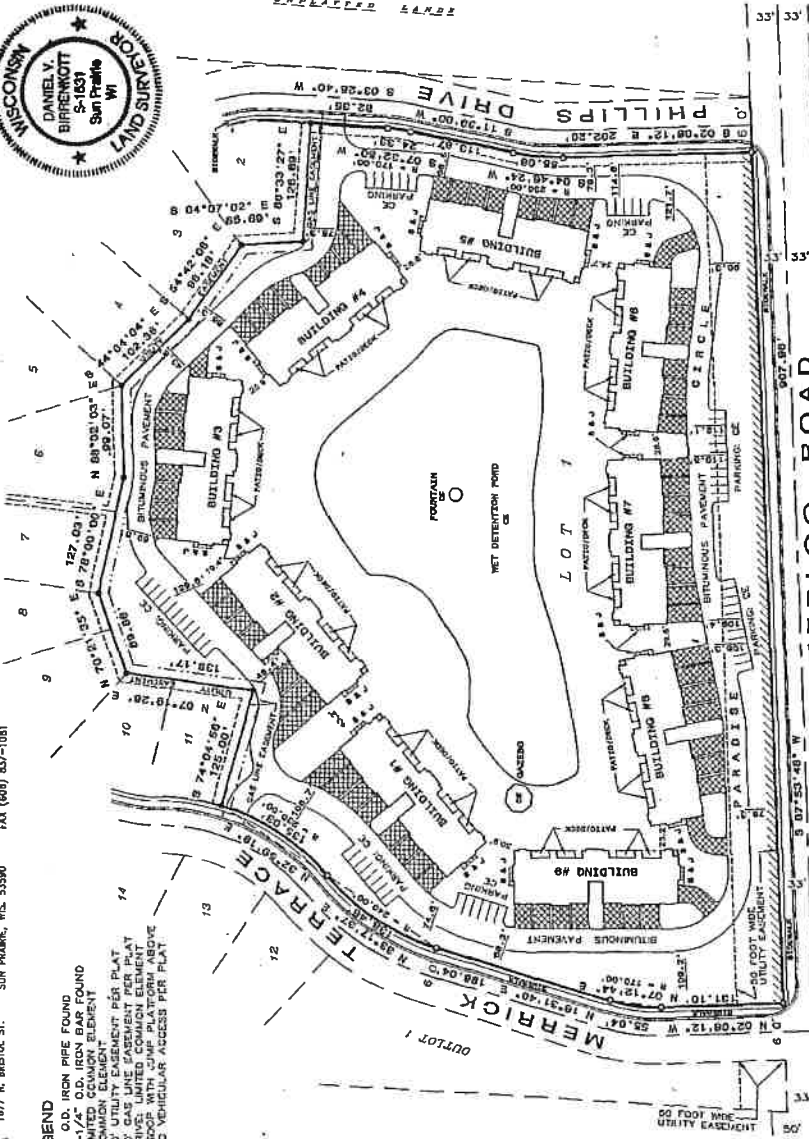
SCHOOL INFORMATION INDICATES THE POSSIBLE PRESENCE OF HIGH GROUND WATER CONDITIONS WITHIN THIS PLAT. BASEMENTS ON ALL LOTS SHALL EITHER BE ELEVATED ABOVE THE GROUNDWATER LEVEL OR THE EXTERIORS MUST BE FULLY WATER-PROOFED AND SUMP PUMPS INSTALLED.

SCALE: 1" = 100'

RECEIVED FOR RECORDING
THE 10th DAY OF
November
2003 AT 9:20 A.M. IN
RECORDS IN VOLUME 4-220 OF
CONDOMINIUM PLATS ON PAGE 1-3
AS DOCUMENT NUMBER
3838997

PREPARED FOR
DROVER'S PROPERTIES, INC.
1322 WOOD GROVE WAY
MILWAUKEE, WISCONSIN 53212
(608) 235-8888

SHEET 1 OF 3
OFFICE MAP NO. 031774



Village of Marshfield Approval:

This condominium plat of PARADISE CROSSING CONDOMINIUM has been approved by the Village Board of Marshfield on this 10th day of November, 2003.

