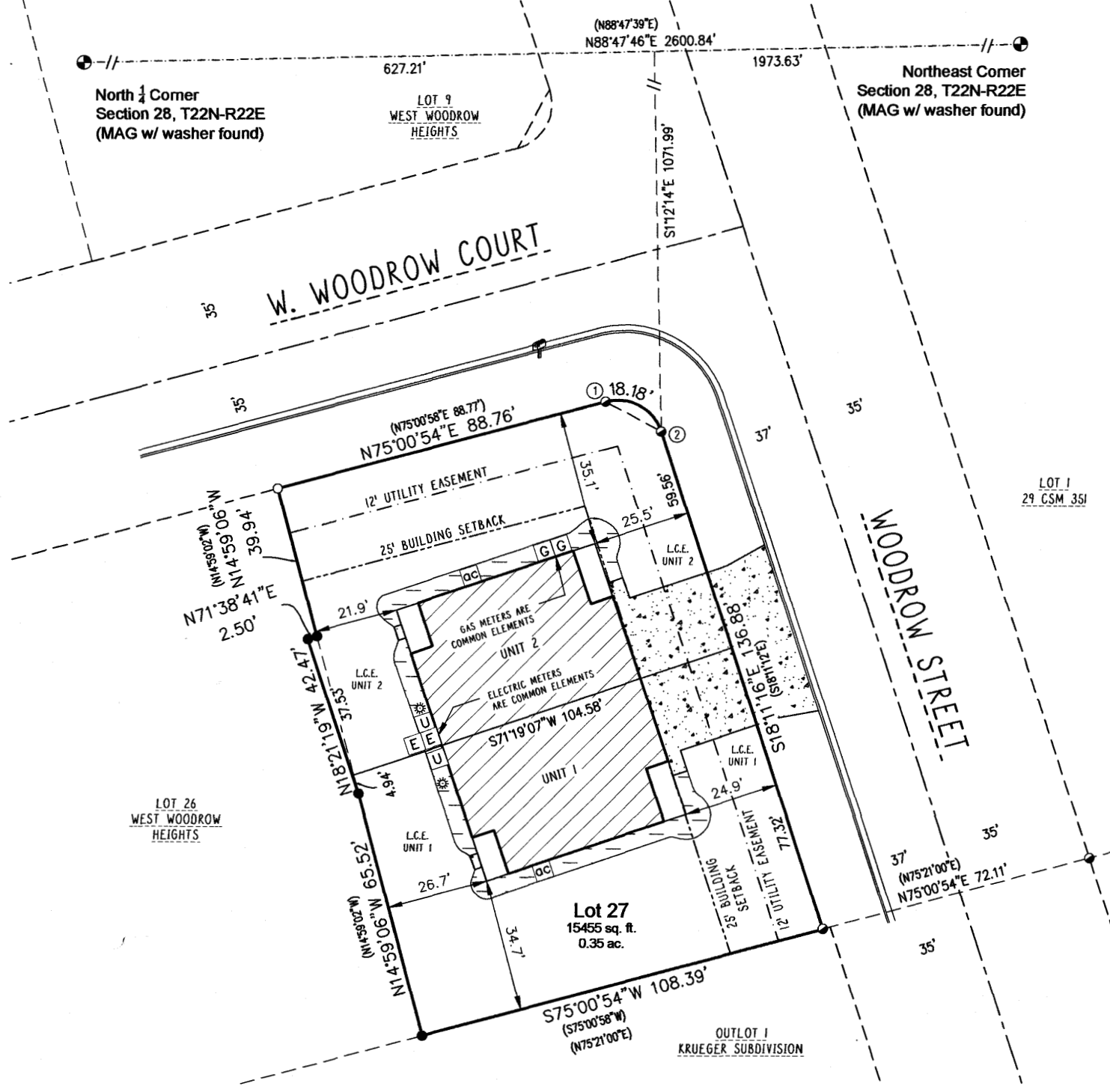


591-595 Woodrow Street Condominium

All of Lot 27 and part of Lot 26 of the recorded "West Woodrow Heights" (Volume 20, Plats, Page 209, Document Number 1638834, Brown County Records), located in the Northwest 1/4 of the Northeast 1/4 of Section 28, T22N-R22E, Village of Denmark, Brown County, Wisconsin.

Graphic Scale: 1" = 30'

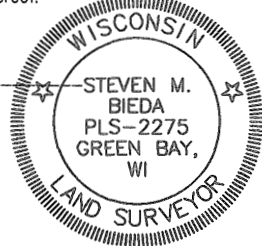


SURVEYOR'S CERTIFICATE

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 "591-595 Woodrow Street 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.

Steven M. Bieda
Steven M. Bieda
PLS-2275
October 27, 2023



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.

