

# ROYAL ESTATES CONDOMINIUM

SITE SURVEY / BUILDING EXTERIOR  
CITY OF OAK CREEK, COUNTY OF MILWAUKEE AND STATE OF WISCONSIN

**Legal Description**

Lot 1 of Certified Survey Map No. \_\_\_\_\_ recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on \_\_\_\_\_ as Document No. \_\_\_\_\_, being that part of the Northwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4 of Section 19, Township 5 North, Range 22 East of the Fourth Principal Meridian. Said land being in the City of Oak Creek, County of Milwaukee, State of Wisconsin.

**Certification**

I, Mark R. Madsen, PLS, 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 building and improvements constructed or to be constructed upon the property.

This plat is a correct representation of the Royal Estates Condominium as proposed at the date thereof, and the identification and 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 buildings and units contained in the plat and approximate dimensions and floor areas thereof.

The proposed floor plans, provided by Tgar Group, Inc., do not represent as-built conditions.

All areas not occupied by units or limited common elements are common elements.

Nielsen Madsen + Barber  
1458 Horizon Boulevard, Suite 200  
Racine, WI 53406  
(262) 634-5588

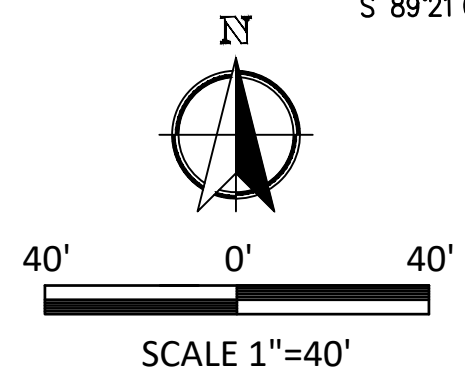
**NOTES**

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983/2011. THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19-5-22 IS ASSUMED TO BEAR N 89°18'11" E.

**LEGEND**

- 3/4" O.D. REBAR - 1.50 LBS. / LIN. FT. - SET
- 1" O.D. IRON PIPE - FOUND
- ⊙ CAST IRON MON. W / BRASS CAP - FOUND
- ▨ LIMITED COMMON AREA

- (A) 20' WIDE WOODLAND PRESERVATION, ACCESS AND MAINTENANCE EASEMENT PER C.S.M. NO. \_\_\_\_\_ DOC. NO. \_\_\_\_\_
- (B) 25' WIDE WATERMAIN, ACCESS AND MAINTENANCE EASEMENT PER C.S.M. NO. \_\_\_\_\_ DOC. NO. \_\_\_\_\_
- (C) 20' WIDE AND VARIABLE WIDTH STORM SEWER / STORM WATER, ACCESS AND MAINTENANCE EASEMENT PER C.S.M. NO. \_\_\_\_\_ DOC. NO. \_\_\_\_\_



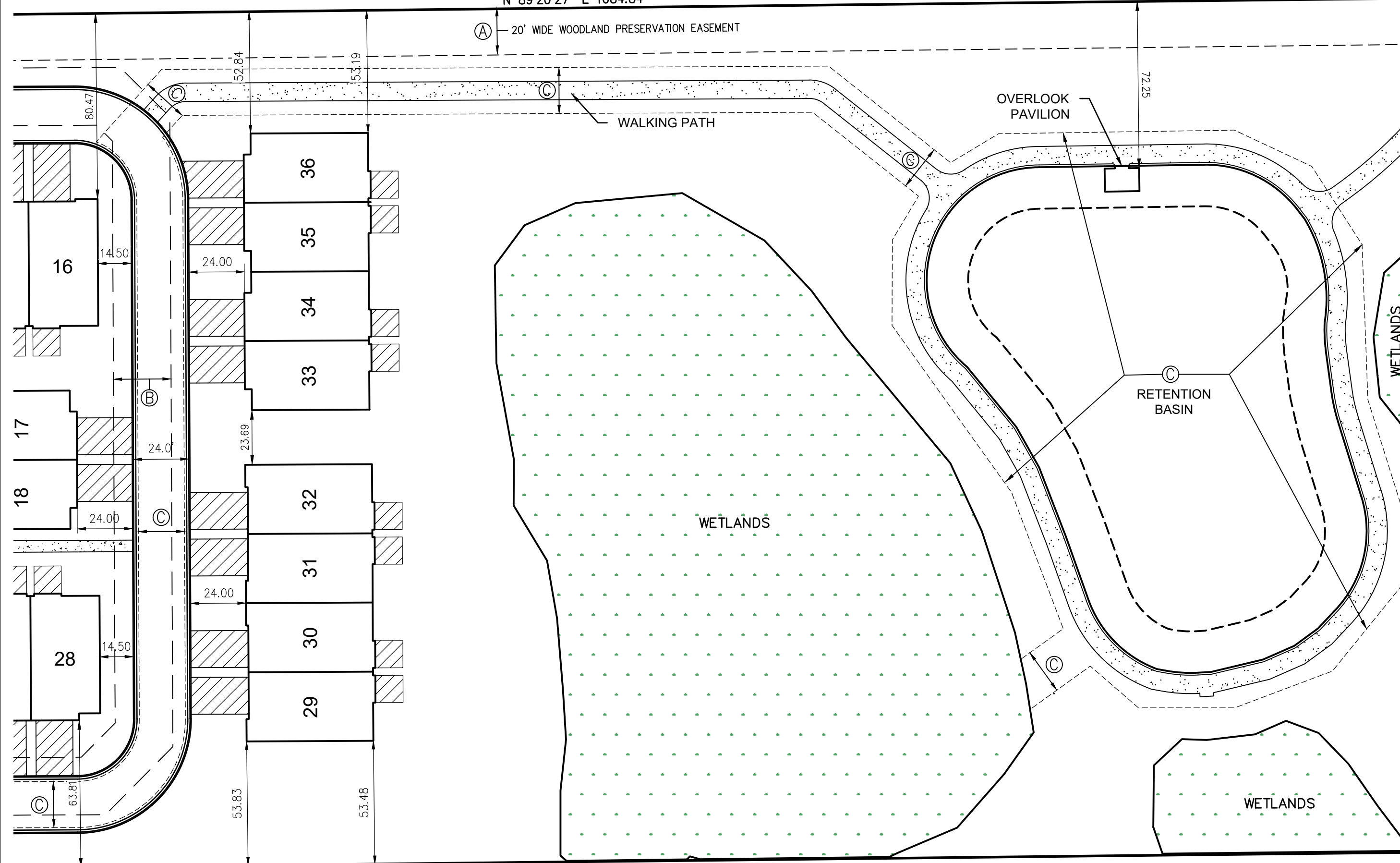
**Nielsen Madsen + Barber**  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
Tele: (262)634-5588 Website: www.nmbssc.net

