

- Indicates found 1" Iron Pipe
○ Indicates set 1" Iron Pipe
▲ Indicates found 2" Iron Pipe
△ Indicates set 2" Iron Pipe
+ Indicates found chiseled cross

TITLETOWN COMMERCIAL CONDOMINIUM ADDENDUM NO. 1

Village of Ashwaubenon, Brown County, WI

See sheet 2 for Legal Description.

NOTES:

- Common elements are all areas within the Condominium and outside of the Units.
- Refer to the original Declaration of Condominium for descriptions of the Limited Common Elements.

LCE = Limited Common Element - refer to the Declaration of Condominium for a complete list of the Limited Common Elements.

LSC = Limited Shared Components - refer to the Declaration of Condominium for a complete list of the Limited Shared Components.

3. All dimensions shown are measured to the nearest hundredth of a foot. All bearings are referenced to the North line of the South 1/2 of Private Claim 13, West Side of the Fox River whose bearing is South 64°05'07" East, Wisconsin County Coordinate System (WCCS), Brown County, NAD83 (2011), Geoid 12A, US survey foot, using the WISCORS network.

4. This Map lies within Airport Zoning District "C". The Austin Straubel International Airport Director shall be contacted for review and approval prior to any development and land disturbing activities within Airport Zoning Districts.

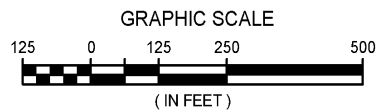
5. Units 2 thru 4 are not included in Addendum No. 1

3069917

CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
07/25/2024 09:15 AM
REC FEE: 50.00
PAGES: 6

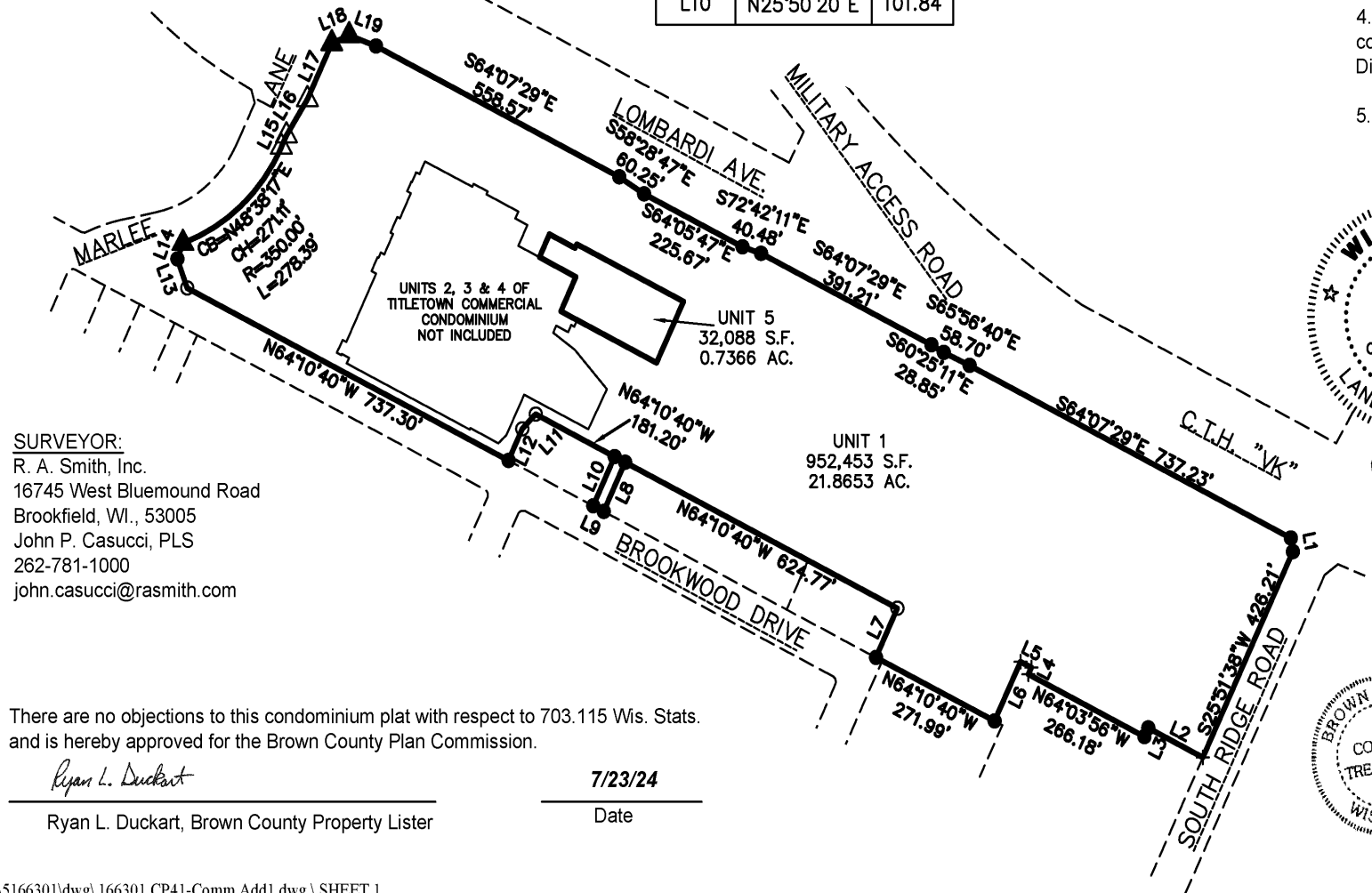
*The above recording Information
verifies that this document has
been electronically recorded and
returned to the submitter**

