

# 2038-2040 TRUE LANE CONDOMINIUM

ALL OF LOT 15 OF GREATENS SUBDIVISION NO. 1 AS RECORDED IN VOLUME 10 ON PAGE 56 AS DOCUMENT NUMBER 552694 AND PART OF LOT 95, MEACHAMS THIRD CANTERBURY HEIGHTS SUBDIVISION AS RECORDED IN VOLUME 12 ON PAGE 32 AS DOCUMENT NUMBER 605233, PRIVATE CLAIM 16, WEST SIDE OF FOX RIVER,

**LEGAL DESCRIPTION:** VILLAGE OF ASHWAUBENON, BROWN COUNTY, WISCONSIN.

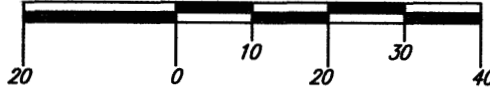
ALL OF LOT 15 OF GREATENS SUBDIVISION NO. 1 AS RECORDED IN VOLUME 10 ON PAGE 56 AS DOCUMENT NUMBER 552694 AND PART OF LOT 95, MEACHAMS THIRD CANTERBURY HEIGHTS SUBDIVISION AS RECORDED IN VOLUME 12 ON PAGE 32 AS DOCUMENT NUMBER 605233, PRIVATE CLAIM 16, WEST SIDE OF FOX RIVER, VILLAGE OF ASHWAUBENON, BROWN COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT AN ANGLE POINT ON THE SOUTH LINE OF PRIVATE CLAIM 16 WEST SIDE OF THE FOX RIVER A.K.A. CORNER ID 30A/B-13/14C; THENCE N63°55'01"W, 402.74 FEET TO THE SOUTH LINE OF SAID LOT 15 AND THE POINT OF BEGINNING; THENCE N64°03'13"W, 95.00 FEET TO THE WEST LINE OF THE LANDS DESCRIBED IN DOCUMENT NUMBER 3065330; THENCE N25°44'59"E, 136.66 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF APRIL LANE; THENCE S64°04'46"E, 83.05 FEET ALONG SAID SOUTH LINE; THENCE SOUTHEASTERLY 18.82 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD WHICH BEARS S19°09'41"E AND IS 16.95 FEET IN LENGTH TO THE WEST LINE OF TRUE LANE; THENCE S25°45'23"W, 124.73 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. SAID ABOVE DESCRIBED LANDS CONTAIN 12,955 SQ.FT. AND 0.2974 ACRE MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

CURVE TABLE:					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	12.00'	89°50'09"	18.82'	S19°09'41"E	16.95'

## LEGEND:

- = 1 1/4" X 18" O.D. ROUND IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
- ⊙ = 2" O.D. ROUND IRON PIPE FOUND
- ⊙ = ALUMINUM DISK
- ⊙ = MAG NAIL AND DISK
- ⊙ = AIR CONDITIONER
- ⊙ = ELECTRIC METER
- ⊙ = GAS METER
- L.C.E. = LIMITED COMMON ELEMENT

## GRAPHIC SCALE:



NORTH IS REFERENCED TO THE SOUTH LINE OF APRIL LANE ALONG LOT 15 OF GREATENS SUBDIVISION NO. 1, LOCATED IN PRIVATE CLAIM 16, WEST SIDE OF FOX RIVER, VILLAGE OF ASHWAUBENON, BROWN COUNTY WISCONSIN, WHICH BEARS S64°04'46"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM FOR BROWN COUNTY

I, CHRISTOPHER E. PERREAULT, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT AND COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CHRISTOPHER E. PERREAULT, PLS-2249 DATED 11/15/24  
CAROW LAND SURVEYING & ENVIRONMENTAL  
615 N. LYNDALE DRIVE, APPLETON, WISCONSIN 54914  
N5841 STATE HIGHWAY 47-55, SHAWANO, WISCONSIN 54166  
PHONE: (920)731-4168  
B2408.15 DATED: 9-18-2024 REVISED: 10-14-2024

CERTIFICATE OF THE BROWN COUNTY TREASURER  
AS BROWN COUNTY DEPUTY 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.

