

1930

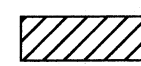
AUBURN RIDGE CONDOMINIUM ADDENDUM NO. 5

CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

LEGAL DESCRIPTIONS ON SHEET 3.

NOTES:

1. GENERAL COMMON ELEMENTS ARE ALL AREAS WITHIN THE CONDOMINIUM THAT ARE OUTSIDE OF THE UNITS AND LIMITED COMMON ELEMENTS.
2. REFER TO SECTION 2.2b OF THE DECLARATION OF CONDOMINIUM FOR DESCRIPTIONS OF THE LIMITED COMMON ELEMENTS.
3. PURSUANT TO ARTICLE 10 OF THE DECLARATION OF CONDOMINIUM OF AUBURN RIDGE CONDOMINIUM, DECLARANT RESERVES THE RIGHT TO IMPROVE THE EXPANSION LANDS AND ADD SOME OR ALL TO THE CONDOMINIUM, WITH LOCATION, SIZE, QUALITY AND OTHER FEATURES OF IMPROVEMENTS ON THE EXPANSION LANDS, INCLUDING WITHOUT LIMITATION, COMMON ELEMENTS, TO BE IN DECLARANT'S DISCRETION, SUBJECT TO THE DECLARATION.

 LCE = LIMITED COMMON ELEMENT - ALSO SEE SHEETS 4, 5 & 6.
FOUND 1" IRON PIPE

• TVR = TRAFFIC VISIBILITY RESTRICTION (SEE CSM # 10479)

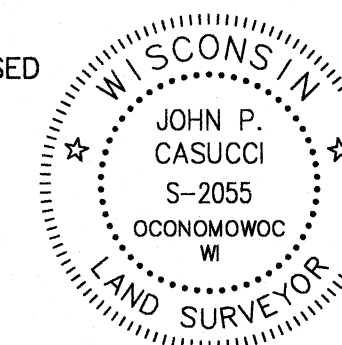
I, JOHN P. CASUCCI, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES AND THE LOCATION OF THE BUILDINGS AND IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED UPON THE PROPERTY.

THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF AUBURN RIDGE CONDOMINIUM ADDENDUM NO. 5 AS PROPOSED AT THE DATE HEREOF, AND THE IDENTIFICATION AND PROPOSED LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE UNDERSIGNED SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE FLOOR PLANS OF THE CONDOMINIUM BUILDING(S) AND UNITS CONTAINED THEREIN AND THE APPROXIMATE DIMENSIONS AND FLOOR AREAS THEREOF.

John P. Casucci

JOHN P. CASUCCI, RLS, S-2055

JULY 14, 2016
DATE



4222310

REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON

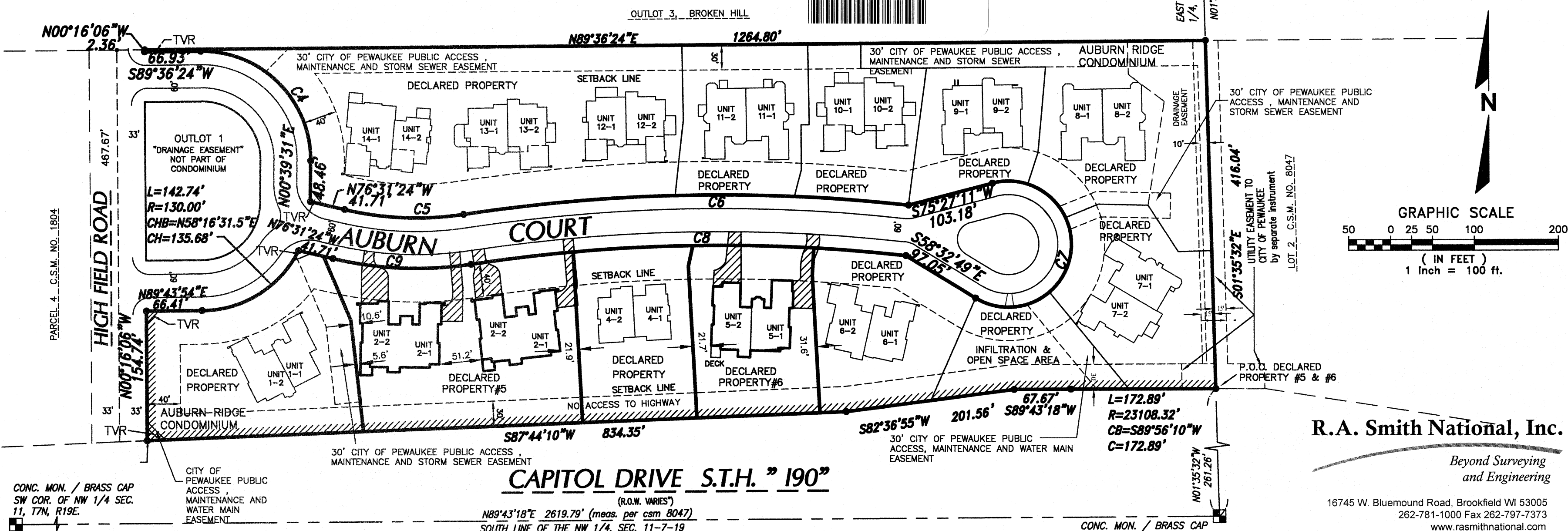
August 03, 2016 10:10 AM
James R. Behrend
Register of Deeds

6 PGS
TOTAL FEE: \$50.00
TRANS FEE: \$0.00

Book 5 Page 1930-1935

CONC. MON. / BRASS CAP
NE COR. OF NW 1/4
SEC. 11, T7N, R19E.

