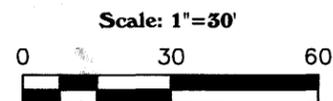


CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
05/21/2025 04:27 PM
REC FEE: 50.00
PAGES: 2

141 Cavil Way/180 East River Drive Condominium

All of Lot 20, River Ridge Properties of Ledgeview, recorded in V20 P184 of Plats as Doc 1622174, being part of Lot 39, Loy's Subdivision of Private Claim Number 32 recorded in V8 P23 of Plats, located in Private Claim 32 East Side of the Fox River, Town of Ledgeview, Brown County, Wisconsin.

2025
D-575= RPL
D-2563 & D-2564 = NPL



Bearings referenced between Government Corners, as shown on this map, calculated to bear N53°15'27"E based on the Brown County Coordinate System

Notes:

- Limited Common Elements are depicted on this Plat as "LCE".
- Limited Common Elements include: Patios, Service Walks and Driveways.
- All areas within the condominium boundary are Common Elements unless depicted as "Unit" or "LCE".
- All exterior surfaces of building are Common Elements.
- There is a 10' Easement for Sanitary Lateral centered on existing sanitary line going into building for maintenance and use of said lateral. Said Easement benefits both unit owners.

LEGEND

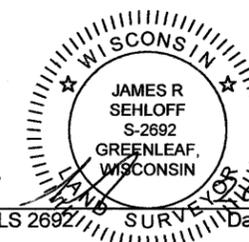
- 1.3" OD x18" Iron Pipe @ 1.68 lbs/LF Set
- 1" Iron Pipe Found
- ⊕ Section Corner As Noted

Lands Description

All of Lot 20, River Ridge Properties of Ledgeview, recorded in V20 P184 of Plats as Doc 1622174, being part of Lot 39, Loy's Subdivision of Private Claim Number 32 recorded in V8 P23 of Plats, located in Private Claim 32 East Side of the Fox River, Town of Ledgeview, Brown County, Wisconsin, containing 19,503 Square Feet (0.4477 Acres) of land, subject to all easement and restrictions of record.

Surveyor's Certificate

I, James R. Sehloff, Professional Land Surveyor No. 2692, do hereby certify that I have surveyed the above described property and that this survey is an accurate representation of the Exterior boundary lines of this Condominium Plat and the location of each Unit, Limited Common Elements and Common Elements can be determined from this plat.



James R. Sehloff, PLS 2692, SURVEYOR Date

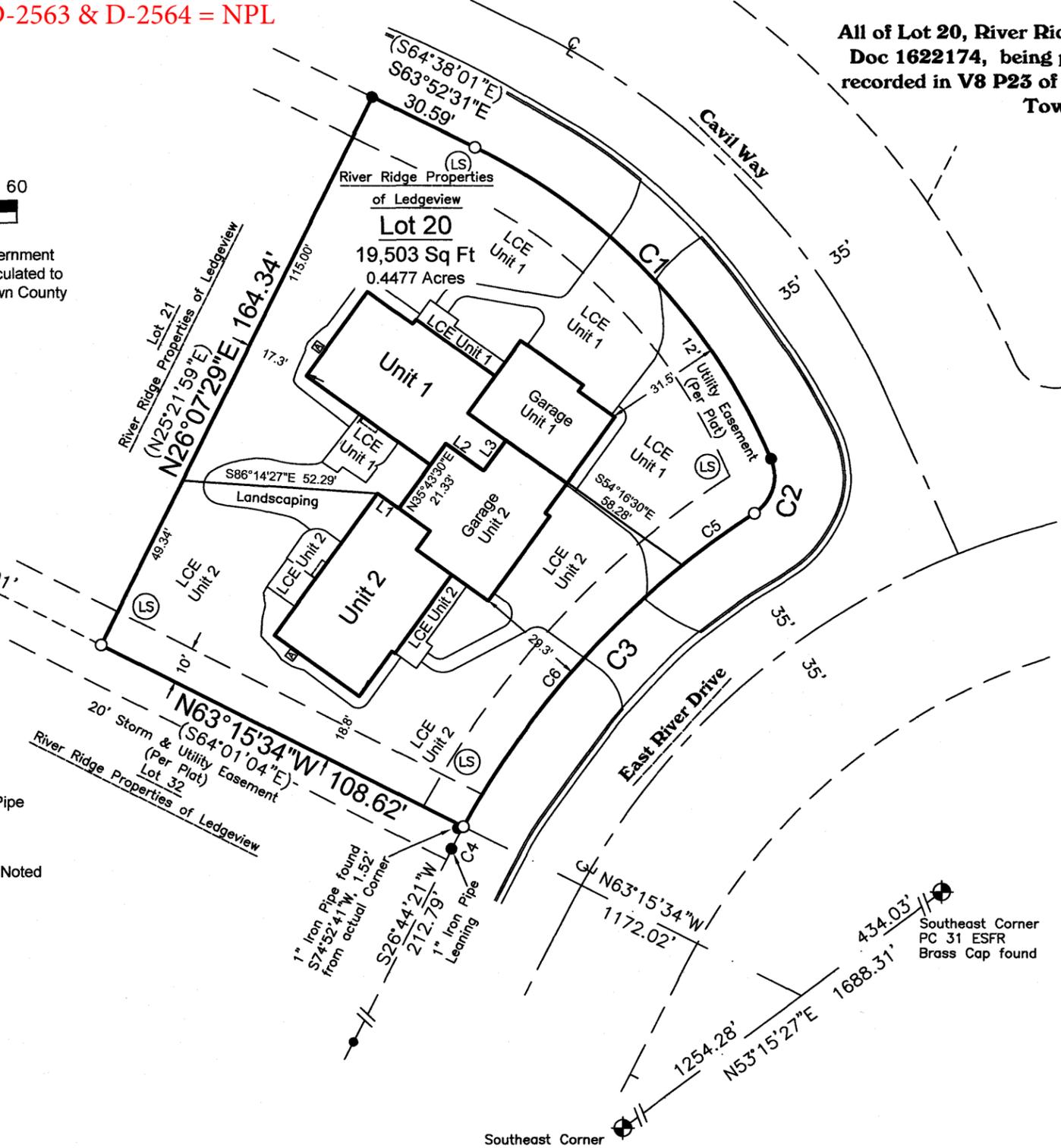
Line	Bearing	Distance
L1	S54°16'30"E	7.25'
L2	S54°16'30"E	12.00'
L3	N35°43'30"E	10.59'

Curve	Radius	Arc Length	Delta	Chord Bearing	Chord Length	Bearing-In	Bearing-Out
C1	165.00'	117.91'	40°56'43.7"	N43°24'09"W (S44°09'40"E)	115.42'	N22°55'48"W	N63°52'31"W
C2	12.00'	16.69'	79°40'25.3"	S16°54'25"W (S16°08'56"W)	15.37'	N56°44'38"E	N22°55'48"W
C3	235.00'	115.85'	28°14'47.7"	N42°37'14"E (N40°59'01"E)	114.68'	S56°44'38"W	S28°29'50"W
C4	235.00'	7.21'	1°45'29.3"	N27°37'05"E (S26°51'36"W)	7.21'	S28°29'50"W	S26°44'21"W
C5	235.00'	23.75'	5°47'25.8"	S53°50'55"W	23.74'	S56°44'38"W	S50°57'12"W
C6	235.00'	92.10'	22°27'21.9"	S39°43'31"W	91.52'	S50°57'12"W	S28°29'50"W

LEGEND

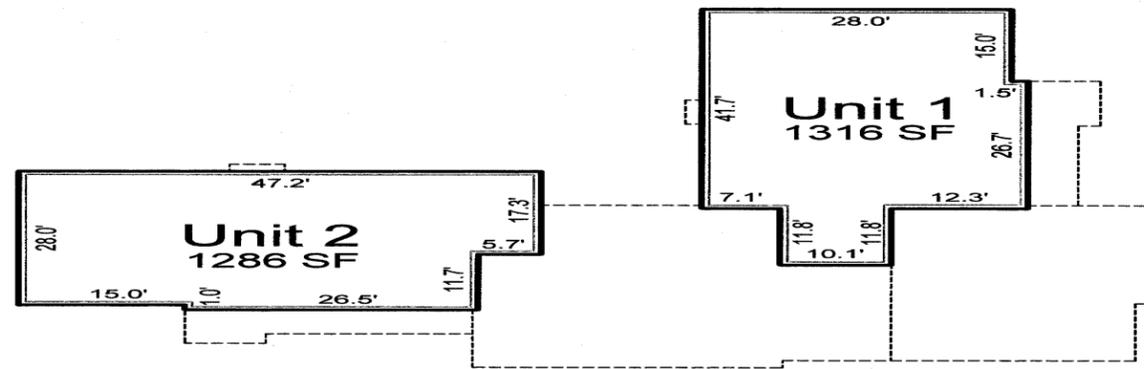
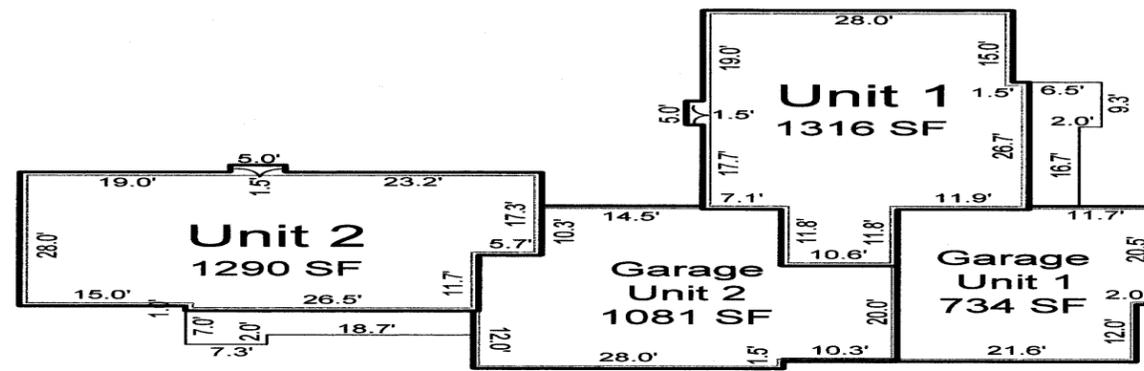
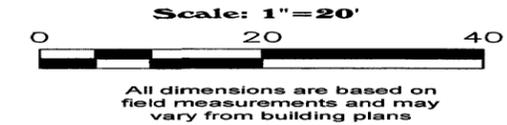
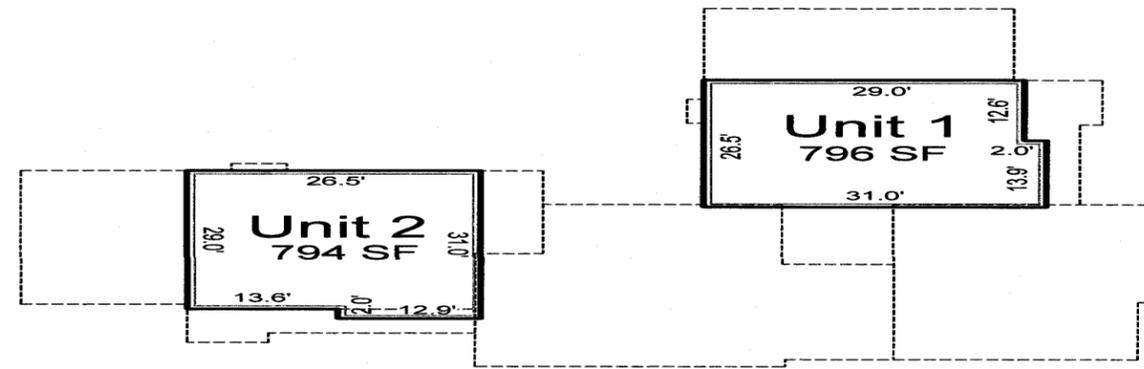
- 1.3" OD x18" Iron Pipe @ 1.68 lbs/LF Set
- 1" Iron Pipe Found
- ⊕ Section Corner As Noted
- ⊞ Air Conditioner
- Ⓛ Landscape Area

TNT
Professional Land
SURVEYORS Inc.
2165 S. Broadway
Green Bay, WI 54304
(920)406-1477
Job # 0325-125
T:\2025\0325-125 - Mardan - Condominium Drawings\



141 Cavil Way/180 East River Drive Condominium

All of Lot 20, River Ridge Properties of Ledgeview, recorded in V20 P184 of Plats as Doc 1622174, being part of Lot 39, Loy's Subdivision of Private Claim Number 32 recorded in V8 P23 of Plats, located in Private Claim 32 East Side of the Fox River, Town of Ledgeview, Brown County, Wisconsin.



Unit 1 Total Area
4451 SF

Unit 2 Total Area
4162 SF

This Condominium Plat is contained wholly within the property described in the following recorded instruments:

Property Owner of Record	Recording Information	Parcel Number(s)
Alimary WI Real Estate Holdings, LLC.	Doc 2949115	D-575

Brown County Treasurer:

As duly elected 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 date listed below.

Raymond Suennen
Raymond Suennen, Brown County Treasurer
Brown County Treasurer
Date: 5/21/25



Brown County Commission Planning Certificate

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.

Thomas Leslie
Ryan L. Duckert, Thomas Leslie, Brown County Property Lister
Date: 5-21-25
ASST.

