

3/23/2023

To find what documents are associated with a property, it is best to go to the office of the Register of Deeds (ROD) at 210 Martin Luther King Jr. Blvd. room #110 and ask for help using Laredo to find documents used for the transfer of property.

The documents which pertain to a property may be listed by date, type, etc. Ask to sort documents by type and search for deed, deed restrictions, easements, agreements.

Property in the Park Ridge Property Owners Association should have at least the following 2 documents:

1. Park Ridge Property Owners Bylaws – document # 1655282 . All properties in Lot 1 of Certified Survey Map 3019 (document #1597939) are mandated to be members of the Property Owners Association.
2. Declaration of Conditions, Covenants, Restrictions, Easements etc for a specific lot number.

Property near a drainage area may have a separate easement document.

The following documents in Laredo can be searched by document number:

1655282 – Bylaws of Owners Association  
1804192 – amendment to Bylaws – 1983  
2064735 - amendment to Bylaws – 1988  
4802945 - amendment to Bylaws – 2011  
4849969 – correction to amendment – 2012

Maps, Plat maps:

1597935 – CSM 3019, Lot 1 (basis for Owners Association, Bylaws)

1628327 – Park Ridge (1979)

1660351 – First Addition to Park Ridge (1979)

2043365 – Replat of Lots 25-35 (1985)

} *establishing lot numbers*

Declaration documents available on Laredo at Register of Deeds

Document # 1655281 pages 1-6	Lots 1-24
Document # 2043365 pages 5-8	Lots 25-29 and 35
Document # 2063318 pages 6-9	Lots 30-34, 36
Document # 1870185 pages 9-13	Lots 37, 42-52
Document # 1806784 pages 6-10	Lots 59-65
Document #4710570 pages 1-13	Lots 38, 53-58

These documents can be printed at the ROD office at a cost of \$2 for the first page and \$1 for each additional page.

There are 2 documents of interest that can be printed at home for free at the following site:

ROD.countyofdane.com – scroll down to neighborhood search program- go to find link **here**- search for Park Ridge – scroll down to Park Ridge-click on covenants (restrictions) for document #1655281 which is Declaration of Conditions, covenants etc for lots 1-24

