

PRELIMINARY CONDOMINIUM PLAT OF PARADISE TRAILS CONDOMINIUM VILLAGE OF HARTLAND WAUKESHA COUNTY, WISCONSIN (Single Family Condominium)



**4100 N. CALHOUN ROAD
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481**

SETBACK TABLE	
-15'	BUILDING to BUILDING
-27'	from BACK of CURB
-25'	FRONT setback from a Public Road right-of-way
-10'	from INRA
	(Isolated Natural Resource Area)
-20'	from PROPERTY BOUNDARY

- NOTES:**
- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE NORTH LINE OF THE S.W. 1/4 OF SECTION 34, TOWN 8 NORTH, RANGE 18 EAST, BEARS N89°54'10"E.
 - ALL PORTIONS OF THE PROPERTY THAT ARE NOT SPECIFIED AS LIMITED COMMON ELEMENTS OR AS A UNIT SHALL BE CONSIDERED A COMMON ELEMENT.

LEGAL DESCRIPTION:
Lot 1 and 2 of Certified Survey Map No. _____, recorded as Document No. _____ in the Waukesha County Register of Deeds office in Certified Survey Maps _____ Pages _____ inclusive, located in part of the Northeast 1/4 of the Southwest 1/4 of Section 34, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE:
I, DEBORAH L. JOERS, 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 units and improvements constructed or to be constructed upon the property.
This Condominium Plat is a correct representation of "PARADISE TRAILS CONDOMINIUM" 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 6th day of JULY, 2020.



Deborah L. Joers
Deborah L. Joers, P.L.S.
Professional Land Surveyor S-2132



CURVE TABLE:

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	130.00	30°00'04"	68.07	67.30	S74°53'11"W	S89°53'13"W	S59°53'09"W
C2	70.00	30°00'00"	36.65	36.23	S74°53'09"W	N89°53'09"E	N59°53'09"E
C3	60.00	104°24'55"	109.34	94.83	N82°19'18.5"W	N30°06'51"W	S45°28'14"W
C4	45.00	44°24'55"	34.88	34.02	S67°40'41.5"W	N89°53'09"E	N45°28'14"E
C5	245.00	30°00'00"	128.28	126.82	N75°06'51"W	S60°06'51"E	N89°53'09"E
C6	230.00	29°09'11"	117.03	115.77	N74°41'26.5"W	N60°06'51"W	N89°16'02"W

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