EAST LINE OF THE NW
1/4, SEC. 11-7-19
N07°35'32"W 2655.91'



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and Engineering

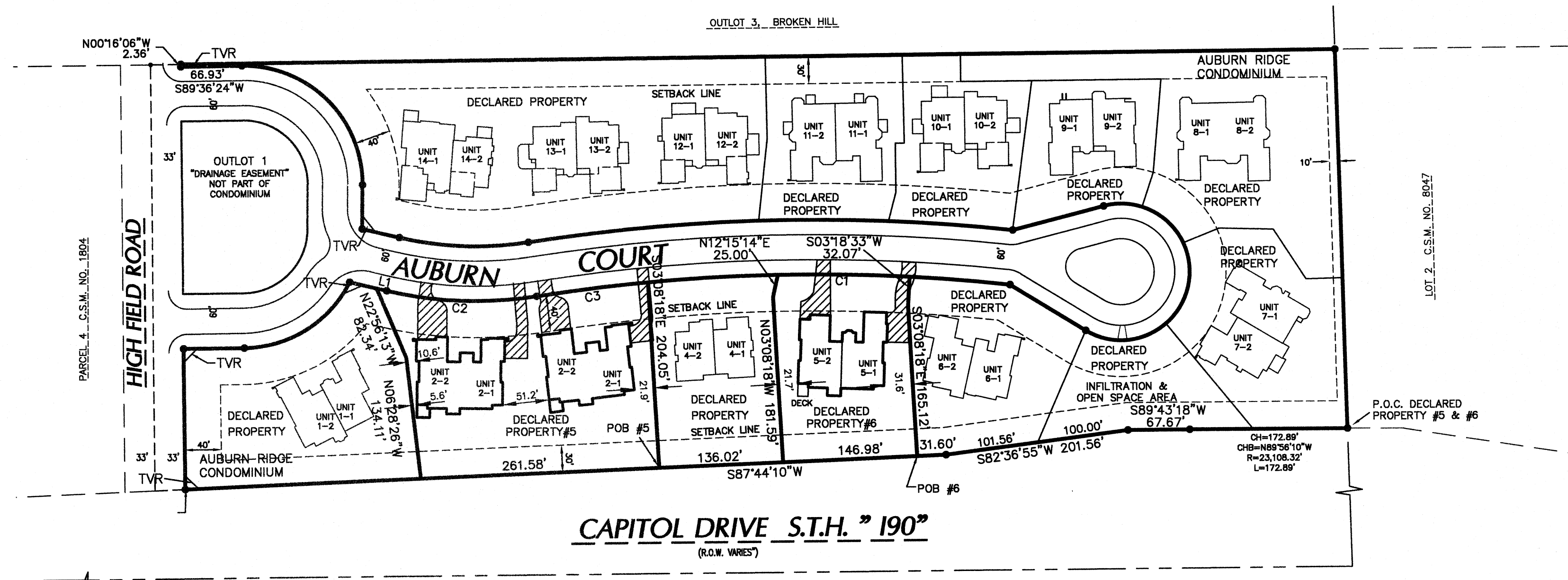
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SAS162503.dwg CP600G.DWG/SHEET 1
SHEET 1 OF 6

1931

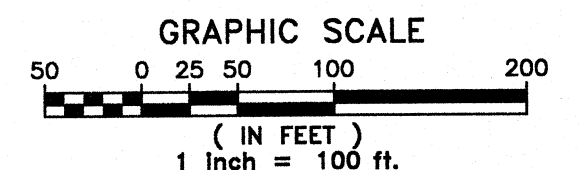
AUBURN RIDGE CONDOMINIUM ADDENDUM NO. 5

CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



CURVE	LENGTH	RADIUS	CHD BRG	CHD
C1	144.38'	1970.00'	S88°47'26\"E	144.35'
C2	165.77'	430.00'	S87°34'02\"E	164.74'
C3	122.80'	1970.00'	N83°10'29\"E	122.78'
C4	206.59'	130.00'	N44°52'02\"W	185.53'
C5	142.64'	370.00'	S87°34'02\"E	141.76'
C6	532.53'	2030.00'	S88°54'15\"W	531.01'
C7	295.83'	75.00'	N08°27'11\"E	138.08'
C8	520.31'	1970.00'	N88°57'19\"E	518.80'
C9	165.77'	430.00'	S87°34'02\"E	164.74'