# ROYAL ESTATES CONDOMINIUM

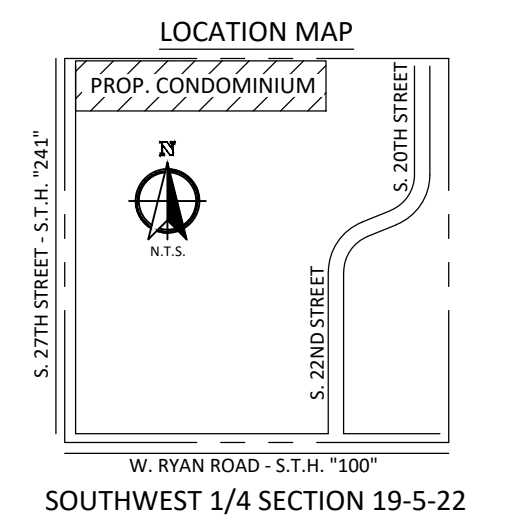
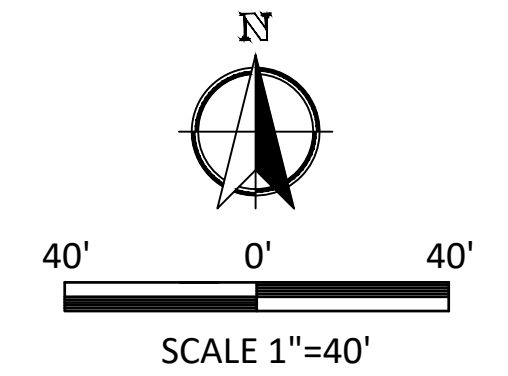
SITE SURVEY / BUILDING EXTERIOR  
CITY OF OAK CREEK, COUNTY OF MILWAUKEE AND STATE OF WISCONSIN

N.L. SOUTHWEST 1/4 OF SECTION 19-5-22

N 89°20'27" E 1684.84



S 89°21'09" W 1684.84



- (A) 20' WIDE WOODLAND PRESERVATION, ACCESS AND MAINTENANCE EASEMENT PER C.S.M. NO. \_\_\_\_\_ DOC. NO. \_\_\_\_\_
- (B) 25' WIDE WATERMAIN, ACCESS AND MAINTENANCE EASEMENT PER C.S.M. NO. \_\_\_\_\_ DOC. NO. \_\_\_\_\_
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CITY OF OAK CREEK, COUNTY OF MILWAUKEE AND STATE OF WISCONSIN

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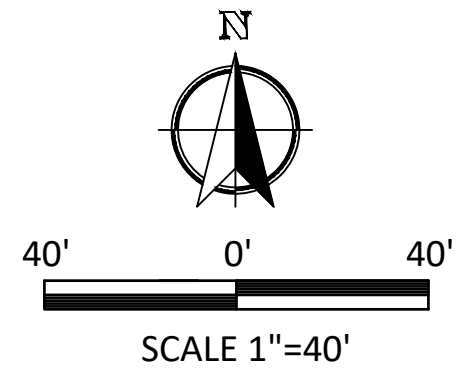
N 89°20'27" E 1684.84

(A) 20' WIDE WOODLAND PRESERVATION EASEMENT

WALKING PATH

WETLANDS

RETENTION BASIN



S 00°16'55" E 370.59

- (A) 20' WIDE WOODLAND PRESERVATION, ACCESS AND MAINTENANCE EASEMENT PER C.S.M. NO. \_\_\_\_\_ DOC. NO. \_\_\_\_\_
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### NOTES

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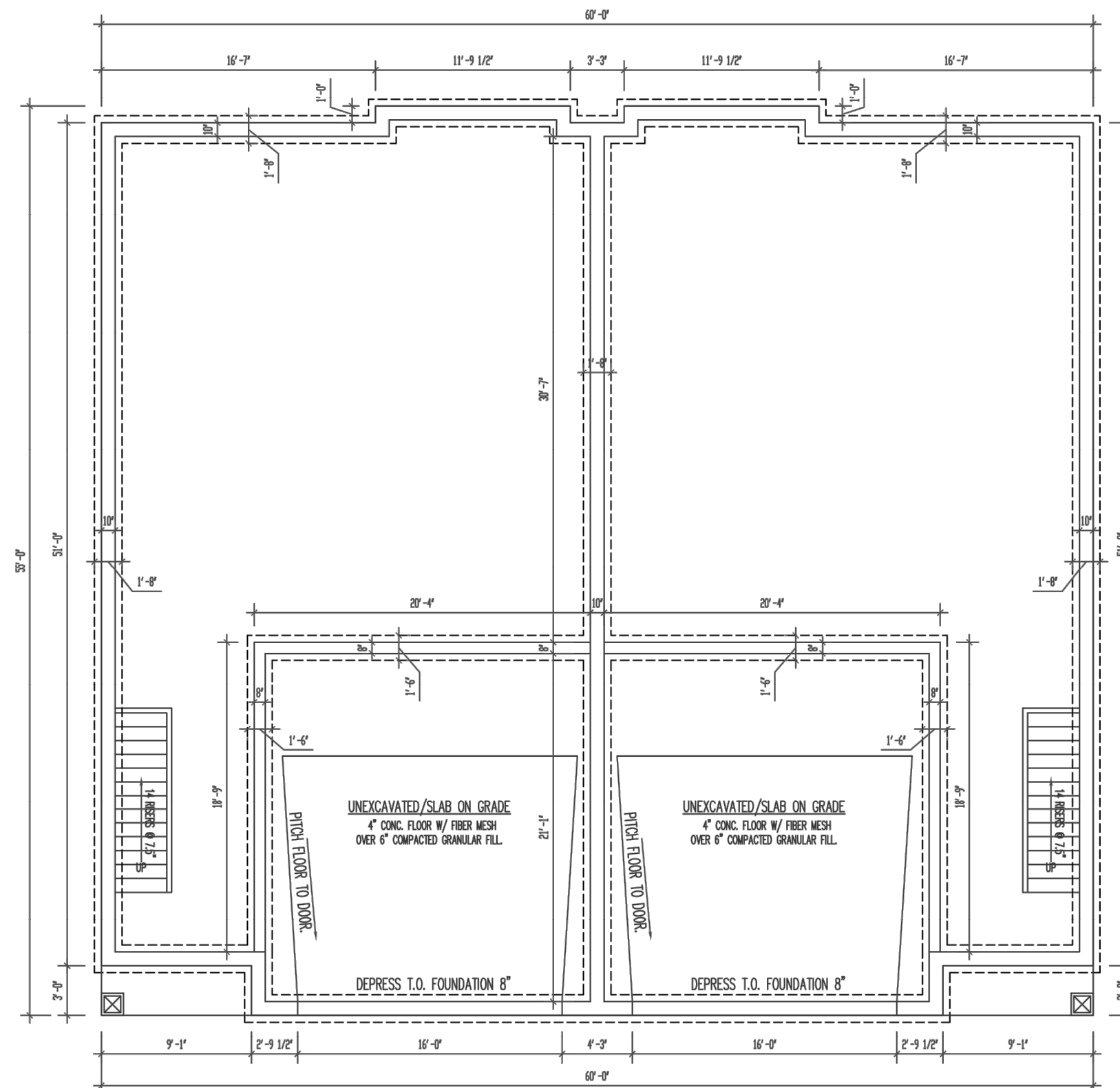
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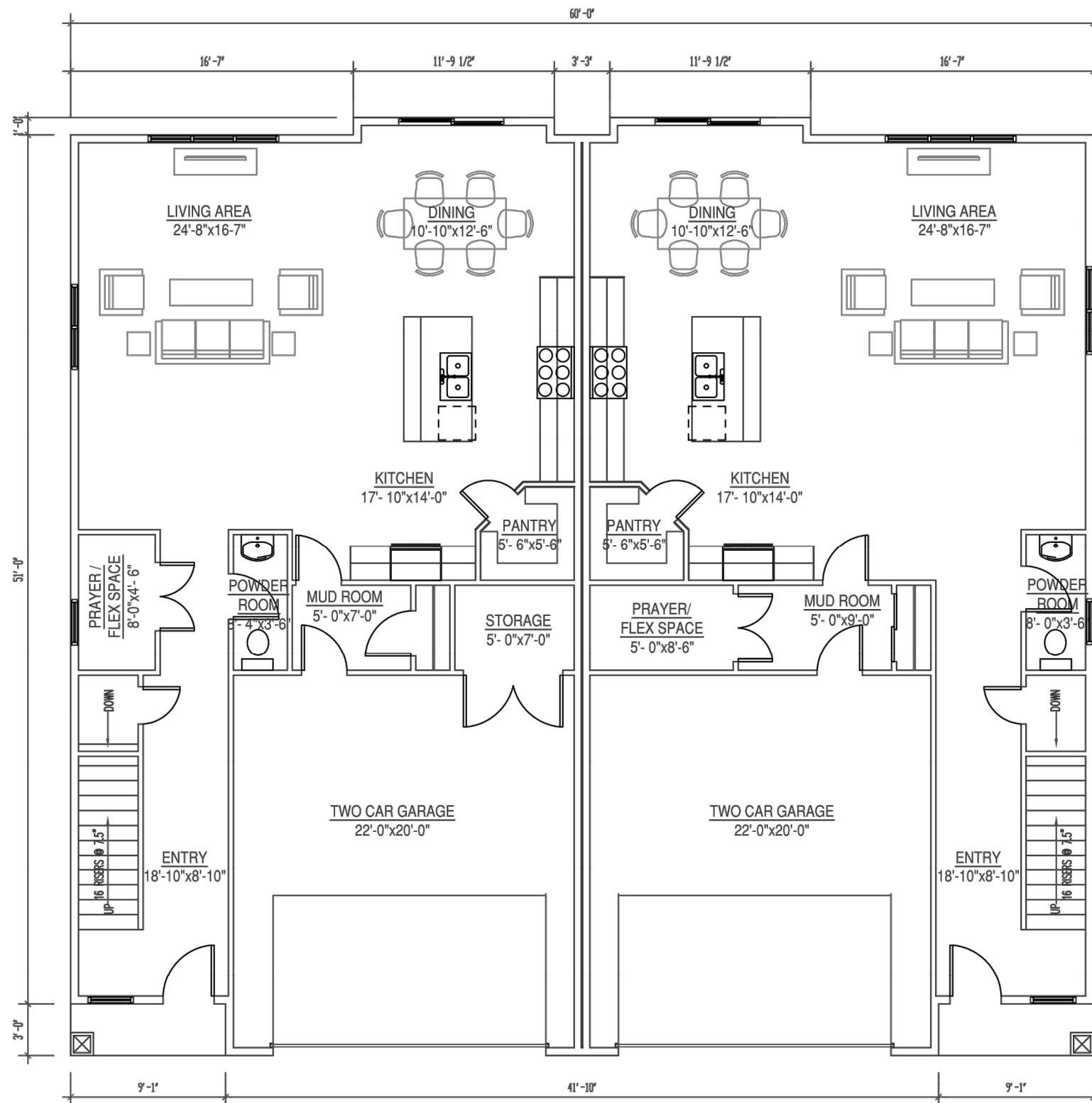
2 UNIT BUILDING "A" - UNITS 16 AND 17  
CITY OF OAK CREEK, COUNTY OF MILWAUKEE AND STATE OF WISCONSIN



