

Client:

**Tycore
Built, LLC**

Tax Parcel: SU-2535 THRU
SU-2574



vierbicher
planners | engineers | advisors

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

T-19523 Condo Addendum 2
File: 051424.dwg
Data File: T-19523.bdt
Fieldwork Completed: 02/21/24
Drafted By: NDK

Scale: 1"=80'

PROJECT NO.
T-19523

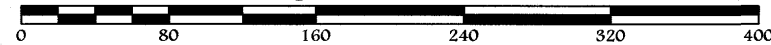
SHEET NO.
1 of 7

DRAWING NO.
X-1789

Vickery Meadows Condominium, Condominium Plat Addendum 2

All of the recorded condominium plat "Vickery Meadows Condominium, Condominium Plat Addendum 1", (Volume 4, Condo Plats, Page 311, Document No. 2232118, Brown County Records), said plat being all of Lot 1, Volume 50, Certified Survey Maps, Page 217, Map No. 7389, Document No. 2219969, Brown County Records, being located in part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, T25N-R20E, Village of Suamico, Brown County, Wisconsin.

Graphic Scale: 1" = 80'

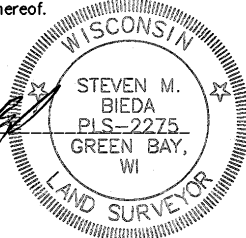


SURVEYOR'S CERTIFICATE

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 "Vickery Meadows Condominium, Condominium Plat Addendum 2" 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
PLS-2275
March 12th, 2024
revised:
August 8th, 2024
August 22nd, 2024



CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

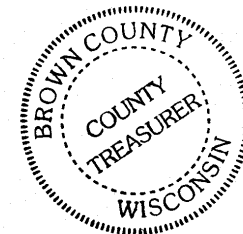
There are no objections to this condominium plat with respect to Sec. 703.115 Wis. Stats. and is hereby approved for the Brown County Plan Commission.

Ryan L. Duckart 9/3/24
Ryan L. Duckart
Brown County Property Lister
Date

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 as of the dates listed below.

Charles T. Mahlik 8/22/24
Charles T. Mahlik
Brown County Deputy Treasurer
Date



NOTES

A Brown County Highway Department access permit must be obtained prior to any construction of a new street / road connection or driveway to County Trunk Highway "HS".

RESTRICTIVE COVENANTS

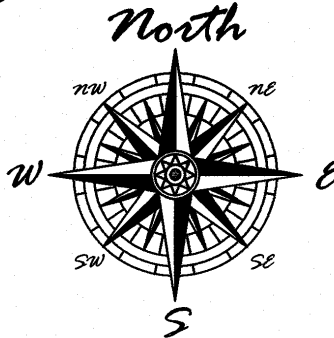
The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

There shall be no above ground structures or obstructions allowed within the pedestrian trail and village drainage easement.

