

3481 Leeds Castle Drive & 854 Krause Road Condominium All of Lot 105 of the recorded "Glen Kent Estates First Addition" (Volume 22, Plats, Page 189, Document Number 2160709, Brown County Records), located in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 7, T24N-R20E, Village of Howard, Brown County, Wisconsin. Graphic Scale: 1'' = 40'ORIGINAL CONDO WAS 854 KRAUSE ROAD & 3481 - 1 Lot 97 LEEDS CASTLE DRIVE CONDOMINIUM IN DEC. 2023 -- REMOVED IN MARCH 2024 VIA-3059930 AND REDONE Lot 96 AS 3481 LEEDS CASTLE DRIVE & 854 KRAUSE ROAD Leeds Castle Drive CONDOMINIUM IN MAY 2024 VIA DESC IN 3063426, _ PLAT IN 3063425___ 12' _{Utility} Easement S70'00'00"E 2025 TLL VH-4312 & VH-4313 DC 35' Lot 104 . K<u>rause Road</u> Unit 1 Lot 106 ^{Unit} 854 L.C.E. 2.3' East of line Unit L.C.E. Glen Kent Estates First_Addition landscape edge 3.7' East of line Lot 107 loog Lot 105 landscape edge 4.3' East of line € N113'43"E 20.25'⊖ 23659 sq. ft. 0.54 ac landscape edge 4.9' East of line 95.06' _Lot_1_ 22-CSM-241 35' N88'46'14"W 98.03' iron pipe found S88°46'14"E 190.12' N78'11'06"E, 0.36 feet from actual corner Southeast Corner Section 7, T24N-R20E (Monument w Section 7 Aluminum Cap found) T24N-R20E 137.63' (mag nail w/ N88'57'42"E 2621.11'

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 105 of the recorded "Glen Kent Estates First Addition" (Volume 22, Plats, Page 189, Document Number 2160709, Brown County Records), located in the Southwest 1 of the Southeast 1, Section 7, T24N-R20E, Village of Howard, Brown County, Wisconsin,

Parcel contains 23,659 square feet / 0.54 acres more or less. Parcel subject to easements and restrictions of record.

This plat is a correct representation of "3481 Leeds Castle Drive & 854 Krause Road 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

Legend

G gas meter

E electrical pedestal

landscape area

L.C.E. Limited Common Element

concrete

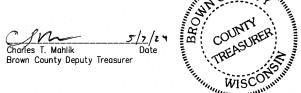
1.32" (o.d.) x 18" iron pipe

weighing 1.68 lbs/lin ft set



CERTIFICATE OF THE BROWN COUNTY TREASURER

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



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

Ryan L. Duckart Brown County Property Lister

- 1) Building represents as-built conditions.
- 2) Decks, patios, landscape areas, drives & walks are limited common elements to the appurtenant unit.
- 3) All greas within the condominium and outside the units, except those greas designated as limited common elements,
- 4) Condominium Address is 3481 Leeds Castle Drive & 854 Krause Road
- 5) Bearings referenced to the South line of Lot 105 of the recorded "Glen Kent Estates First Addition" (Volume 22, Plats, Page 189, Document Number 2160709, Brown County Records), assumed to be N88'46'14"W.
- 6) 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	44.58	200.00	44.49'	N7°36'51.5"E	12'46'17"	N173'43"E & N1400'00"E
3-4	18.90'	12.00'	17.00'	N59°06'55"E	9013'50"	S75'46'10"E
4-5	40.28'	400.00	40.26	S72°53'05"E	5'46'10"	S70°00'00"E

3063425

CHERYL BERKEN BROWN COUNTY REGISTER OF DEEDS GREEN BAY, WI RECORDED ON 05/08/2024 01:34 PM **REC FEE: 50.00** PAGES: 1

Client: Robert Kiefert

Tax Parcel: VH-2582



WI, (920) Green Bay,

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Ste

BIVd

400 Security

File: K-18723Condo 100223.dwg Data File: K-18723.txt Fieldwork Completed: 10/12/23

Scale:1"=40'

PROJECT NO. K-18723

SHEET NO. 1 of 1

DRAWING NO.

X-1613

vierbic