LINE	BEARING	LENGTH
L1	S76°31'24\"E	11.21



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SA5162503.dwg CP600G.DWG SHEET 2

SHEET 2 OF 6

1932

AUBURN RIDGE CONDOMINIUM ADDENDUM NO. 5

CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

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S:\5162503\dwg\ CP600G.DWG\SHEET 3

DECLARED PROPERTY # 5

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO 10479, BEING PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWN 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN AND RECORDED NOVEMBER 20, 2007 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, STATE OF WISCONSIN AS DOCUMENT NO. 3527948, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY 172.89 FEET ALONG THE SOUTH LINE OF SAID LOT 1 AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 23108.32 FEET AND WHOSE CHORD BEARS SOUTH 89°56'10" WEST 172.89 FEET TO A POINT; THENCE SOUTH 89°43'18" WEST ALONG SAID SOUTH LINE 67.67 FEET TO A POINT; THENCE SOUTH 82°36'55" WEST ALONG SAID SOUTH LINE 201.56 TO A POINT; THENCE SOUTH 87°44'10" WEST ALONG SAID SOUTH LINE 178.58 FEET TO A POINT; THENCE CONTINUING SOUTH 87°44'10" WEST 136.02 FEET TO THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE CONTINUING SOUTH 87°44'10" WEST 261.58 FEET TO A POINT; THENCE NORTH 06°28'26" WEST 134.11 FEET TO A POINT; THENCE NORTH 22°56'13" WEST 82.34 FEET TO THE SOUTH LINE OF AUBURN COURT; THENCE SOUTH 76°31'24" EAST ALONG SAID SOUTH LINE 11.21 FEET TO A POINT; THENCE EASTERLY 165.77 FEET ALONG SAID SOUTH LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTH, WHOSE RADIUS IS 430.00 FEET AND WHOSE CHORD BEARS SOUTH 87°34'02" EAST 164.74 FEET TO A POINT; THENCE EASTERLY 122.80 FEET ALONG SAID SOUTH LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTH, WHOSE RADIUS IS 1970.00 FEET AND WHOSE CHORD BEARS NORTH 83°10'29" EAST 122.78 FEET TO A POINT; THENCE SOUTH 03°08'18" EAST 204.05 FEET TO THE POINT OF BEGINNING. CONTAINING 53,488 SQUARE FEET OR 1.2279 ACRES.

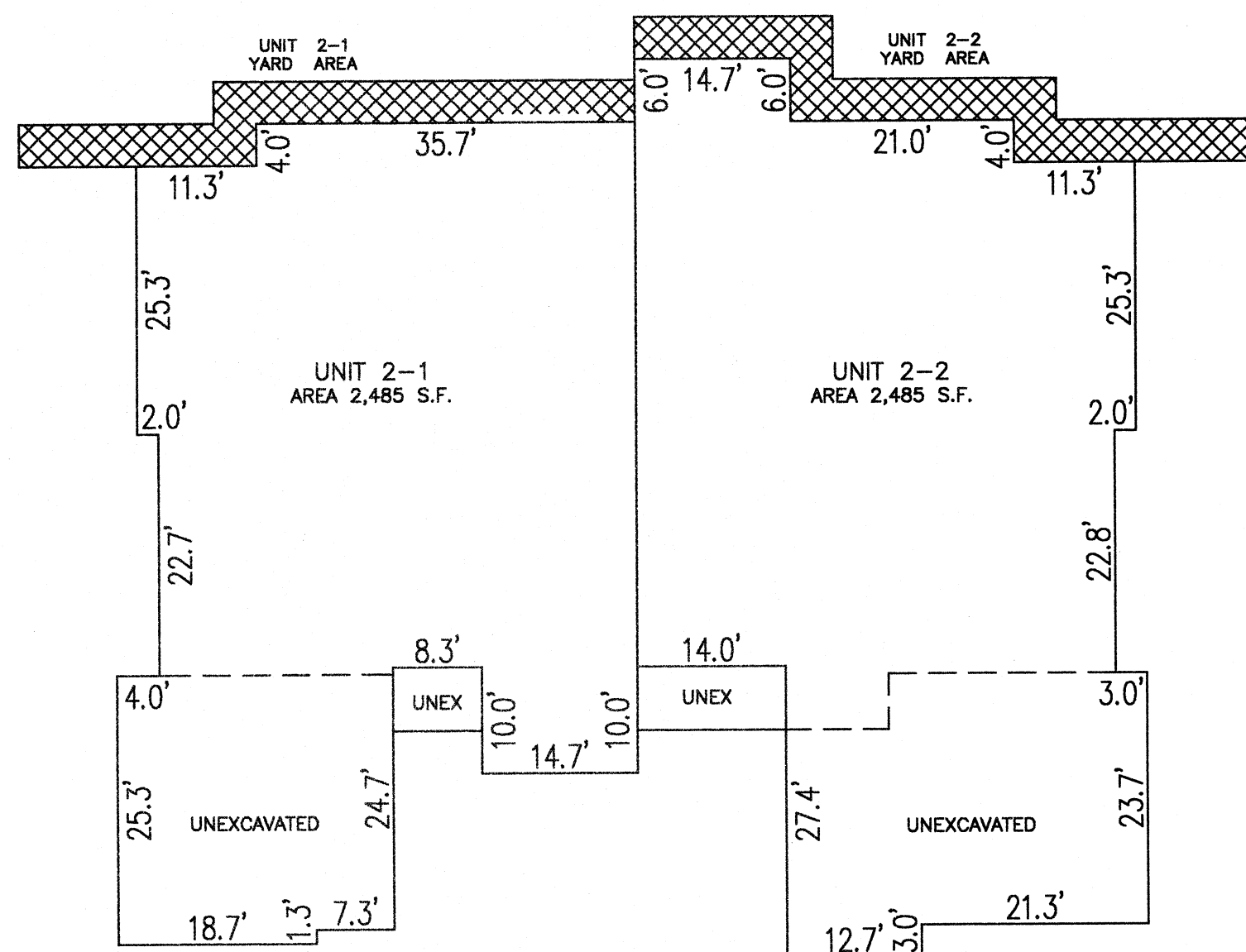
ALSO DECLARED PROPERTY #6

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO 10479, BEING PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWN 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN AND RECORDED NOVEMBER 20, 2007 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, STATE OF WISCONSIN AS DOCUMENT NO. 3527948, BOUNDED AND DESCRIBED AS FOLLOWS:

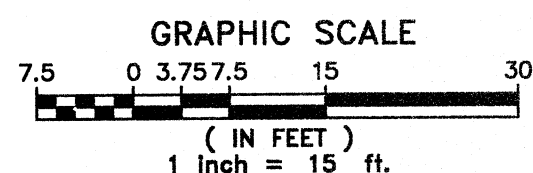
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY 172.89 FEET ALONG THE SOUTH LINE OF SAID LOT 1 AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 23108.32 FEET AND WHOSE CHORD BEARS SOUTH 89°56'10" WEST 172.89 FEET TO A POINT; THENCE SOUTH 89°43'18" WEST ALONG SAID SOUTH LINE 67.67 FEET TO A POINT; THENCE SOUTH 82°36'55" WEST ALONG SAID SOUTH LINE 100.00 FEET TO A POINT; THENCE CONTINUING SOUTH 82°36'55" WEST ALONG SAID SOUTH LINE 101.56 FEET TO A POINT; THENCE SOUTH 87°44'10" WEST ALONG SAID SOUTH LINE 31.60 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°44'10" WEST 146.98 FEET TO A POINT; THENCE NORTH 03°08'18" WEST 181.59 FEET TO A POINT; THENCE NORTH 12°15'14" EAST 25.00 FEET TO A POINT; THENCE SOUTHEASTERLY 144.38 FEET ALONG AN ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTH, WHOSE RADIUS IS 1970.00 FEET AND WHOSE CHORD BEARS SOUTH 88°47'26" EAST 144.35 FEET TO A POINT; THENCE SOUTH 03°18'33" WEST 32.07 FEET TO A POINT; THENCE SOUTH 03°08'18" EAST 165.12 FEET TO THE POINT OF BEGINNING. CONTAINING 29,750 SQUARE FEET OR 0.683 ACRES.

AUBURN RIDGE CONDOMINIUM ADDENDUM NO. 5

CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

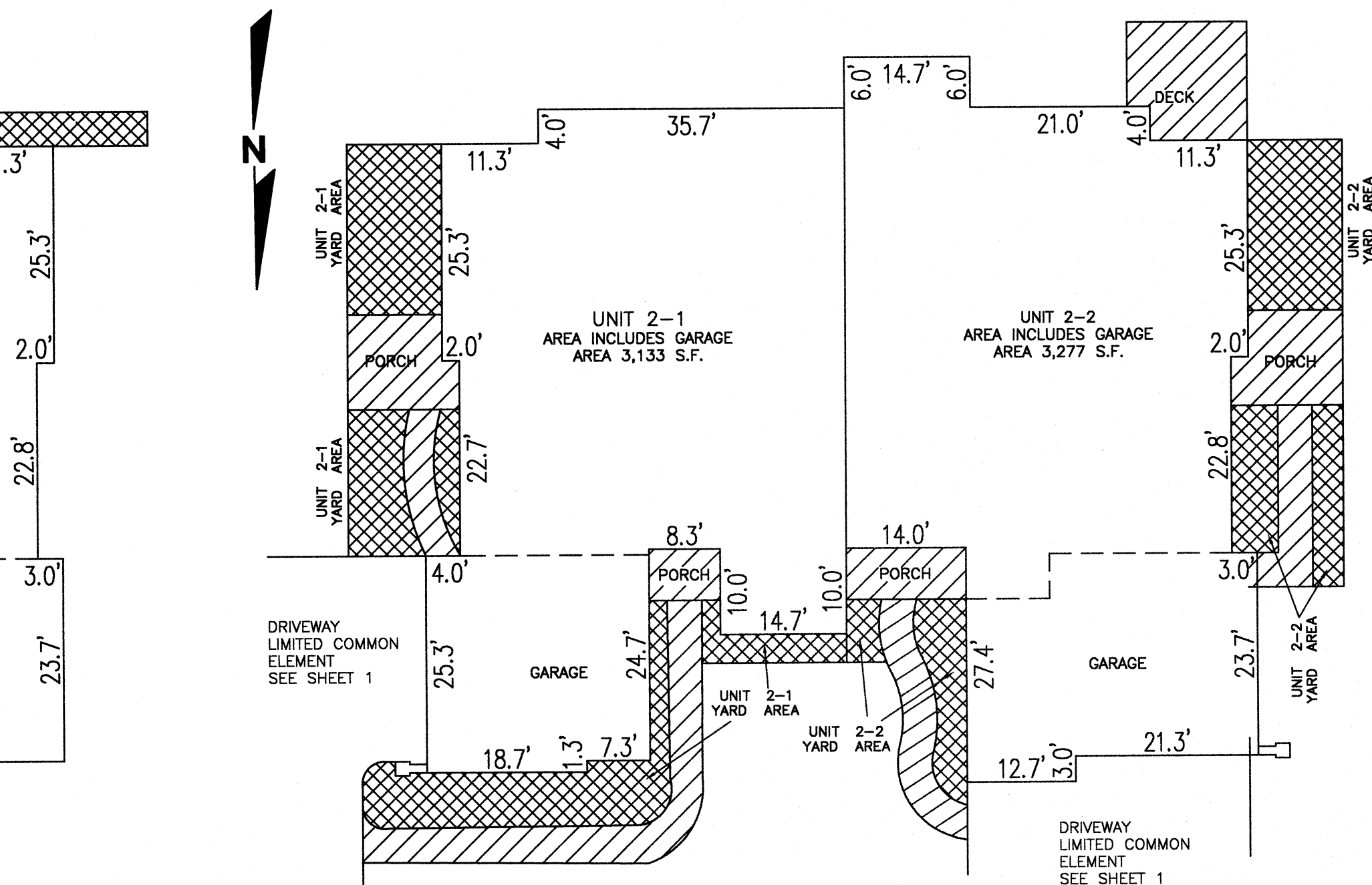


BASEMENT



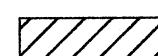

ALL UNIT AREAS ARE BASED ON DRAWINGS PROVIDED BY TDI ASSOCIATES INC.