2025 TLL
VA-1510 PS
VA-1510-1 NPL



Line #	Direction	Length
L1	S10°09'08"E	25.63
L2	N64°03'53"W	125.61
L3	S25°57'04"W	18.00
L4	N25°57'04"E	13.68
L5	N64°03'56"W	25.00
L6	S25°57'04"W	123.02
L7	N25°49'20"E	101.84
L8	S25°50'20"W	101.84
L9	N64°10'40"W	24.00
L10	N25°50'20"E	101.84

Line #	Direction	Length
L11	S45°32'49"W	39.25
L12	S25°50'20"W	64.89
L13	N20°19'58"W	57.77
L14	N21°20'25"E	31.53
L15	N25°51'04"E	23.87
L16	N32°40'43"E	79.91
L17	N25°51'04"E	115.92
L18	N67°31'53"E	38.80
L19	S70°01'46"E	58.59



SURVEYOR:
R. A. Smith, Inc.
16745 West Bluemound Road
Brookfield, WI., 53005
John P. Casucci, PLS
262-781-1000
john.casucci@rasmith.com

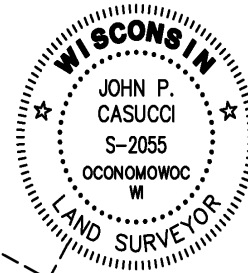
There are no objections to this condominium plat with respect to 703.115 Wis. Stats.
and is hereby approved for the Brown County Plan Commission.

Ryan L. Duckart

Ryan L. Duckart, Brown County Property Lister

7/23/24

Date



I, John P. Casucci, 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 or to be constructed upon the property.

This Condominium Plat is a correct representation of Titletown Commercial Condominium Addendum No. 1 as proposed at the date hereof, and the identification and proposed 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 diagrammatic floor plans of the Condominium buildings and units contained in the plat and the approximate dimensions and floor areas thereof.

John P. Casucci

JOHN P. CASUCCI, PLS, S- 2055

FEBRUARY 1, 2024
REV 5-16-24

FIELD DATE

I, Charles T. Mahlik, as acting 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 date listed below.

