

THE 4TH STREET CONDOMINIUM

ALL OF LOTS 86, 87 AND 88, BLOCK H OF RECORDED PLAT "TANKS FIRST ADDITION", (VOLUME 1, PLATS, PAGE 29, BROWN COUNTY RECORDS), BEING LOCATED IN PART OF PRIVATE CLAIM 3, WEST SIDE OF THE FOX RIVER, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

GRAPHIC SCALE: 1" = 30'

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- 1.32" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 1.68 LBS/LIN FT
- FOUND 1" Ø IRON PIPE WITH CAP
- FOUND 3/4" Ø IRON PIPE
- FOUND 5/8" Ø IRON ROD
- FOUND 1" Ø IRON PIPE
- () INDICATES RECORDED AS

LOT 90
LOT 89
BLOCK G
TANKS FIRST ADDITION

LEGEND

- EXISTING CURB AND GUTTER
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED BUILDING

TAX PARCEL: 2-176
FIELDWORK COMPLETED: 07/29/2024

2025 TLL
2-176 RPL
2-1427 THRU 2-1433 NPL

SURVEYOR'S CERTIFICATE

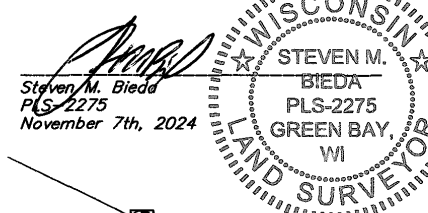
I, Steven M. Bieda, Professional Land Surveyor, do hereby certify that I have surveyed the above described property and that this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements to be constructed upon the property.

All of Lots 86, 87 and 88, Block H, of recorded plat "Tanks First Addition", (Volume 1, Plats, Page 29, Brown County Records), being located in part of Private Claim 3, West Side of the Fox River, City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Commencing at the Brown County Point 40X/Y-21/22 on North line of Private Claim 3, West Side of the Fox River; thence N64°08'41"W, 409.17 feet along the North line of said Private Claim 3; thence S26°03'34"W, 23.81 feet to the Northwest Corner of Lot 88, Block H, of recorded plat "Tanks First Addition", (Volume 1, Plats, Page 29, Brown County Records), also being the Point of Beginning; thence S64°01'27"E, 152.94 feet along the North lines of Lots 86, 87 and 88 of said plat; thence S26°25'10"W, 131.56 feet along the East line of said Lot 86; thence N64°00'32"W, 152.11 feet along the South lines of said Lots 86, 87 and 88, also being the North right of way of 4th Street; thence N26°03'34"E, 131.52 feet along the West line of said Lot 88, also being the East right of way of South Chestnut Avenue to the Point of Beginning;

Parcel contains 20,063 square feet / 0.46 acres more or less.
Parcel subject to easements and restrictions of record.

This plat is a correct representation of "The 4th Street 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.



CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

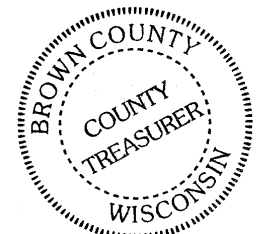
There are no objections to this condominium plat with respect to Sec. 703.115 Wis. Stats. and is hereby approved for the Brown County Planning Commission.

Ryan L. Duckart 12/2/2024
Ryan L. Duckart
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 condominium plat as of the dates listed below.

Charles T. Mahlik 12/2/24
Charles T. Mahlik
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 21st day of December, 2024.

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

NOTES

- Building plans provided by client and may not represent as-built conditions.
- Sidewalks, patio, decks, air conditioner, electric meter, water meter & gas 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 418 Fourth Street.
- Bearings referenced to the North line of Private Claim 3, West Side of the Fox River, assumed to be N64°08'41"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.