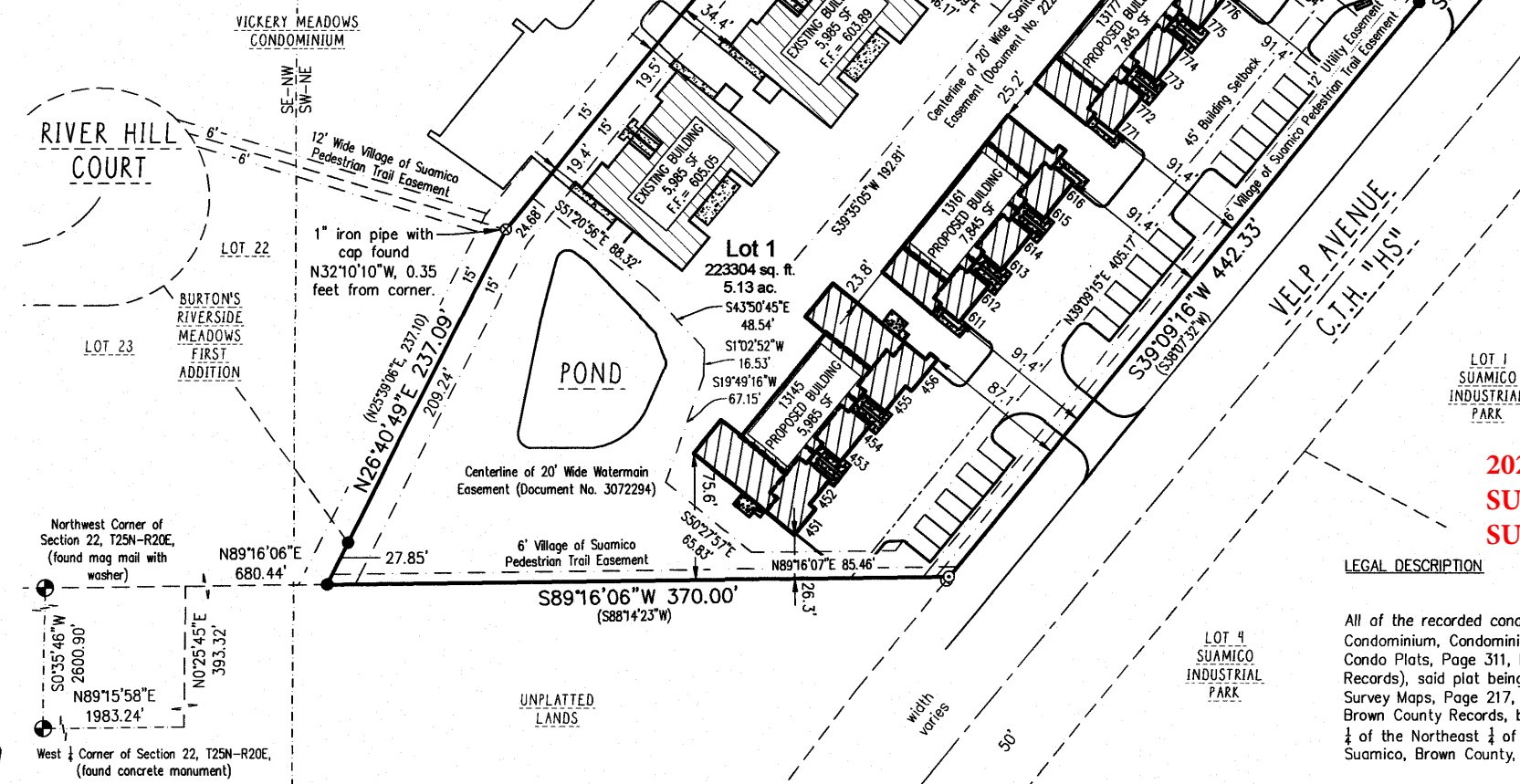
Legend

- 1" iron pipe found
- ⊗ 1" iron pipe with cap found
- ⊙ iron rod with cap found
- 2" iron pipe found
- ⊕ Brown County monument - type noted
- () recorded as bearing / distance
- ▨ existing concrete
- ▨ proposed concrete
- ▨ existing building
- ▨ proposed building
- ▨ proposed asphalt



NOTES

- Bearings referenced to the West line of the Northwest $\frac{1}{4}$ of Section 22, T25N-R20E, assumed to be S0°35'46"W.
- 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 plans provided by client and do not represent as-built conditions.
- Decks, patios, 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.
- Limited Common Elements are shown designated by the last two numerals of the building address and the unit number. Limited Common Elements consist of, and are the width of, the area in front of the garage and are a constant 20 feet in depth.
- The purpose of this Second Addendum is to move twenty four units into different locations from locations on the First Addendum and add a storm water pond.



**2025 TLL
SU-2034 THRU SU-2105 DC
SU-2535 THRU SU-2574 DC**

LEGAL DESCRIPTION

All of the recorded condominium plat "Vickery Meadows Condominium, Condominium Plat Addendum 1", (Volume 4, Condo Plats, Page 311, Document No. 2232118, Brown County Records), said plat being all of Lot 1, Volume 50, Certified Survey Maps, Page 217, Map No. 7389, Document No. 2219969, Brown County Records, being located in part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, T25N-R20E, Village of Suamico, Brown County, Wisconsin.

Parcel contains 223,304 square feet / 5.13 acres more or less.
Parcel subject to easements and restrictions of record.

