

DOCUMENT #  
1713259

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BOOK PAGE  
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RECORDS SECTION  
REGISTERED DEEDS  
1999 DEC 29 PM 4:45  
MARVIN MADSEN  
REGISTERED DEEDS

CONDOMINIUM PLAT  
FOR

MAJESTIC MANOR SOUTH CONDOMINIUM

Town of Caledonia  
Racine County, Wisconsin

The undersigned hereby certifies that this Condominium Plat is a correct representation of Majestic Manor South Condominium after recording of the Declaration of Condominium for Majestic Manor South Condominium, and that the identification and location of each unit and the common elements can be determined from this Condominium Plat.

This certification is made pursuant to Section 703.11, Wisconsin Statutes.

Date: December 28, 1999

*M. R. Madsen*  
M. R. Madsen

Registered Land Surveyor  
Nielsen, Madsen & Barber, S.C.  
1335 Washington Avenue  
Racine, Wisconsin 53403



Instrument drafted by: John U. Schneider

Address: 1254 West Boulevard  
Racine, Wisconsin 53405

REVISED 12/8/99

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TAX PARCEL IDENTIFICATION NUMBERS

Unit #	Tax Parcel ID #
4731	51-004-04-22-13-051-111
4733	51-004-04-22-13-051-112
4805	51-004-04-22-13-051-101
4807	51-004-04-22-13-051-102
4817	51-004-04-22-13-051-099
4819	51-004-04-22-13-051-092
4823	51-004-04-22-13-051-081
4825	51-004-04-22-13-051-082
4907	51-004-04-22-13-051-071
4909	51-004-04-22-13-051-072
4917	51-004-04-22-13-051-061
4919	51-004-04-22-13-051-062
4804	51-004-04-22-13-051-121
4806	51-004-04-22-13-051-122
4809	51-004-04-22-13-051-123
4811	51-004-04-22-13-051-124
4818	51-004-04-22-13-051-141
4908	51-004-04-22-13-051-142
4910	51-004-04-22-13-051-143
4918	51-004-04-22-13-051-051
4920	51-004-04-22-13-051-052

From 51-004-04-22-13-051-040  
51-004-04-22-13-051-050  
51-004-04-22-13-051-080  
51-004-04-22-13-051-090  
51-004-04-22-13-051-100  
51-004-04-22-13-051-110  
51-004-04-22-13-051-120  
51-004-04-22-13-051-130

# NM &B

Nilsen Madsen & Barber, S.C.  
Consulting Civil Engineers

Established 1954

1339 Washington Avenue  
St. C. Box 188  
Rochester, Wisconsin 53401-0188  
Phone 262/634-5588  
Fax 262/634-5024  
nm@nmjwb.com

Walter R. Madsen, P.E., P.L.S.  
James D. Barber, P.E.  
Vice-President

Mark R. Madsen, P.E., P.L.S.  
James E. Robinson, P.L.S.  
Richard J. Olson, P.E.  
Frank T. Huelber, P.L.S.

December 22, 1999

Description of Majestic Manor South Condominium  
For John Schneider  
File No: 98.281

Lots 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 of Majestic Manor Subdivision, a recorded plat, in the  
Northwest 1/4 of Section 13, Township 4 North, Range 22 East in the Town of Caledonia, Racine  
County, Wisconsin.



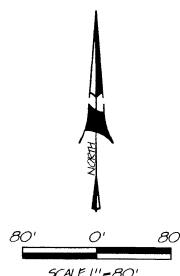
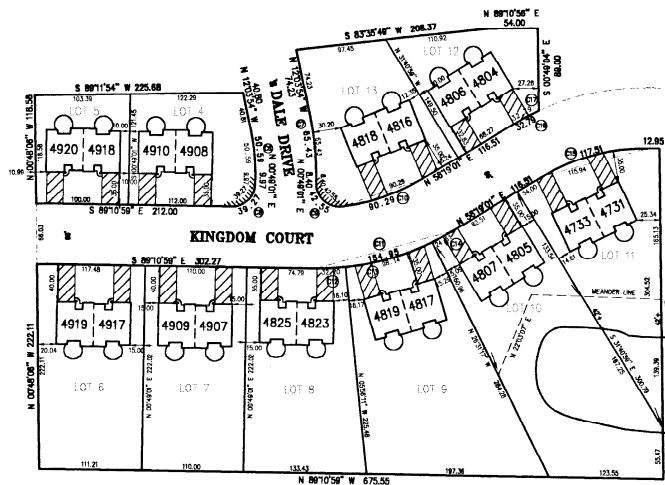
Mark R. Madsen, P.E., P.L.S.