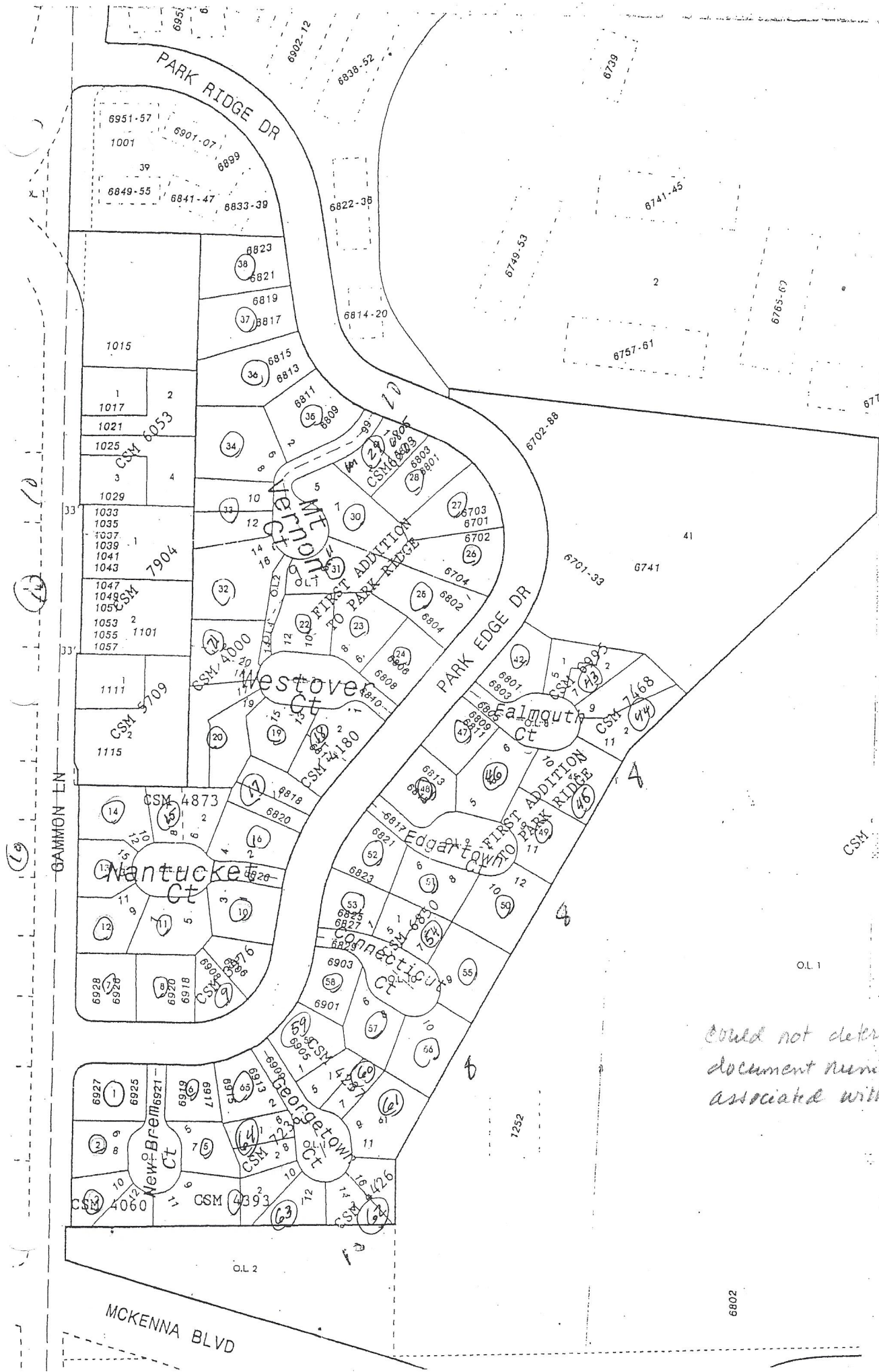
Park Ridge-1<sup>st</sup> add – click on covenants for document #4710570 which is Declaration of Conditions, covenants etc for lots 38, 53053

## Plat maps of Park Ridge available at Register of Deeds

**Park Ridge** (doc.#1628327 rec. 5/16/1979), **First Addition to Park Ridge**  
(doc.#1660351 rec. 12/26/1979), **Replat of lots 25-35** (doc.#2043365 rec.10/9/1985)

Park Ridge lot number #1 – 65 with corresponding addresses

- |                                   |                                   |
|-----------------------------------|-----------------------------------|
| 1. 6925-6927 Park Edge            | 39-41. Not part of Park Ridge HOA |
| 2. 6-8 New Berm                   | 42. 6801-6803 Park Edge           |
| 3. 10-12 New Berm                 | 43. 5-7 Falmouth                  |
| 4. 9-11 New Berm                  | 44. 9-11 Falmouth                 |
| 5. 5-7 New Berm                   | 45. 10-12 Falmouth                |
| 6. 6917-6919 Park Edge            | 46. 6 Falmouth, 5 Edgartown       |
| 7. 6926-6928 Park Edge            | 47. 6809-6811 Park Edge           |
| 8. 6918-6920 Park Edge            | 48. 6813-1815 Park Edge           |
| 9. 6906-6908 Park Edge            | 49. 9-11 Edgartown                |
| 10. 1-3 Nantucket                 | 50. 10-12 Edgartown               |
| 11. 5-7 Nantucket                 | 51. 6-8 Edgartown                 |
| 12. 9-11 Nantucket                | 52. 6821-6823 Park Edge           |
| 13. 13-15 Nantucket               | 53. 6825-6827 Park Edge           |
| 14. 10-12 Nantucket               | 54. 5-7 Connecticut               |
| 15. 6-8 Nantucket                 | 55. 9-11 Connecticut              |
| 16. 2-4 Nantucket                 | 56. 10-12 Connecticut             |
| 17. 6818-6820 Park Edge           | 57. 6-8 Connecticut               |
| 18. 6814 Park Edge, 1 Westover    | 58. 6903-6901 Park Edge           |
| 19. 13-15 Westover                | 59. 6905 Park Edge, 1 Georgetown  |
| 20. 17-19 Westover                | 60. 5-7 Georgetown                |
| 21. 18-20 Westover                | 61. 9-11 Georgetown               |
| 22. 10-12 Westover                | 62. 14-16 Georgetown              |
| 23. 6-8 Westover                  | 63. 10-12 Georgetown              |
| 24. 6806-6808 Park Edge           | 64. 6-8 Georgetown                |
| 25. 6802-6804 Park Edge           | 65. 2 Georgetown, 6913 Park Edge  |
| 26. 6702-6704 Park Edge           |                                   |
| 27. 6701-6703 Park Ridge          |                                   |
| 28. 6801-6803 Park Ridge          |                                   |
| 29. 6805 Park Ridge, 1 Mt. Vernon |                                   |
| 30. 5-7 Mt. Vernon                |                                   |
| 31. 9-11 Mt. Vernon               |                                   |
| 32. 14-16 Mt. Vernon              |                                   |
| 33. 10-12 Mt. Vernon              |                                   |
| 34. 6-8 Mt. Vernon                |                                   |
| 35. 2 Mt. Vernon, 6809 Park Ridge |                                   |
| 36. 683-6815 Park Ridge           |                                   |
| 37. 6817-6819 Park Ridge          |                                   |
| 38. 6821-6823 Park Ridge          |                                   |



could not determine document number associated with this map.

6802



# REPLAT OF LOTS 25 THROUGH 35 AND OUTLOTS 5, 6, AND 7, FIRST ADDITION TO PARK RIDGE

LOTS 25 THROUGH 35 AND OUTLOTS 5, 6, AND 7, FIRST ADDITION TO PARK RIDGE,  
 LOCATED IN THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 30, T7N, R8E,  
 CITY OF MADISON, DANE COUNTY, WISCONSIN  
 DONALD L. PAULSON - LAND SURVEYOR  
 1984

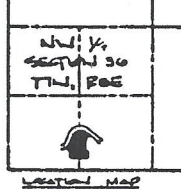
NEED NOT BE RECORDED IN THE OFFICE OF THE CLERK OF COURTS, DANE COUNTY, WISCONSIN, UNLESS SO ORDERED BY THE COURT.

**STATEMENT OF CONDITIONS**

I, Donald L. Paulson, registered land surveyor, hereby certify that I have and only the portions of Chapter 190, Wisconsin Statutes, and the laws regulating the City of Madison and extending to the boundaries and conditions contained in this City Ordinance No. 27, 1985, as amended, which extend to Lots 25 through 35 and Outlots 5, 6 and 7, First Addition to Park Ridge, located in the NW 1/4 and SW 1/4 of the NW 1/4 of Section 30, T7N, R8E, City of Madison, Dane County, Wisconsin, 1984.

I HEREBY CERTIFY THAT THE CORNER MARKS DESCRIBED AS SHOWN HEREON ARE CORRECTLY PLACED AND ARE THE ONLY MARKS TO BE SET BY ANY SURVEYOR IN THE FIELD UNDER THIS PLAN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL AT MADISON, WISCONSIN, ON SEPTEMBER 27, 1985.



**STATEMENT OF CONDITIONS**

I hereby certify that the plan was prepared by the City Engineer, City of Madison, Wisconsin, and that it was approved by the City Council of the City of Madison, Wisconsin, on September 27, 1985.

As the duly authorized City Treasurer of the City of Madison, and County Treasurer of the County of Dane, to a true copy of this Ordinance in my office files to constitute the same and to certify that no unpaid assessments existing on the date of recording of this Ordinance, shall be a lien in priority to the date of recording of this Ordinance.

