

1749/1751 ONEIDA STREET CONDOMINIUM

ALL OF LOT 1, BLOCK 4, DENEYS' SUBDIVISION NUMBER FOUR, RECORDED IN VOLUME 8, PAGE 82 OF PLATS, AS DOCUMENT NUMBER 503196, BEING A PART OF PRIVATE CLAIM NO. 12, WEST SIDE OF THE FOX RIVER, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

3098439

CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
07/02/2025 03:14 PM
REC FEE: 50.00
PAGES: 1

SURVEYOR'S CERTIFICATE

I, ANDREW HUNTER, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED, ACCORDING TO THE OFFICIAL RECORDS, THE CONDOMINIUM DESCRIBED HEREIN AND THAT THE DRAWING SHOWN ON THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT IS A TRUE SCALED AND DIMENSIONAL REPRESENTATION OF THE BOUNDARIES, BUILDINGS AND IMPROVEMENTS. THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THIS DOCUMENT.

THE PROPERTY DESCRIBED IS SUBJECT TO ALL EASEMENTS OF RECORD AND UNDEFINED UNDERGROUND UTILITY EASEMENTS SUCH AS BUT NOT LIMITED TO SANITARY SEWER LATERALS, WATER LATERALS, ELECTRICAL, TELEPHONE AND TELEVISION CABLES.

DATED THIS 18TH DAY OF JUNE 2025

Andrew L. Hunter
ANDREW HUNTER, PROFESSIONAL
LAND SURVEYOR S-2835-008

BROWN COUNTY CERTIFICATE

THERE ARE NO OBJECTIONS TO THIS CONDOMINIUM PLAT WITH RESPECT TO 703.115 WIS. STATS. AND IS HEREBY APPROVED FOR THE BROWN COUNTY PLANNING COMMISSION.

DATED THIS 18TH DAY OF JUNE 2025

Thomas Lesue
THOMAS LESUE
BROWN COUNTY PROPERTY LISTER ASSISTANT

CITY OF GREEN BAY CERTIFICATE

THERE ARE NO OBJECTIONS TO THIS CONDOMINIUM PLAT WITH RESPECT TO 703.115 WIS. STATS. AND IS HEREBY APPROVED FOR THE CITY OF GREEN BAY DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT.

DATED THIS 25 DAY OF JUNE 2025

Cheryl Renier-Wigg
CHERYL RENIER-WIGG
CITY OF GREEN BAY DIRECTOR OF
COMMUNITY AND ECONOMIC DEVELOPMENT

2025

1-2266 = RPL

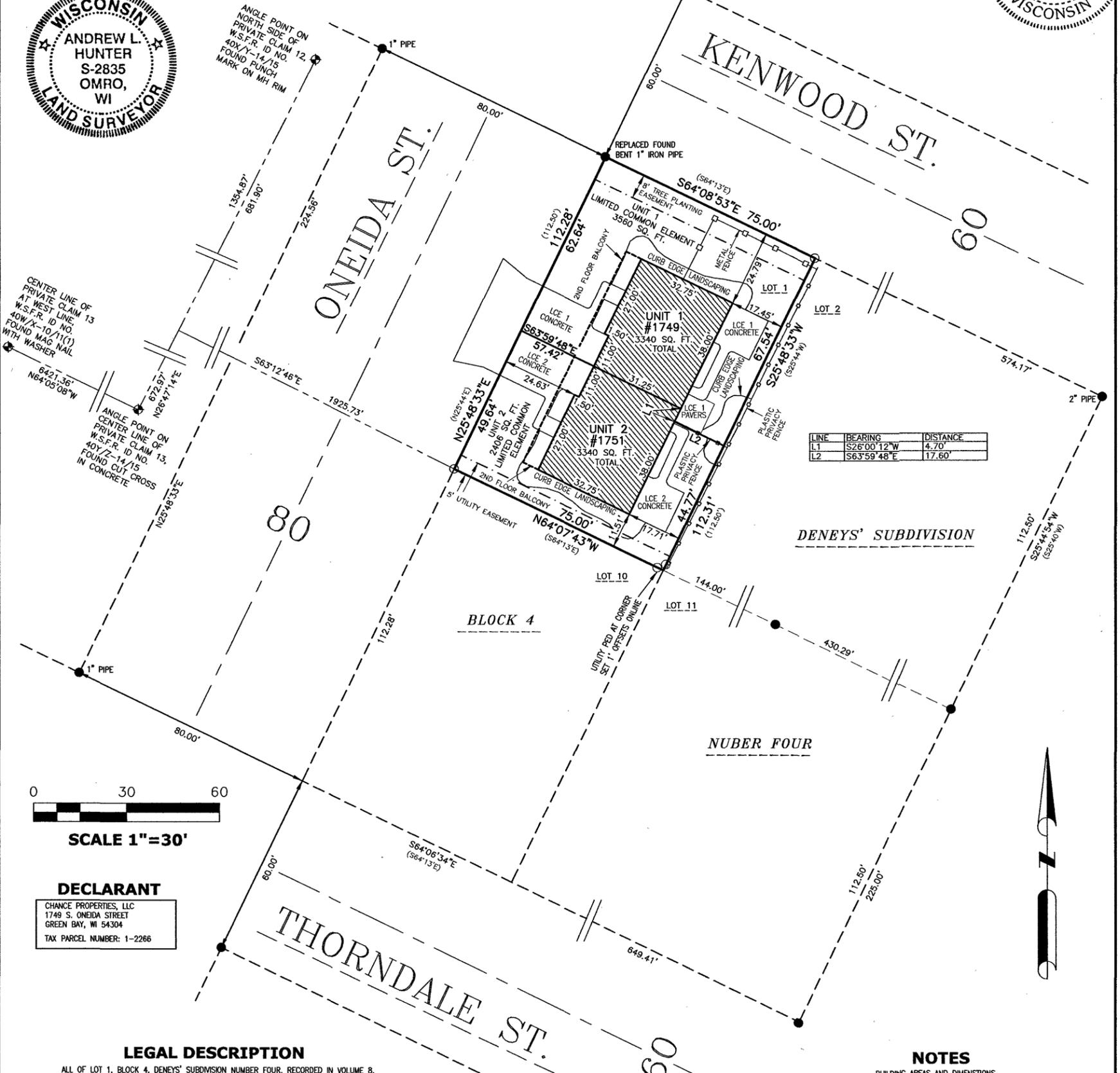
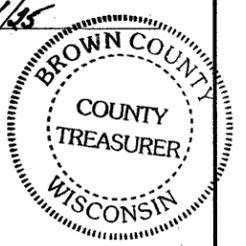
1-2737 & 1-2738 = NPL

