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Tx:4194252

2094719
SHEBOYGAN COUNTY, WI
RECORDED ON
07/10/2020 12:25 PM
ELLEN R. SCHLEICHER
REGISTER OF DEEDS
RECORDING FEE: 30.00
TRANSFER FEE:
EXEMPTION #
Cashier ID: 3
PAGES: 10

Document No.

**FIRST AMENDMENT TO
DECLARATION OF
CONDOMINIUM FOR
TRACKSIDE TOWNHOMES
CONDOMINIUM**

FOR EXHIBIT SEE
VOL. 15 PAGE 5-11
DOC# 2094718

Return to:

Andrews & Wirtz Law Office LLC
623 E. Mill Street, PO Box 349
Plymouth, WI 53073

59016211251, 59016211252, 59018259734, 59018259736

Parcel Numbers

**FIRST AMENDMENT
TO DECLARATION OF CONDOMINIUM
FOR TRACKSIDE TOWNHOMES CONDOMINIUM
A CONDOMINIUM**

THIS FIRST AMENDMENT (this "Amendment") is executed as of this 18th day of June, 2020,
by Jason R. Miller (the "Declarant").

RECITALS:

A. Declarant has executed a Condominium Plat for Tractside Townhomes Condominium recorded with the Sheboygan County Register of Deeds as Document No. 2064765 and a Declaration of Condominium for Tractside Townhomes Condominium, recorded as Document No. 2064766.

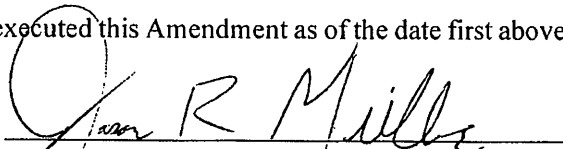
B. Declarant discovered dimensional errors with regard to the improvements on the Condominium Plat and is correcting same pursuant to the terms of this Amendment.

NOW, THEREFORE, Declarant does hereby declare as follows:

1. **Correction.** The Condominium Plat is hereby corrected, as more particularly described on Exhibit A and Exhibit B attached hereto and made a part hereof.

2. **Amendment No. 1 to Condominium Plat.** Contemporaneously herewith, Declarant is recording the corrected Trackside Townshomes Condominium Plat. A copy of the corrected Condominium Plat is attached hereto as Exhibit A.

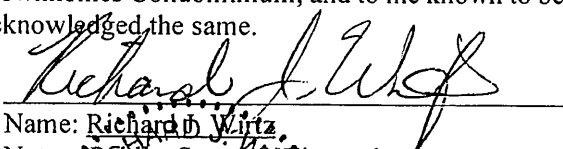
IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date first above written.


Jason R. Miller ("Declarant")

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF SHEBOYGAN)

Personally came before me this 18th day of June 2020, the above named Jason R. Miller, who acknowledged himself to be the Declarant of Trackside Townshomes Condominium, and to me known to be the person who executed the foregoing instrument and acknowledged the same.


Name: Richard J. Wirtz
Notary Public, State of Wisconsin
My Commission is permanent.



This document drafted by
and should be returned to:
Richard J. Wirtz, SBN 108717
Andrews & Wirtz Law Office LLC

EXHIBIT A

TRACKSIDE TOWNHOMES CONDOMINIUM

ADDENDUM NO. 1

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 33, TOWN 16 NORTH, RANGE 21 EAST, TOWN OF RHINE AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 4, TOWN 15 NORTH, RANGE 21 EAST, TOWN OF PLYMOUTH, ALL IN SHEBOYGAN COUNTY, WISCONSIN

MINIMUM ELEVATION
COMMANDEER ELEVATION
RD. DOC. NO. 134437

RD. DOC. NO. 134437

SUNNIT WOODS LANE

SECTION 33 FOR
SECTION 33 FOR
SECTION 33 FOR

SECTION 33 FOR
SECTION 33 FOR
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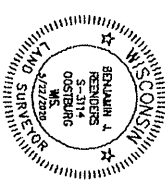
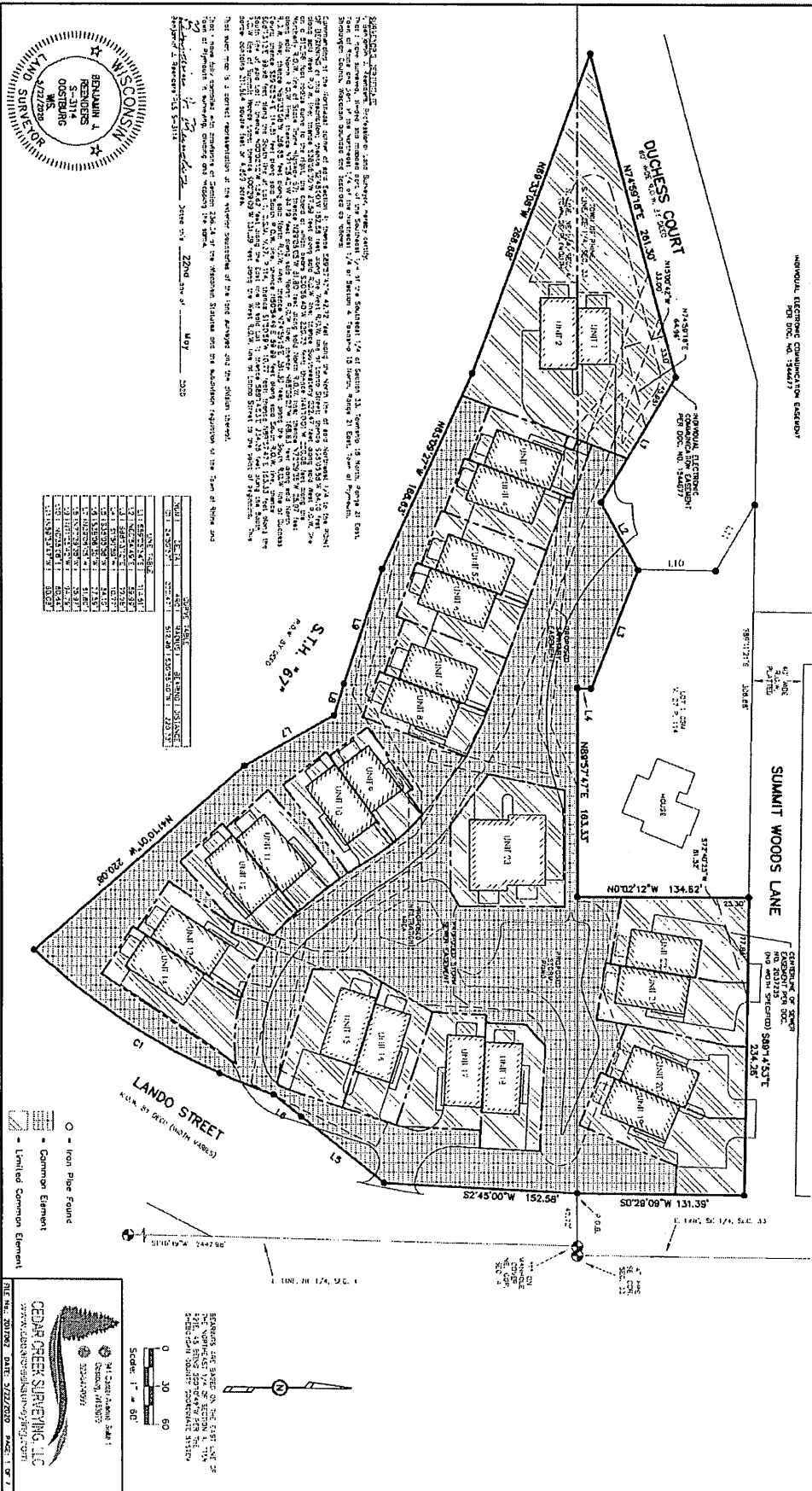
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SECTION 33 FOR
SECTION 33 FOR



BRANNAN AND SHERIDAN, INC.
22ND MAY 2015

UNIT	AREA (SQ. FT.)	PERCENT OF TOTAL
1	1,150.00	1.15
2	1,150.00	1.15
3	1,150.00	1.15
4	1,150.00	1.15
5	1,150.00	1.15
6	1,150.00	1.15
7	1,150.00	1.15
8	1,150.00	1.15
9	1,150.00	1.15
10	1,150.00	1.15
11	1,150.00	1.15
12	1,150.00	1.15
13	1,150.00	1.15
14	1,150.00	1.15
15	1,150.00	1.15
TOTAL	17,250.00	100.00

UNIT	AREA (SQ. FT.)	PERCENT OF TOTAL
1	1,150.00	1.15
2	1,150.00	1.15
3	1,150.00	1.15
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12	1,150.00	1.15
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15	1,150.00	1.15
TOTAL	17,250.00	100.00

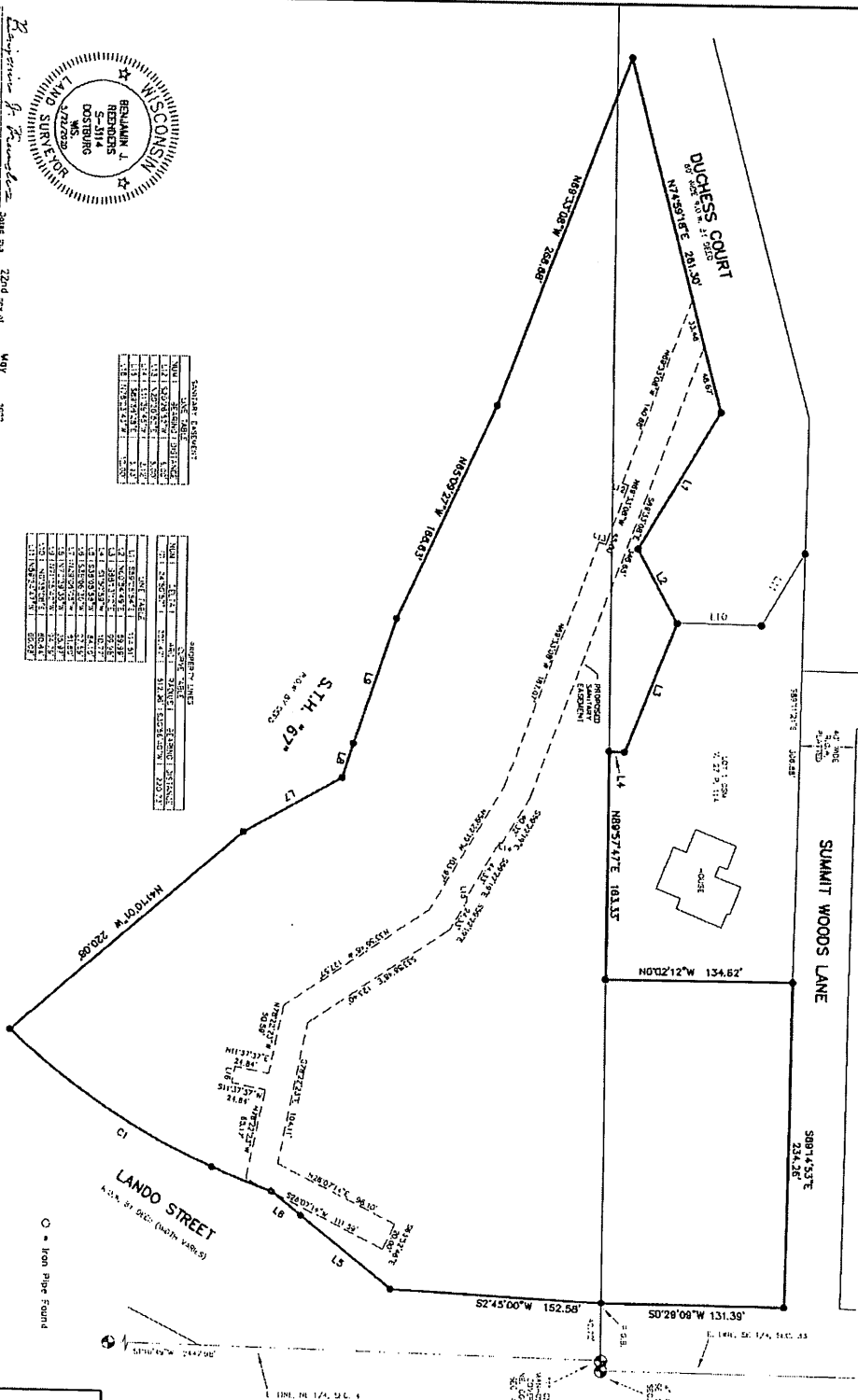
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14	1,150.00	1.15
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TOTAL	17,250.00	100.00

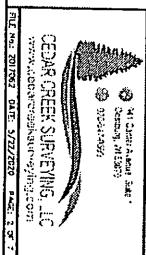
UNIT	AREA (SQ. FT.)	PERCENT OF TOTAL
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2	1,150.00	1.15
3	1,150.00	1.15
4	1,150.00	1.15
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10	1,150.00	1.15
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12	1,150.00	1.15
13	1,150.00	1.15
14	1,150.00	1.15
15	1,150.00	1.15
TOTAL	17,250.00	100.00

ADDENDUM NO. 1

LINE TABLE	
NUM	READING DISTANCE
112	5052845" W
113	5052846" E
114	5113545" W
115	5053545" E
116	5053545" W

[illegible]

© Iron Pipe Found



Score: 100%

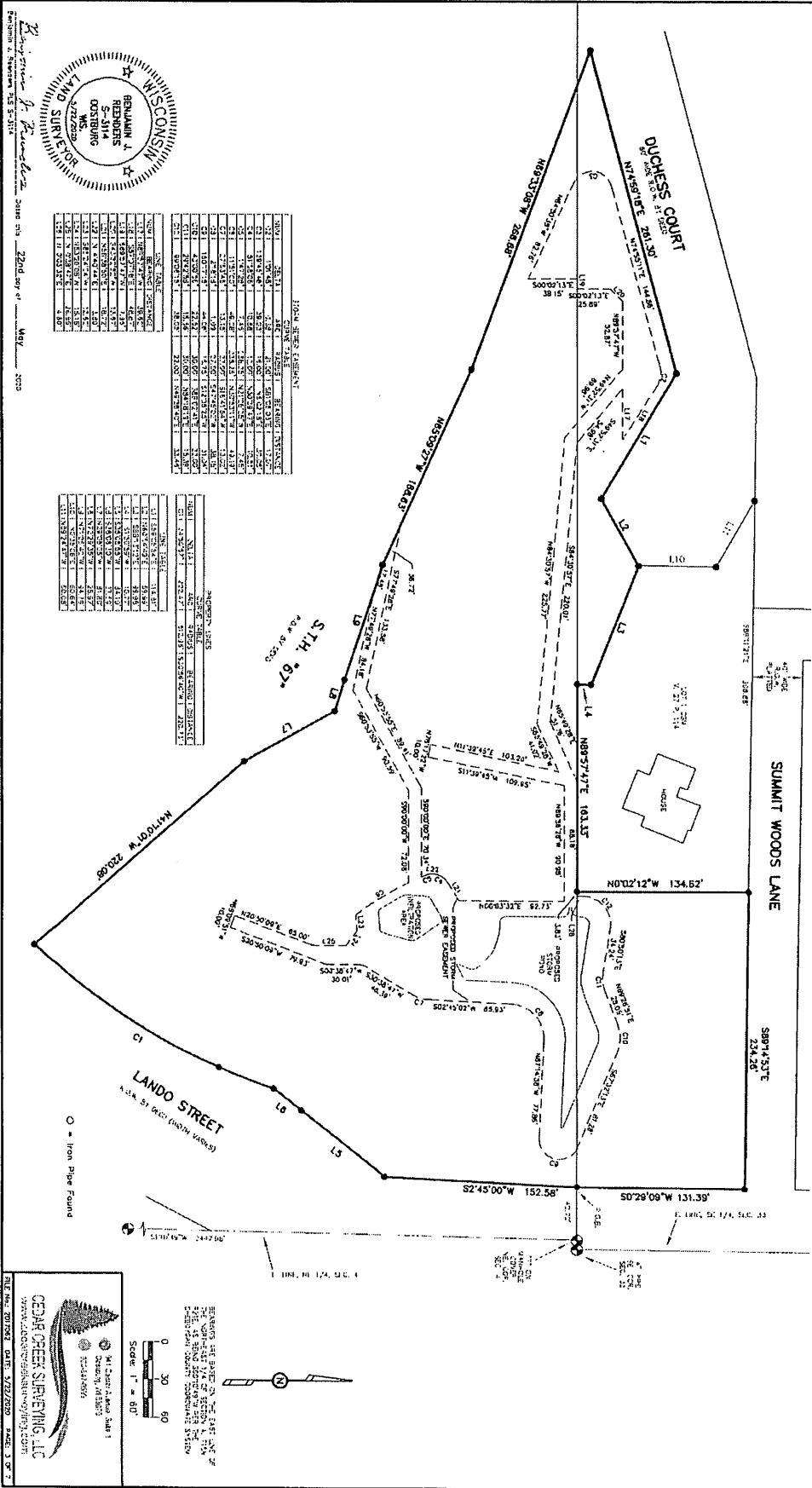
HEARINGS ARE BASED ON THE EAST LING
THE NORTH-EAST 1/4 OF SECTION 1, T11N
R21E, 45 EBNB 3000' BY 200' THE
NATIONAL COUNTY COORDINATE SYSTEM

FILE NO.: 2017062 DATE: 5/22/2020 PAGE: 2 OF 2

TRACKSIDE TOWNHOMES CONDOMINIUM

ADDENDUM NO. 1

PART OF THE SE1/4 OF THE SE 1/4 OF SECTION 33, TOWN 16 NORTH, RANGE 21 EAST, TOWN OF RHINE AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 4, TOWN 15 NORTH, RANGE 21 EAST, TOWN OF PLYMOUTH, ALL IN SHEBOYGAN COUNTY, WISCONSIN



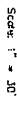
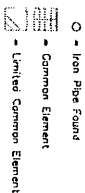
Benjamin J. Benders
S-3114
GOSHONG
3/27/2020

Benjamin J. Benders
S-3114
GOSHONG
3/27/2020

CEAR GREEN SURVEYING, LLC
www.ceargreensurveying.com
THE MAP 2010000 DATE 3/27/2020 SCALE 3" = 1"

ADDENDUM NO. 1

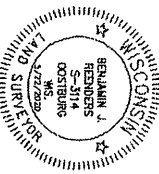
DUCHESNEAU COURT



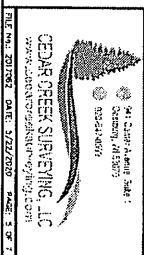
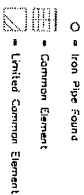
Scanned with CamScanner

Scanned with CamScanner

ADDENDUM NO. 1



22
Bingjie J. Gao
2100 270 2200
May 2020
2020



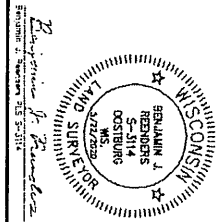
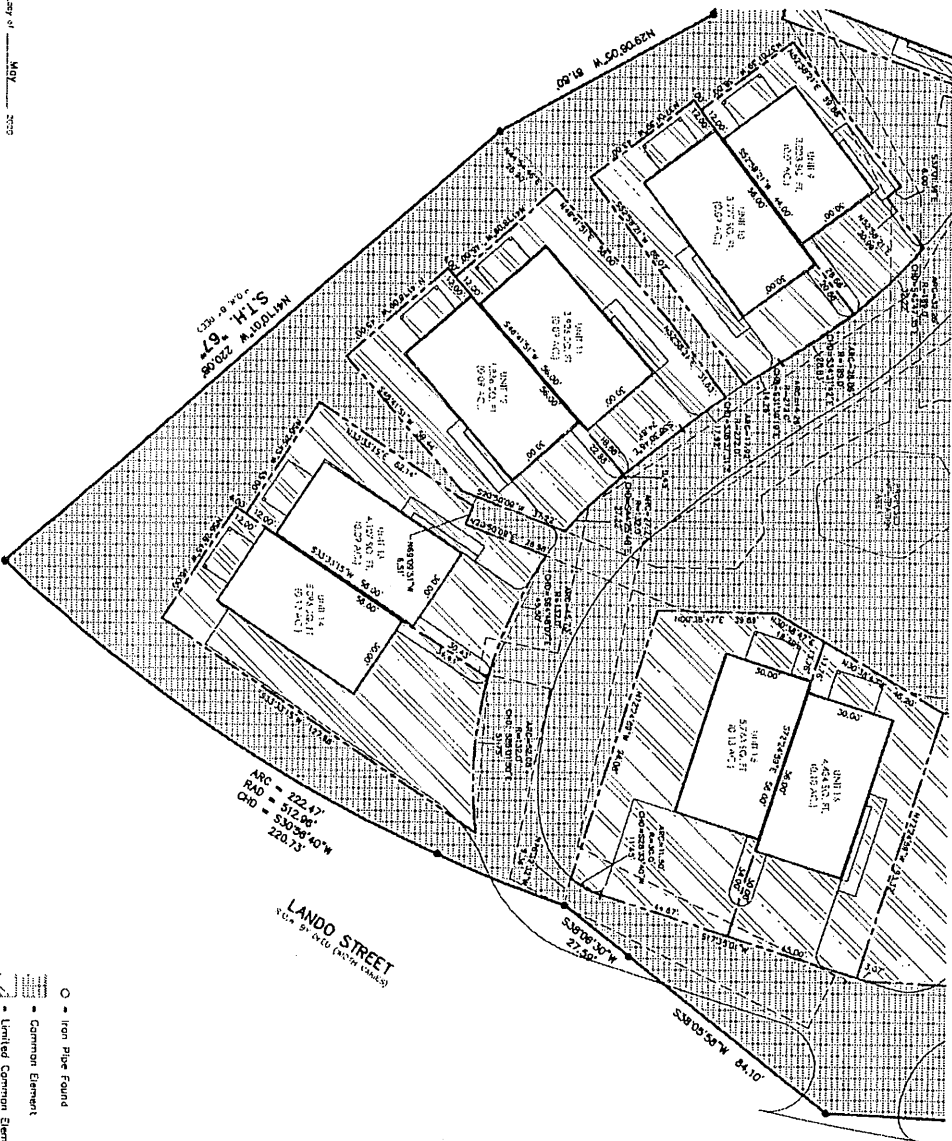
Scale: 1" = 50'

HEADQUARTERS OF THE UNIT OF CIVIL
NORTHWEST 1/4 OF SECTION 4, T11N,
R15E, AS NEAR AS POSSIBLE TO THE
SOUTHWEST CORNER OF SECTION 1, T11N,
R15E.

TRACKSIDE TOWNHOMES CONDOMINIUM

ADDENDUM NO. 1

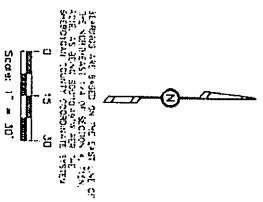
PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 33, TOWN 16 NORTH, RANGE 21 EAST, TOWN OF RHINE AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 4, TOWN 15 NORTH, RANGE 21 EAST, TOWN OF PLYMOUTH, ALL IN SHEBOYGAN COUNTY, WISCONSIN



Benjamin J. Richards
State of Wisconsin
License No. 3727250
May 2020

- Iron Pipe Found
- Common Element
- ▨ Limited Common Element

CEAR CREEK SURVEYING, LLC
www.ccearsurveying.com
3727250
DATE: 3/12/2020
SHEET: 8 OF 8

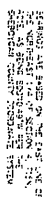


ADDENDUM NO. 1

SUMMIT WOODS LANE



Common Element



Score: 1 = 50

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77-60000

CEDAR CREEK SUBDIVISION, INC.

FILE NO.: 201RM2 DATE: 5/22/2020 PAGE: 7 OF 7

Exhibit B

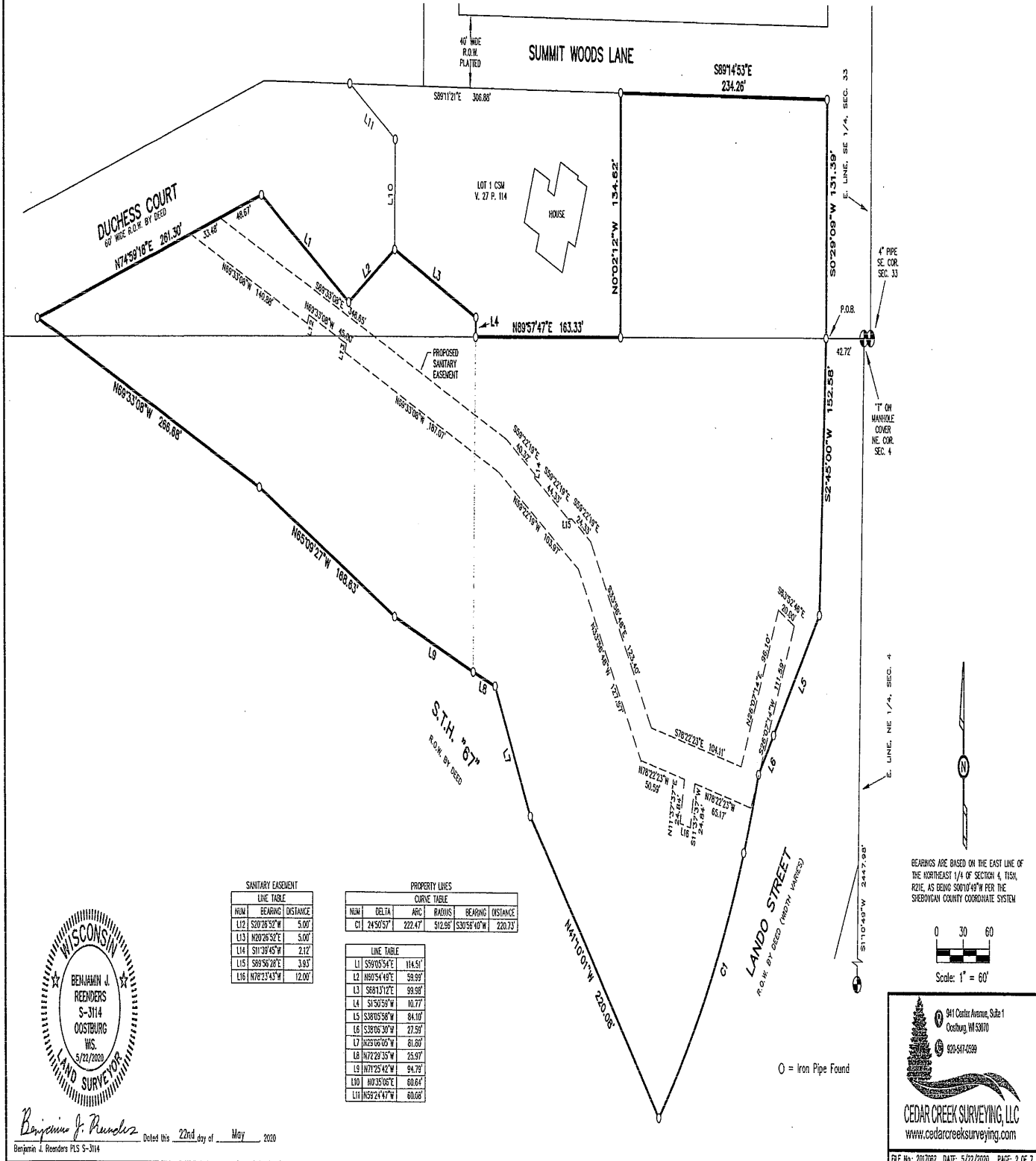
Dimensional Changes listed as follows:

Unit 10	was 30'x50'	now 30'x56'
Unit 11	was 30'x50'	now 30'x56'
Unit 12	was 30'x50'	now 30'x56'
Unit 15	were 30'x50'	now 30'x56'
Unit 16	were 30'x50'	now 30'x56'
Unit 17	were 30'x50'	now 30'x56'
Unit 18	were 30'x50'	now 30'x56'

TRACKSIDE TOWNHOMES CONDOMINIUM

ADDENDUM NO. 1

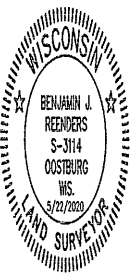
PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 33, TOWN 16 NORTH, RANGE 21 EAST, TOWN OF RHINE AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 4, TOWN 15 NORTH, RANGE 21 EAST, TOWN OF PLYMOUTH, ALL IN SHEBOYGAN COUNTY, WISCONSIN



SANITARY EASEMENT		
LINE	BEARING	DISTANCE
L12	S20°28'52\"	5.00'
L13	N20°28'52\"	5.00'
L14	S11°39'45\"	2.12'
L15	S89°56'28\"	3.93'
L16	N78°23'43\"	12.00'

PROPERTY LINES					
LINE	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	24°50'57\"	222.47'	512.96'	S30°56'40\"	220.73'

LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S89°05'54\"	114.51'	L7	N29°06'00\"	81.80'
L2	N60°54'49\"	99.89'	L8	N72°29'35\"	25.97'
L3	S88°13'12\"	99.98'	L9	N71°25'42\"	94.79'
L4	S1°50'59\"	10.77'	L10	N0°35'06\"	60.64'
L5	S38°05'58\"	84.10'	L11	N59°24'47\"	60.08'
L6	S38°05'39\"	27.59'			

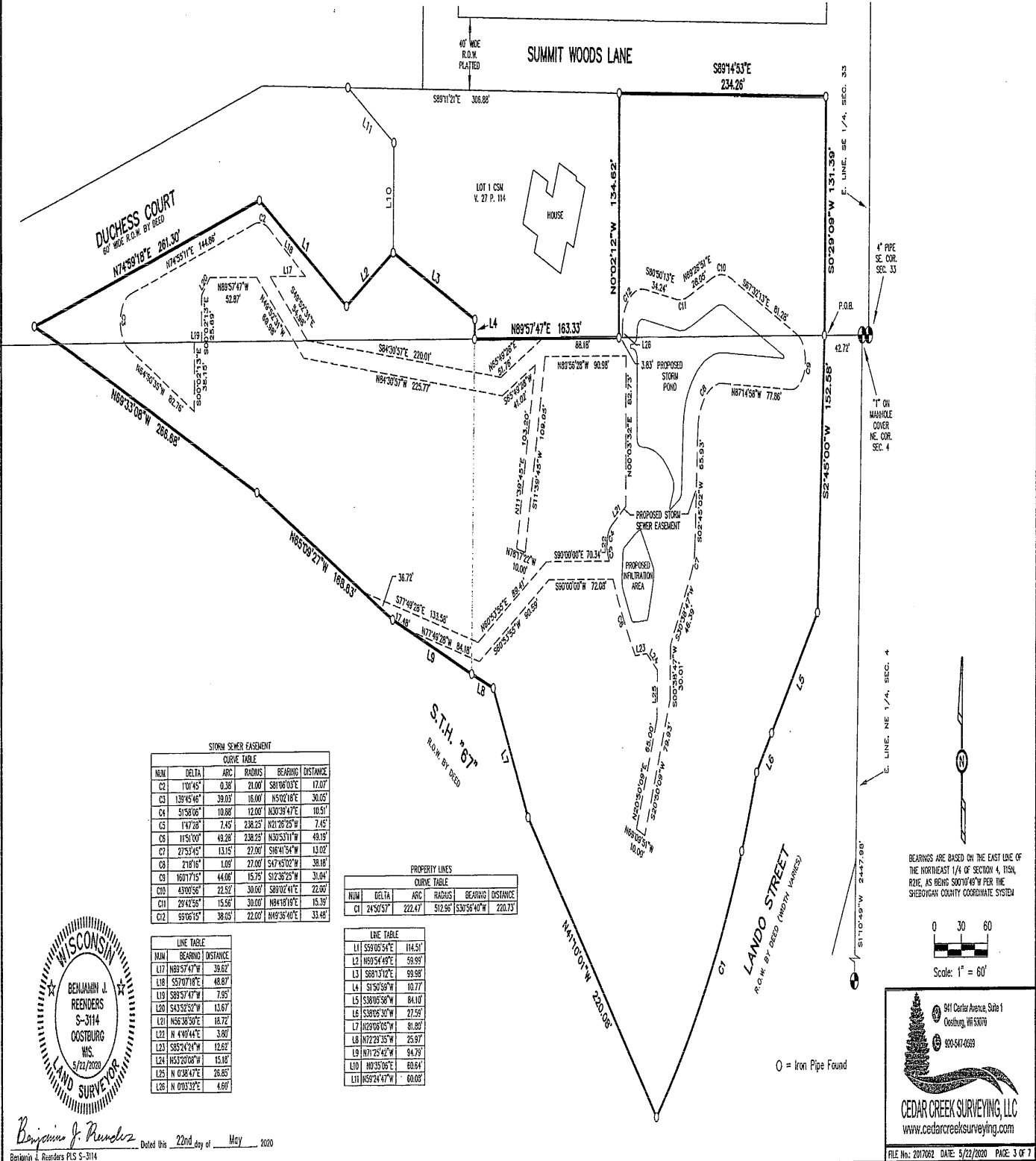


Benjamin J. Reenders
Benjamin J. Reenders PLS S-3114
Dated this 22nd day of May 2020

TRACKSIDE TOWNHOMES CONDOMINIUM

ADDENDUM NO. 1

PART OF THE SE1/4 OF THE SE 1/4 OF SECTION 33, TOWN 16 NORTH, RANGE 21 EAST, TOWN OF RHINE AND PART OF THE NE1/4 OF THE NE1/4 OF SECTION 4, TOWN 15 NORTH, RANGE 21 EAST, TOWN OF PLYMOUTH, ALL IN SHEBOYGAN COUNTY, WISCONSIN



STORM SEWER EASEMENT

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C2	1°01'45"	0.38	21.00	S81°06'03"E	17.07
C3	139°45'46"	39.03	16.00	N5°02'18"E	30.05
C4	51°58'06"	10.88	12.00	N30°39'47"E	10.51
C5	1°47'28"	7.45	238.25	N21°28'25"W	7.45
C6	11°51'00"	49.28	238.25	N30°53'11"W	49.19
C7	27°53'45"	13.15	27.00	S46°41'54"W	13.02
C8	27°18'16"	1.09	27.00	S47°45'02"W	38.18
C9	16°17'15"	44.06	15.75	S12°36'25"W	31.04
C10	43°05'56"	22.92	30.00	S87°02'41"E	22.92
C11	29°42'58"	15.56	30.00	N44°18'19"E	15.39
C12	95°06'15"	38.05	22.00	N49°35'40"E	33.48

PROPERTY LINES

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	24°50'57"	222.47	512.96	S30°56'40"W	220.73

LINE TABLE

LINE	BEARING	DISTANCE
L1	S59°05'54"E	114.51
L2	N69°54'47"E	58.99
L3	S68°13'12"E	99.98
L4	S1°50'59"W	10.77
L5	S38°05'58"W	84.10
L6	S38°05'58"W	27.56
L7	N29°06'05"W	81.00
L8	N72°29'35"W	25.97
L9	N71°25'42"W	94.79
L10	N0°35'06"E	80.64
L11	N59°24'47"W	60.03

LINE TABLE

LINE	BEARING	DISTANCE
L17	N69°57'47"W	39.62
L18	S57°07'18"E	48.87
L19	S89°57'47"W	7.95
L20	S43°32'32"W	13.67
L21	N56°38'50"E	18.72
L22	N 4°49'44"E	3.80
L23	S85°24'24"W	12.62
L24	N53°20'08"W	15.18
L25	N 0°38'47"E	26.85
L26	N 0°03'32"E	4.60



Benjamin J. Reenders
Dated this 22nd day of May, 2020
Benjamin J. Reenders PLS S-3114

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 4, T15N, R21E, AS BEING 50010'48"W PER THE SHEBOYGAN COUNTY COORDINATE SYSTEM

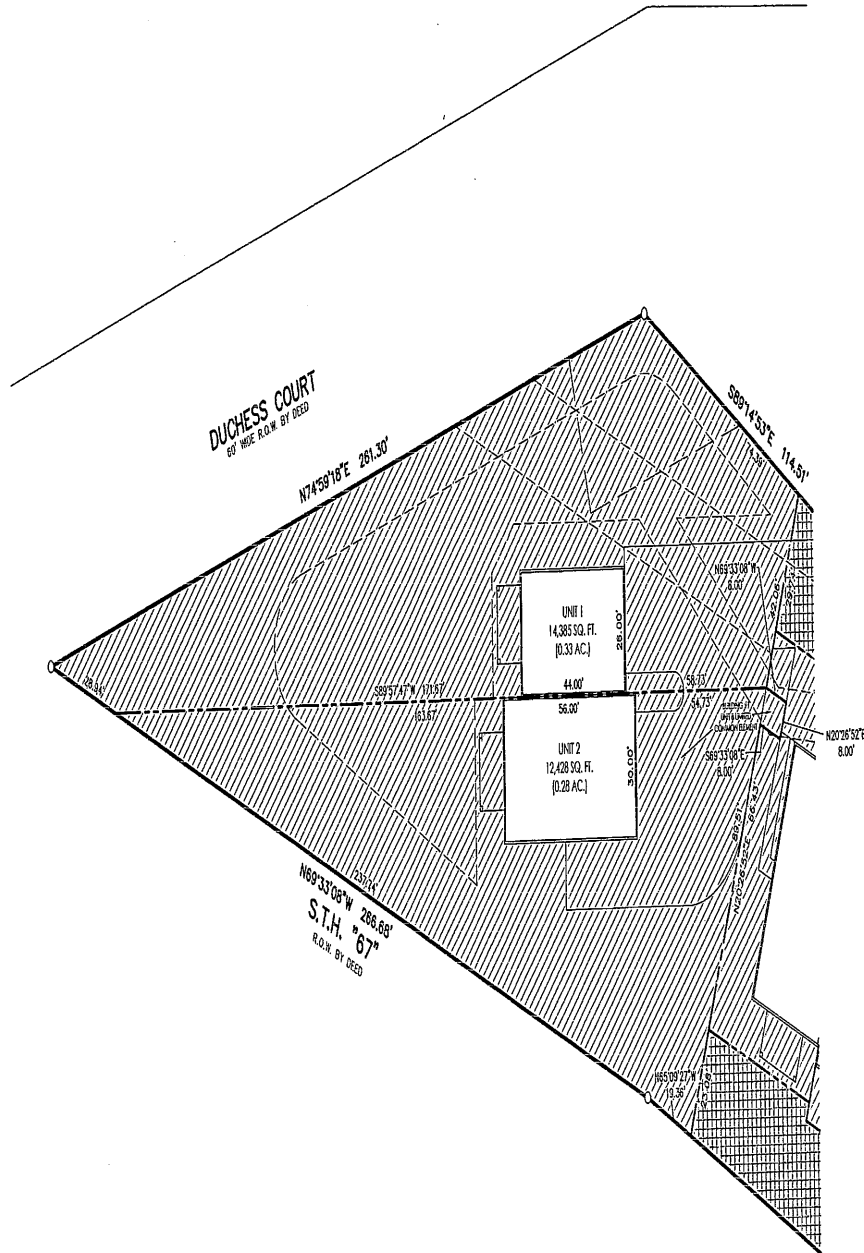


CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com
941 Cedar Avenue, Suite 1
Oostburg, WI 53070
608-547-4639
FILE No: 2017062 DATE: 5/22/2020 PAGE: 3 OF 7

TRACKSIDE TOWNHOMES CONDOMINIUM

ADDENDUM NO. 1

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BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 4, T15N, R21E, AS BEING S00°10'48"W PER THE SHEBOYGAN COUNTY COORDINATE SYSTEM



Benjamin J. Reenders
Benjamin J. Reenders PLS S-3114
Dated this 22nd day of May 2020

- O = Iron Pipe Found
- [Grid Pattern] = Common Element
- [Hatched Pattern] = Limited Common Element

941 Center Avenue, Suite 1
Oostburg, WI 53070
920-541-2989

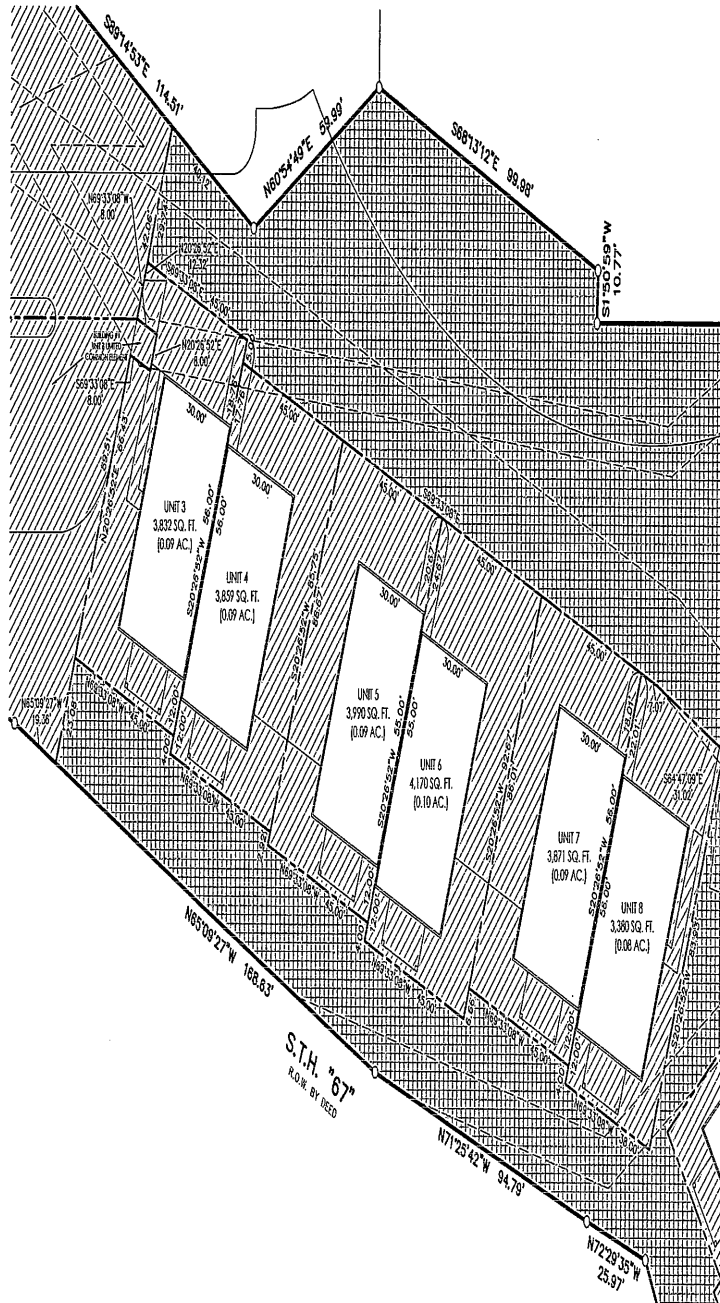
CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

FILE No: 2017082 DATE: 5/22/2020 PAGE: 4 OF 7

TRACKSIDE TOWNHOMES CONDOMINIUM

ADDENDUM NO. 1

PART OF THE SE1/4 OF THE SE 1/4 OF SECTION 33, TOWN 16 NORTH, RANGE 21 EAST, TOWN OF RHINE AND PART OF THE NE1/4 OF THE NE1/4 OF SECTION 4, TOWN 15 NORTH, RANGE 21 EAST, TOWN OF PLYMOUTH, ALL IN SHEBOYGAN COUNTY, WISCONSIN



BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 4, T16N, R21E, AS BEING 300100.69'W PER THE SHEBOYGAN COUNTY COORDINATE SYSTEM

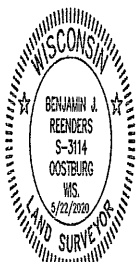


Scale: 1" = 30'

O = Iron Pipe Found

[Grid Pattern] = Common Element

[Hatched Pattern] = Limited Common Element



Benjamin J. Reenders
Benjamin J. Reenders PLS S-3114 Dated this 22nd day of May 2020

941 Center Avenue, Suite 1
Oostburg, WI 53070
920-547-0500

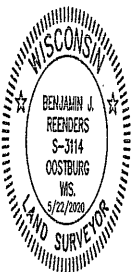
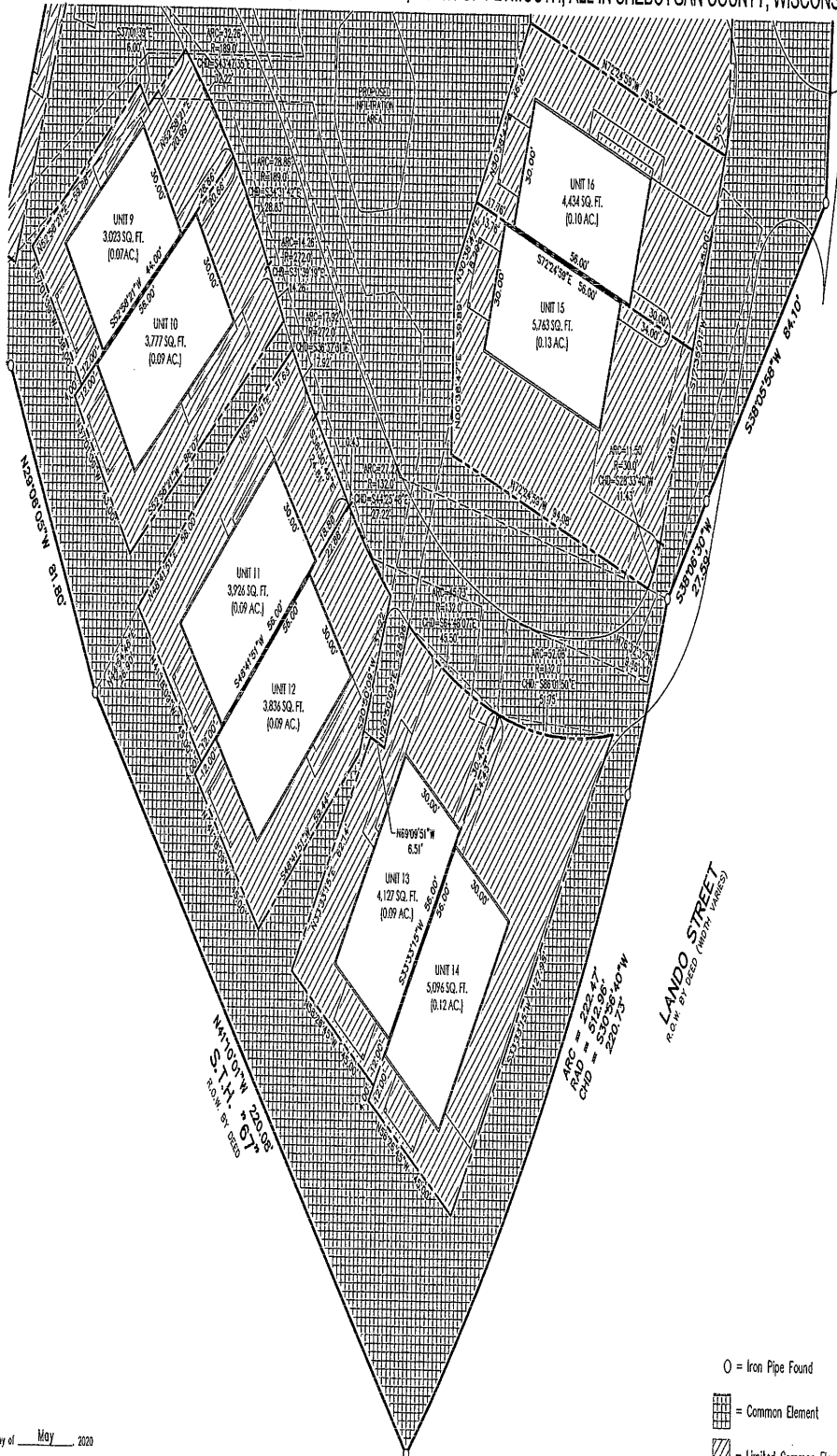
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FILE No: 0017082 DATE: 5/22/2020 PAGE: 5 OF 7