UNIT	TOTAL AREA (SQ.FT.)
2-1	5,618
2-2	5,762



BUILDING 2

FIRST FLOOR

-  LIMITED COMMON ELEMENT
-  UNIT YARD AREA

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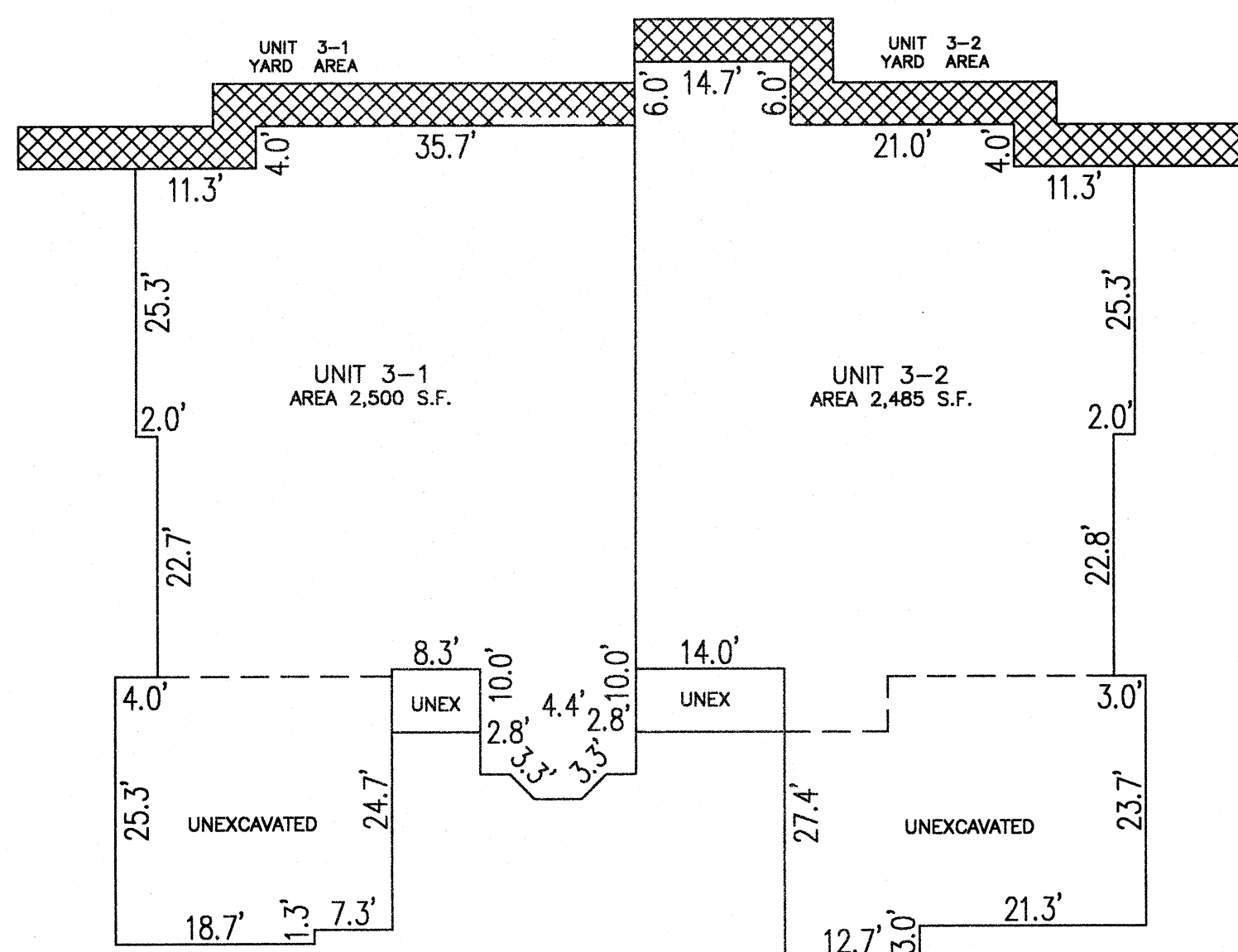
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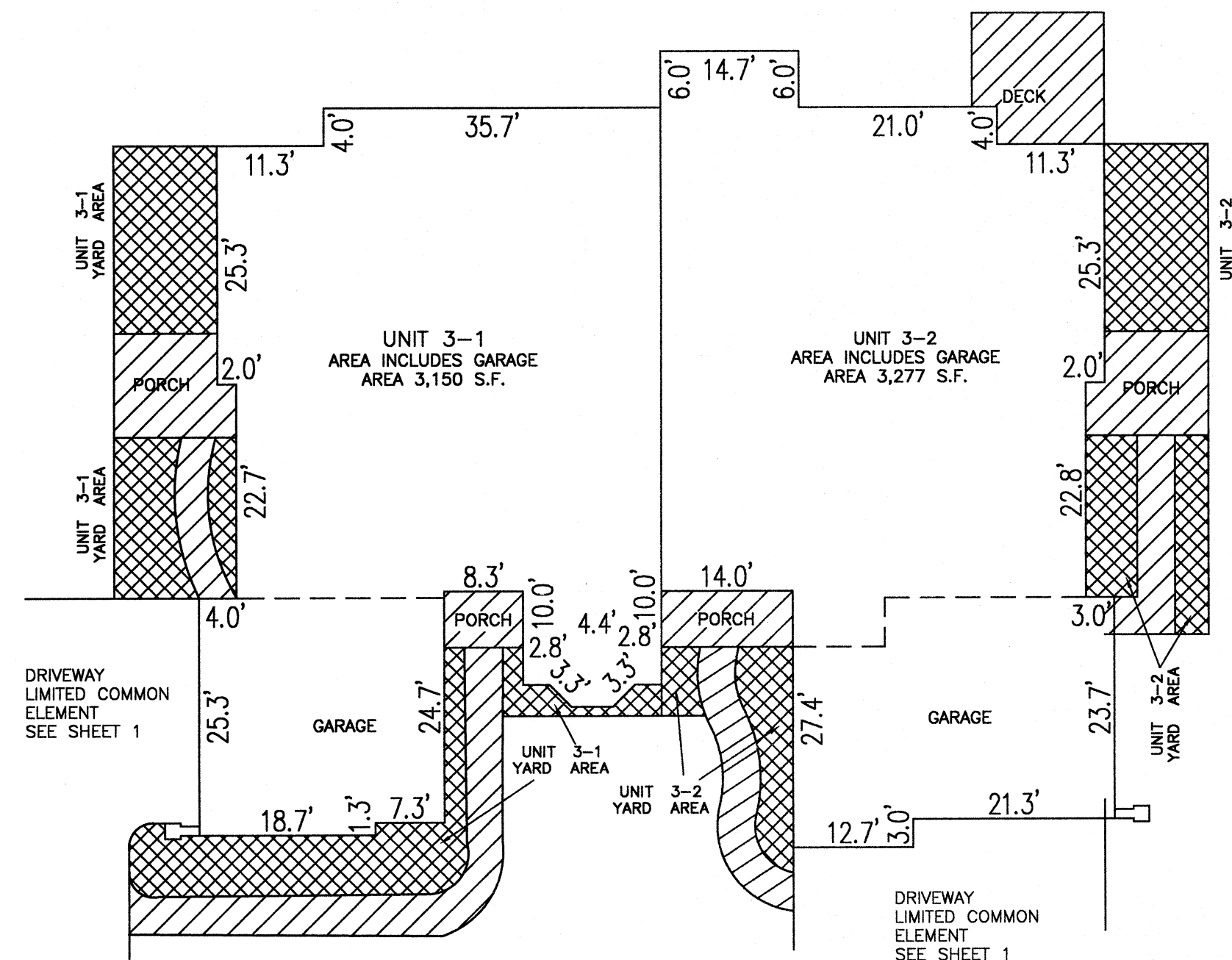
1934