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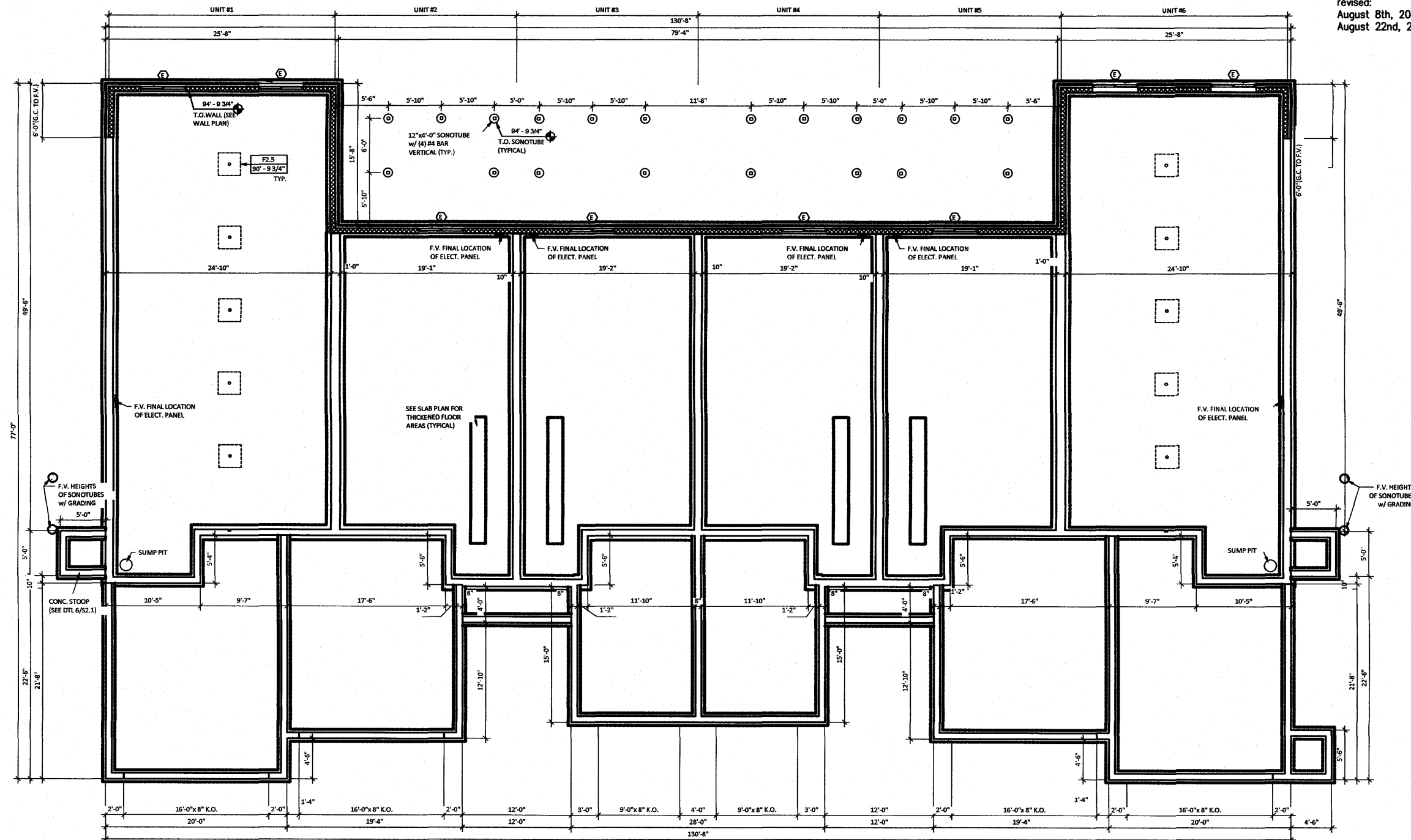
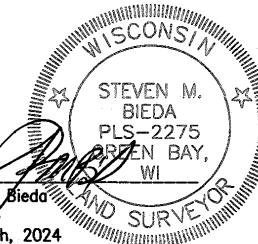
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Graphic Scale: 1" = 10'



Vickery Meadows 6-Plex Foundation Plan
Units 13145-1, 13145-2, 13145-3, 13145-4, 13145-5, 13145-6, 13193-1, 13193-2, 13193-3, 13193-4, 13193-5, 13193-6

