



3069984

CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
07/25/2024 02:43 PM
REC FEE: 50.00
PAGES: 2

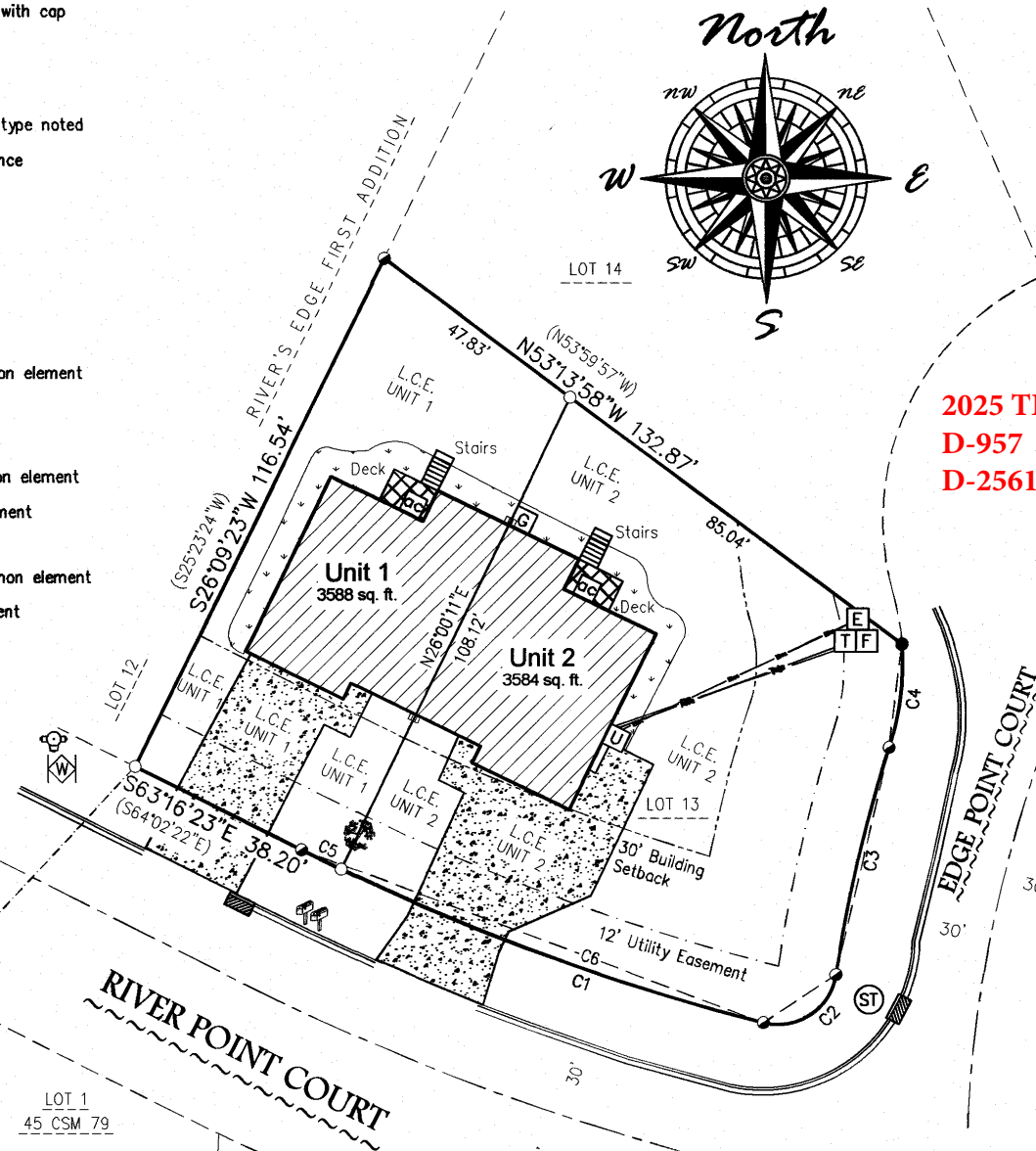
Bearings referenced to the Southerly
Line of Private Claim 32, East Side of
the Fox River, T23N-R21E, assumed
to be N64°00'20"W.

2041-2043 River Point Court Condominium

All of Lot 13, River's Edge First Addition (Volume 21, Plats, Page 275, Document
No. 1899786, Brown County Records), located in part of Private Claim 32, East
Side of the Fox River, Town of Ledgeview, Brown County, Wisconsin.

Legend

- 1.32" (o.d.) x 18" iron pipe with cap
weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- 2" iron pipe found
- Brown County monument - type noted
- () recorded as bearing / distance
- ST storm sewer manhole
- curb inlet
- hydrant
- water valve
- underground telephone line
- telephone pedestal - common element
- underground electric line
- air conditioner
- electrical pedestal - common element
- utility panel - common element
- underground fiber optic line
- fiber optic pedestal - common element
- gas meter - common element
- concrete curb & gutter line
- concrete
- existing building
- existing deck
- water spout
- mailbox
- L.C.E. limited common element



Point on Line between Private
Claim 32 and Private Claim 13
East Side Fox River
Brown County Point
30T/U-21/22
(found MAG nail)

Southeast Corner
Private Claim 32
East Side Fox River
T23N-R21E
(found MAG with washer in
broke off concrete monument)

Graphic Scale: 1" = 30'

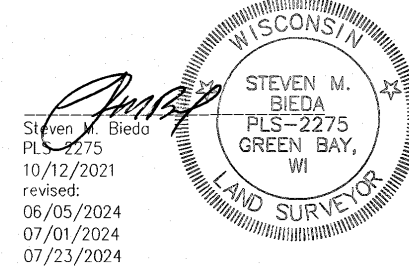
SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, 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 constructed upon the
property.