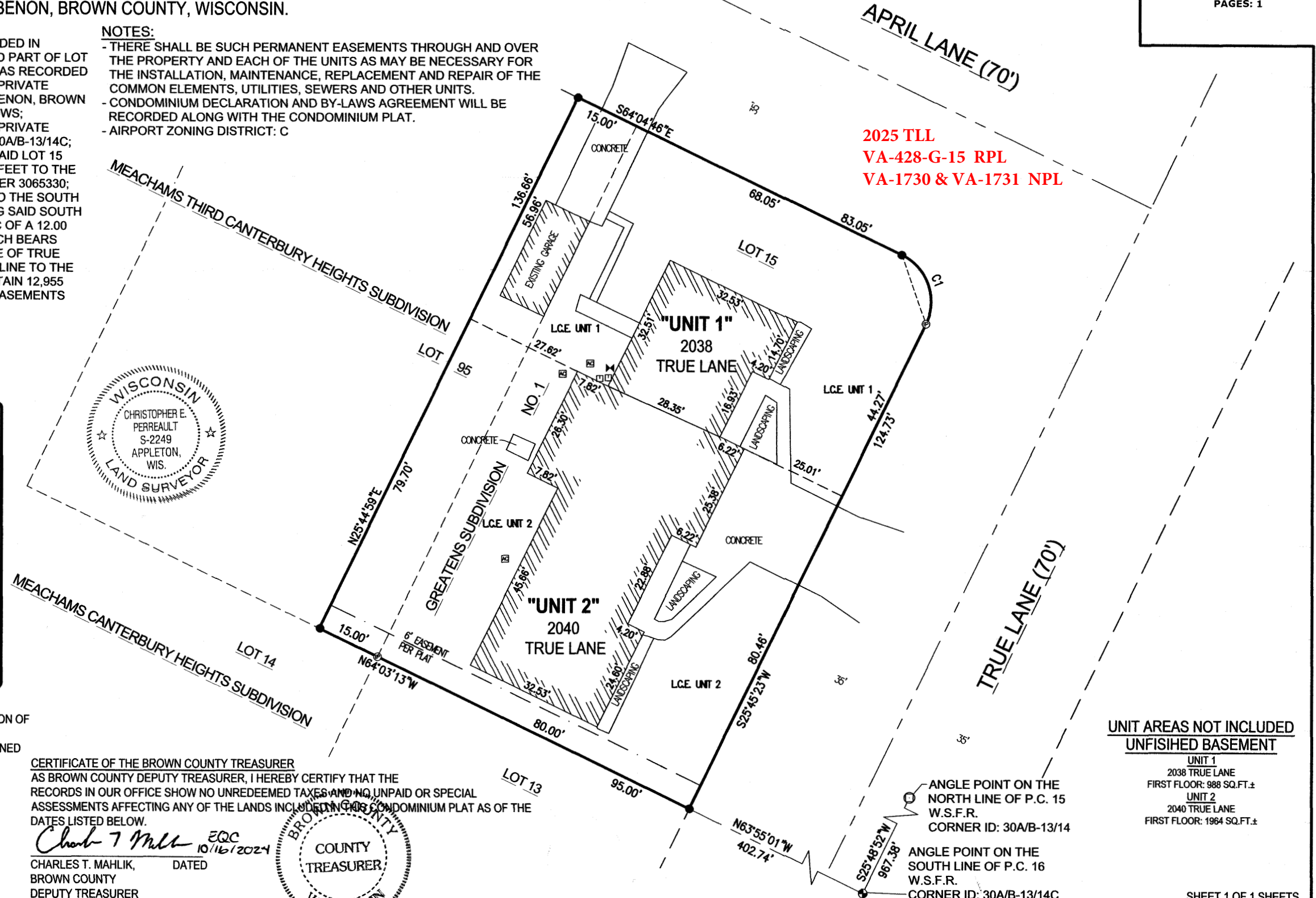
Charles T. Mahlik, EQC DATED 10/16/2024  
CHARLES T. MAHLIK, BROWN COUNTY DEPUTY TREASURER

CERTIFICATE OF BROWN COUNTY PLANNING COMMISSION:  
THERE ARE NO OBJECTIONS TO THIS CONDOMINIUM PLAT WITH RESPECT TO SEC. 703.115 WIS. STATS. AND IS HEARBY APPROVED FOR THE BROWN COUNTY PLANNING COMMISSION.

Thomas Lesue 10-16-24  
RYAN L. DUCKART, ASST. DATE  
BROWN COUNTY PROPERTY LISTER  
THOMAS LESUE

3077040

CHERYL BERKEN  
BROWN COUNTY  
REGISTER OF DEEDS  
GREEN BAY, WI  
RECORDED ON  
10/16/2024 01:37 PM  
REC FEE: 50.00  
PAGES: 1



2025 TLL  
VA-428-G-15 RPL  
VA-1730 & VA-1731 NPL

## UNIT AREAS NOT INCLUDED UNFINISHED BASEMENT

UNIT 1  
2038 TRUE LANE  
FIRST FLOOR: 988 SQ.FT.±  
UNIT 2  
2040 TRUE LANE  
FIRST FLOOR: 1964 SQ.FT.±

ANGLE POINT ON THE  
NORTH LINE OF P.C. 15  
W.S.F.R.  
CORNER ID: 30A/B-13/14

ANGLE POINT ON THE  
SOUTH LINE OF P.C. 16  
W.S.F.R.  
CORNER ID: 30A/B-13/14C