**STATEMENT OF CONDITIONS**

I hereby certify that the plan was prepared by the City Engineer, City of Madison, Wisconsin, and that it was approved by the City Council of the City of Madison, Wisconsin, on September 27, 1985.

As the duly authorized City Treasurer of the City of Madison, and County Treasurer of the County of Dane, to a true copy of this Ordinance in my office files to constitute the same and to certify that no unpaid assessments existing on the date of recording of this Ordinance, shall be a lien in priority to the date of recording of this Ordinance.

LOT	AREA	TYPE
25	14,280	Res.
26	14,280	Res.
27	14,280	Res.
28	14,280	Res.
29	14,280	Res.
30	14,280	Res.
31	14,280	Res.
32	14,280	Res.
33	14,280	Res.
34	14,280	Res.
35	14,280	Res.
5	14,280	Res.
6	14,280	Res.
7	14,280	Res.

**CRITICAL DATA TABLE**

CURVE	MB	ANGLE	CHORD	CHORD BEARS	ARC BEARS	ARC
1-2	142.80	90.00	142.80	142.80	142.80	142.80
3	142.80	90.00	142.80	142.80	142.80	142.80
4	142.80	90.00	142.80	142.80	142.80	142.80
5	142.80	90.00	142.80	142.80	142.80	142.80
6	142.80	90.00	142.80	142.80	142.80	142.80
7	142.80	90.00	142.80	142.80	142.80	142.80
8	142.80	90.00	142.80	142.80	142.80	142.80
9	142.80	90.00	142.80	142.80	142.80	142.80
10	142.80	90.00	142.80	142.80	142.80	142.80
11	142.80	90.00	142.80	142.80	142.80	142.80
12	142.80	90.00	142.80	142.80	142.80	142.80
13	142.80	90.00	142.80	142.80	142.80	142.80
14	142.80	90.00	142.80	142.80	142.80	142.80
15	142.80	90.00	142.80	142.80	142.80	142.80
16	142.80	90.00	142.80	142.80	142.80	142.80
17	142.80	90.00	142.80	142.80	142.80	142.80
18	142.80	90.00	142.80	142.80	142.80	142.80
19	142.80	90.00	142.80	142.80	142.80	142.80
20	142.80	90.00	142.80	142.80	142.80	142.80
21	142.80	90.00	142.80	142.80	142.80	142.80
22	142.80	90.00	142.80	142.80	142.80	142.80
23	142.80	90.00	142.80	142.80	142.80	142.80
24	142.80	90.00	142.80	142.80	142.80	142.80
25	142.80	90.00	142.80	142.80	142.80	142.80
26	142.80	90.00	142.80	142.80	142.80	142.80
27	142.80	90.00	142.80	142.80	142.80	142.80
28	142.80	90.00	142.80	142.80	142.80	142.80
29	142.80	90.00	142.80	142.80	142.80	142.80
30	142.80	90.00	142.80	142.80	142.80	142.80
31	142.80	90.00	142.80	142.80	142.80	142.80
32	142.80	90.00	142.80	142.80	142.80	142.80
33	142.80	90.00	142.80	142.80	142.80	142.80
34	142.80	90.00	142.80	142.80	142.80	142.80
35	142.80	90.00	142.80	142.80	142.80	142.80

**LEGEND**

- Lot 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35
- Outlot 1
- ▧ Lot 5, 6, 7