3081259

CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
12/05/2024 08:40 AM
REC FEE: 50.00
PAGES: 7

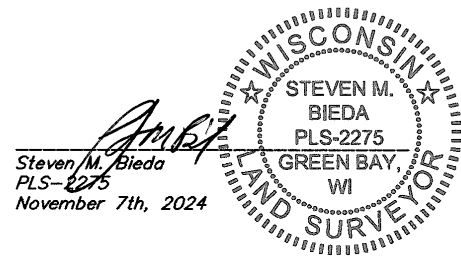
SURVEYED FOR:
NeighborWorks Green Bay
418 Fourth Street
Green Bay, WI 54304

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

Job #: 240469
Drawing No.: X-1948
Rev: 11/27/2024
Drafted By: NDK
Checked By: MRA
Sheet 1 of 7

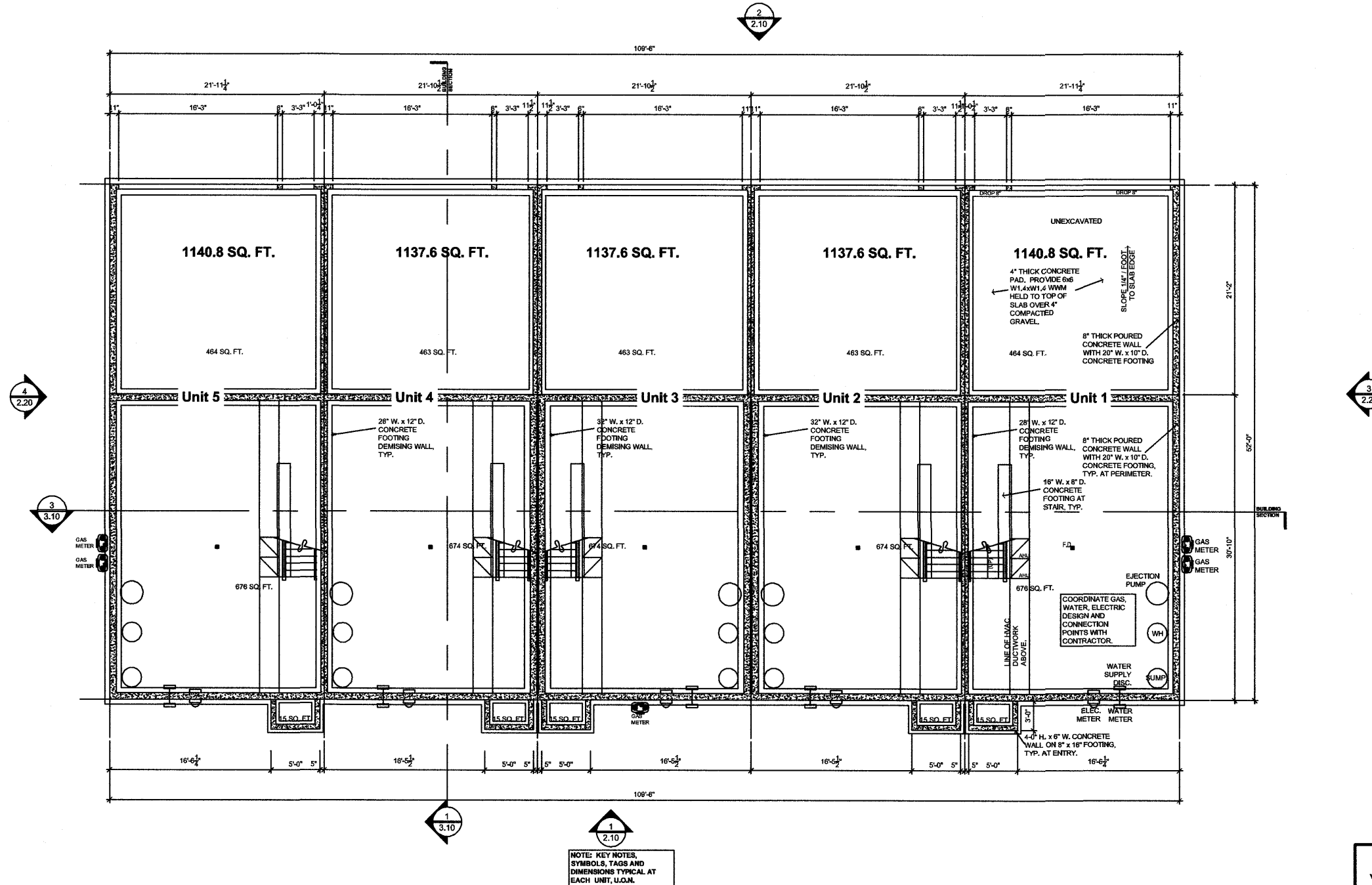
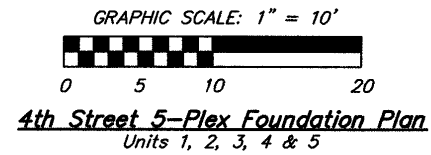
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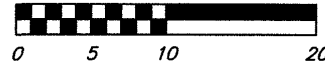
Steven M. Bieda
PLS-2275
November 7th, 2024