Susan A. Peck
Susan A. Peck, Clerk
Village of Marshfield
Surveyed: BAW/PNC
Drawn: MVB
Approved: MVB
Field Book: 217/2-16, 48-49
Comp. Fee: \$1,000.00

BUILDING NO. CONTAINS UNITS

1	1-1 THROUGH 1-8
2	2-1 THROUGH 2-8
3	3-1 THROUGH 3-8
4	4-1 THROUGH 4-8
5	5-1 THROUGH 5-8
6	6-1 THROUGH 6-8
7	7-1 THROUGH 7-8
8	8-1 THROUGH 8-8
9	9-1 THROUGH 9-8

SEE SHEETS 2 AND 3 FOR
BUILDING DIMENSIONS AND
DETAILS

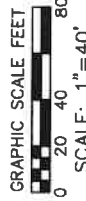
ALL BUILDINGS AND IMPROVEMENTS
SHOWN HEREON ARE PROPOSED.

PARADISE CROSSING CONDOMINIUM

ADDENDUM NO. 1 Doc # 4536946

DANE COUNTY

PART OF PARADISE CROSSING CONDOMINIUM, FORMERLY LOT 1, AMERRICKA'S DREAM, VILLAGE OF MARSHALL, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 10-8-12, BEARING AND DISTANCE TO THE NEAREST CORNER OF THE DANE COUNTY COORDINATE SYSTEM.

- LEGEND**
- FOUND 1 1/4" REBAR
 - FOUND 1" IRON PIPE
 - SET 3/4" X 24" SOLID IRON REBAR
 - SET 3/4" X 24" SOLID IRON REBAR
 - SET 3/4" X 24" SOLID IRON REBAR
 - () "RECORDED AS" INFORMATION
 - C.E. COMMON ELEMENT
 - L.C.E. LIMITED COMMON ELEMENT
 - UNIT COMMON ELEMENT TO A UNIT (SEE PLANS ON SHEET 2 FOR ADDITIONAL INFORMATION)

PREPARED FOR:
DAM HOLDINGS, LLC
C/O: ROCKWELL TRUST
1418 N. LAKE SHORE DR.
SUITE 201
CHICAGO, IL 60610
(312) 397-8820



APRIL 7, 2009

PARCEL "A"
MODIFIED BY
ADDENDUM NO. 1
(SEE DETAIL TO THE LEFT)

Parcel "A"

ORIGINAL CONDOMINIUM PLAT
(SCALE: 1"=120')

PARADISE CROSSING
CONDOMINIUM

(FORMERLY LOT 1, AMERRICKA'S DREAM)



General Condominium Notes:

- 1) All driveways, parking areas, yard spaces, concrete walkways, stone retaining walls, and all other amenities not located within the units shall be designated as Limited Common Elements appurtenant to the units that are within the existing building shown on this addendum.
- 2) The unit dimensions and unit areas shown on this supersede unit boundaries as set forth in the condominium declaration and amendments.
- 3) This survey is subject to any and all easements, both recorded and unrecorded.

PREPARED BY:
VIERBICHER ASSOCIATES, INC.
989 FOURIER DRIVE, STE. 201
MADISON, WI 53717
(808) 828-0532



RECEIVED FOR RECORDING THIS
24th DAY OF April 2009
AT 10:06 - 02:00 P.M.
AND RECORDED IN VOLUME 60-135A
OF CONDOMINIUM PLATS ON PAGES
1 AND 2 AS
DOCUMENT NUMBER 4536946

There were no objections to this condominium plat
presented to me, Notary Public, State of Wisconsin, and I hereby
certify that the same is correct and true.

Dated this 11th day of April 2009
Charles J. Zellmer
Notary Public, State of Wisconsin

CURVE	RADIUS	ARC LENGTH	BEARING	CHORD	DELTA
C1	240.00	140.46	N131°31'15"E	130.46	33°37'53"
C2	250.00	137.06	N131°34'58"E	125.03	34°19'26"

TANGENT BEARINGS-C2: N48°30'11"E, N142°30'45"E