**GENERAL SPECIAL CERTIFICATE OF VALIDATION**

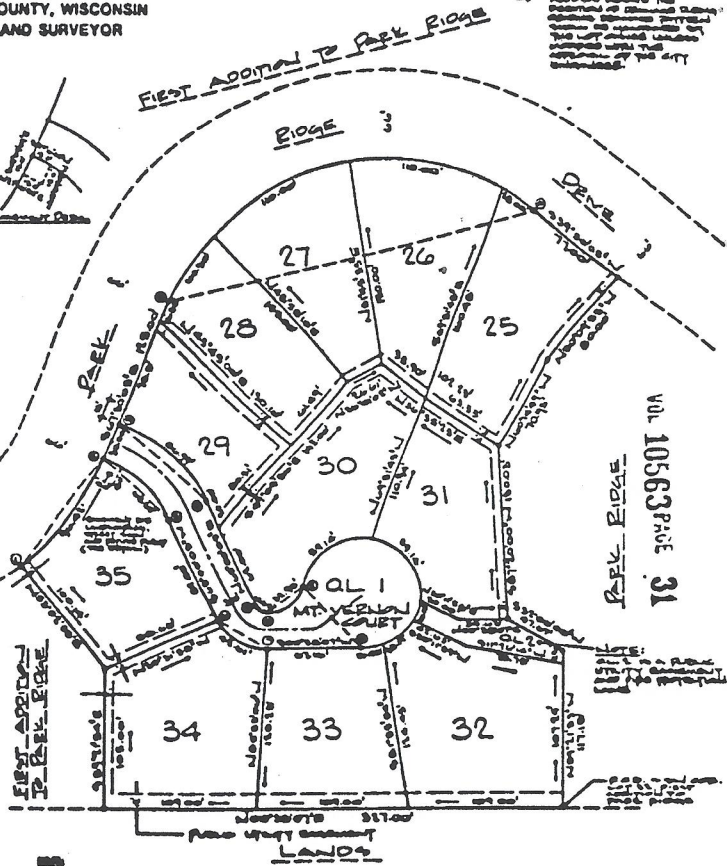
Having this, a copy of this Ordinance and having duly read and approved of the same by the Council of the City of Madison, Wisconsin, and County of Dane, I hereby certify that said Ordinance is in full compliance with the laws of the State of Wisconsin, and that the same is in full compliance with the laws of the State of Wisconsin, and that the same is in full compliance with the laws of the State of Wisconsin.

**GENERAL SPECIAL CERTIFICATE OF VALIDATION**

Having this, a copy of this Ordinance and having duly read and approved of the same by the Council of the City of Madison, Wisconsin, and County of Dane, I hereby certify that said Ordinance is in full compliance with the laws of the State of Wisconsin, and that the same is in full compliance with the laws of the State of Wisconsin, and that the same is in full compliance with the laws of the State of Wisconsin.

**GENERAL SPECIAL CERTIFICATE OF VALIDATION**

Having this, a copy of this Ordinance and having duly read and approved of the same by the Council of the City of Madison, Wisconsin, and County of Dane, I hereby certify that said Ordinance is in full compliance with the laws of the State of Wisconsin, and that the same is in full compliance with the laws of the State of Wisconsin, and that the same is in full compliance with the laws of the State of Wisconsin.



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SHEET 1 OF 1

document # 2043365 (1985)

# CERTIFIED SURVEY 3019

NORTHWEST CORNER OF SECTION 36, T7N, R8E, CITY OF MADISON MONUMENT WISCONSIN STATE PLANE COORDINATES ARE:

N 381,706.79  
E 2,132,827.32

- DENOTES 1 1/4" x 30" SOLID, ROUND, IRON STAKES WEIGHING 4.3 LBS./FT. ALL OTHER LOT CORNERS ARE MARKED BY 3/4" x 24" SOLID, ROUND, IRON STAKES WEIGHING 1.5 LBS./FT.

NOTE: THE PARK FEE FOR THIS SURVEY IS BASED ON 274 UNITS AND ANY ADDITIONAL UNITS WILL REQUIRE AS ADDITIONAL PARK FEE.