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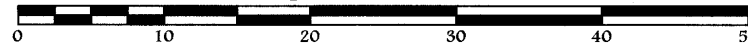
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2 of 7

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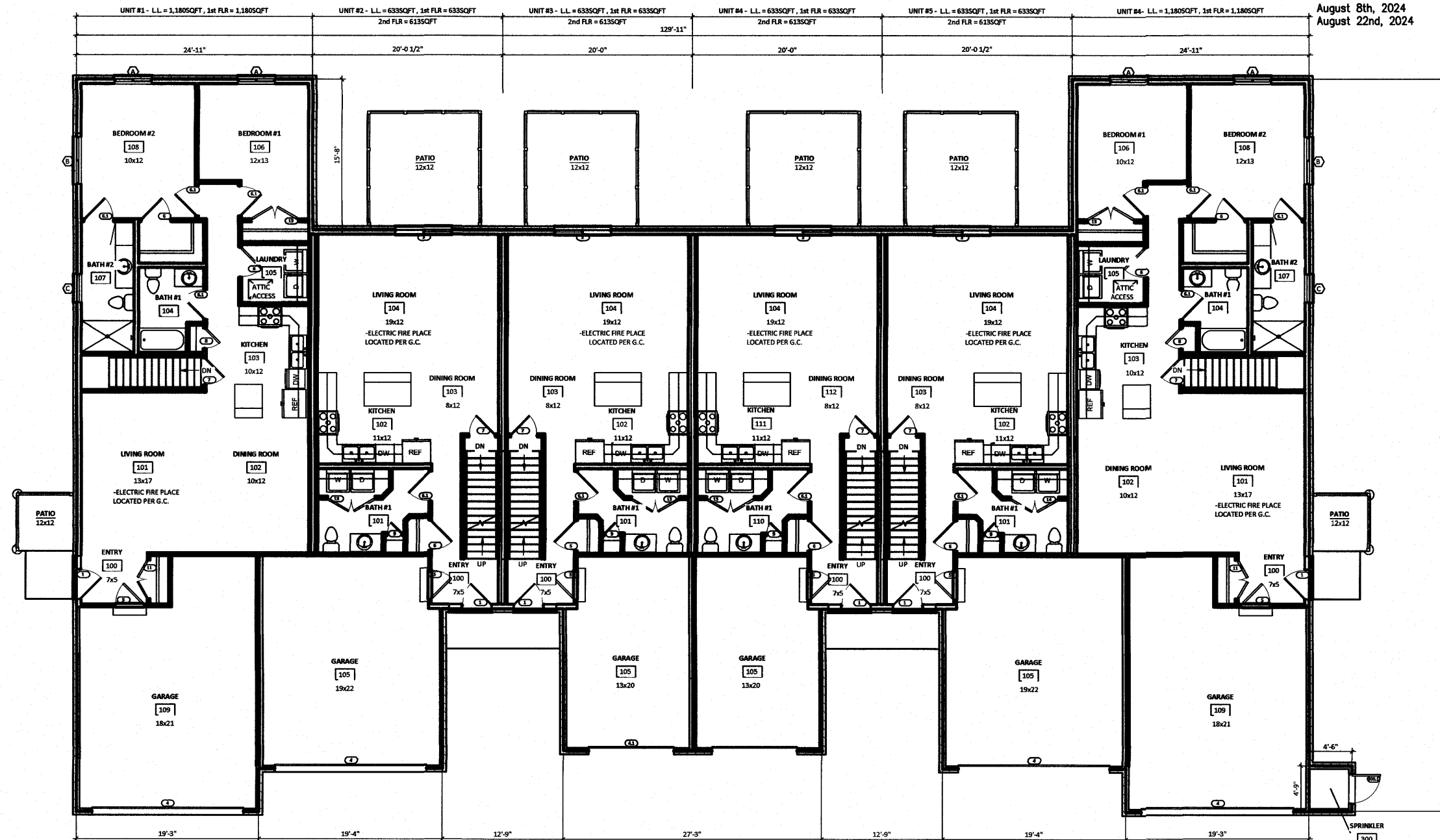


Vickery Meadows 6-Plex First Floor Plan

Units 13145-1, 13145-2, 13145-3, 13145-4, 13145-5, 13145-6, 13193-1, 13193-2, 13193-3, 13193-4, 13193-5, 13193-6