TRACKSIDE TOWNHOMES CONDOMINIUM

ADDENDUM NO. 1

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 33, TOWN 16 NORTH, RANGE 21 EAST, TOWN OF RHINE AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 4, TOWN 15 NORTH, RANGE 21 EAST, TOWN OF PLYMOUTH, ALL IN SHEBOYGAN COUNTY, WISCONSIN



Benjamin J. Reenders
Benjamin J. Reenders PLS S-3114
Dated this 22nd day of May, 2020

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 4, T15N, R21E, AS BEING 50010°49'W PER THE SHEBOYGAN COUNTY COORDINATE SYSTEM



Scale: 1" = 30'

○ = Iron Pipe Found

▨ = Common Element

▨ = Limited Common Element

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Oostburg, WI 53070
920-547-4659

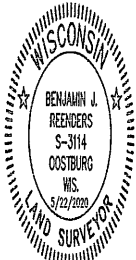
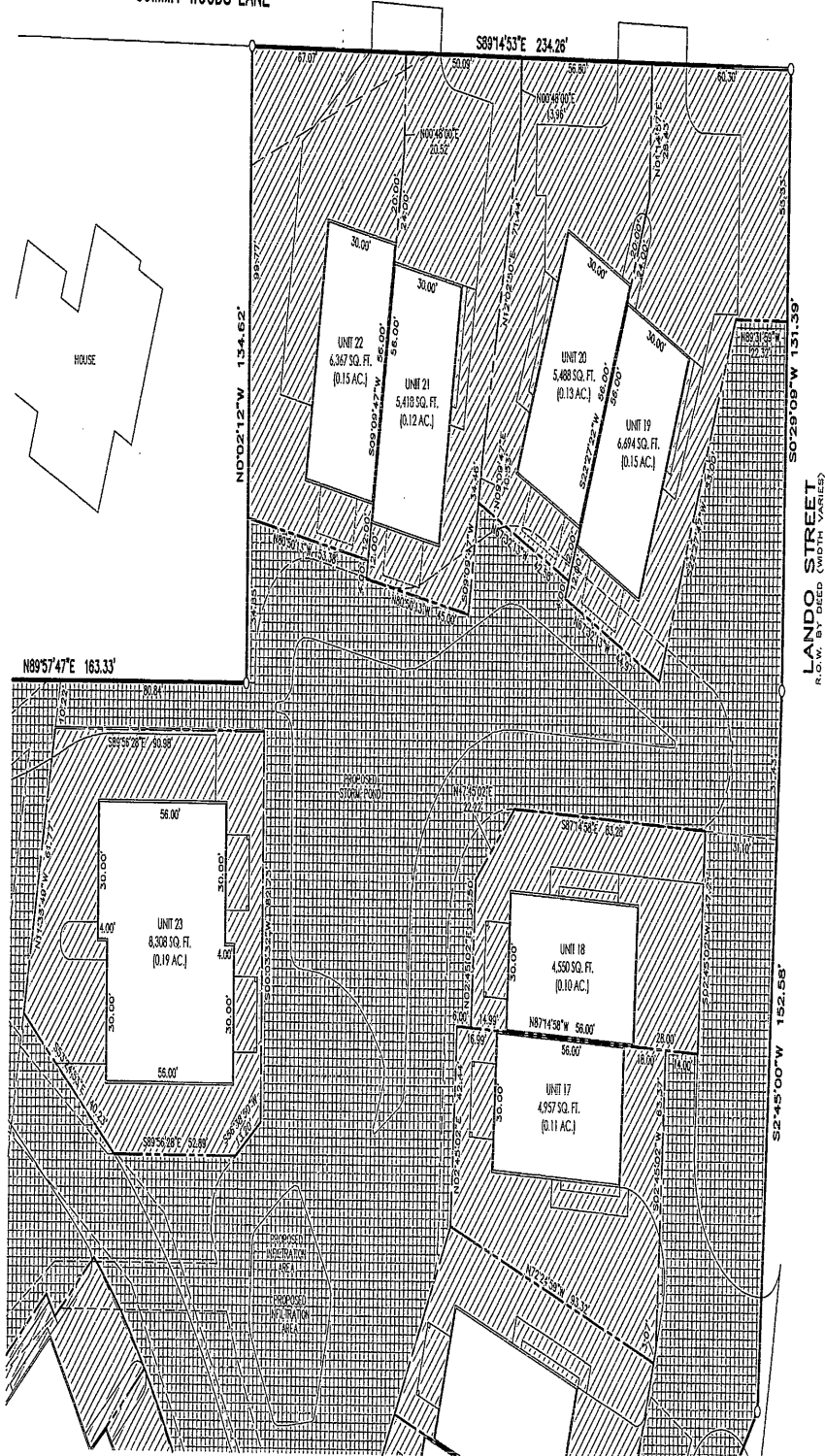
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TRACKSIDE TOWNHOMES CONDOMINIUM

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SUMMIT WOODS LANE



Benjamin J. Reenders
 Benjamin J. Reenders PLS S-3114
 Dated this 22nd day of May 2020

941 Center Avenue, Suite 1
 Oostburg, WI 53000
 209-547-0599

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