Charles T. Mahlik

Charles T. Mahlik, County Treasurer

7-23-24

Date

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

TITLETOWN COMMERCIAL CONDOMINIUM ADDENDUM NO. 1

Village of Ashwaubenon, Brown County, WI

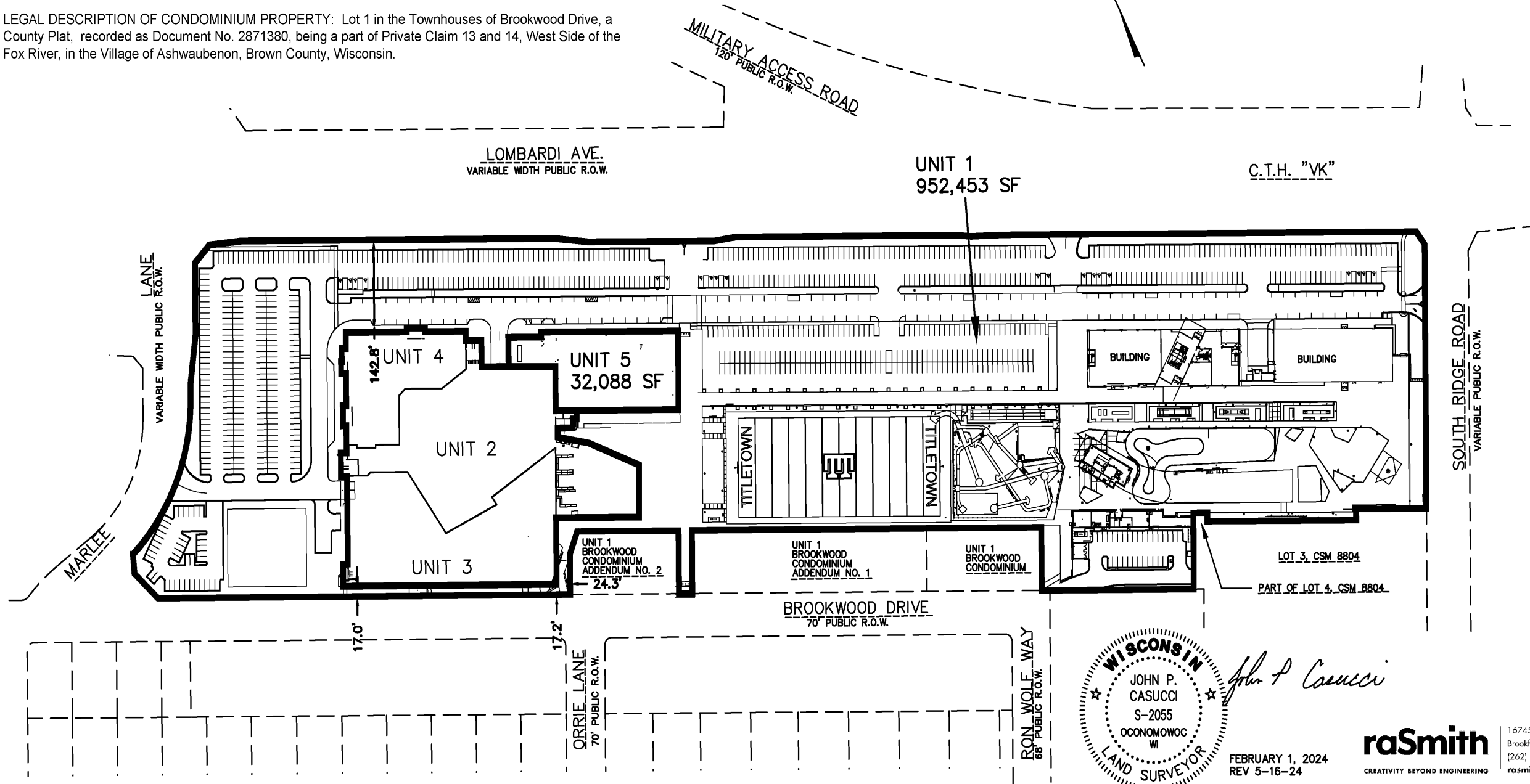
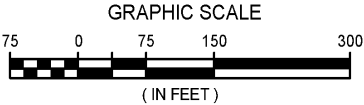
LEGAL DESCRIPTION:

UNIT 1, TOGETHER WITH SAID UNIT'S UNDIVIDED INTEREST IN THE COMMON ELEMENTS, SERVICE ELEMENTS, EASEMENTS AND THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT, ALL IN TITLETOWN COMMERCIAL CONDOMINIUM, A CONDOMINIUM DECLARED AND EXISTING UNDER AND BY VIRTUE OF THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN, BY A DECLARATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR BROWN COUNTY, WISCONSIN, ON APRIL 21, 2020, AS DOCUMENT NO. 2898907; SAID CONDOMINIUM BEING LOCATED IN THE VILLAGE OF ASHWAUBENON, BROWN COUNTY, WISCONSIN.

LEGAL DESCRIPTION OF CONDOMINIUM PROPERTY: Lot 1 in the Townhouses of Brookwood Drive, a County Plat, recorded as Document No. 2871380, being a part of Private Claim 13 and 14, West Side of the Fox River, in the Village of Ashwaubenon, Brown County, Wisconsin.

