

402-404 W. Woodrow Court Condominium

All of Lot 9 of the recorded "West Woodrow Heights" (Volume 20, Plats, Page 209, Document Number 1638834, Brown County Records), located in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, T22N-R22E, Village of Denmark, Brown County, Wisconsin.

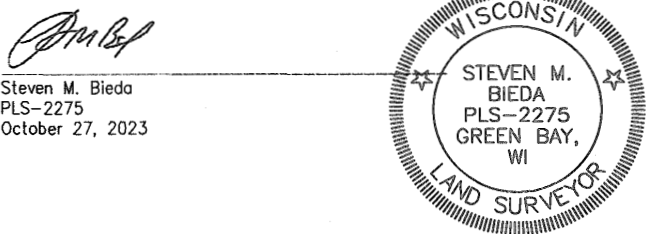
Graphic Scale: 1" = 30'



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.

This plat is a correct representation of "402-404 W. Woodrow 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

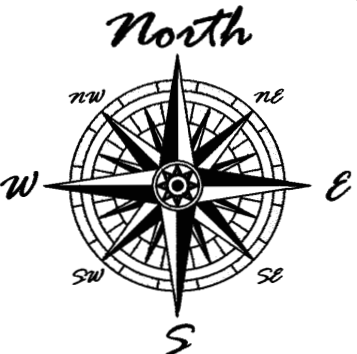
There are no objections to this condominium plat with respect to Sec. 703.115 Wis. Stats. and is hereby approved for the Brown County Planning Commission.

Ryan L. Duckart 1/10/2024
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 Certified Survey Map as of the dates listed below.

Charles T. Mahlik 1/15/24
Charles T. Mahlik Date
Brown County Deputy Treasurer



Legend

- 1" iron pipe found
- 2" iron pipe found
- Brown County monument - type noted
- () recorded as bearing / distance
- G gas meter - common element
- U utility panel - common element
- T telephone pedestal
- ac air conditioner
- TR electrical transformer
- Ca cable tv pedestal
- concrete curb & gutter line
- concrete
- existing building
- landscape area
- fence line
- mailbox
- L.C.E. Limited Common Element

LEGAL DESCRIPTION

All of Lot 9 of the recorded "West Woodrow Heights" (Volume 20, Plats, Page 209, Document Number 1638834, Brown County Records), located in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, T22N-R22E, Village of Denmark, Brown County, Wisconsin more fully described as follows:

Beginning at the Northwest corner of Lot 9 of the recorded "West Woodrow Heights" (Volume 20, Plats, Page 209, Document Number 1638834, Brown County Records); thence N75°00'54"E, 121.28 feet along the North line of said Lot 9 to the West right of way of Woodrow Street; thence S18°11'16"E, 105.49 feet along said West right of way; thence 19.52 feet along the arc of 12.00 foot radius curve to the right whose long chord bears S28°24'49"W, 17.44 feet to the North right of way of W. Woodrow Court; thence S75°00'54"W, 115.19 feet along said North right of way to the West line of said Lot 9; thence N14°59'06"W, 118.00 feet along said West line to said North line and the point of beginning.

Parcel contains 14,665 square feet / 0.34 acres more or less.
Parcel subject to easements and restrictions of record.

Bearings referenced to the North line of the Northeast $\frac{1}{4}$ of Section 28, T22N-R22E, assumed to be N88°47'46"E.

NOTES

- 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.
- Building footprint represents as-built conditions.
- Decks, patios, landscape areas, drives & 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.
- The utility panel includes electric meter, telephone box and cable television box.

2025 TLL
VD-711 RPL
VD-958 & VD-959 NPL

Curve Data

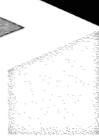
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	19.52	12.00	17.44	S28°24'49"W	93°12'10"	-

3054865

CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
01/10/2024 02:11 PM
REC FEE: 50.00
PAGES: 1

Client:
**High Point
Cattle, LLC**

Tax Parcel: VD-711



vierbicher
planners | engineers | advisors

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

File: H-15823Condo 402-404 102723.dwg
Data File: H-15823.bdt
Fieldwork Completed: 10/23/23
Drafted By: CPM

Scale: 1"=30'

PROJECT NO.
H-15823

SHEET NO.
1 of 1

DRAWING NO.
X-1608