

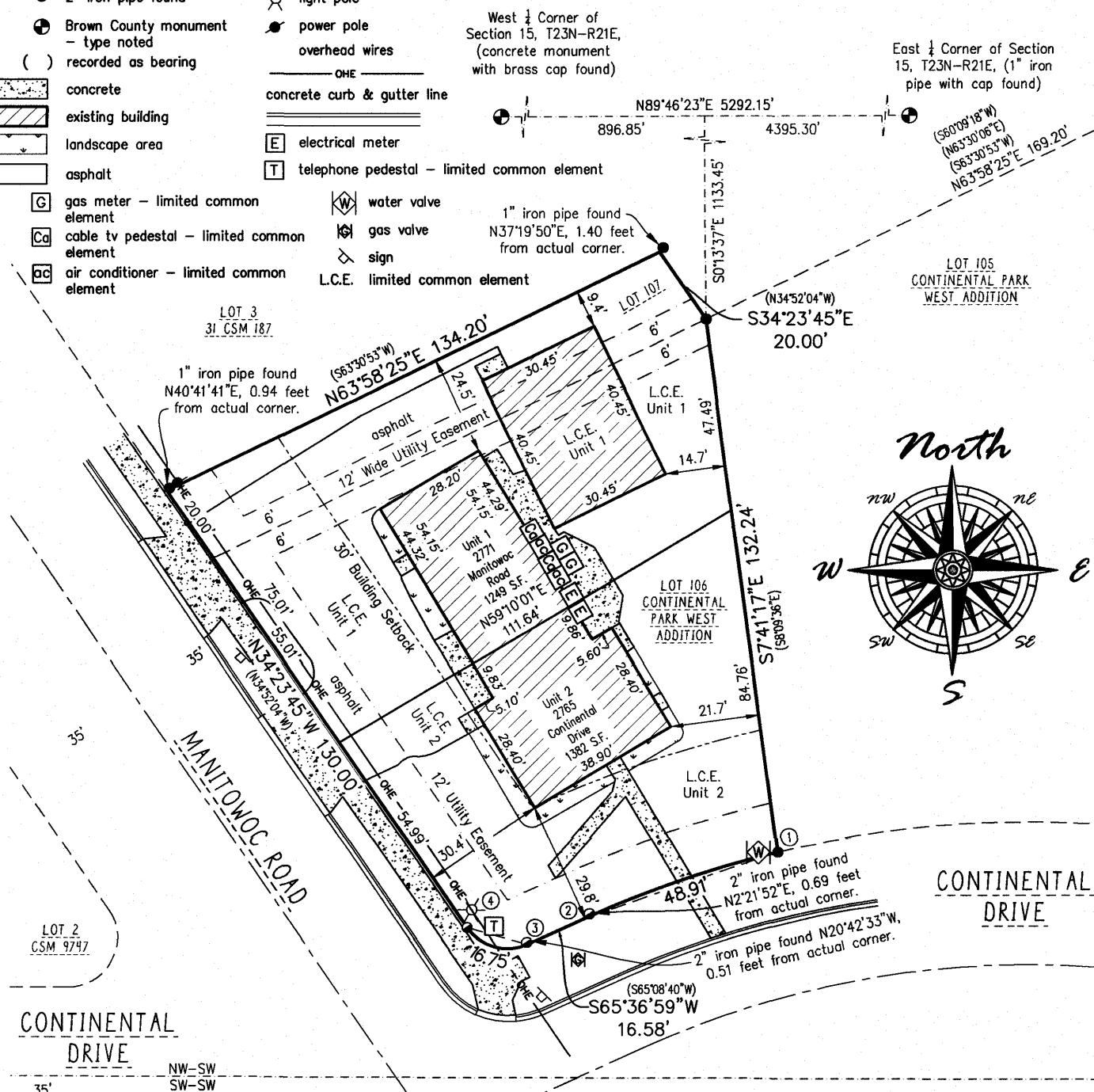
# 2771 Manitowoc Road & 2765 Continental Drive Condominium

All of Lot 106 and part of Lot 107 of record plat "Continental Park West Addition", (Volume 18, Plats, Page 85, Document No. 1136593, Brown County Records), being located in part of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 15, T23N-R21E, Village of Bellevue, Brown County, Wisconsin.