TOTAL AREAS	
UNIT 1 - TITLETOWN UNIT	= 952,453 SF
UNIT 5 - PAC GB UNIT	= 32,088 SF

SITE PLAN



WISCONSIN
JOHN P. CASUCCI
S-2055
OCONOMOWOC
WI
LAND SURVEYOR

John P. Casucci

FEBRUARY 1, 2024
REV 5-16-24

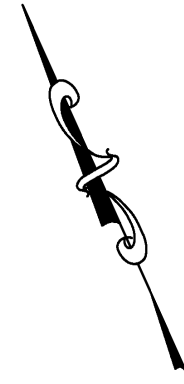
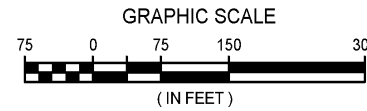
raSmith
CREATIVITY BEYOND ENGINEERING

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Brookfield, WI 53005-5938
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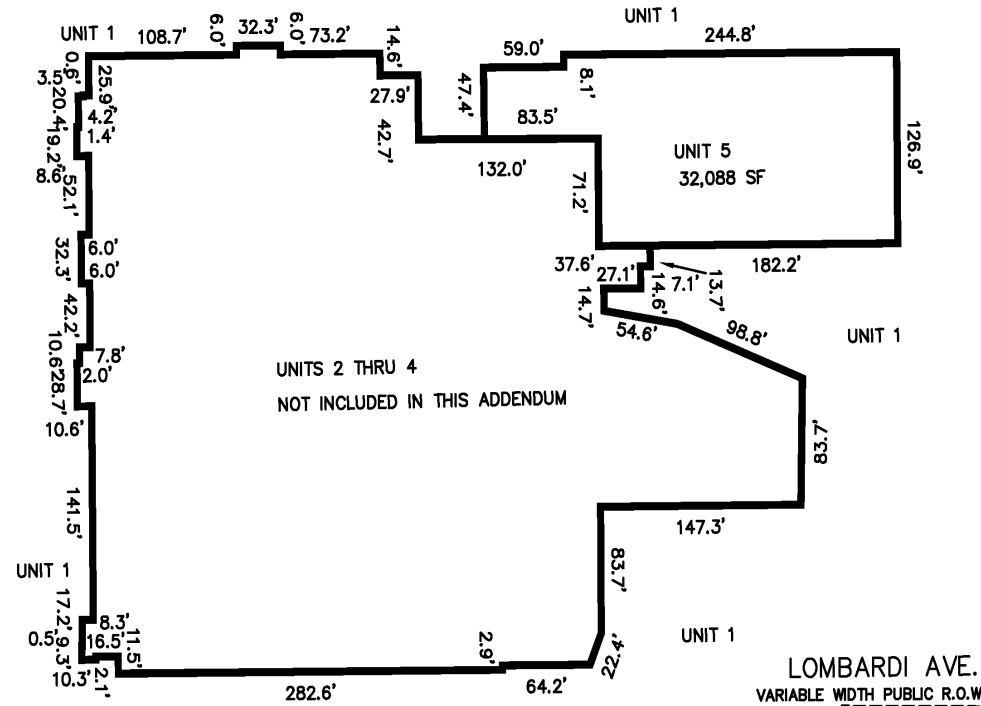
DETAIL
1" = 120'