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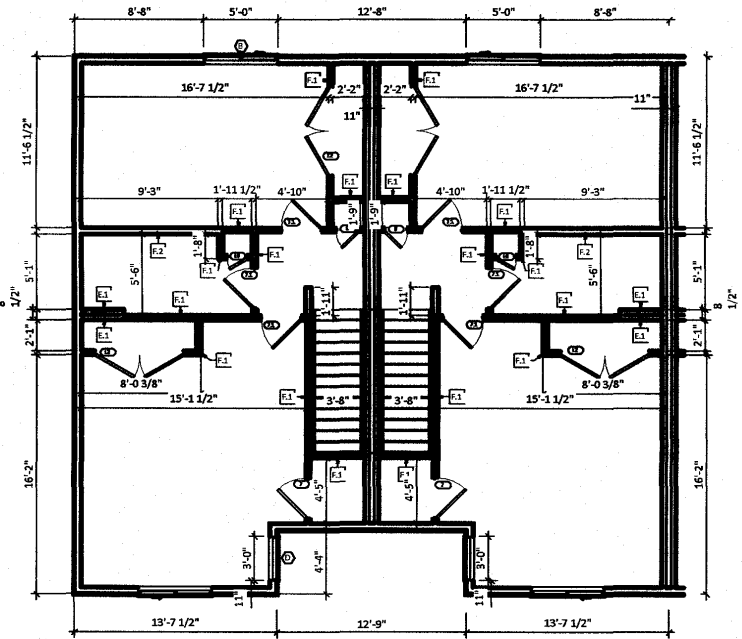
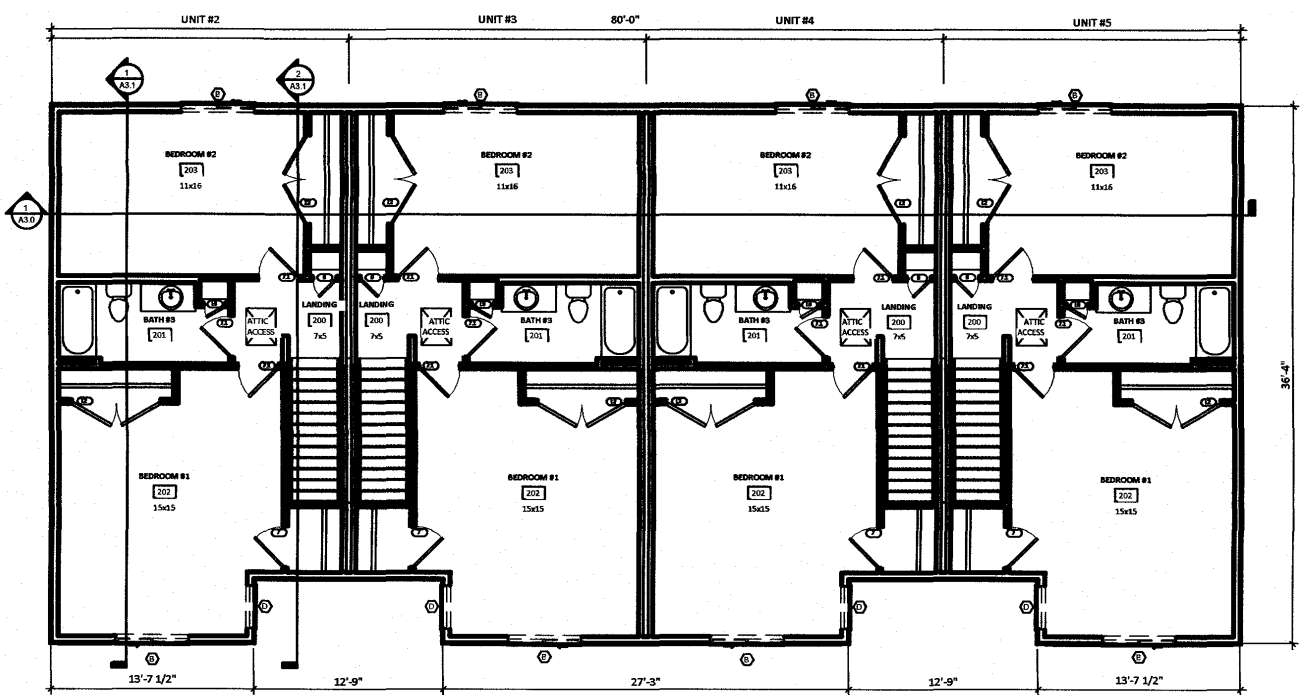
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Vickery Meadows 6-Plex Second Floor Plan