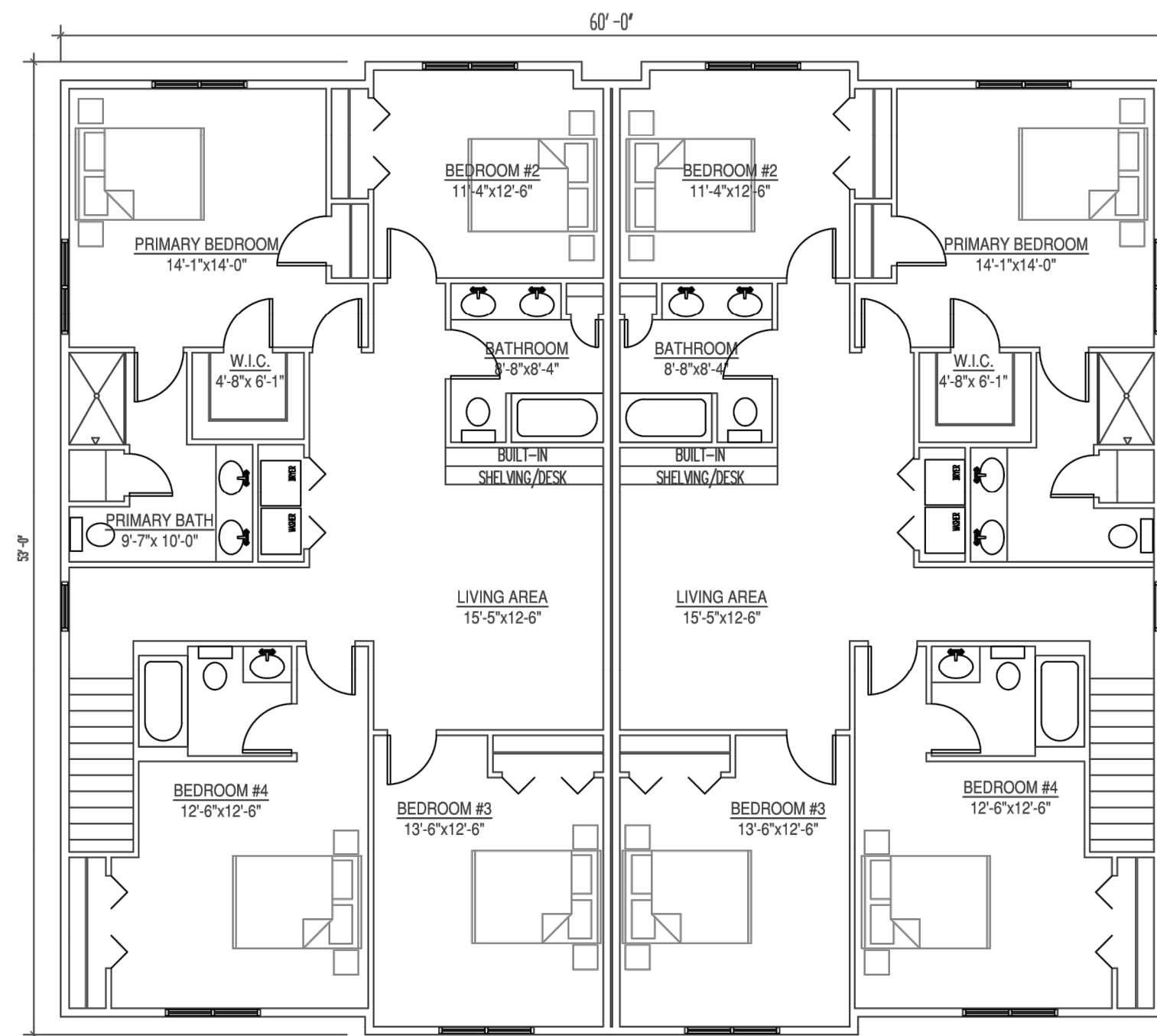
1 PLAN A: 2-UNIT FOUNDATION PLAN A  
1/8"=1'-0"

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2 UNIT BUILDING "A" - UNITS 16 AND 17  
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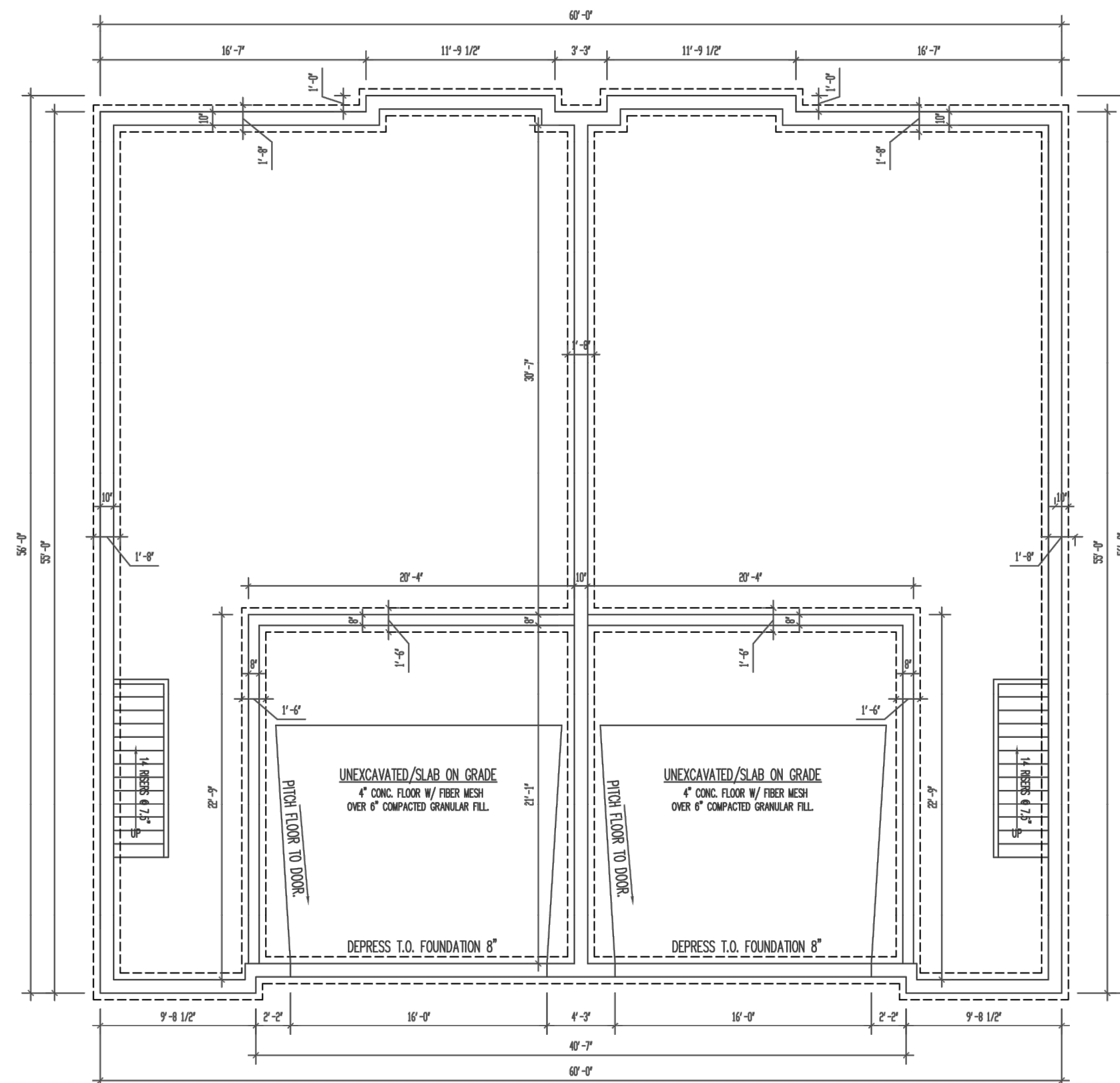
1 2-UNIT FIRST FLOOR PLAN A  
 1/8"=1'-0"



2 2-UNIT SECOND FLOOR PLAN A  
 1/8"=1'-0"

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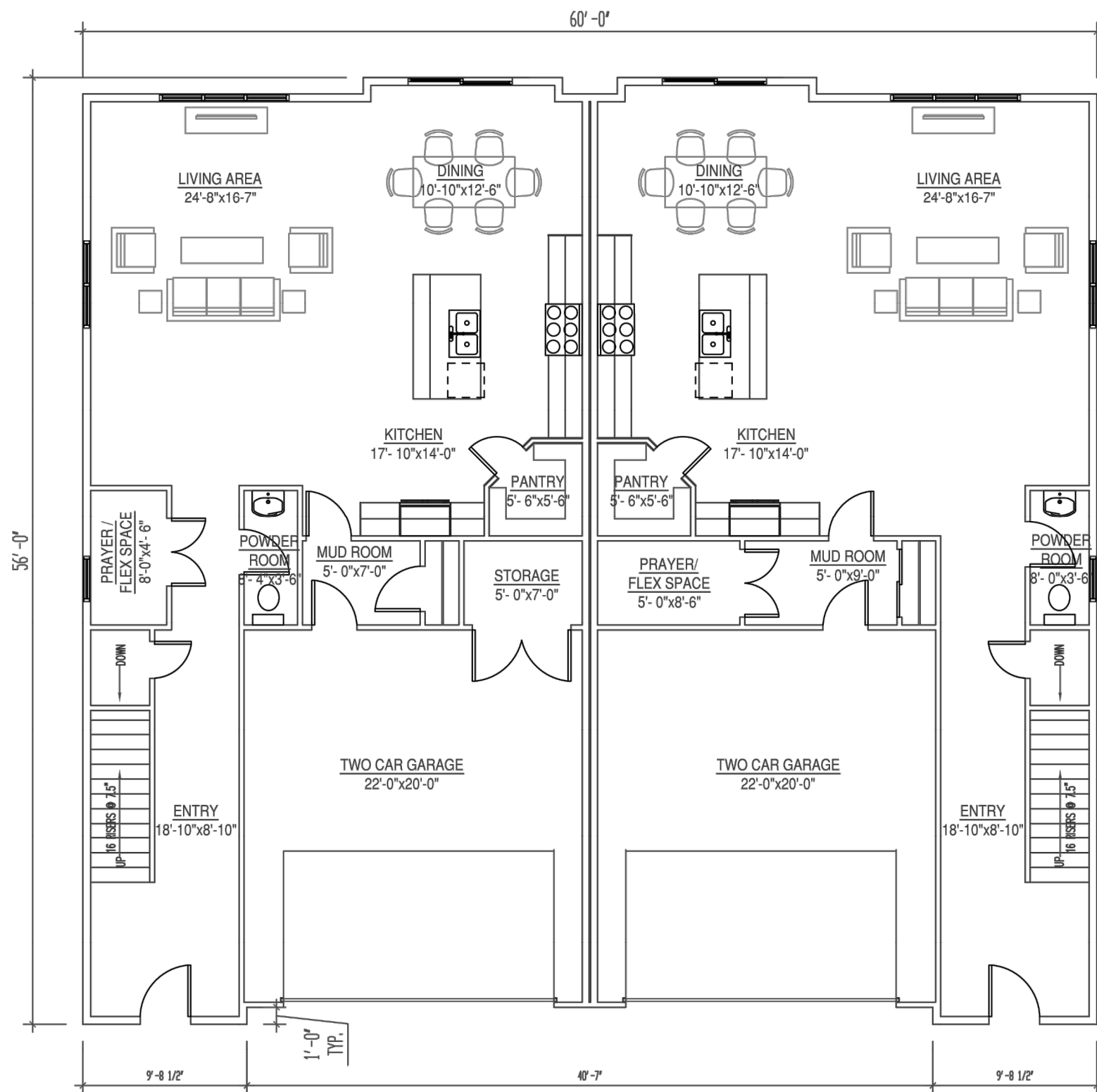
2 UNIT BUILDING "B" - UNITS 19 AND 20  
CITY OF OAK CREEK, COUNTY OF MILWAUKEE AND STATE OF WISCONSIN



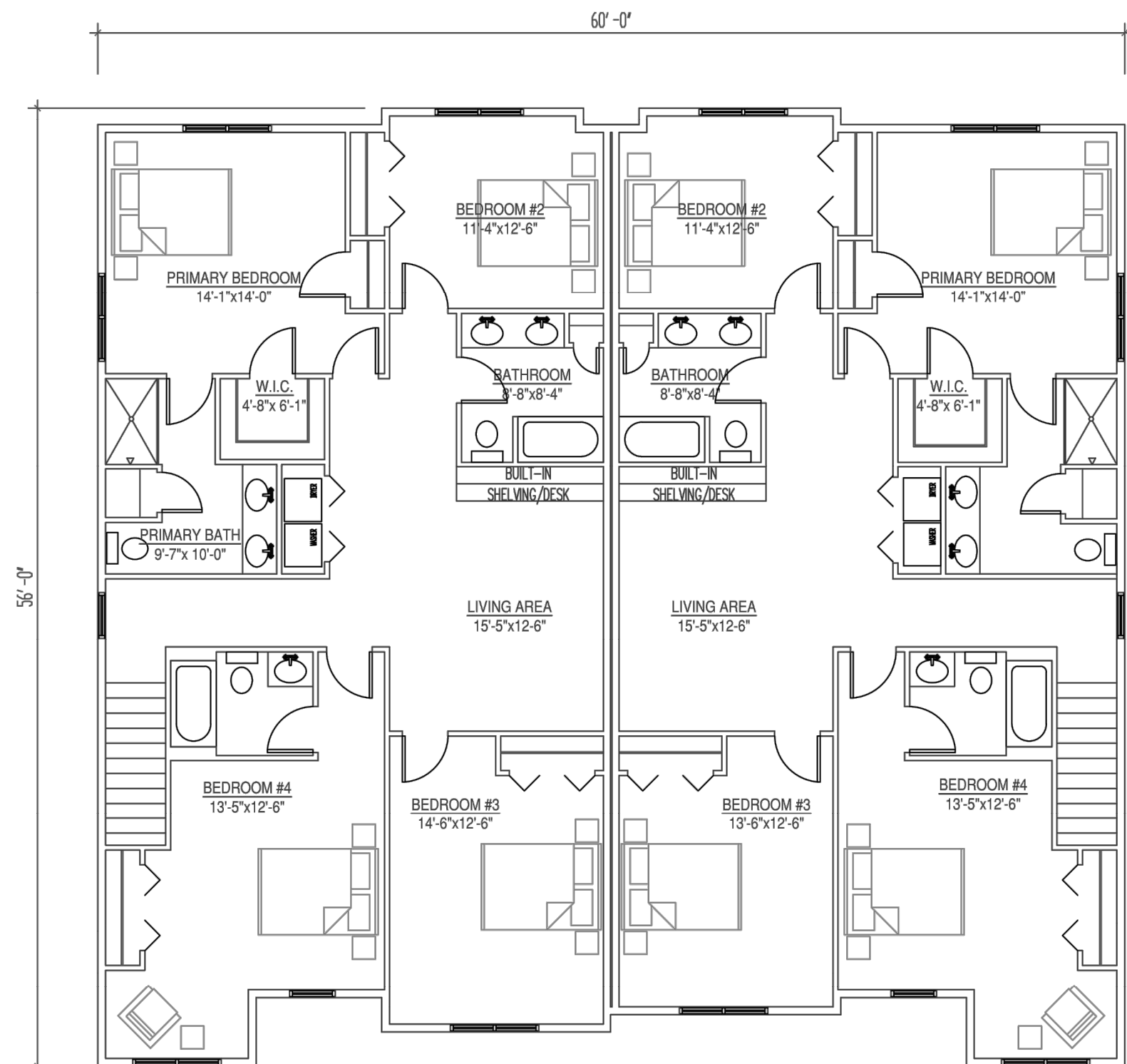
3 PLAN B: 2-UNIT FOUNDATION PLAN  
1/8"=1'-0"

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2 UNIT BUILDING "A" - UNITS 16 AND 17  
CITY OF OAK CREEK, COUNTY OF MILWAUKEE AND STATE OF WISCONSIN



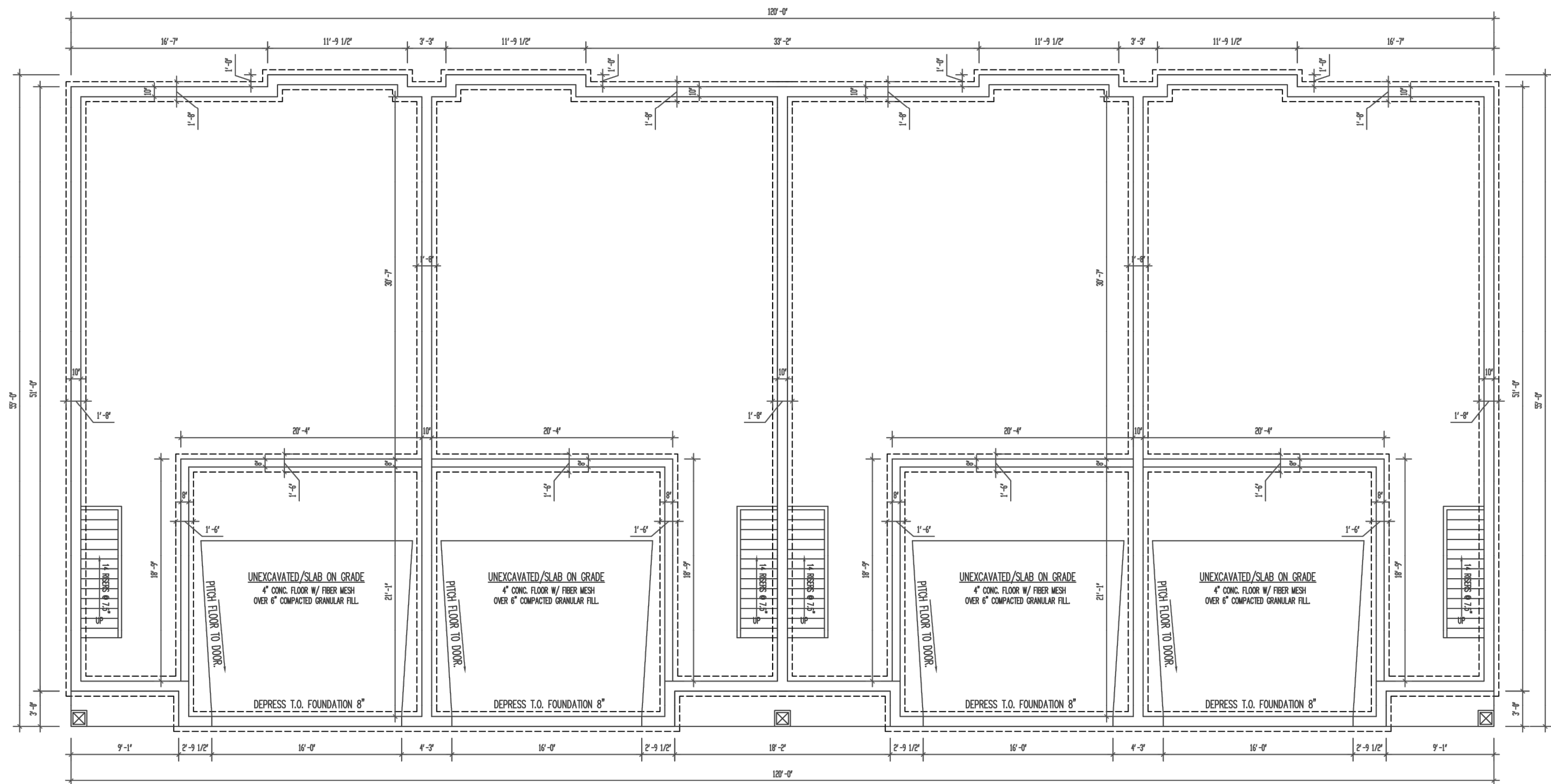
1 2-UNIT FIRST FLOOR PLAN B  
1/8"=1'-0"



2 2-UNIT SECOND FLOOR PLAN B  
1/8"=1'-0"

# ROYAL ESTATES CONDOMINIUM

4 UNIT BUILDING "A" - UNITS 1-4, 9-12, 25-28 AND 33-36  
 CITY OF OAK CREEK, COUNTY OF MILWAUKEE AND STATE OF WISCONSIN

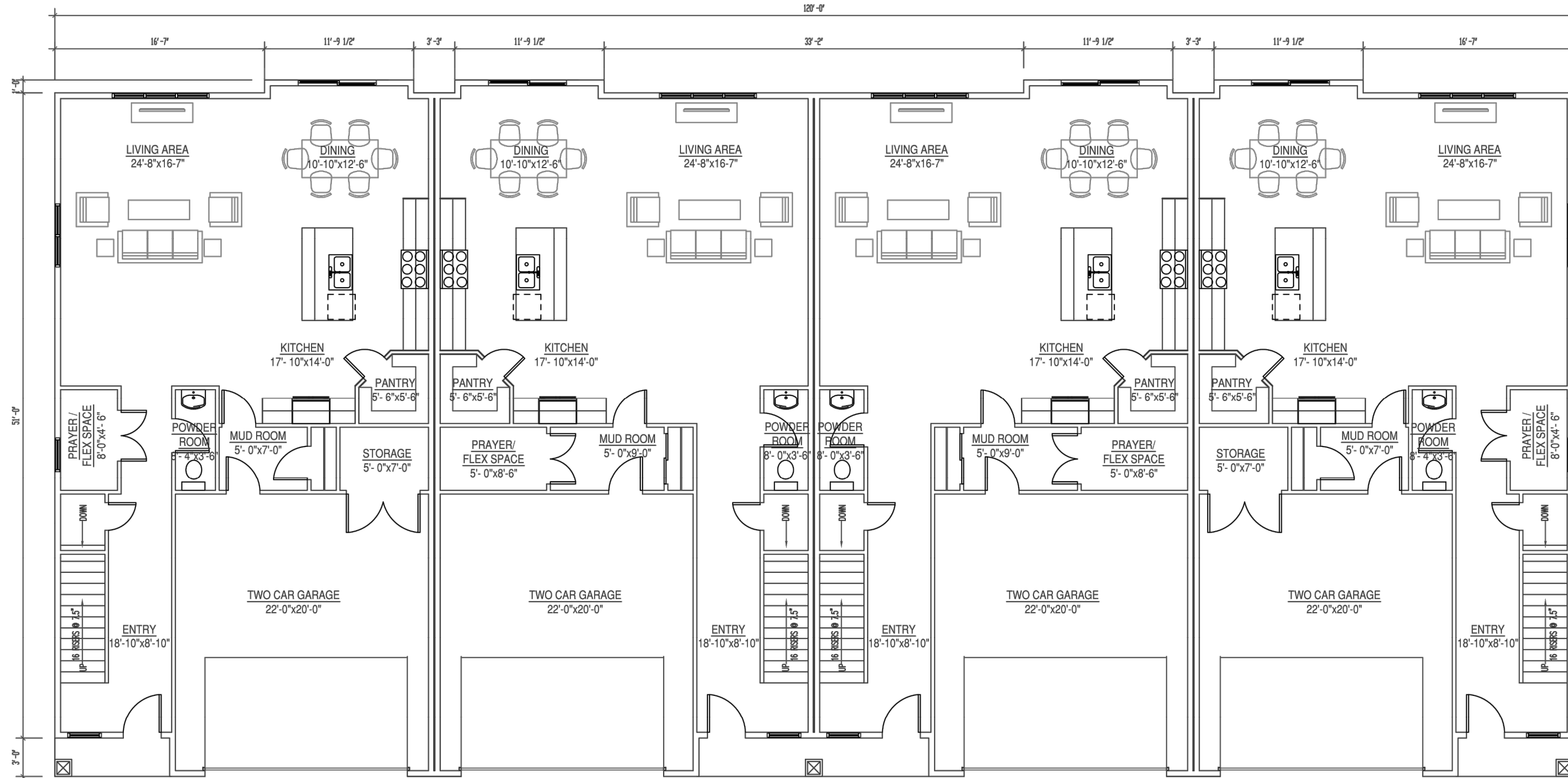


2 PLAN A: 4-UNIT FOUNDATION PLAN  
 1/8"=1'-0"



# ROYAL ESTATES CONDOMINIUM

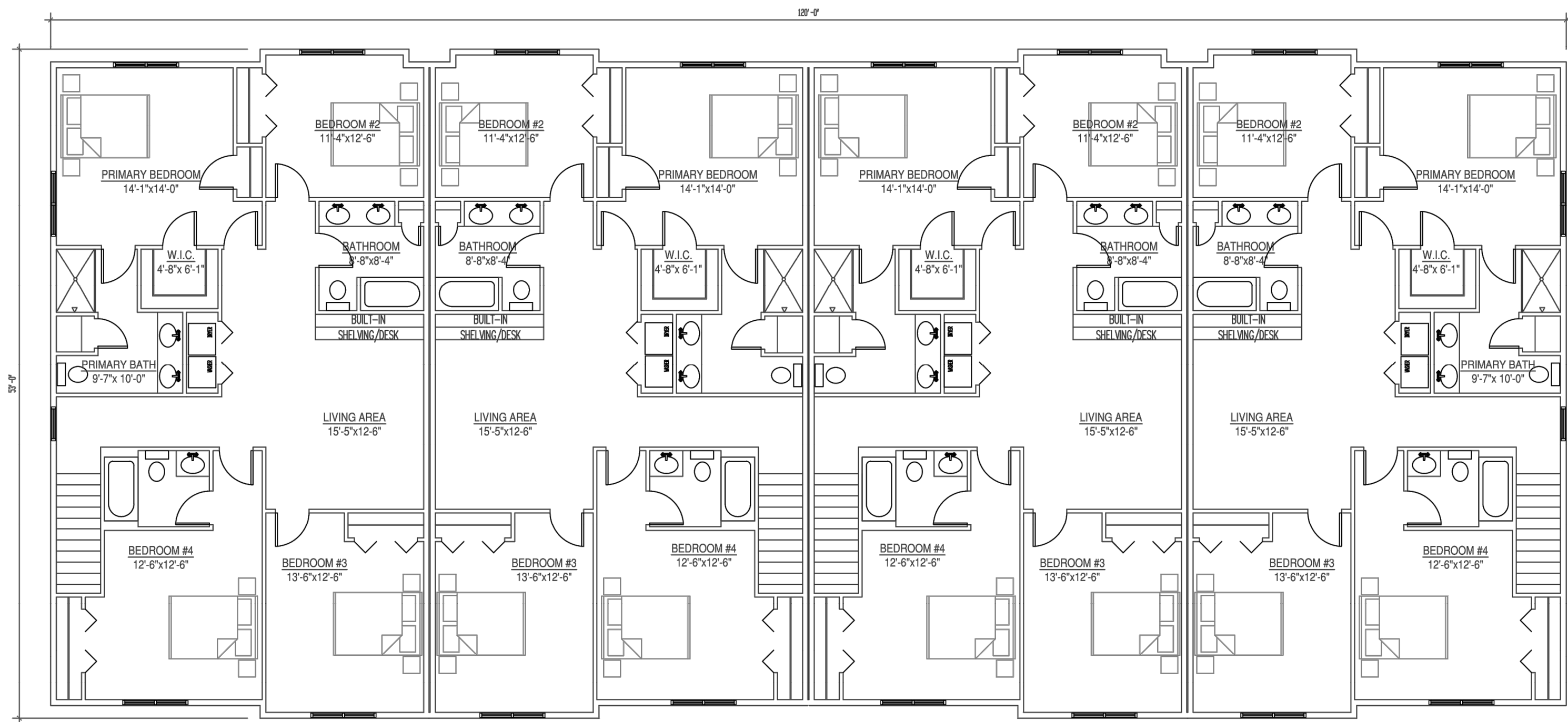
4 UNIT BUILDING "A" - UNITS 1-4, 9-12, 25-28 AND 33-36  
CITY OF OAK CREEK, COUNTY OF MILWAUKEE AND STATE OF WISCONSIN