TITLETOWN COMMERCIAL CONDOMINIUM ADDENDUM NO. 1

Village of Ashwaubenon, Brown County, WI

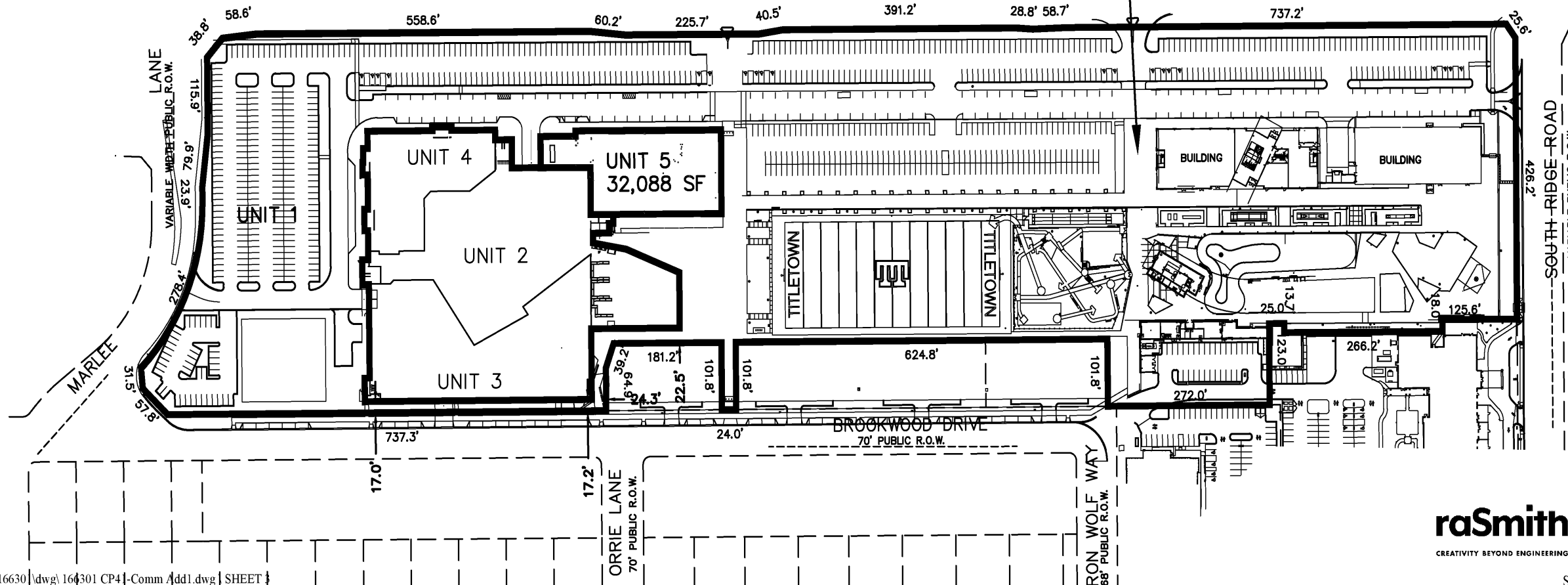


UNIT 1 - TITLETOWN UNIT