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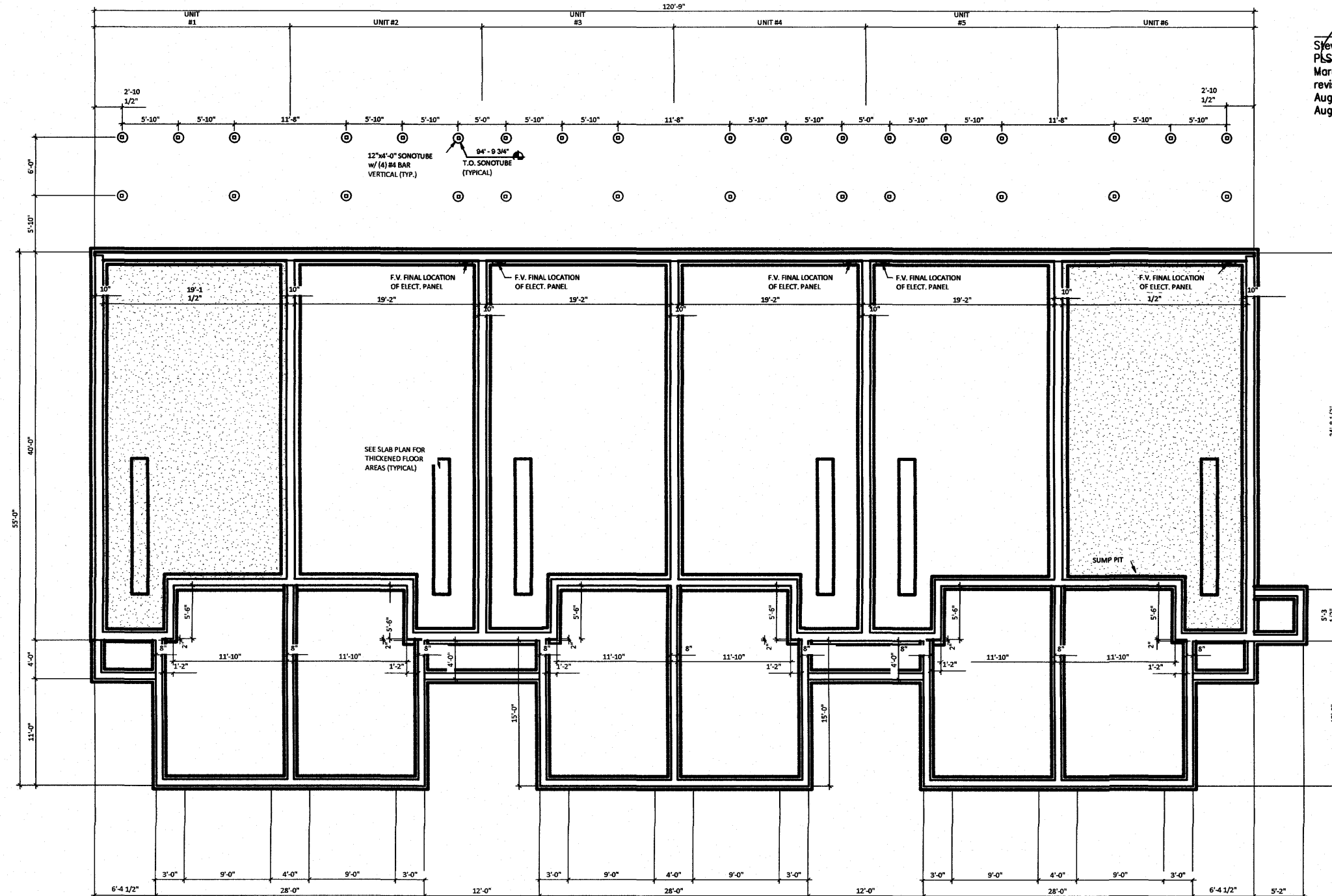
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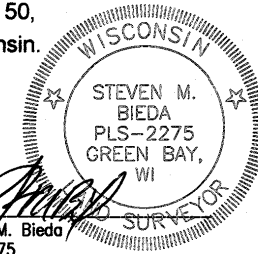
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Vickery Meadows 6-Plex Foundation Plan
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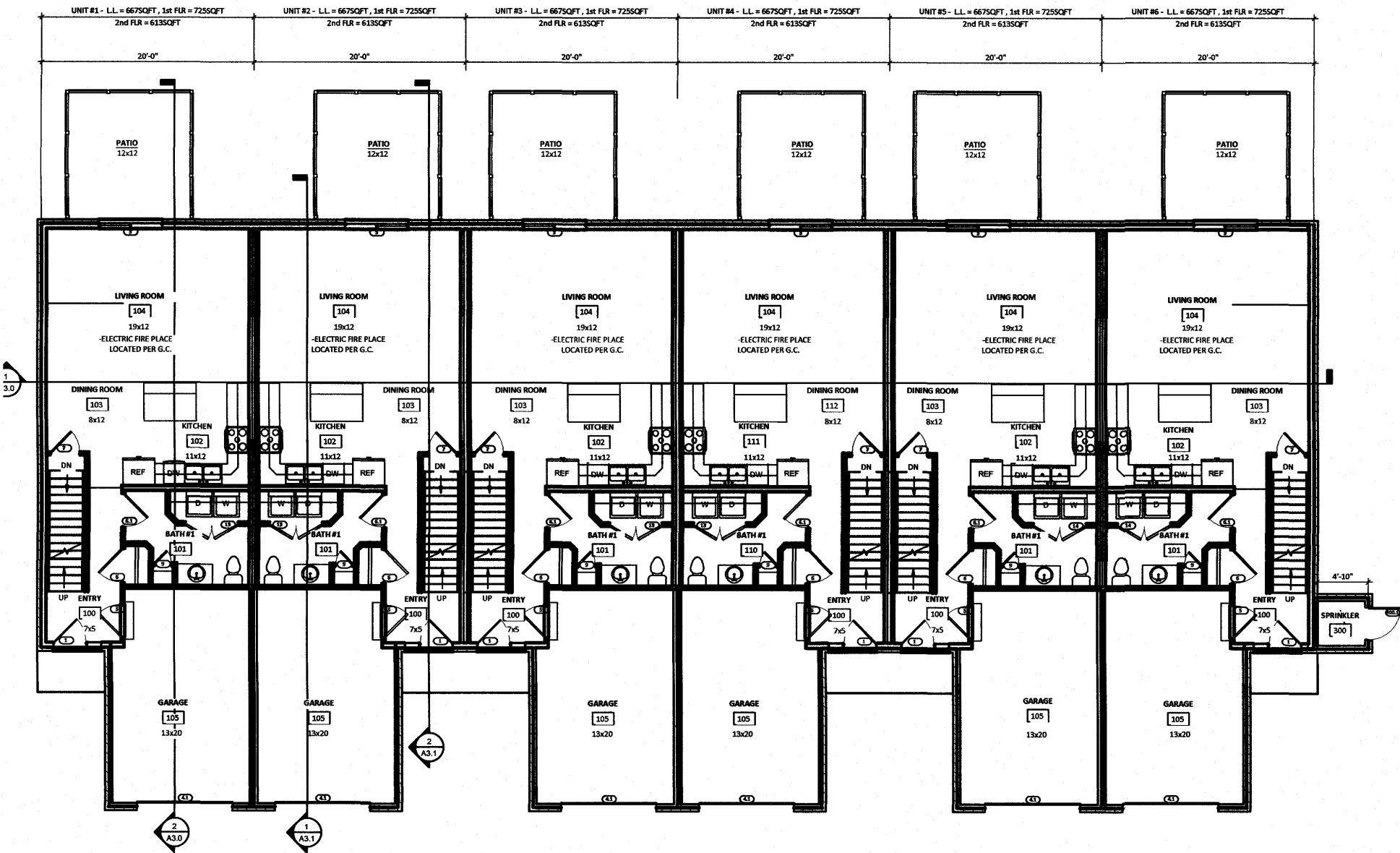