AUBURN RIDGE CONDOMINIUM ADDENDUM NO. 5

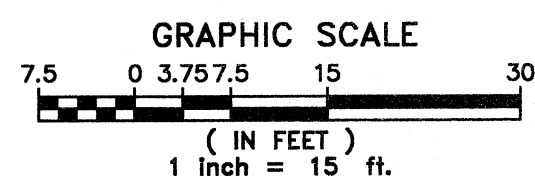
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



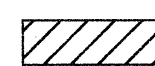

BASEMENT



FIRST FLOOR



BUILDING 3

-  LIMITED COMMON ELEMENT
-  UNIT YARD AREA

ALL UNIT AREAS ARE BASED ON DRAWINGS PROVIDED BY TDI ASSOCIATES INC. AND EDITED BY OWNER.

UNIT	TOTAL AREA (SQ.FT.)
3-1	5,650
3-2	5,762

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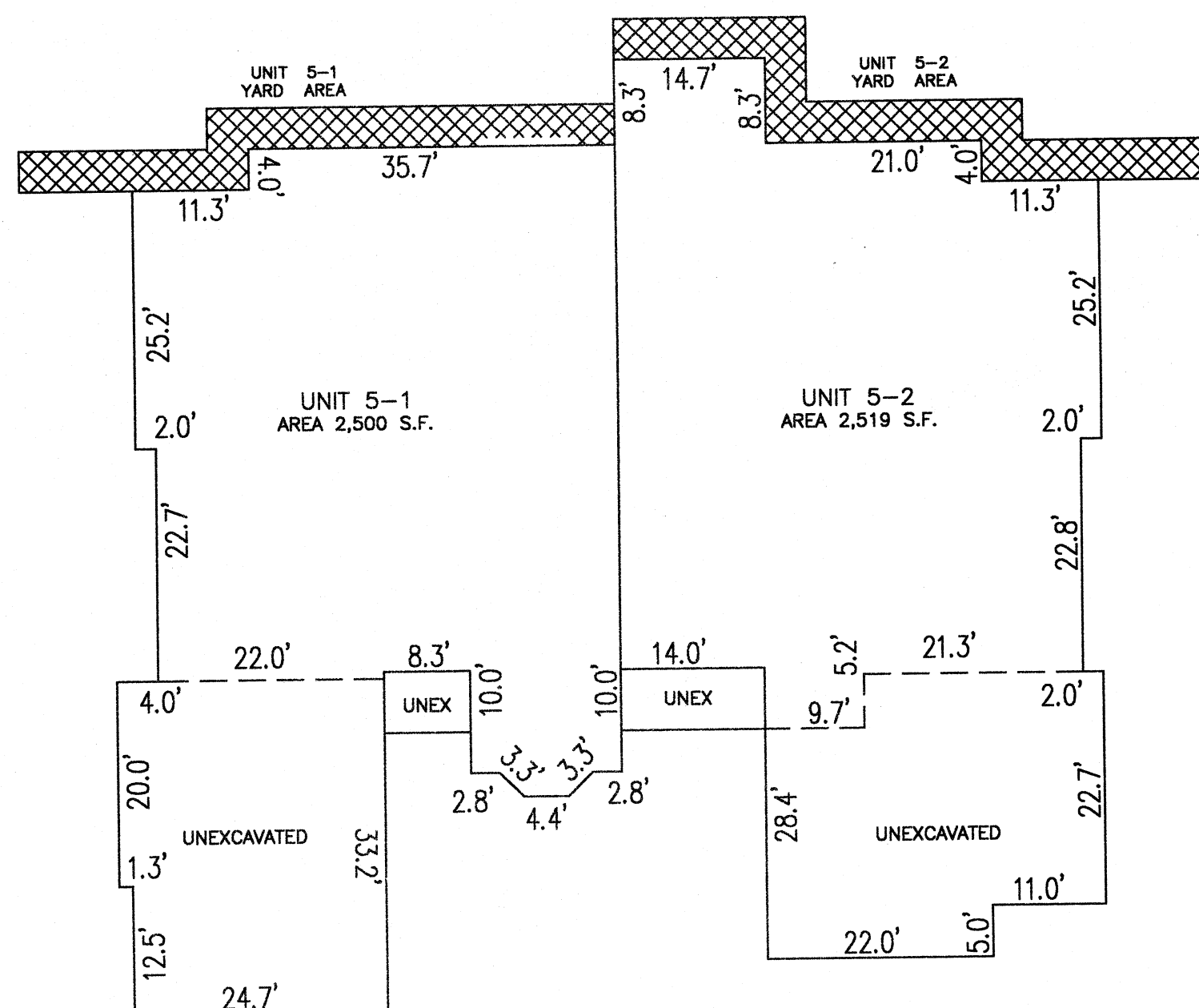
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SHEET 5 OF 6