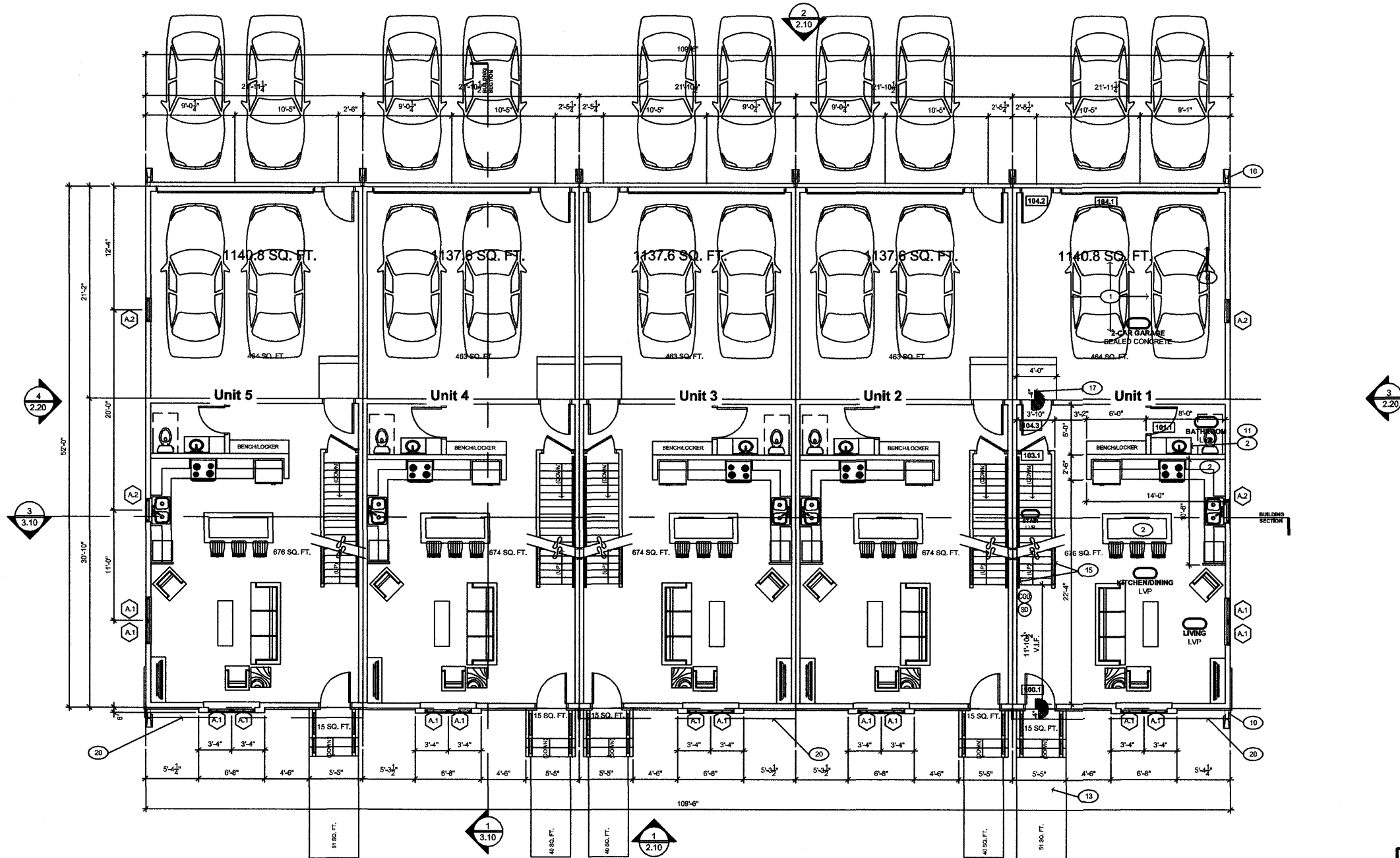
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GRAPHIC SCALE: 1" = 10'



4th Street 5-Plex First Floor Plan Units 1, 2, 3, 4 & 5



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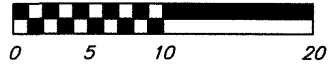