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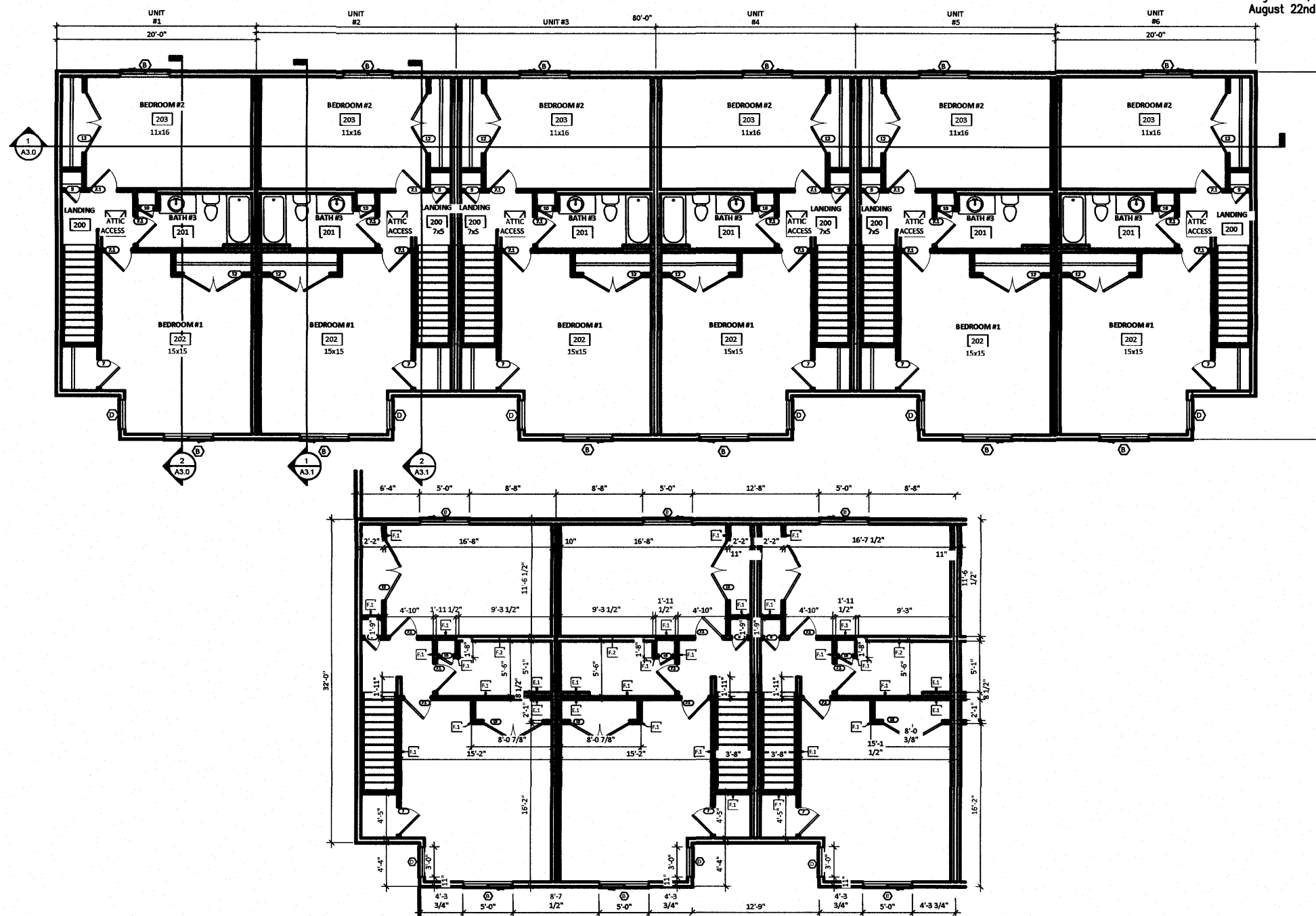
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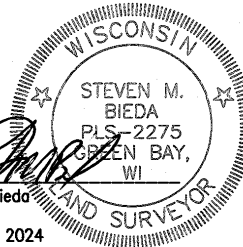
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