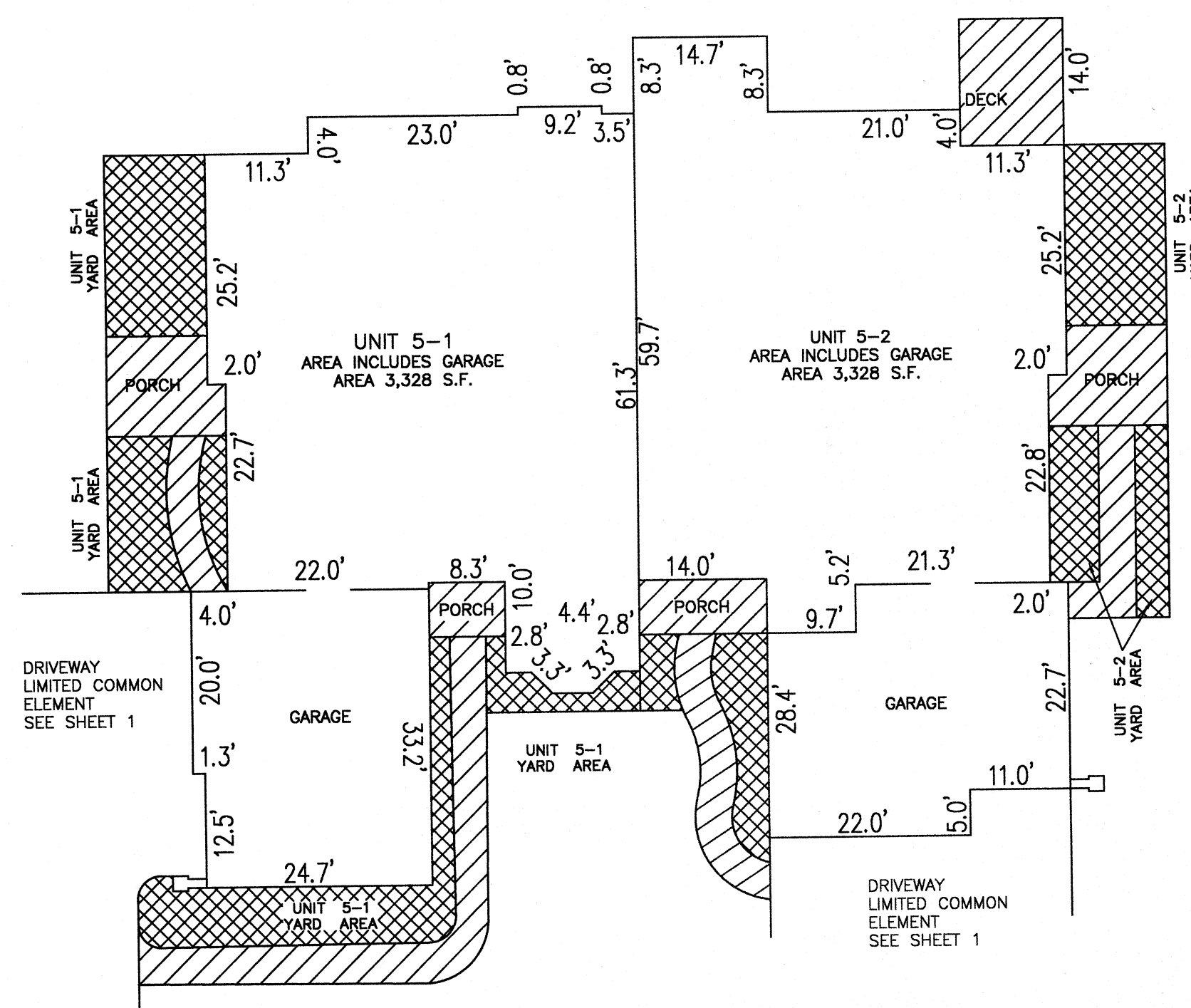
1935

AUBURN RIDGE CONDOMINIUM ADDENDUM NO. 5

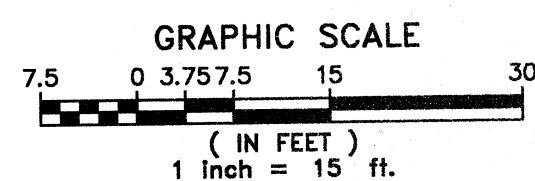
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



BASEMENT



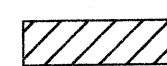

FIRST FLOOR



ALL UNIT AREAS ARE BASED ON DRAWINGS PROVIDED BY TDI ASSOCIATES INC. AND EDITED BY OWNER.

UNIT	TOTAL AREA (SQ.FT.)
5-1	5,828
5-2	5,847

BUILDING 5

-  LIMITED COMMON ELEMENT
-  UNIT YARD AREA

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SHEET 6 OF 6