BROWN COUNTY TREASURER

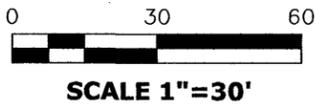
I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOWN NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP AS OF THE DATE LISTED BELOW.

Ryan Suennen
RYAN SUENNEN
BROWN COUNTY TREASURER

6/18/25
DATE



| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S26°00'12"W | 4.70' |
| L2 | S63°59'48"E | 17.60' |



SCALE 1"=30'

DECLARANT

CHANCE PROPERTIES, LLC
1749 S. ONEIDA STREET
GREEN BAY, WI 54304
TAX PARCEL NUMBER: 1-2266

LEGAL DESCRIPTION

ALL OF LOT 1, BLOCK 4, DENEYS' SUBDIVISION NUMBER FOUR, RECORDED IN VOLUME 8, PAGE 82 OF PLATS, AS DOCUMENT NUMBER 503196, BEING A PART OF PRIVATE CLAIM NO. 12, WEST SIDE OF THE FOX RIVER, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

NOTES

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, BROWN COUNTY, NAD 83 (91) DATUM WHERE THE WEST LINE OF BLOCK 4, DENEYS' SUBDIVISION NUMBER FOUR, BEARS NORTH 25°48'33" EAST

THE COMMON ELEMENT IS THE AREA AND FACILITIES INCLUDED IN THE CONDOMINIUM DECLARATION, EXCEPTING THE UNITS AND THEIR LIMITED COMMON ELEMENTS

BUILDING DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE AND MEASURED TO THE OUTSIDE OF THE FOUNDATION WALL, THE SQUARE FOOTAGE SHOWN DOES NOT REPRESENT THE LIVEABLE SPACE OF THE UNITS

THIS CONDOMINIUM PLAT LIES ENTIRELY WITHIN AIRPORT ZONING DISTRICT "C". THE AUSTIN STRAUBEL INTERNATIONAL AIRPORT DIRECTOR SHALL BE CONTACTED FOR REVIEW AND APPROVAL PRIOR TO ANY DEVELOPMENT OR LAND DISTURBING ACTIVITIES WITHIN THE AIRPORT ZONING DISTRICT.

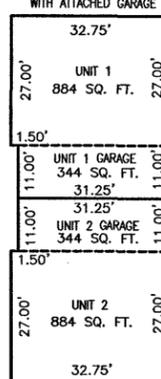
LEGEND

- DENOTES 3/4" IRON PIPE FOUND, UNLESS OTHERWISE NOTED
- ⊕ DENOTES SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- DENOTES 1.25" OUTSIDE DIAMETER IRON PIPE 18" LONG SET, WEIGHING NOT LESS THAN 1.13 LBS PER LINEAL FOOT.
- () DENOTES RECORD DIMENSION WHERE IT VARIES FROM ACTUAL MEASUREMENT
- "LCE" DENOTES LIMITED COMMON ELEMENT

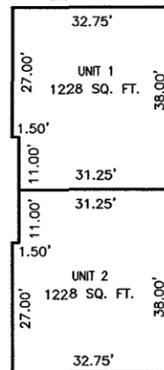
NOTES

BUILDING AREAS AND DIMENSIONS SHOWN REFLECT THE EXTERIOR FOOTPRINT OF THE BUILDING AND DOES NOT REPRESENT LIVABLE AREA

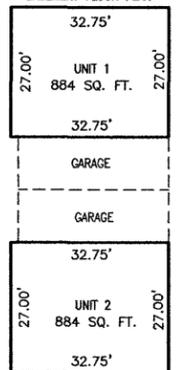
GROUND FLOOR PLAN WITH ATTACHED GARAGE



2ND FLOOR PLAN



BASEMENT FLOOR PLAN



6/18/2025
PROJECT 6154
SHEET 1 OF 1

3552 GLEN OAKS PASS GREEN BAY, WI 54311
www.wisconsinlandsurveying.com (920)410-7744