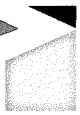


CHERYL BERKEN  
BROWN COUNTY  
REGISTER OF DEEDS  
GREEN BAY, WI  
RECORDED ON  
01/31/2024 04:23 PM  
REC FEE: 50.00  
PAGES: 6

Client:

Baylake City Center  
Condominium  
Association, Inc.

Tax Parcel: 12-195 to 12-206  
& 12-86-1



vierbicher  
planners engineers advisors

Surveyed by:  
Vierbicher Associates, Inc.  
400 Security Blvd Ste 1,  
Green Bay, WI 54313-9712  
(920)434-9670

File: H-11023Condo 1st 072523.dwg  
Data File: H-11023.bt  
Fieldwork Completed: 10/17/23  
Drafted By: NDK

Scale: 1"=40'

PROJECT NO.  
H-11023

SHEET NO.  
1 of 6

DRAWING NO.  
X-1544

# Baylake City Center Condominium First Addendum

All of Baylake City Center Condominium, (Volume 4, Condo Plats, Page 190, Document No. 2173810, Brown County Records), and Outlot 1, Volume 58, Certified Survey Maps, Page 249, Map No. 8340, Document No. 2638052, Brown County Records, being located in part of Private Claim 2, East Side of the Fox River, City of Green Bay, Brown County, Wisconsin.

Graphic Scale: 1" = 40'



## Legend

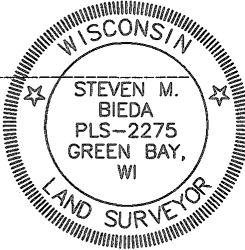
- point of record
- ⊠ cut + found
- ⊠ cut + set
- ⊙ Brown County monument - type noted
- ( ) recorded as bearing / distance
- ▨ existing building

## 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.

This plat is a correct representation of "Baylake City Center Condominium, First Addendum" 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  
July 27th, 2023  
revised:  
November 28th, 2023  
December 28th, 2023