3 4-UNIT FIRST FLOOR PLAN A  
1/8"=1'-0"

# ROYAL ESTATES CONDOMINIUM

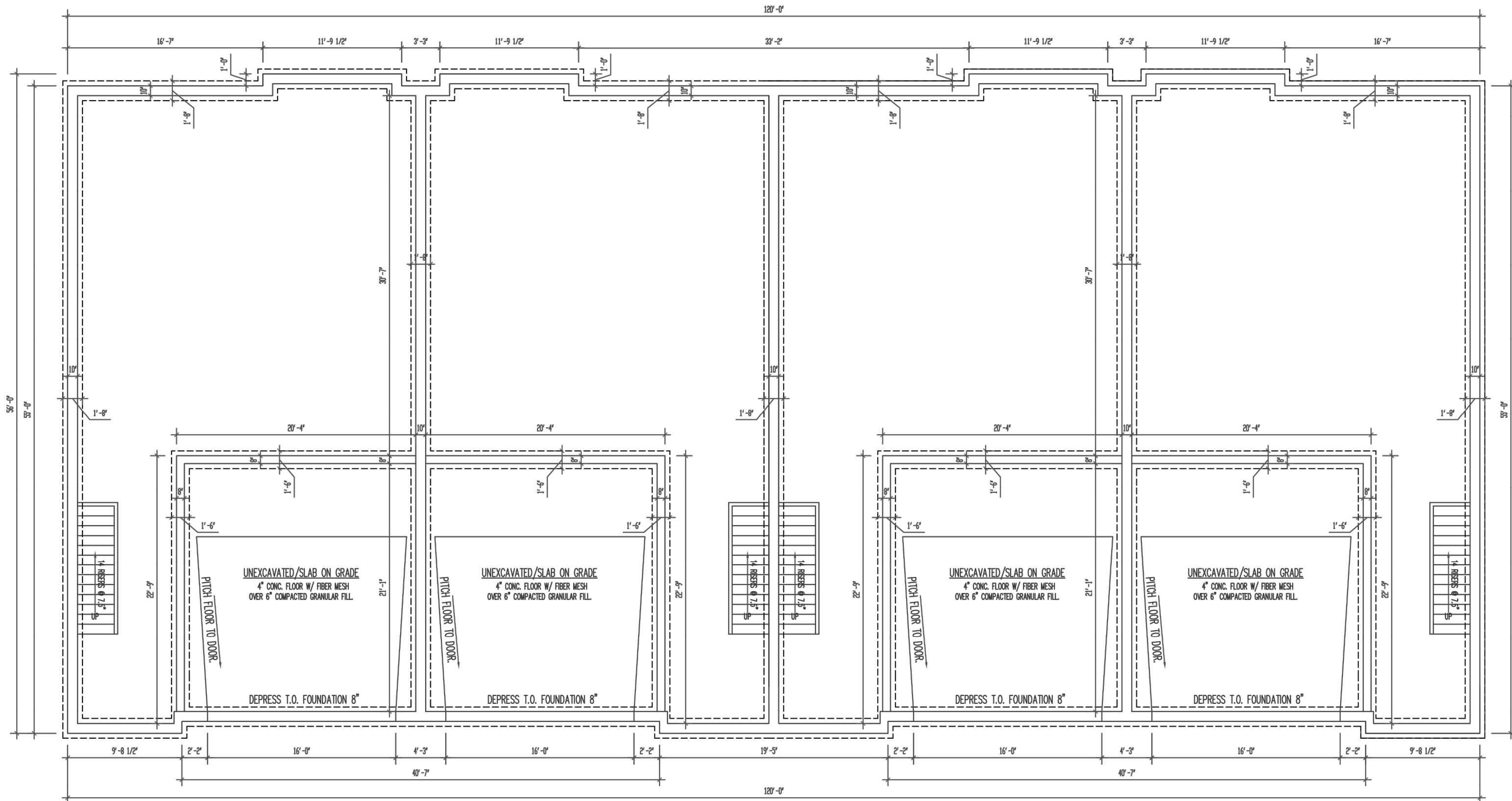
4 UNIT BUILDING "A" - UNITS 1-4, 9-12, 25-28 AND 33-36  
CITY OF OAK CREEK, COUNTY OF MILWAUKEE AND STATE OF WISCONSIN



4 4-UNIT SECOND FLOOR PLAN A  
1/8"=1'-0"

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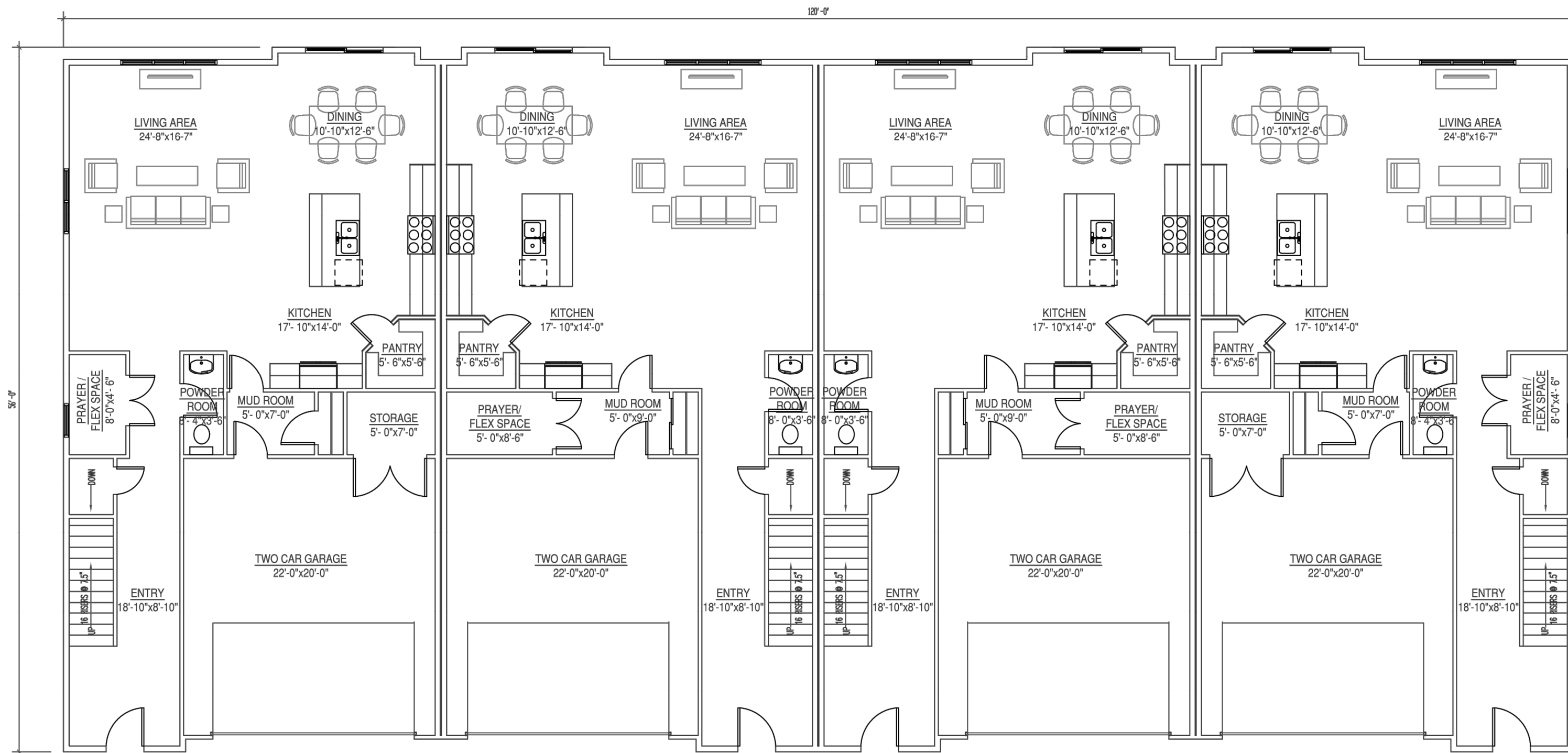
4 UNIT BUILDING "B" - UNITS 5-8, 13-16, 21-24 AND 19-32  
 CITY OF OAK CREEK, COUNTY OF MILWAUKEE AND STATE OF WISCONSIN