# MAJESTIC MANOR SOUTH CONDOMINIUM

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 22 EAST,  
IN THE TOWN OF CALEDONIA, RACINE COUNTY, WISCONSIN

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2 573

CURVE TABLE					
NUMBER	DELTA	CHORD	TANGENT	CHORD BEARING	CHORD
C6	12°52'58"	100	50.79	S 81°37'28.3" E	50.46
C7	12°52'56"	281.00	141.41	S 76°37'28" E	145.29
C8	10°50'00"	25.00	12.27	S 45°49'01" E	35.36
C9	17°31'36"	25.00	12.55	S 47°56'47" E	37.60
C10	24°58'24"	207.18	103.29	N 70°48'13" E	186.58
C11	32°50'00"	273.18	136.45	S 74°34'01" W	192.88
C12	16°45'12"	273.18	136.20	S 87°28'25" W	182.18
C13	20°25'06"	273.18	136.14	N 73°48'18" E	178.81
C14	05°09'42"	273.18	135.91	N 80°53'52" E	244.80
C15	32°50'00"	207.18	117.91	N 74°34'01" E	115.84
C16	06°57'44"	273.18	135.70	S 61°26'23" W	33.78

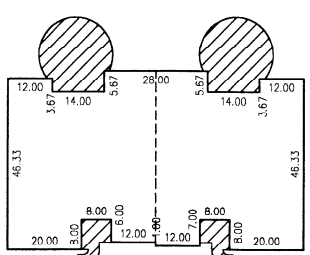


WISCONSIN  
MARK R. MADSEN  
8-2271  
RACINE, WI  
LAND SURVEYOR  
*Mark R. Madsen*  
12-23-99

MINIMUM LOT SIZE REQUIREMENTS  
R-4 PLD ZONING: 10,000 SQ. FT. MIN.  
BUILDING ENVELOPE: 25' STREET, 25' REAR & 10' SIDEYARD  
R-7 PLD ZONING: 15,000 SQ. FT. MIN.  
2,000 SQ. FT. PER EFFICIENCY UNIT  
2,500 SQ. FT. PER 1 BEDROOM UNIT  
3,000 SQ. FT. PER 2 OR MORE BEDROOM UNITS  
BUILDING ENVELOPE: 30' STREET, 50' REAR & 20' SIDEYARD

BEARING BASE: GRID NORTH, WISCONSIN  
COORDINATE SYSTEM, SOUTH ZONE.

LEGEND  
LIMITED COMMON AREA



TYPICAL BUILDING DETAIL  
SCALE 1"=20'