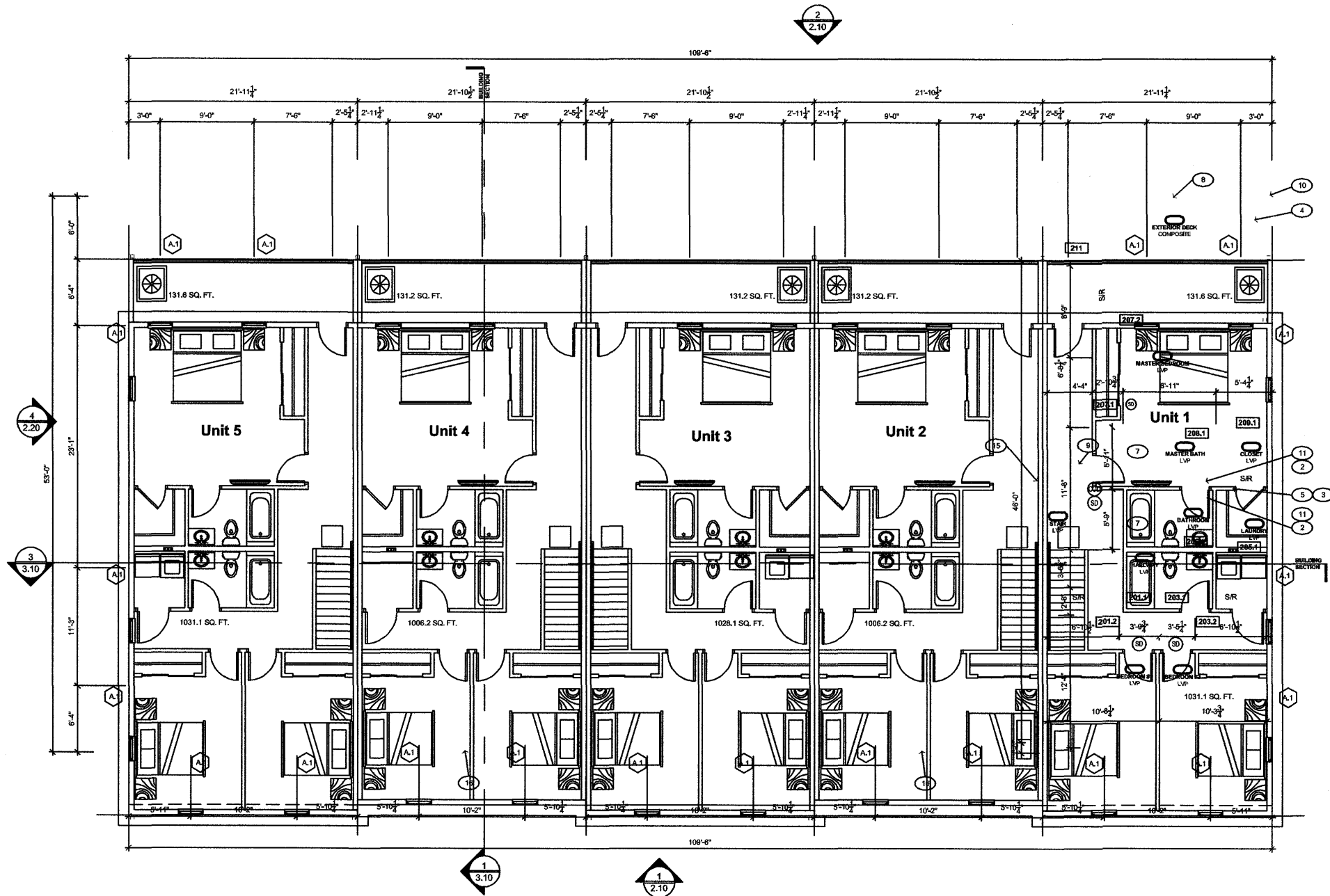
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4th Street 5-Plex Second Floor Plan
Units 1, 2, 3, 4 & 5