4 PLAN B: 4-UNIT FOUNDATION PLAN  
 1/8"=1'-0"

# ROYAL ESTATES CONDOMINIUM

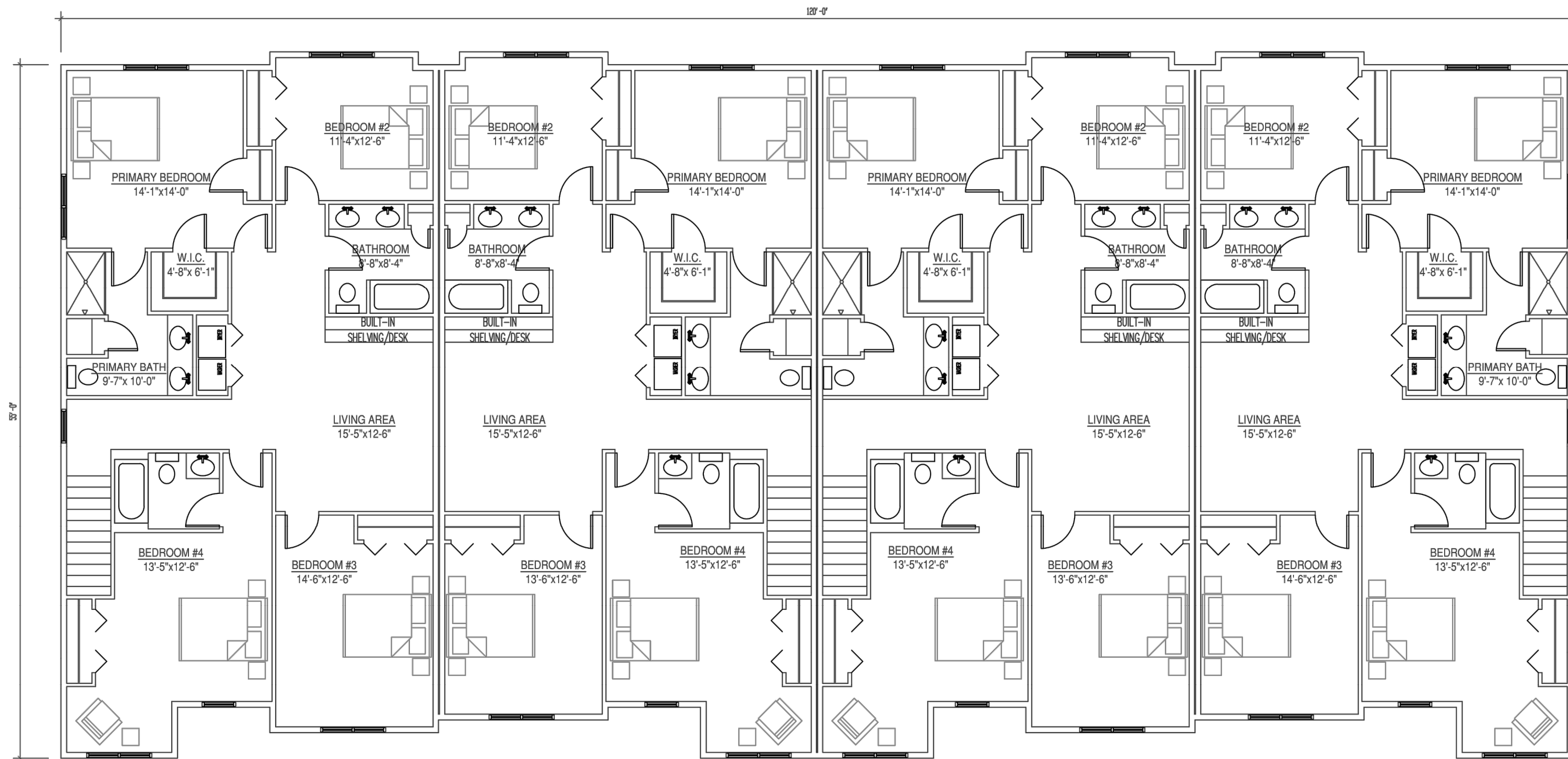
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3 4-UNIT FIRST FLOOR PLAN B  
1/8"=1'-0"

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4 4-UNIT SECOND FLOOR PLAN B  
 1/8" = 1'-0"

# ROYAL ESTATES CONDOMINIUM

## SIGNATURES

CITY OF OAK CREEK, COUNTY OF MILWAUKEE AND STATE OF WISCONSIN

### OWNER'S CERTIFICATE

Anil Yepuri as Owner, hereby certifies that it has caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Plat. Anil Yepuri also does further certify that this Plat is required to be submitted to the following for approval: the Common Council of the City of Oak Creek.

IN WITNESS WHEREOF the said Anil Yepuri has caused these presents to be signed as Owner at \_\_\_\_\_ Wisconsin on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Anil Yepuri

STATE OF WISCONSIN )  
COUNTY OF MILWAUKEE ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, Anil Yepuri, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Printed Name:

Notary Public, \_\_\_\_\_, WI

My commission expires: \_\_\_\_\_

### CITY OF OAK CREEK PLAN COMMISSION APPROVAL

APPROVED as a Condominium Plat by the Plan Commission of the City of Oak Creek, on \_\_\_\_\_, 2023

\_\_\_\_\_  
Daniel Bukiewicz, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Attested By:

\_\_\_\_\_  
Date

### CITY'S RESOLUTION

RESOLVED that this Condominium Plat located in the City of Oak Creek, is hereby approved by the Common Council of the City of Oak Creek, on \_\_\_\_\_, 2023, by Resolution No. \_\_\_\_\_.

\_\_\_\_\_  
Daniel Bukiewicz, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Catherine A. Roeske, City Clerk

\_\_\_\_\_  
Date