## Legend

- 1" iron pipe found
- 1" iron pipe with cap found
- 2" iron pipe found
- Brown County monument - type noted
- ( ) recorded as bearing
- concrete
- existing building
- landscape area
- asphalt
- gas meter - limited common element
- cable tv pedestal - limited common element
- air conditioner - limited common element
- light pole
- power pole
- overhead wires
- ONE
- concrete curb & gutter line
- electrical meter
- telephone pedestal - limited common element
- water valve
- gas valve
- sign
- L.C.E. limited common element

Graphic Scale: 1" = 30'



## 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 Lot 106 and part of Lot 107 of record plat "Continental Park West Addition", (Volume 18, Plats, Page 85, Document No. 1136593, Brown County Records), being located in part of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 15, T23N-R21E, Village of Bellevue, Brown County, Wisconsin, more fully described as follows:

Commencing at the West  $\frac{1}{4}$  Corner of Section 15, T23N-R21E; thence N89°46'23"E, 896.85 feet along the North line of the Southwest  $\frac{1}{4}$  of said Section 15; thence S0°13'37"E, 1133.45 feet to the Point of Beginning being the Northeast Corner of Lot 106 of record plat "Continental Park West Addition", (Volume 18, Plats, Page 85, Document No. 1136593, Brown County Records); thence S7°41'17"E, 132.24 feet along the East line of said Lot 106, also being the West line of Lot 105 of said plat; thence 48.92 feet along a Southerly line of said Lot 106 and the North right of way of Continental Drive being the arc of a 260.65 foot radius curve to the Left whose long chord bears S70°59'28"W, 48.84 feet; thence S65°36'59"W, 16.58 feet along a Southerly line of said Lot 106 and said North right of way; thence 16.75 feet along a Southerly line of said Lot 106 and said North right of way Drive being the arc of a 12.00 foot radius curve to the Right whose long chord bears N74°23'23"W, 15.43 feet; thence N34°23'45"W, 130.00 feet along a Westerly line of said Lot 106, a Westerly line of Lot 107 of said plat and the East right of way of Manitowoc Road; thence N63°58'25"E, 134.20 feet along a Southerly line of Lot 3, Volume 31, Certified Survey Maps, Page 187, Map No. 4861, Document No. 1434150, Brown County Records; thence S34°23'45"E, 20.00 feet along a Westerly line of said Lot 3 to the Point of Beginning.

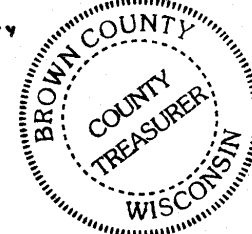
Parcel contains 15,362 square feet / 0.35 acres more or less.  
Parcel subject to easements and restrictions of record.

This plat is a correct representation of "2771 Manitowoc Road & 2765 Continental Drive 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.

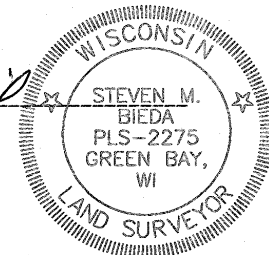
## CERTIFICATE OF THE BROWN COUNTY TREASURER

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  
Brown County Deputy Treasurer  
Date: 7/9/24



Steven M. Bieda  
PLS-2275  
April 12th, 2024  
revised:  
June 26, 2024



## 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  
Brown County Property Lister  
Date: 7/9/24

## NOTES

- Building represents as-built conditions.
- Driveway, garage, patio, landscape areas, electric meter & walks 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 2771 Manitowoc Road & 2765 Continental Drive.
- Bearings referenced to the East-West  $\frac{1}{4}$  line of Section 15, T23N-R21E, assumed to be N89°46'23"E.
- 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.

## Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	48.91'	260.65'	48.84'	S70°59'32"W	10°45'06"	S76°22'05"W
3-4	16.75'	12.00'	15.43'	N74°23'23"W	79°59'16"	N34°23'45"W

3068636

CHERYL BERKEN  
BROWN COUNTY  
REGISTER OF DEEDS  
GREEN BAY, WI  
RECORDED ON  
07/10/2024 02:04 PM  
REC FEE: 50.00  
PAGES: 1

Client:  
**V&M  
Apartments**

Tax Parcel: B-360-106



**vierbicher**  
planners | engineers | advisors

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

File: 240162 Condo 041024.dwg  
Data File: 240162.txt  
Fieldwork Completed: 03/14/24  
Drafted By: NDK

Scale: 1"=30'

PROJECT NO.  
240162

SHEET NO.  
1 of 1

DRAWING NO.  
X-1733