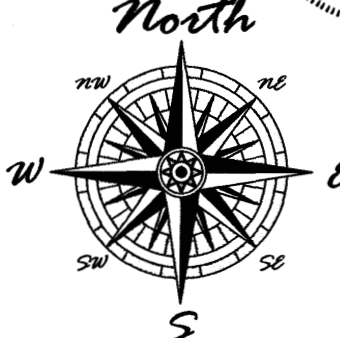
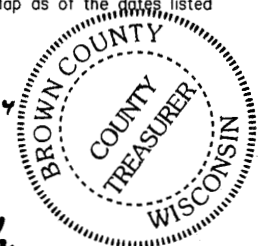
Ryan L. Duckart 1/10/2024
Ryan L. Duckart Date
Brown County Property Lister

2025 TLL
VD-729 RPL
VD-956 (UNIT 1) & VD-947 (UNIT 2) NPL

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 1/10/24
Charles T. Mahlik Date
Brown County Deputy Treasurer



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

Legend

- 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- 2" iron pipe found
- Brown County monument - type noted
- () recorded as bearing / distance
- L.C.E. Limited Common Element
- G gas meter
- U utility panel
- ac air conditioner
- E electric meter
- mailbox
- concrete curb & gutter line
- concrete
- existing building
- landscape area
- satellite dish

Curve Data

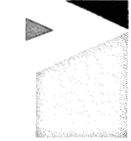
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	18.18	12.00	16.49	S61°35'11"E	86°47'50"	-

3054863

CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
01/10/2024 02:11 PM
REC FEE: 50.00
PAGES: 2

Client:
High Point
Cattle, LLC

Tax Parcel: VD-729



vierbicher
planners engineers advisors

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

File: H-15823Condo 591-595 102723.dwg
Data File: H-15823.txt
Fieldwork Completed: 10/23/23
Drafted By: CPM

Scale: 1"=30'

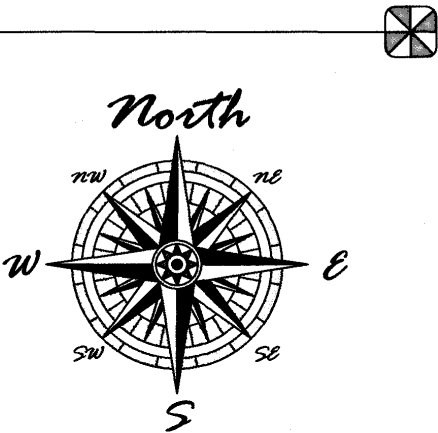
PROJECT NO.
H-15823

SHEET NO.
1 of 2

DRAWING NO.
X-1609

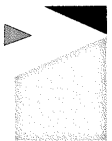
591-595 Woodrow Street Condominium

All of Lot 27 and part of Lot 26 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.



Client:
**High Point
Cattle, LLC**

Tax Parcel: VD-729



vierbicher
planners | engineers | advisors

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

File: H-15823Condo 591-595 102723.dwg
Data File: H-15823.btx
Fieldwork Completed: 10/23/23
Drafted By: CPM

Scale: 1"=20'

PROJECT NO.
H-15823

SHEET NO.
2 of 2

DRAWING NO.
X-1609

NOTES

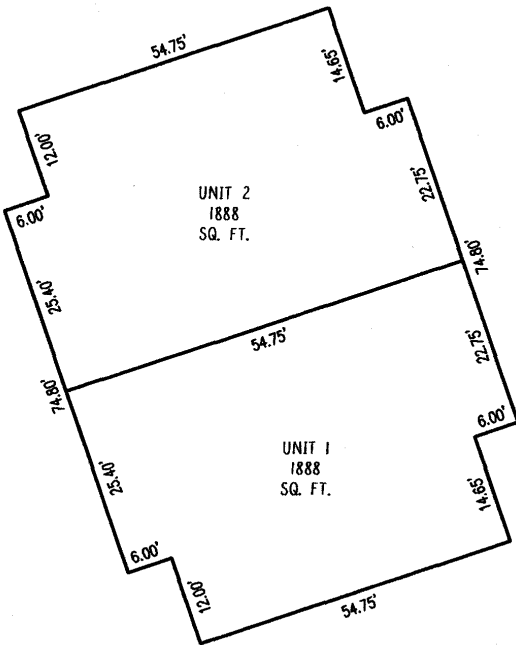
- 1) The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.
- 2) Building footprint represents as-built conditions.
- 3) Decks, patios, landscape areas, drives & walks are limited common elements to the appurtenant unit.
- 4) All areas within the condominium and outside the units, except those areas designated as limited common elements, are common elements.
- 5) The utility panels include telephone box and cable television box.

LEGAL DESCRIPTION

All of Lot 27 and part of Lot 26 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:

Commencing at the North $\frac{1}{4}$ corner of Section 28, T22N-R22E; thence N88°47'46"E, 627.21 feet along the North line of the Northeast $\frac{1}{4}$ of said Section 28; thence S1°12'14"E, 1071.99 feet to a point on the West right of way of Woodrow Street and the point of beginning; thence S18°11'16"E, 136.88 feet along said West right of way to the South line of Lot 27 of the recorded "West Woodrow Heights" (Volume 20, Plats, Page 209, Document Number 1638834, Brown County Records); thence S75°00'54"W, 108.39 feet along said South line to the West line of said Lot 27; thence N14°59'06"W, 65.52 feet along said West line; thence N18°21'19"W, 42.47 feet; thence N71°38'41"E, 2.50 feet to said West line; thence N14°59'06"W, 39.94 feet along said West line to the South right way of W. Woodrow Court; thence N75°00'54"E, 88.76 feet along said South right of way; thence 18.18 feet along the arc of a 12 foot radius curve to the right whose long chord bears S61°35'11"E, 16.49 feet to said West right of way and the point of beginning.

Parcel contains 15,455 square feet / 0.35 acres more or less.
Parcel subject to easements and restrictions of record.



Graphic Scale: 1" = 20'



Steven M. Bieda
Steven M. Bieda
PLS-2275
October 27, 2023