All of Lot 13, River's Edge First Addition (Volume 21, Plats, Page 275, Document No. 1899786,
Brown County Records), located in part of Private Claim 32, East Side of the Fox River, Town
of Ledgeview, Brown County, Wisconsin.

Parcel contains 14,319 square feet / 0.33 acres more or less.
Parcel subject to easements and restrictions of record.

This plat is a correct representation of "2041-2043 River Point Court 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

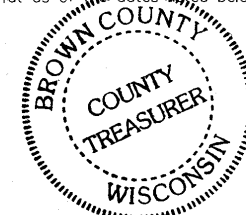
There are no objections to this condominium plat with respect to Sec. 703.115 Wis. Stats. and
is hereby approved for the Brown County Planning Commission.

Ryan L. Duckart 7/24/24
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 Condominium Plat as of the date noted below.

Charles T. Mahlik 7/24/24
Charles T. Mahlik Date
Brown County Deputy Treasurer



NOTES

- 1) Decks, porches, drives, air conditioner, water spouts & walks are limited common elements to the appurtenant unit.
- 2) All areas within the condominium and outside the units, except those areas designated as limited common elements, are common elements.
- 3) The utility box includes electrical meter, two fiber optic boxes and two telephone boxes.
- 4) Condominium Address is 2041-2403 River Point Court.
- 5) 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.
- 6) When attached dwelling units are created, matters of mutual concern to the adjacent property owners, due to construction, catastrophe, and maintenance, shall be guarded against by private covenants and deed restrictions and the approving authorities shall not be held responsible for same.

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	101.86	470.00	101.66	S69°28'54"E	12°25'02"	S63°16'23"E, S75°41'25"E
C2	20.10	12.00	17.83	N56°20'42"E	95°57'39"	S75°40'29"E
C3	48.07	280.00	48.01	N13°17'52"E	9°50'11"	N8°22'47"E, N18°12'58"E
C4	21.58	55.00	21.44	N6°58'28"E	22°28'51"	N4°15'58"W
C5	9.10	470.00	9.10	S63°49'40"E	1°06'34"	-
C6	92.76	470.00	92.61	S70°02'11"E	11°18'28"	-

Client:

Josh
Liesch

Tax Parcel: D-957



vierbicher
planners | engineers | advisors

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

File: B-2821Condo 060524.dwg
Data File: B-2821.TXT
Fieldwork Completed: 07/19/2021
Drafted By: NDK

Scale: 1"=30'

PROJECT NO.
B-2821

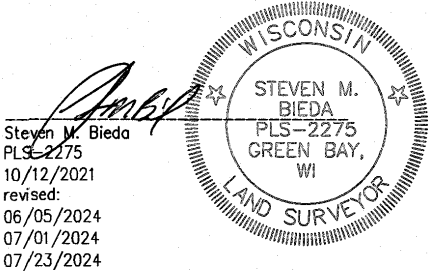
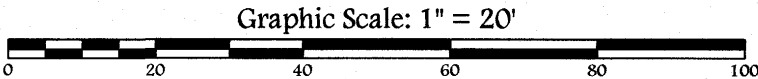
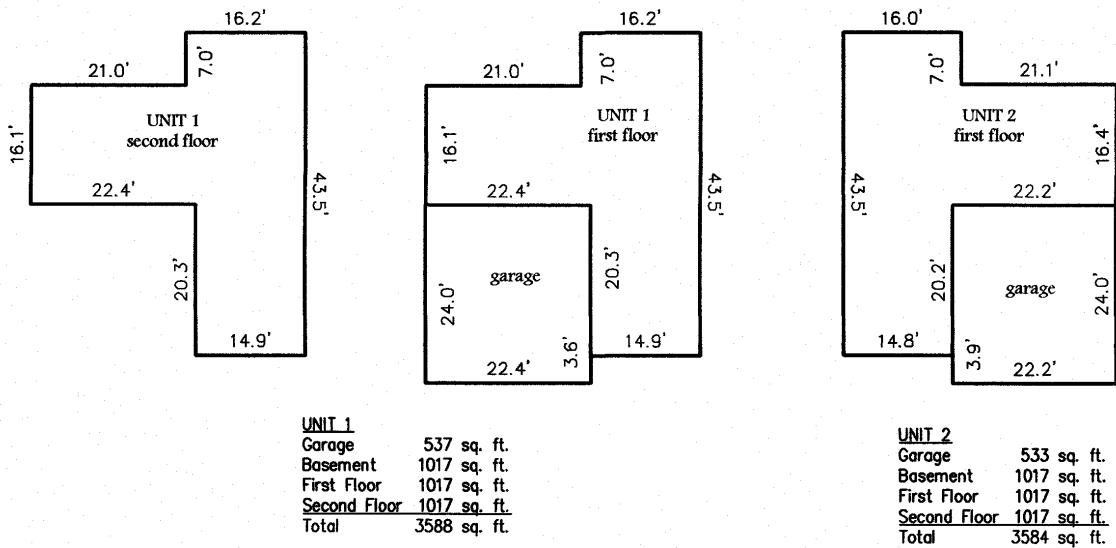
SHEET NO.
1 of 2

DRAWING NO.
X-1149

2041-2043 River Point Court Condominium

All of Lot 13, River's Edge First Addition (Volume 21, Plats, Page 275, Document No. 1899786, Brown County Records),
located in part of Private Claim 32, East Side of the Fox River, Town of Ledgeview, Brown County, Wisconsin.

- NOTES
- 1) Floor dimensions are based on exterior building dimensions.
 - 2) Square footage is approximate from exterior dimensions.



Client:
**Josh
Liesch**

Tax Parcel: D-957

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PROJECT NO.
B-2821

SHEET NO.
2 of 2

DRAWING NO.
X-1149