UNIT 5 - PAC GB UNIT



UNIT 1
952,453 SF

C.T.H. "VK"



raSmith
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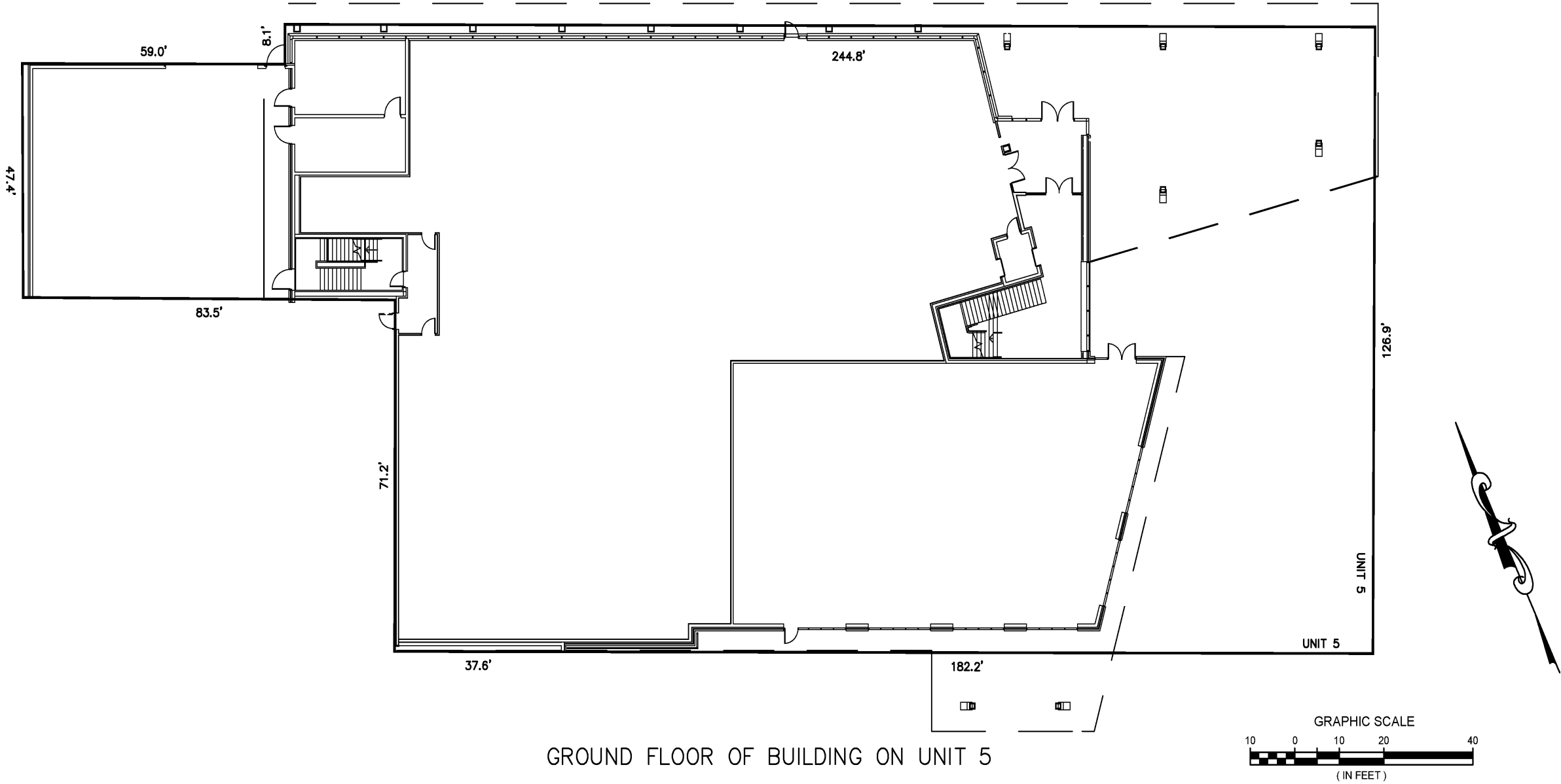