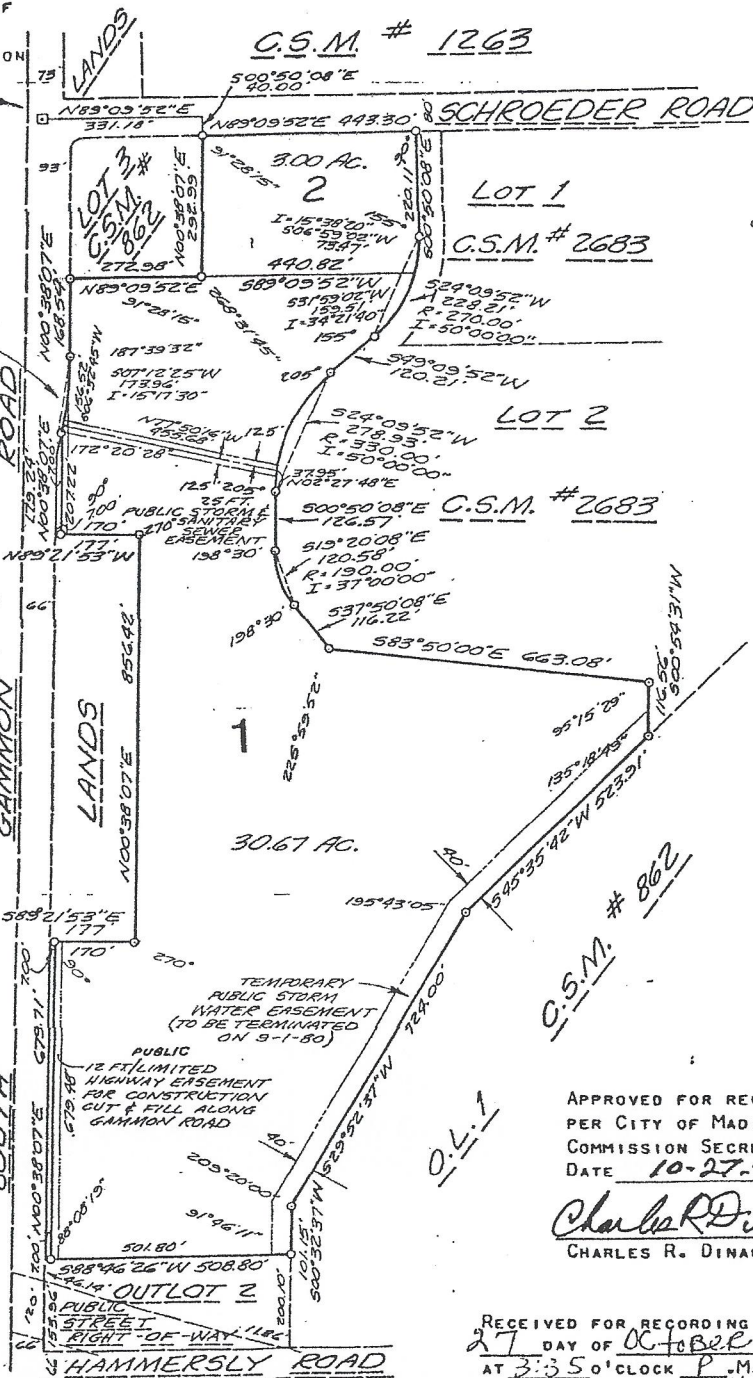
REVISED: OCT. 25, 1978  
SEPT. 12, 1978

*David M. Kottke*



**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7890 WESTWARD WAY  
MADISON, WISCONSIN 53717  
AREA CODE: 608-839-3344



APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION SECRETARY DATE 10-27-78

*Charles R. Dinauer*  
CHARLES R. DINAUER

RECEIVED FOR RECORDING THIS 27 DAY OF OCTOBER, 1978, AT 3:35 O'CLOCK P.M. AND RECORDED IN VOLUME 11 OF CERTIFIED SURVEYS ON PAGES 460-461-462.

*Harold K. Hill*  
HAROLD K. HILL, DANE COUNTY REGISTER OF DEEDS

CERTIFIED SURVEY NO. 3019  
DOCUMENT NUMBER 1597939  
DATE AUGUST 23, 1978  
JOB NUMBER 78 07 141  
PAGE 1 OF 3 PAGES