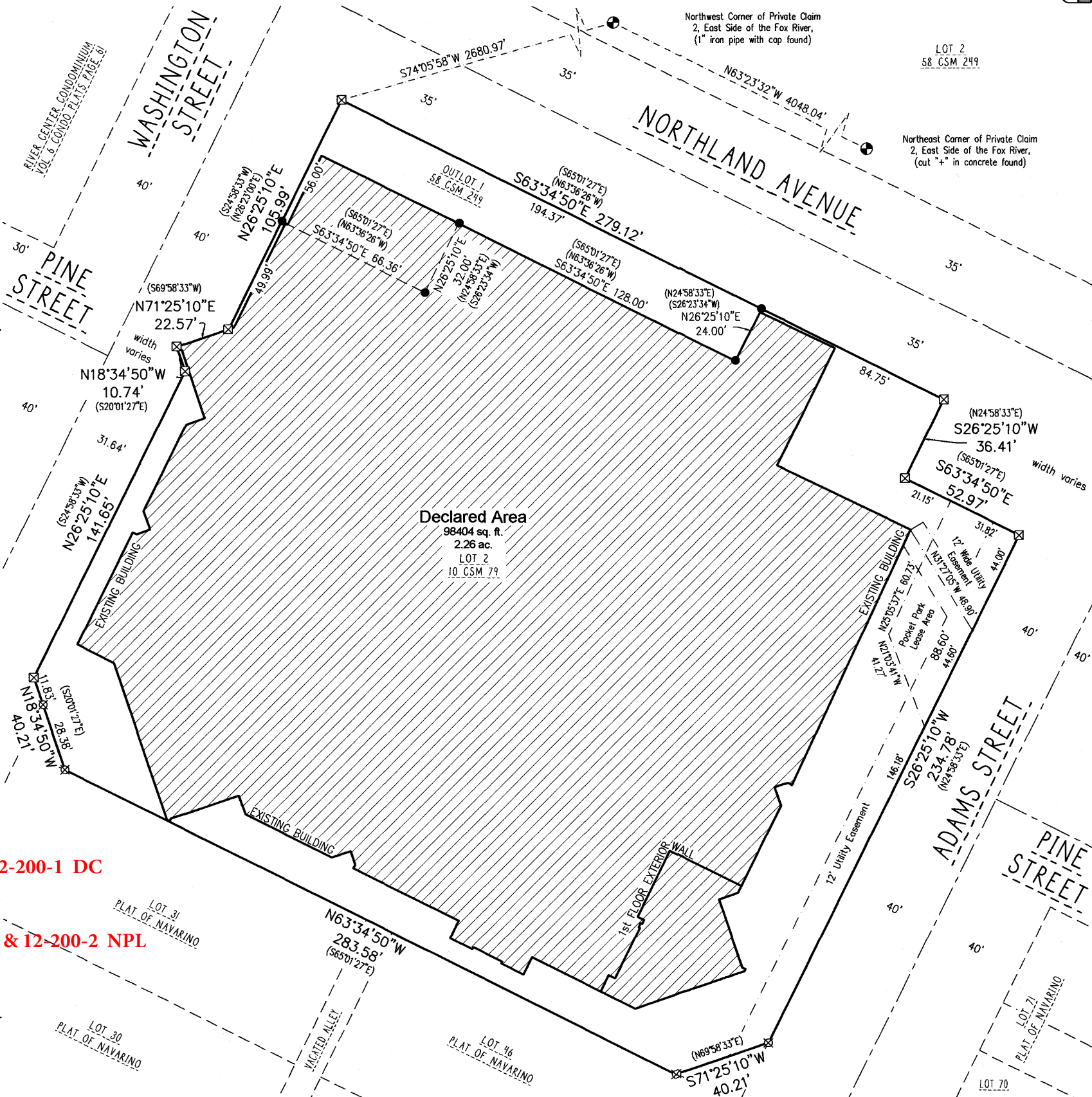


## NOTES

Bearings referenced to the North line of Private Claim 2, East Side of the Fox River, assumed to be N63°23'32"W.

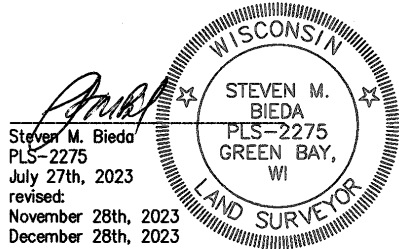
The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.

The purpose of this First Addendum is to add Tax Parcel 12-86-1 to Condominium and create Unit 170 and Unit 270.



# Baylake City Center Condominium First Addendum

All of Baylake City Center Condominium, (Volume 4, Condo Plats, Page 190, Document No. 2173810, Brown County Records), and Outlot 1, Volume 58, Certified Survey Maps, Page 249, Map No. 8340, Document No. 2638052, Brown County Records, being located in part of Private Claim 2, East Side of the Fox River, City of Green Bay, Brown County, Wisconsin.



CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

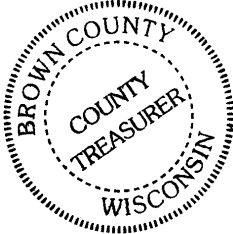
There are no objections to this condominium plat with respect to Sec. 703.115 Wis. Stats. and is hereby approved for the Brown County Planning Commission.

Ryan L. Duckart 1/29/2024  
Ryan L. Duckart Date  
Brown County Property Lister

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 Certified Survey Map as of the dates listed below.

Charles T. Mahlik 1/29/24  
Charles T. Mahlik Date  
Brown County Deputy Treasurer



CERTIFICATE OF THE CITY OF GREEN BAY

Approved for the City of Green Bay, as required by Wisconsin Statutes Chapter 236 and the City of Green Bay Municipal Code Chapter 36, Subdivision and Platting, on this 29 day of January 2024.

Cheryl Renier-Wigg  
Cheryl Renier-Wigg  
Director of Community and Economic Development

DECLARED AREA

All of Baylake City Center Condominium, (Volume 4, Condo Plats, Page 190, Document No. 2173810, Brown County Records), and Outlot 1, Volume 58, Certified Survey Maps, Page 249, Map No. 8340, Document No. 2638052, Brown County Records, being located in part of Private Claim 2, East Side of the Fox River, City of Green Bay, Brown County, Wisconsin.

Parcel contains 98,404 square feet / 2.26 acres, more or less.  
Parcel subject to easements and restrictions of record.

NOTES

- 1) Building plans obtained from original Condominium and may not represents as-built conditions.
- 2) All areas within the condominium and outside the building, except those areas designated as limited common elements, are common elements.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

Baylake City Center Condominium Association, Inc., Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

\_Wisconsin Bell Inc.. d/b/a AT&T Wisconsin, a Wisconsin Corporation  
Paetec USA Telecom Services  
Brown County C-Lec, LLC  
US Exchange/RVP Fiber  
Charter Telecommunications Operating, LLC

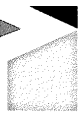
their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Client:

Baylake City Center  
Condominium  
Association, Inc.

Tax Parcel: 12-195 to 12-206  
& 12-86-1



vierbicher  
planners engineers advisors

Surveyed by:  
Vierbicher Associates, Inc.  
400 Security Blvd Ste 1,  
Green Bay, WI 54313-9712  
(920)434-9670

File: H-11023Condo 1st 072523.dwg  
Data File: H-11023.bxt  
Fieldwork Completed: 10/17/23  
Drafted By: NDK

Scale: 1"=NA

PROJECT NO.  
H-11023

SHEET NO.  
2 of 6

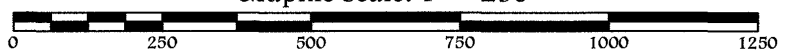
DRAWING NO.  
X-1544

# Baylake City Center Condominium First Addendum

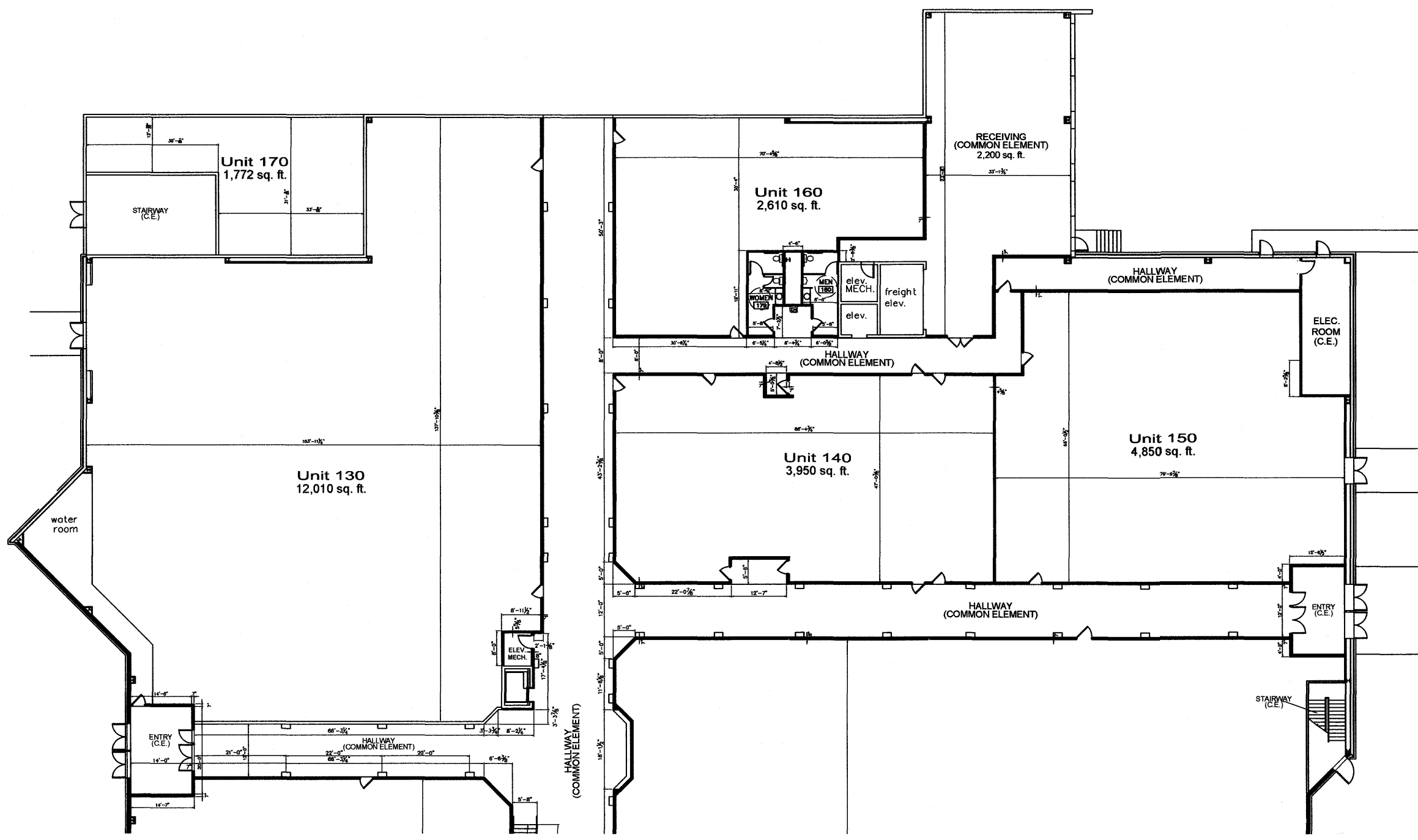
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C.E. Common Element  
L.C.E. Limited Common Element

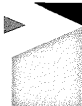
All of Baylake City Center Condominium, (Volume 4, Condo Plats, Page 190, Document No. 2173810, Brown County Records), and Outlot 1, Volume 58, Certified Survey Maps, Page 249, Map No. 8340, Document No. 2638052, Brown County Records, being located in part of Private Claim 2, East Side of the Fox River, City of Green Bay, Brown County, Wisconsin.

Graphic Scale: 1" = 250'



STEVEN M. BIEDA  
PLS-2275  
GREEN BAY, WI  
LAND SURVEYOR  
Steven M. Bieda  
PLS-2275  
July 27th, 2023  
revised:  
November 28th, 2023  
December 28th, 2023



Client: Baylake City Center Condominium Association, Inc.
Tax Parcel: 12-195 to 12-206 & 12-86-1
 <b>vierbicher</b> advisors engineers planners
Surveyed by: Vierbicher Associates, Inc. 400 Security Blvd Ste 1, Green Bay, WI 54313-9712 (920)434-9670
File: H-11023Condo 1st 072523.dwg Data File: H-11023.txt Fieldwork Completed: 10/17/23 Drafted By: NDK
Scale: 1"=250'
PROJECT NO. H-11023
SHEET NO. 3 of 6
DRAWING NO. X-1544

# Baylake City Center Condominium

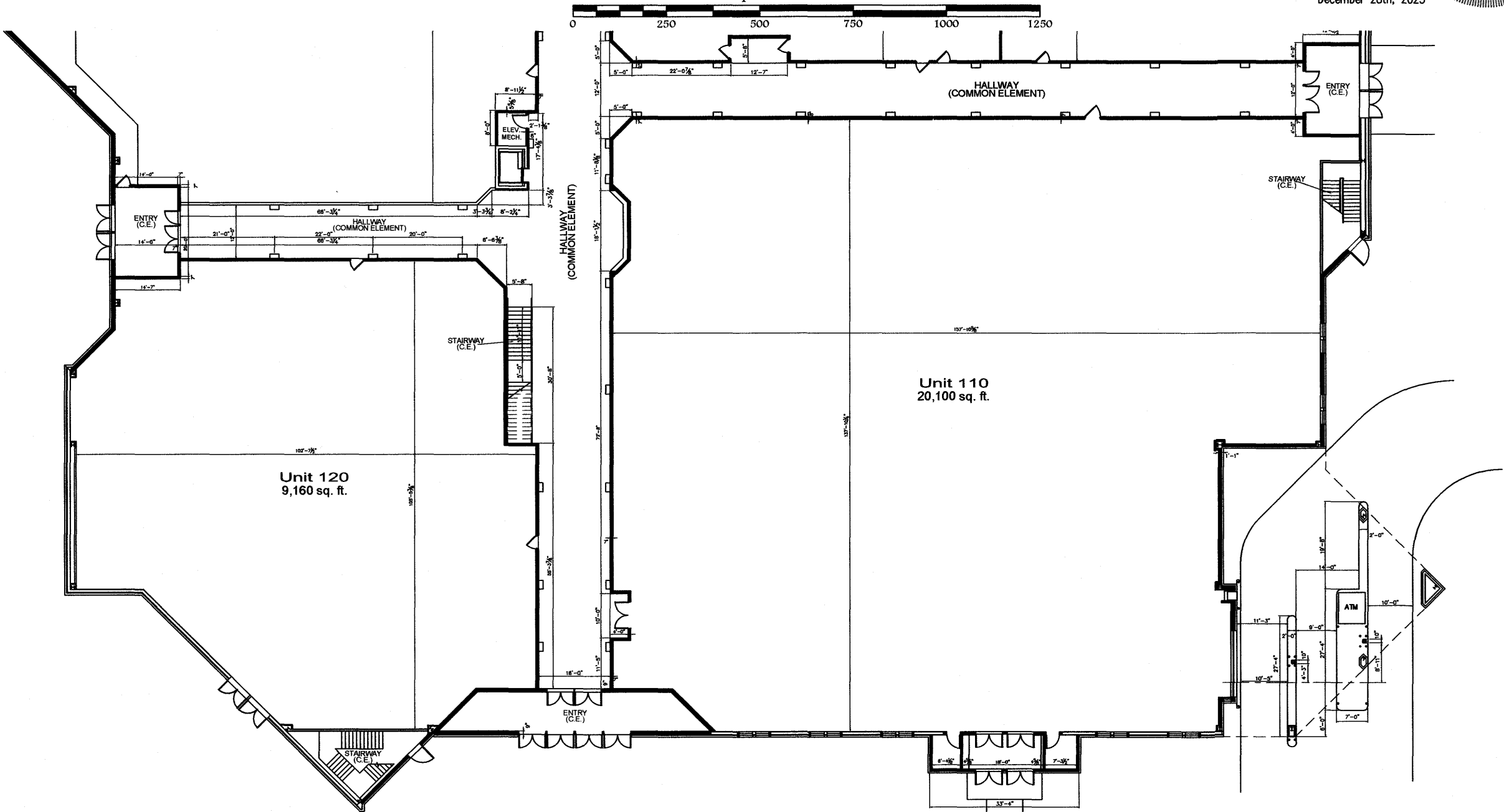
## First Addendum

**Legend**  
C.E. Common Element  
L.C.E. Limited Common Element

All of Baylake City Center Condominium, (Volume 4, Condo Plats, Page 190, Document No. 2173810, Brown County Records), and Outlot 1, Volume 58, Certified Survey Maps, Page 249, Map No. 8340, Document No. 2638052, Brown County Records, being located in part of Private Claim 2, East Side of the Fox River, City of Green Bay, Brown County, Wisconsin.  
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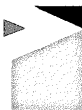
Steven M. Bieda  
PLS-2275  
July 27th, 2023  
revised:  
November 28th, 2023  
December 28th, 2023

WISCONSIN  
STEVEN M. BIEDA  
PLS-2275  
GREEN BAY, WI  
LAND SURVEYOR



Client:  
Baylake City Center  
Condominium  
Association, Inc.

Tax Parcel: 12-195 to 12-206  
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File: H-11023Condo 1st 072523.dwg  
Data File: H-11023.bdt  
Fieldwork Completed: 10/17/23  
Drafted By: NDK

Scale: 1"=250'

PROJECT NO.  
H-11023

SHEET NO.  
4 of 6

DRAWING NO.  
X-1544

# Baylake City Center Condominium

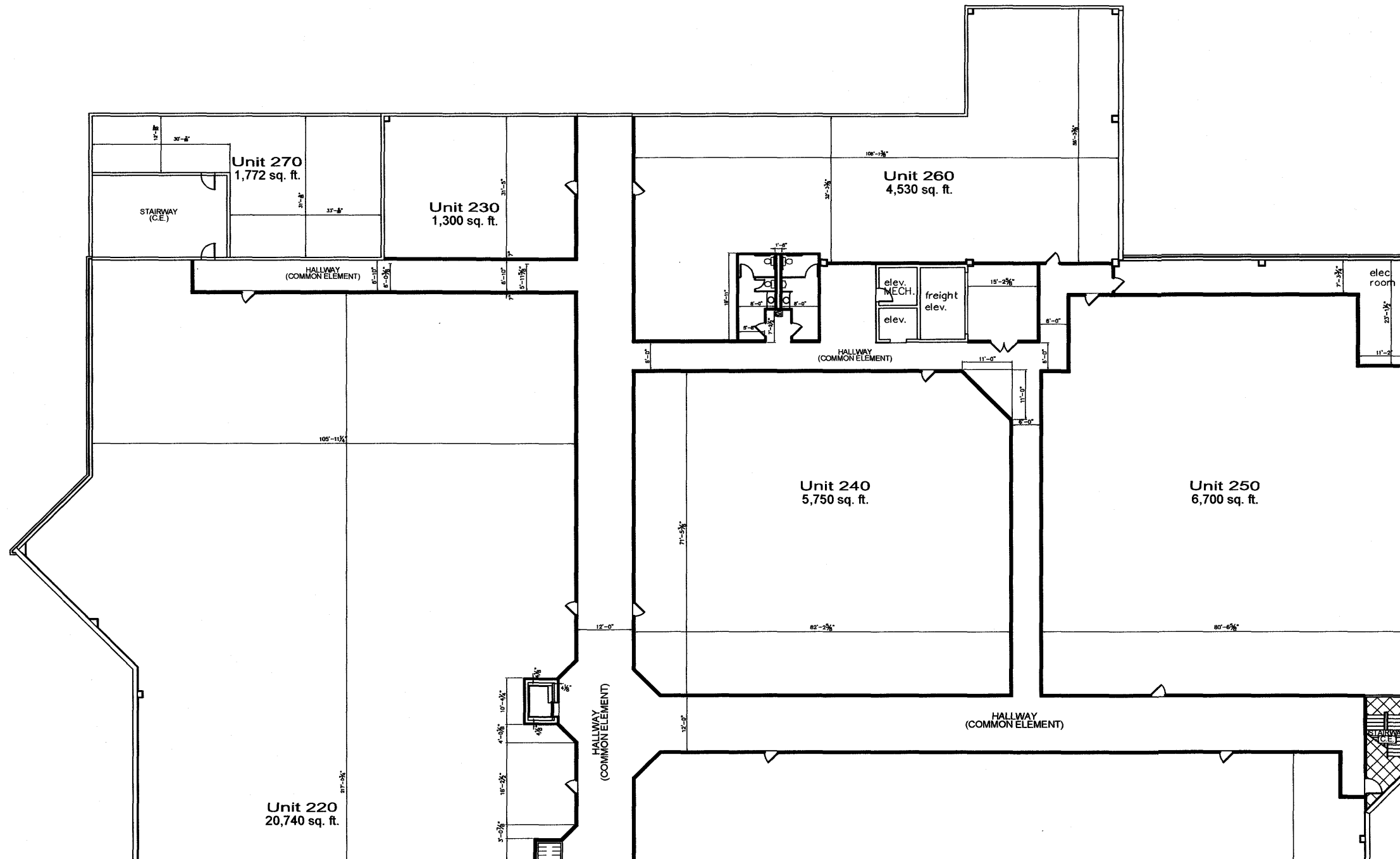
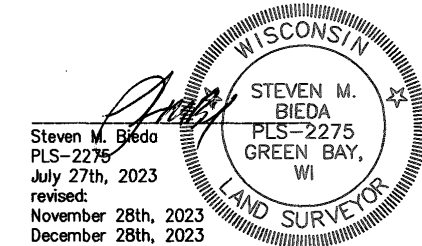
## First Addendum

### Legend

C.E. Common Element  
L.C.E. Limited Common Element

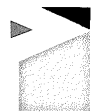
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File: H-11023Condo 1st 072523.dwg  
Data File: H-11023.txt  
Fieldwork Completed: 10/17/23  
Drafted By: NDK

Scale: 1"=250'