BINSEY GREEN SUBDIVISION

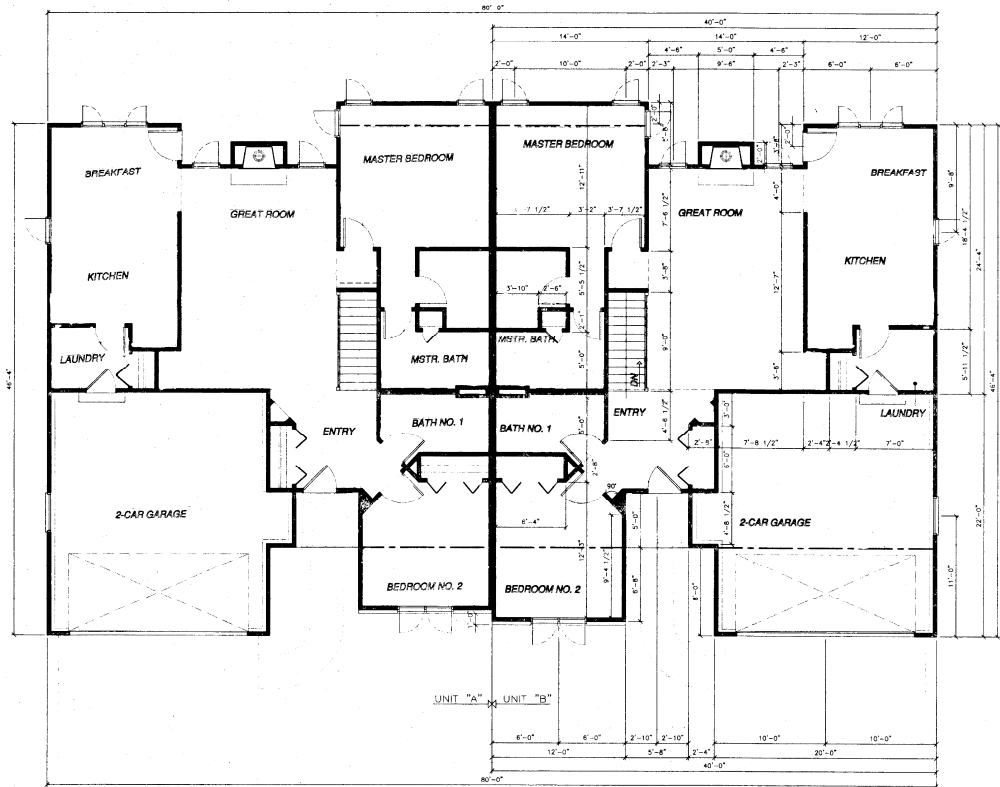
Revisions	By	Date

SCALES: HORIZ. 1" = 80'	
Drawn By	Date
SCB	12-15-99
Field Work	Date
Drawing Name	96021CDO.DWG

**NM Nielsen Madsen & Barber S.C.**  
Consulting Civil Engineers and Land Surveyors  
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E-mail nmb@alynk.com

**MAJESTIC MANOR SOUTH CONDOMINIUM**  
PART OF THE NE 1/4 OF THE NE 1/4 OF SEC. 13-4-22

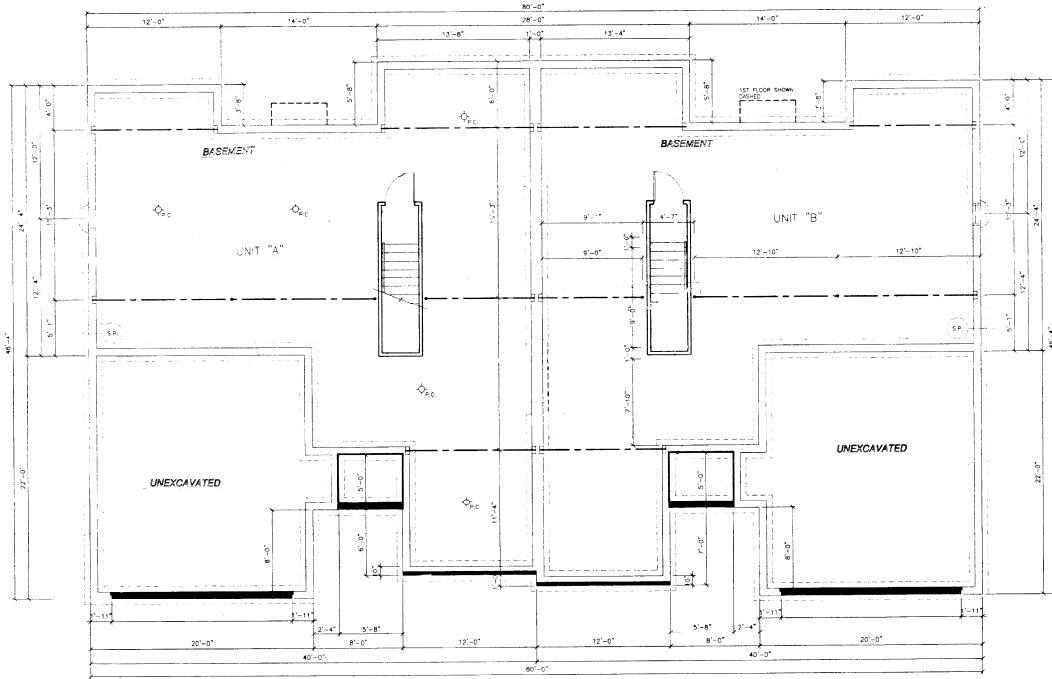
SHEET NO.  
- OF -  
Job No. 98.261



**FIRST FLOOR PLAN**

SCALE 1/4"=1'-0"

UNIT "A"	1,261 s.f.
UNIT "B"	1,273 s.f.
TOTAL	2,534 s.f.



TYPICAL BASEMENT PLAN

**FOUNDATION PLAN**

SCALE 1/4"=1'-0"