FEBRUARY 1, 2024
REV 5-16-24

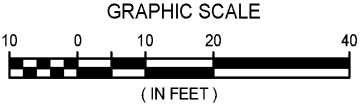
TITLETOWN COMMERCIAL CONDOMINIUM ADDENDUM NO. 1

Village of Ashwaubenon, Brown County, WI

THERE ARE NO LIMITED COMMON ELEMENTS FOR UNIT 5.

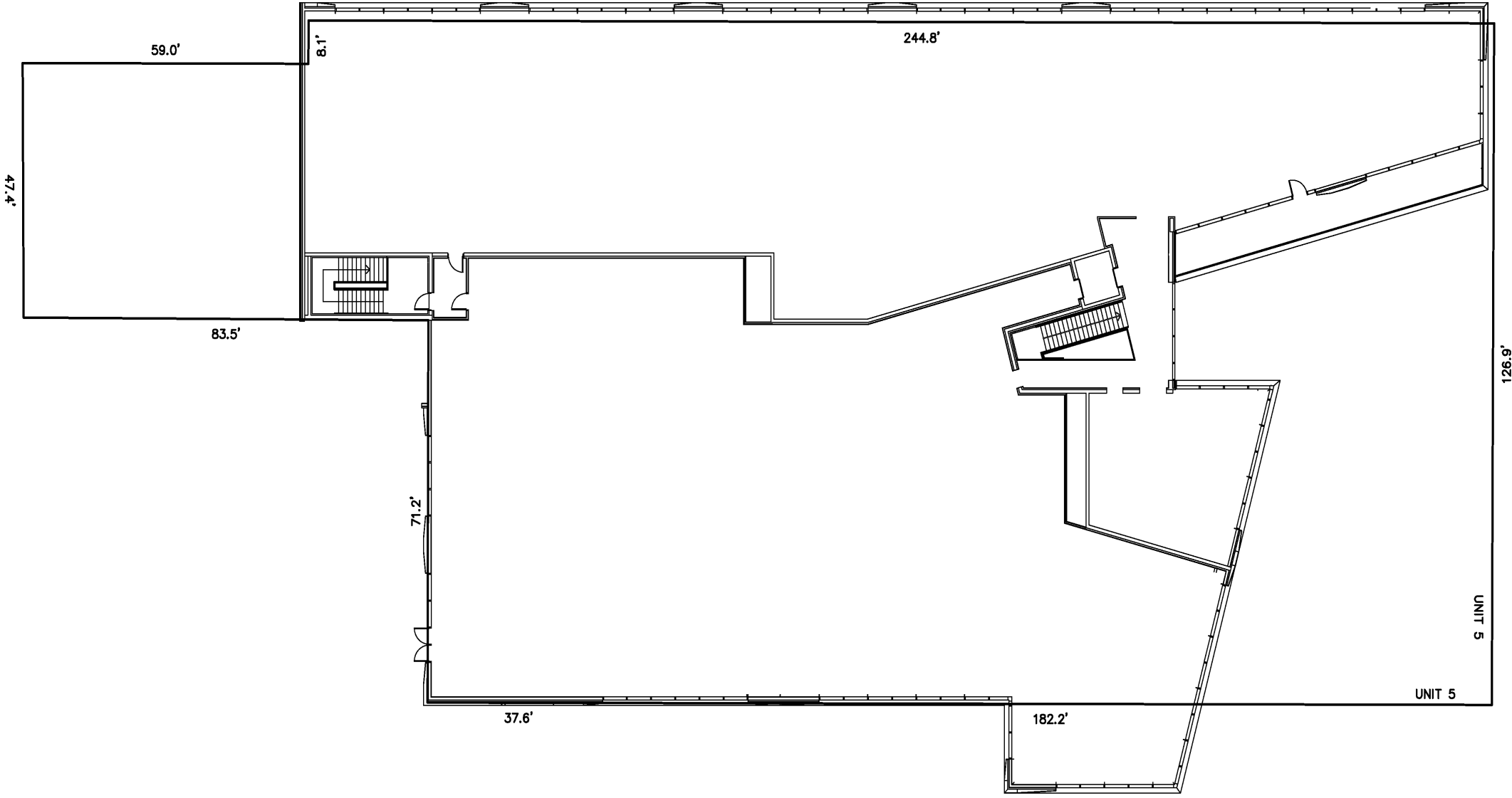
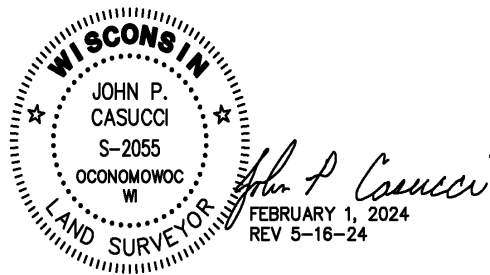


GROUND FLOOR OF BUILDING ON UNIT 5

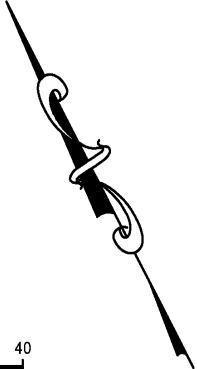
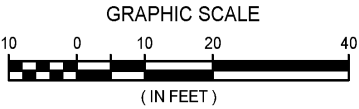


TITLETOWN COMMERCIAL CONDOMINIUM ADDENDUM NO. 1

Village of Ashwaubenon, Brown County, WI



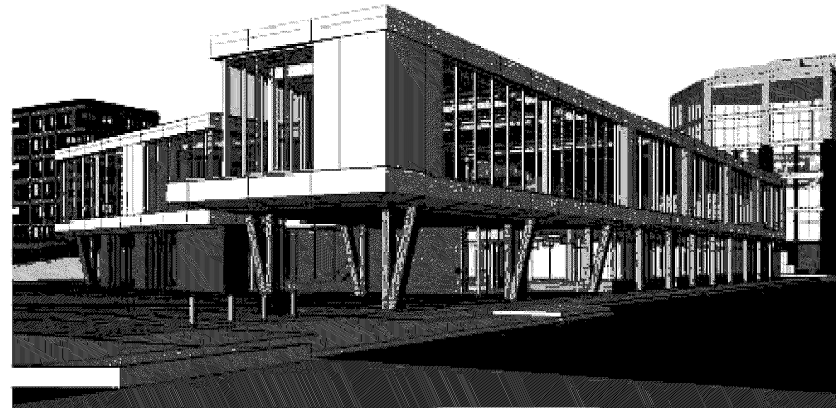
SECOND FLOOR OF BUILDING ON UNIT 5





TITLETOWN COMMERCIAL CONDOMINIUM ADDENDUM NO. 1

Village of Ashwaubenon, Brown County, WI



NORTHEAST
VIEW



SOUTHEAST
VIEW