

CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
12/12/2025 08:20 AM
REC FEE: 50.00
PAGES: 1

713 - 715 EDGE POINT COURT CONDOMINIUM

ALL OF LOT 15, RIVER'S EDGE FIRST ADDITION, RECORDED IN VOLUME 21, PLATS, PAGE 275, DOCUMENT NO. 1899786, BROWN COUNTY RECORDS, LOCATED IN PRIVATE CLAIM 32, EAST SIDE OF THE FOX RIVER, TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN.

LEGAL DESCRIPTION:

ALL OF LOT 15, RIVER'S EDGE FIRST ADDITION, RECORDED IN VOLUME 21, PLATS, PAGE 275, DOCUMENT NO. 1899786, BROWN COUNTY RECORDS, LOCATED IN PRIVATE CLAIM 32, EAST SIDE OF THE FOX RIVER, TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN.

BOUNDARY CONTAINS 15,462 SQUARE FEET / 0.355 ACRES, MORE OR LESS. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR'S CERTIFICATE

I, ANDREW S. CLEVELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE DESCRIBED PROPERTY AND THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES.

THIS PLAT IS A CORRECT REPRESENTATION OF "713 - 715 EDGE POINT COURT CONDOMINIUM", AS PROPOSED AT THE DATE HEREON, AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT.

Andrew S. Cleveland
ANDREW S. CLEVELAND PLS-2787
SEPTEMBER 15, 2025
REVISED NOVEMBER 13, 2025

NOTE:

ALL AREAS NOT SPECIFIED AS A UNIT OR A S A LIMITED COMMON ELEMENT SHALL BE CONSIDERED COMMON ELEMENT.



CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

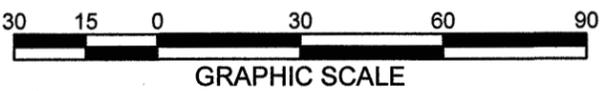
THERE ARE NO OBJECTIONS TO THIS CONDOMINIUM PLAT WITH RESPECT TO SEC. 703.115 WIS. STATS. AND IS HEREBY APPROVED FOR THE BROWN COUNTY PLANNING COMMISSION.

Thomas Leslie 12-12-25
RYAN L. DUCKART THOMAS LESLIE DATE
BROWN COUNTY PROPERTY LISTER ASSISTANT

TREASURER'S CERTIFICATE

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 12/12/25
RAYMOND SUENNEN DATE
BROWN COUNTY TREASURER
CHARLES T. MAHLIE
BROWN COUNTY DEPUTY TREASURER



NORTH IS REFERENCED TO THE WEST LINE OF PRIVATE CLAIM 41, E.S.F.R., WHICH BEARS S25°30'17"W.

BEARINGS ARE REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM OF RECORD.

DECLARANT:
XINRONG (SHARON) DONG
BIN ZHAO
21 CLEVELAND AVENUE
EAST HANOVER, NEW JERSEY 07936

ADDRESSES:
UNIT 1 : 713 EDGE POINT COURT
UNIT 2 : 715 EDGE POINT COURT

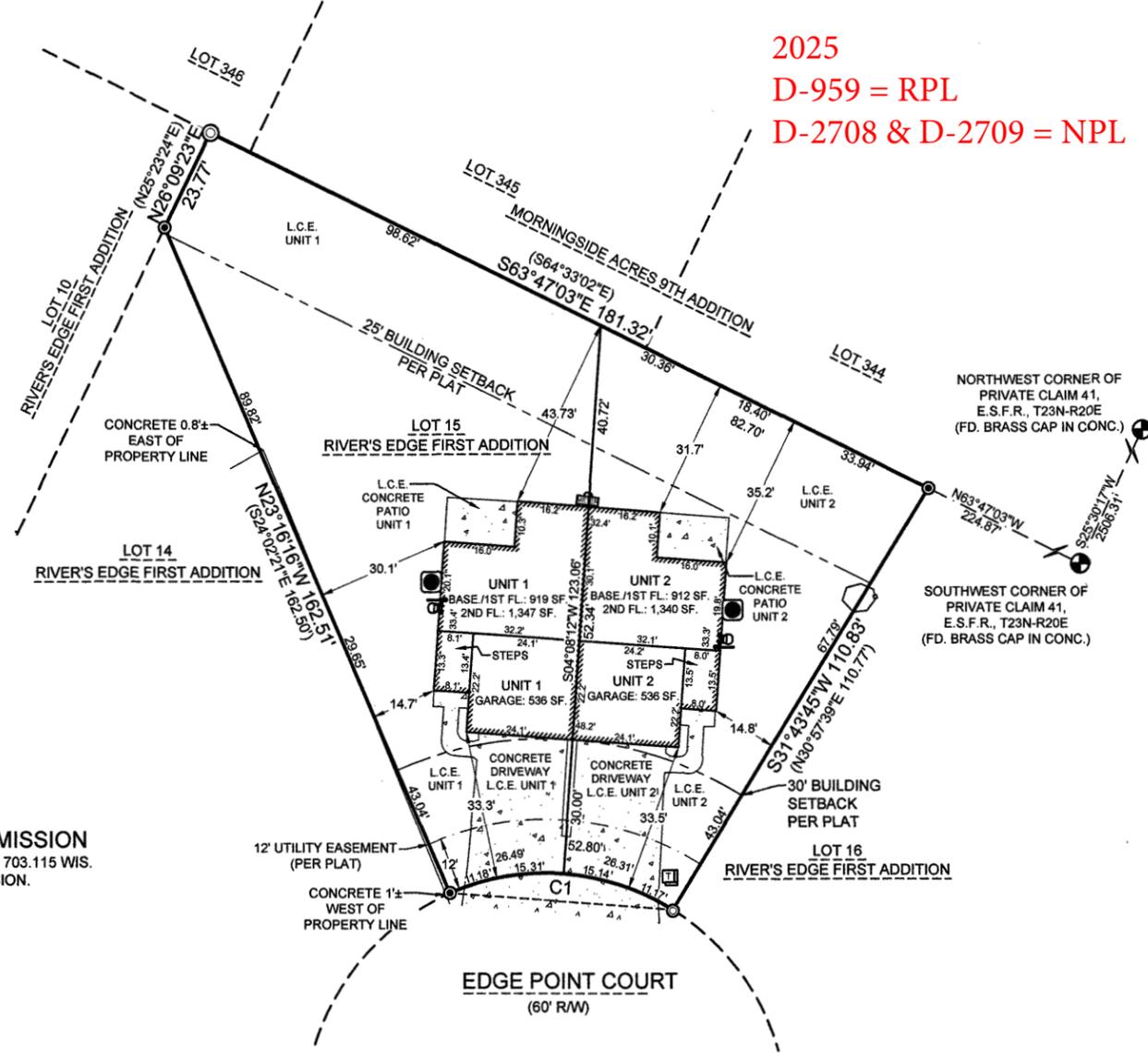
UNIT 1:
FIRST FLOOR & BASEMENT: 919 SF.
SECOND FLOOR: 1,347 SF.
GARAGE: 536 SF.
TOTAL: 2,802 SF

UNIT 2:
FIRST FLOOR & BASEMENT: 912 SF.
SECOND FLOOR: 1,340 SF.
GARAGE: 536 SF.
TOTAL: 2,788 SF

BUILDING DIMENSIONS AND SQUARE FOOTAGE IS APPROXIMATE AND MEASURED TO THE OUTSIDE WALLS. THE SQUARE FOOTAGE DOES NOT REPRESENT LIVEABLE SPACE OF THE UNITS.

LEGEND

- ⊙ 1" IRON PIPE FOUND
- ⊙ 1.32"X18" IRON PIPE WITH CAP, WEIGHING 1.68 # / L.F. SET
- ⊕ MONUMENT FOUND, TYPE NOTED
- LANDSCAPE
- T TELEPHONE PEDESTAL
- C CABLE PEDESTAL
- ⊙ AIR CONDITIONING UNIT
- ⊙ ELECTRIC METER
- E ELECTRIC PEDESTAL
- ⊕ GAS METER
- [Hatched Box] BUILDING
- [Stippled Box] CONCRETE



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT IN / OUT
C1	52.80'	55.00'	55°00'00"	(N86°32'21"W) (N85°46'22"W)	50.79'	N58°16'22"W / S66°43'38"W



XINRONG (SHARON) DONG
713 - 715 EDGEPOINT COURT
CONDOMINIUM
CONDOMINIUM PLAT

NO.	REVISION DESCRIPTION

DATE: SEPTEMBER 15, 2025
DRAFTED BY: JSH
CHECKED BY: ASC
PROJECT NO.: 2371-01-25
DRAWING NUMBER: 1951
SHEET NUMBER: 1 OF 1