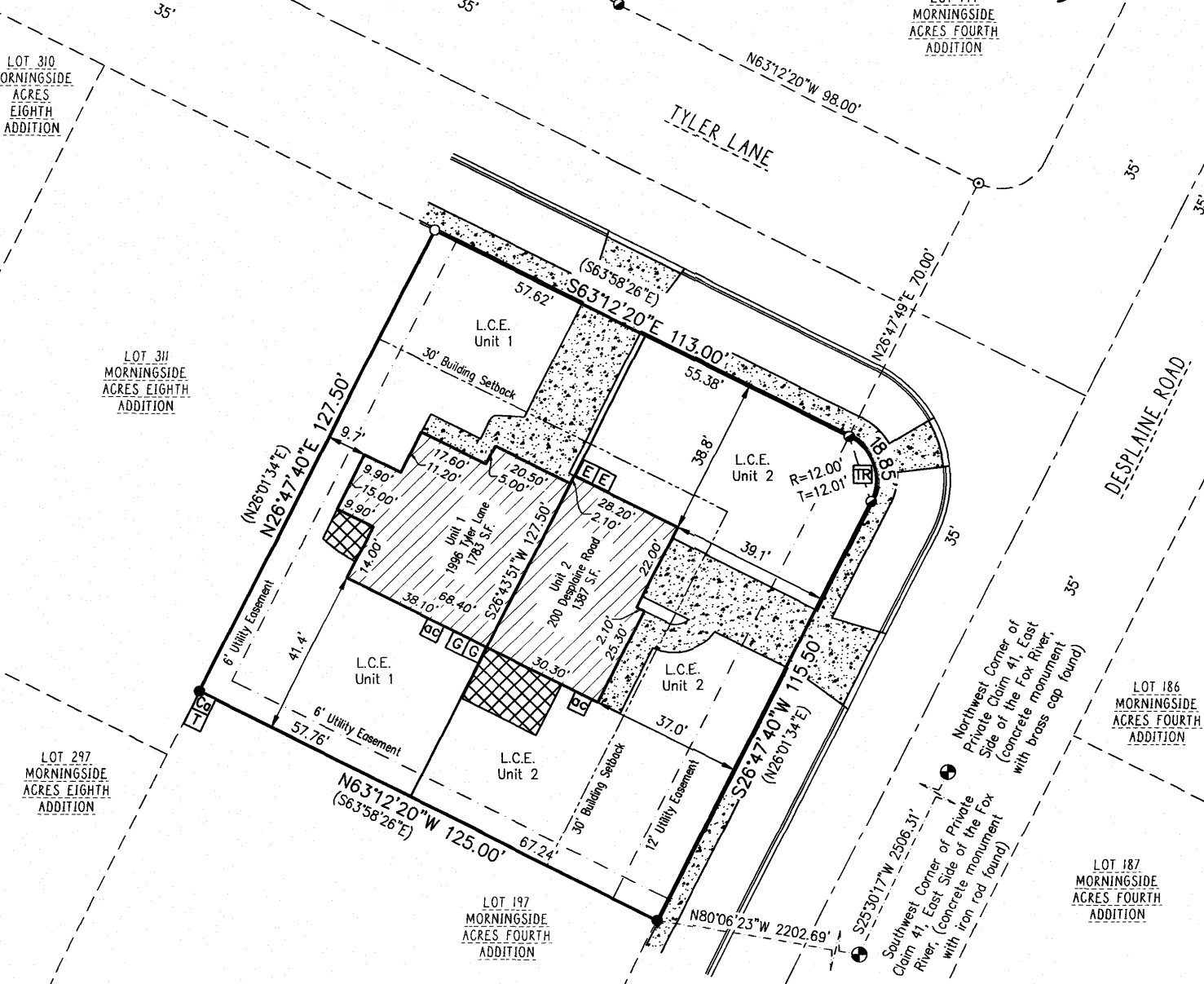
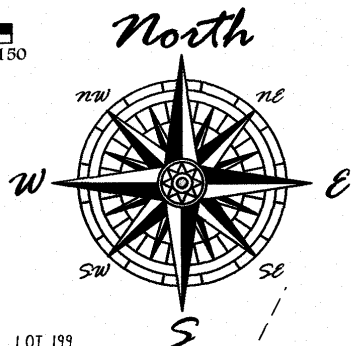


# 1996 Tyler Lane & 200 Desplaine Road Condominium

All of Lot 198 of record plat "Morningside Acres Fourth Addition", (Volume 18, Plats, Page 213, Document No. 1240279, Brown County Records), being located in part of Private Claim 32, East Side of the Fox River, City of De Pere, Brown County, Wisconsin.  
Graphic Scale: 1" = 30'

## Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊙ 1" iron pipe with cap found
- ⦿ 2" iron pipe found
- ⊕ Brown County monument - type noted
- ( ) recorded as bearing
- concrete
- existing building
- electrical meter - limited common element
- electrical transformer
- telephone pedestal
- concrete curb & gutter line
- gas meter - limited common element
- cable tv pedestal
- air conditioner



## SURVEYOR'S CERTIFICATE

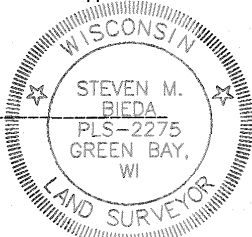
I, Steven M. Bieda, Professional Land Surveyor, do hereby certify that I have surveyed the above described property and that this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements to be constructed upon the property.

All of Lot 198 of record plat "Morningside Acres Fourth Addition", (Volume 18, Plats, Page 213, Document No. 1240279, Brown County Records), being located in part of Private Claim 32, East Side of the Fox River, City of De Pere, Brown County, Wisconsin.

Parcel contains 15,906 square feet / 0.37 acres more or less.  
Parcel subject to easements and restrictions of record.

This plat is a correct representation of "1996 Tyler Lane & 200 Desplaine Road Condominium" as proposed at the date hereof, 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 the approximate dimensions and floor areas thereof.

Steven M. Bieda  
PLS-2275  
April 12th, 2024  
revised:  
May 23rd, 2024

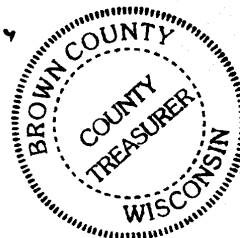


## CERTIFICATE OF THE BROWN COUNTY TREASURER

I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Condominium Plat as of the dates listed below.

Charles T. Mahlik  
Brown County Deputy Treasurer

5/23/24



## CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

There are no objections to this condominium plat with respect to Sec. 703.115 Wis. Stats. and is hereby approved for the Brown County Planning Commission.

Ryan L. Duckart  
Brown County Property Lister

5/23/24  
Date

2025 TLL  
ED-714-G-198 RPL  
ED-3113 & ED-3114 NPL

## NOTES

- Building represents as-built conditions.
- Gas meter & electric meter are limited common elements to the appurtenant unit.
- All areas within the condominium and outside the units, except those areas designated as limited common elements, are common elements.
- Condominium Address is 1996 Tyler Lane & 200 Desplaine Road.
- Bearings referenced to the West line of Private Claim 41, East Side of the Fox River, assumed to be S25°30'17"W.
- The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.
- Sanitary laterals and storm laterals are considered common elements with joint ownership. All property owners are responsible for maintenance and associated costs.

3065534

CHERYL BERKEN  
BROWN COUNTY  
REGISTER OF DEEDS  
GREEN BAY, WI  
RECORDED ON  
06/04/2024 02:00 PM  
REC FEE: 50.00  
PAGES: 1

Client:

Leeward  
Development

Tax Parcel: ED-714-G-198



vierbicher  
planners | engineers | advisors

400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

File: 240180Condo 032624.dwg  
Data File: 240180.txt  
Fieldwork Completed: 04/01/24  
Drafted By: NDK

Scale: 1"=30'

PROJECT NO.  
240180

SHEET NO.  
1 of 1

DRAWING NO.  
X-1736