

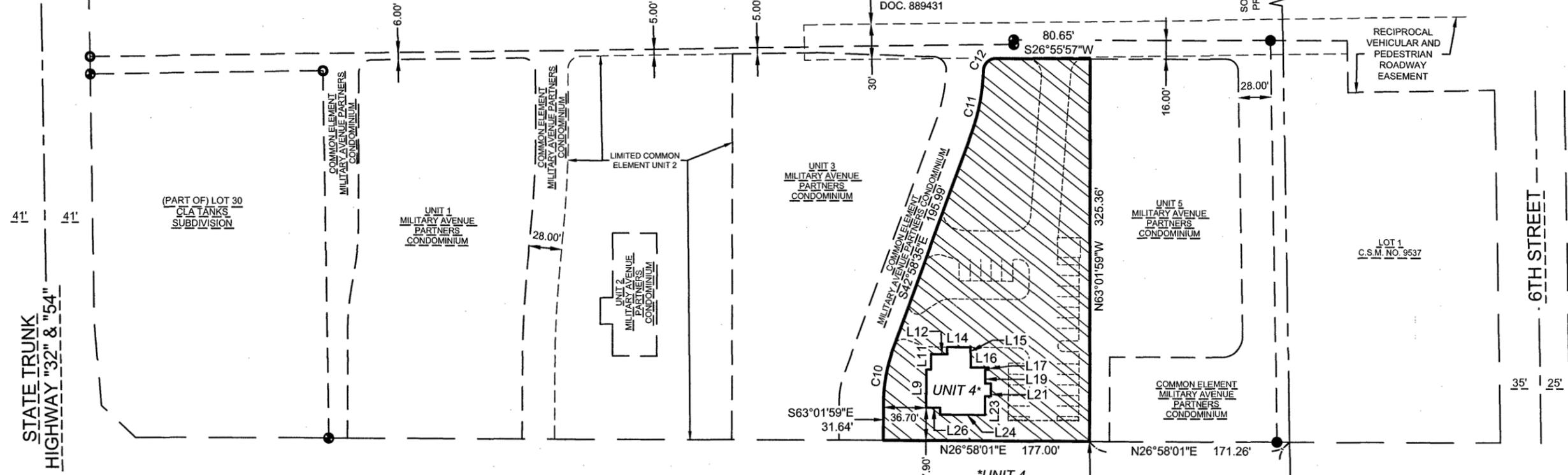
MILITARY AVENUE PARTNERS CONDOMINIUM ADDENDUM NO. 1

Being Unit 4 of Military Avenue Partners Condominium, as recorded in the Register of Deeds office for Brown County on June 21, 2024, as Document No. 3067032, in the City of Green Bay, Brown County, Wisconsin.

2025
6-3051 THRU 6-3055 - DC

WEST MASON STREET

STATE TRUNK
HIGHWAY "32" & "54"



Bearings referenced to the north line of Private Claim 4 West Side of the Fox River which has a bearing of N64°04'43"W.

CERTIFIED LAND CORNER 40U/V-14/15 ANGLE POINT (FOUND CHISELED CROSS) N=569047.01; E=87567.37

(REMNANT) LOT 30 CLA TANKS SUBDIVISION

(REMNANT) LOT 79 ASSESSORS PLAT NO. ONE

3100911

CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
07/30/2025 11:54 AM
REC FEE: 50.00
PAGES: 2

- LEGEND:**
- - Denotes Found Iron Pipe
 - - Denotes Found Mag Nail
 - - Denotes Found 3/4" Iron Rebar
 - ▨ - Indicates Limited Common Element for UNIT 4

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify that I have surveyed and mapped the lands shown and described hereon and that this is a true and correct representation of MILITARY AVENUE PARTNERS CONDOMINIUM ADDENDUM NO. 1, and that the identification and location of each unit and the common elements can be determined from this plat.