PROJECT NO.  
H-11023

SHEET NO.  
5 of 6

DRAWING NO.  
X-1544

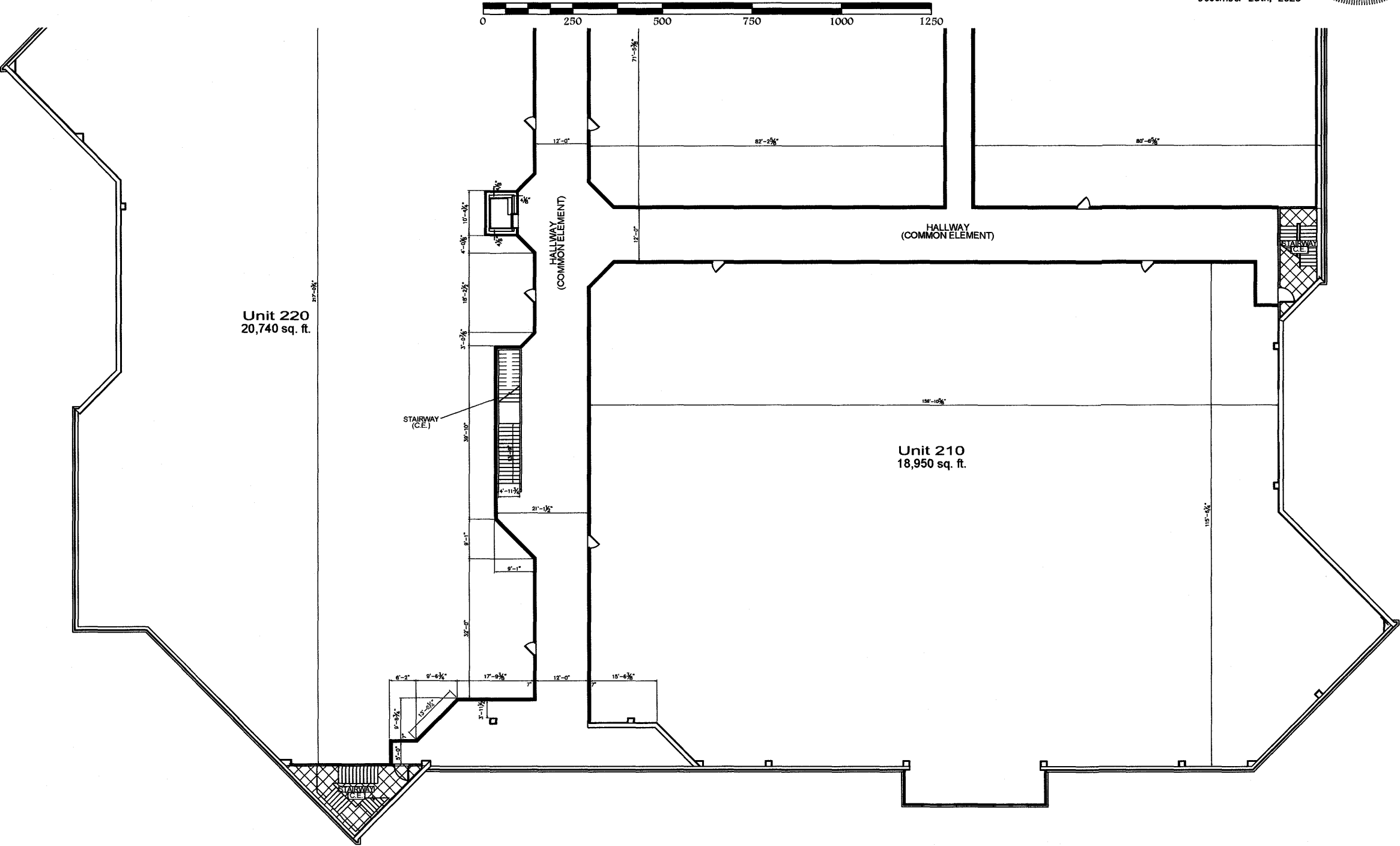
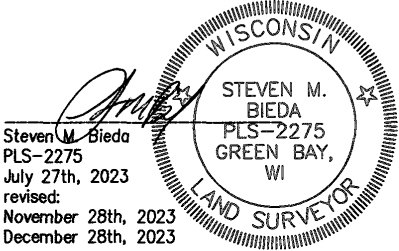
# Baylake City Center Condominium

## First Addendum

**Legend**  
C.E. Common Element  
L.C.E. Limited Common Element

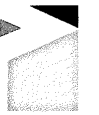
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SHEET NO.  
6 of 6

DRAWING NO.  
X-1544