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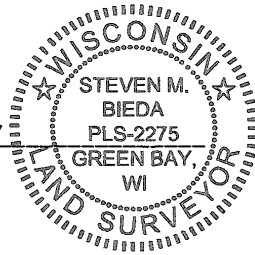
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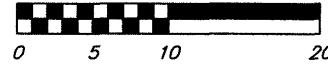
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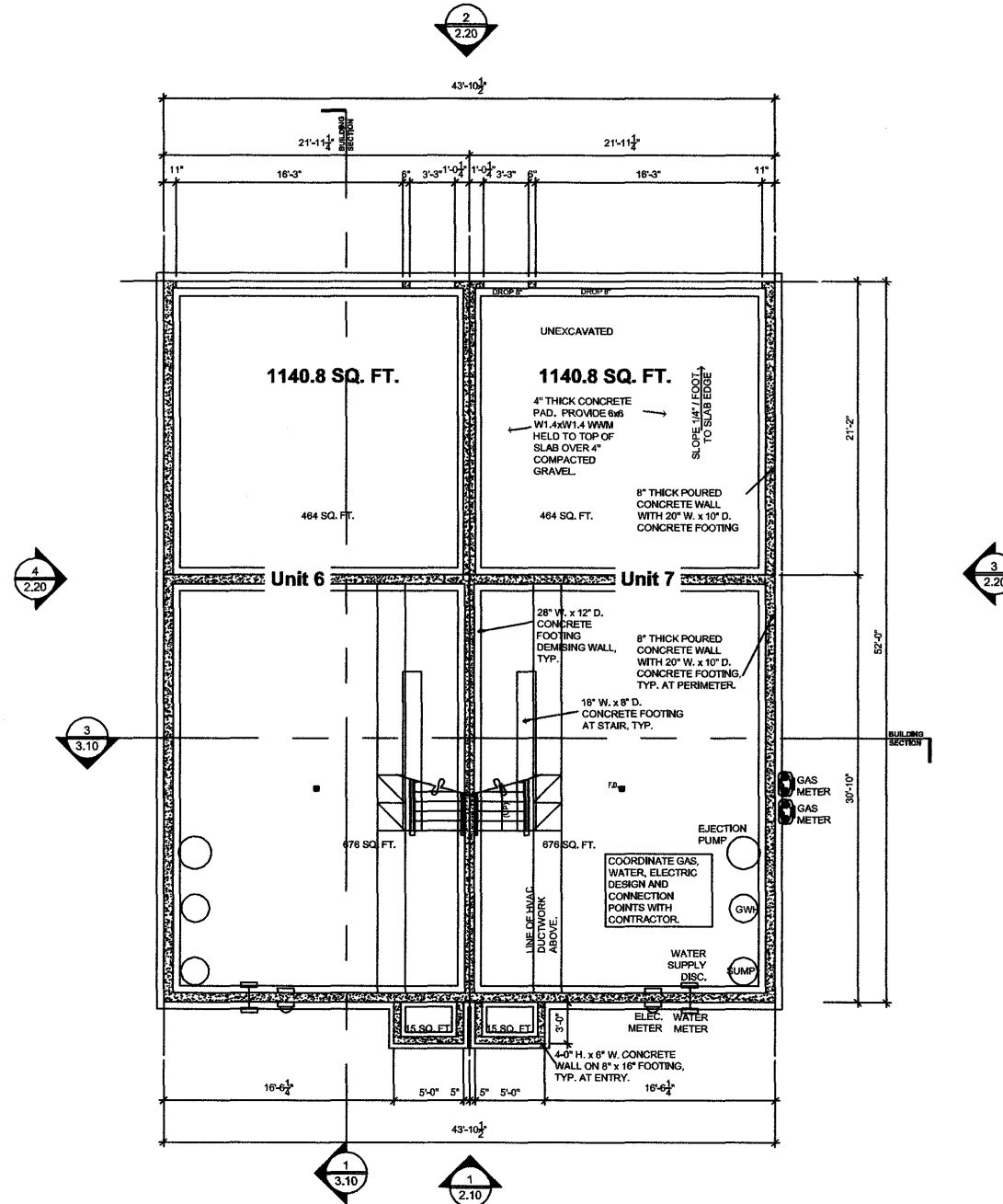
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4th Street Duplex Foundation Plan Units 6 & 7



NOTE: KEY NOTES,
SYMBOLS, TAGS AND
DIMENSIONS TYPICAL AT
EACH UNIT, U.O.M.

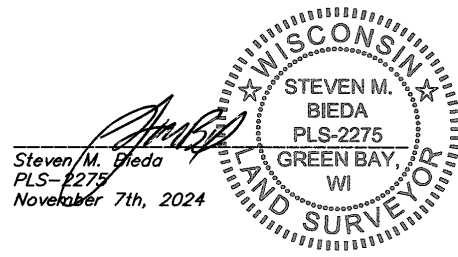
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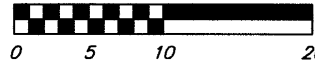




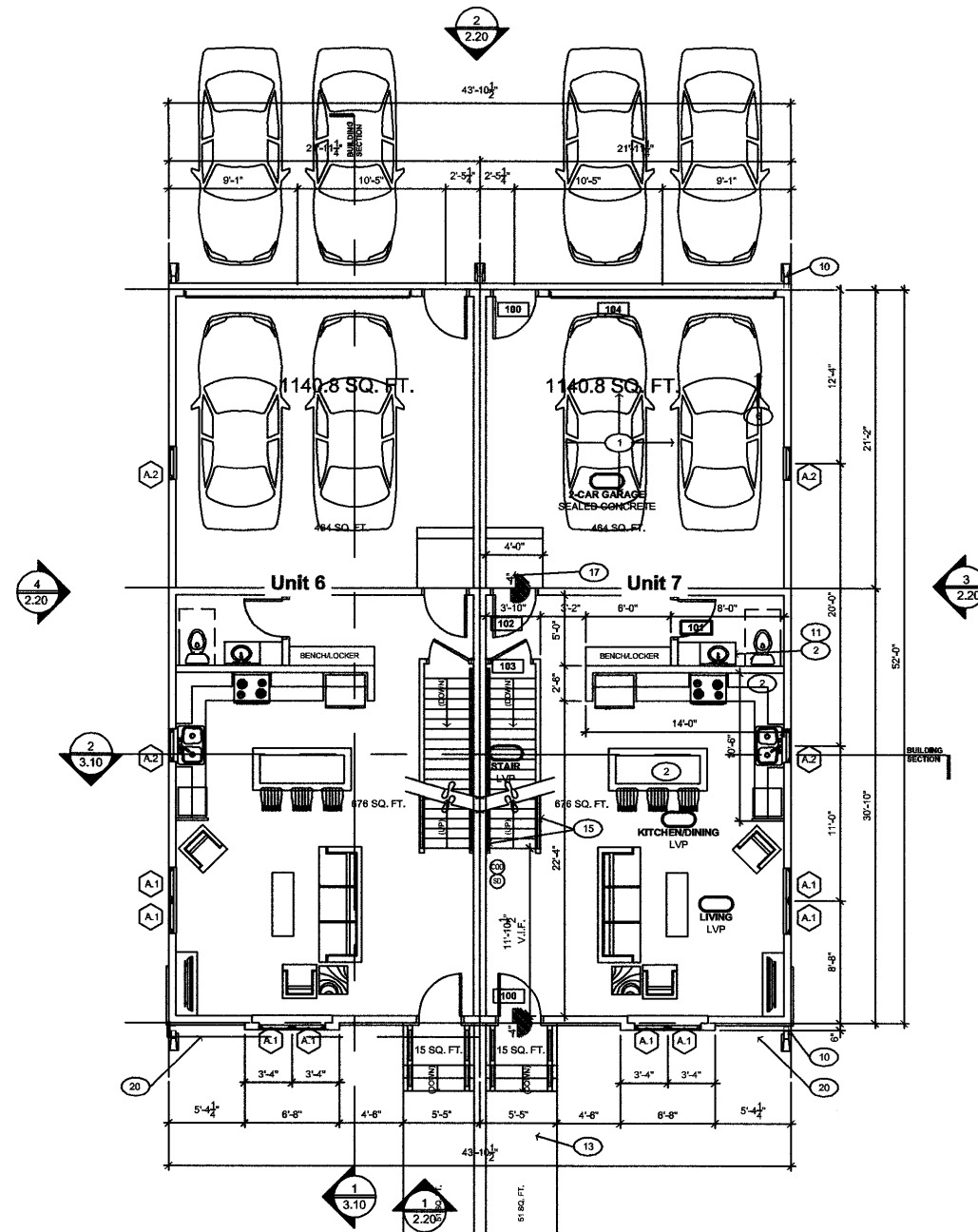
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4th Street Duplex First Floor Plan
Units 6 & 7



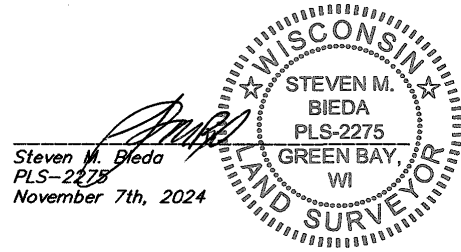
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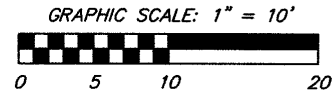
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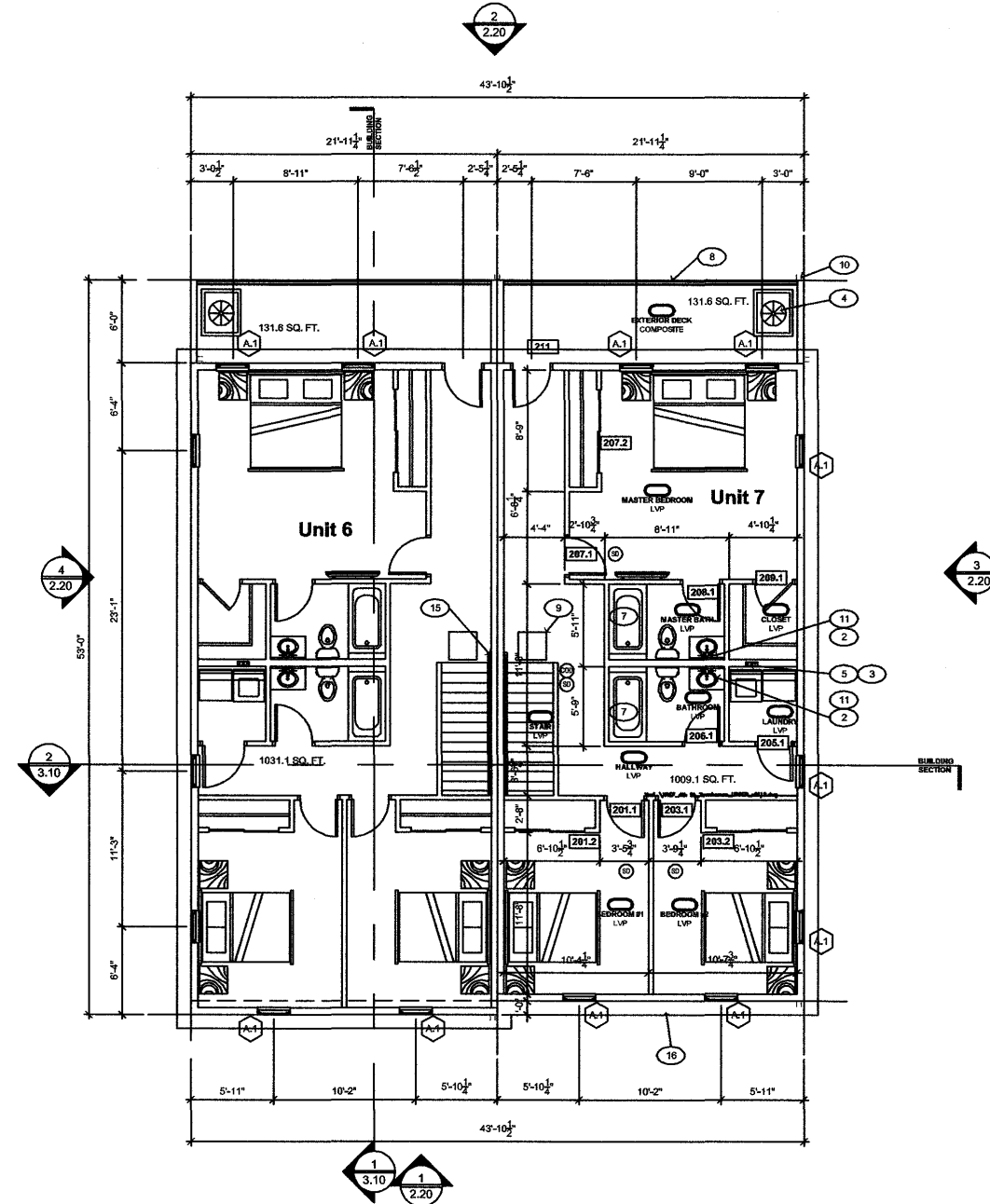


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4th Street Duplex Second Floor Plan
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