SIGNED:  **JUNE 19, 2025**
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

DECLARANT:
MILITARY AVE PARTNERS, LLC

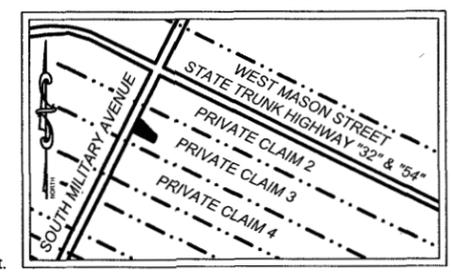


SOUTH MILITARY AVENUE
(VARIABLE PUBLIC R.O.W.)

ADDRESS:
UNIT 4: 897 South Military Avenue, Green Bay, WI

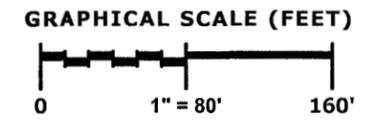
- NOTES:**
- All portions of the property that are not specified as Limited Common Elements or as a Unit shall be considered a Common Element.
 - All measurements have been made to the nearest one-hundredth of a foot.
 - All angular measurements have been made to the nearest one second.
 - The entire condominium plat is located within Airport Zoning District "C".

VICINITY SKETCH
SCALE 1"=2000'



Prepared for:
MILITARY AVE PARTNERS LLC
610 Newport Center Drive #290
Newport Beach, CA 92660

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888



This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461
PINNACLE ENGINEERING GROUP

www.pinnacle-engr.com

MILITARY AVENUE PARTNERS CONDOMINIUM ADDENDUM NO. 1

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www.pinnacle-engr.com

CERTIFICATE OF THE CITY OF GREEN BAY

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.

7/18/2025
Date


Cheryl Renier Wigg, Community and Economic
Development Director *DAVID BUCK*
Principal Planner

BROWN COUNTY PLANNING COMMISSION APPROVAL

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.

7/18/2025
Date

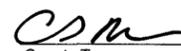

Ryan L. Duckart, Brown County Property Lister

BROWN COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
BROWN COUNTY) SS

I, Charles T. Mahlik, being duly elected, qualified and acting Treasurer of Brown County, do hereby certify in accordance with the records in my office, there are no unpaid taxes or special assessments as of 18th day of July, 2025 on any of the lands in the condominium.

7/18/25
Date


County Treasurer
County Deputy Treasurer



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L9	S63°01'59"E	32.50'
L10	S26°58'01"W	4.00'
L11	S63°01'59"E	13.00'
L12	S26°58'01"W	14.00'
L13	S63°01'59"E	6.00'
L14	S26°58'01"W	20.00'
L15	N63°01'59"W	17.00'
L16	S26°58'01"W	15.50'
L17	N63°01'59"W	2.00'
L18	N26°58'01"E	3.00'
L19	N63°01'59"W	11.50'
L20	S26°58'01"W	5.00'
L21	N63°01'59"W	11.00'
L22	N26°58'01"E	5.00'
L23	N63°01'59"W	16.00'
L24	N26°58'01"E	38.50'
L25	S63°01'59"E	6.00'
L26	N26°58'01"E	12.00'

LEGAL DESCRIPTION:

Being all of UNIT 4 of Military Avenue Partners Condominium, as recorded in the Register of Deeds office for Brown County on June 21, 2024, as Document No. 3067032, being a part of Lot Two (2) of Certified Survey Map No. 9537 recorded in the Office of the Register of Deeds for Brown County, Wisconsin on September 30, 2022 as Document No. 3018734, located in Private Claim 3, West side of the Fox River, in the City of Green Bay, Brown County, Wisconsin.

Said land containing 44,507 sq. ft. (1.0217 acres) of land, more or less.

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C10	46.91'	134.00'	S53°00'17"E	46.67'
C11	54.06'	166.00'	S52°18'22"E	53.82'
C12	17.00'	11.00'	S17°21'06"E	15.36'



JUNE 19, 2025

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP