

**Third Amendment to Condominium
Declaration for Augusta Hills Condominium**

Document Number

Document Title

3083657

**CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
01/03/2025 10:47 AM
REC FEE: 30.00
TRANS FEE:
EXEMPT #**

PAGES: 11

Recording Area

Name and Return Address

**Czachor, Polack + Borchardt
PO Box 2402
Green Bay, WI 54306**

SVC
(11)

Parcel Identification Number (PIN)

**Drafted By:
Atty. Timothy F. Polack
Czachor, Polack + Borchardt, LLP
PO Box 2402
Green Bay, Wisconsin 54306**

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document. **USE BLACK INK.**
WRDA Rev. 7/2/2010

THIRD AMENDMENT TO CONDOMINIUM DECLARATION FOR AUGUSTA
HILLS CONDOMINIUM

This Third Amendment to Condominium Declaration for Augusta Hills Condominium (the "Third Amendment") is made as of the date written below, by Augusta Hills LLC by La Ree L. Runnoe, Member (the "Declarant") and the August Hills Condominium Association, Inc by the President John Ugglá and La Ree L. Runnoe (Association).

WITNESSETH:

WHEREAS, the Condominium Declaration for the Augusta Hills Condominium dated February 5, 2019 (the "Declaration"), was recorded in the Office of the Register of Deeds for Brown County on February 7, 2019 @ 8:02 AM, as Document Number 2850460 and the First Amendment to Condominium Declaration for Augusta Hills Condominium dated May 16, 2019, and recorded June 10, 2019 @ 3:45 PM, as Document Number 2862119 and Second Amendment to Condominium Declaration for Augusta Hills Condominium dated October 13, 2023, and recorded October 20, 2023 @ 8:41 AM, as Document Number 3048766;

WHEREAS the Declarant and the Association wish to amend the Declaration and the Condominium Plat in order to modify the descriptions of Units 48 and 49 and the adjacent common area to Units 48 and 49 and the side setbacks and rear setbacks for Units 22, 23, 24 and 27.

WHEREAS the undersigned being the Declarant and the Augusta Hills Condominium Association, hereby swear and acknowledge that they have received all of the required written approvals and consents for this Amendment pursuant to the Declaration, Article XIV, Amendments to Declaration, Section 14.01.

NOW, THEREFORE, the Declarant and the Augusta Hills Condominium Association do hereby amend the Declaration as follows:

ARTICLE II
LEGAL DESCRIPTION

2.01 Legal Description: The legal description of each Unit shall consist of the Unit number of such Unit as shown on the Second Addendum to the Condominium Plat. Every deed, lease, mortgage or other instrument shall legally describe a Unit by its Unit number as shown on the Plat, and every such description shall be good and sufficient for all purposes, as provided in the Act. No Unit boundaries may be relocated except by or with the written consent of the Declarant, and then only as provided in the Act.

Two (2) Units may be joined to create a single Unit. In such event, the Percentage Interests in the Common Elements, voting rights and responsibility for

maintenance fees and assessments for each of the Units which are so combined shall change as a result of the (2) two Units into a Single Unit as herein provided.

All dwellings constructed on a Unit shall be used as a Single-Family Residence only.

Declarant hereby grants each Unit Owner the exclusive and perpetual right and easement appurtenant to such Unit to construct, use maintain, remove and replace Unit Owner Improvements to, upon and within such Unit.

WHEREAS, this Amendment shall become effective immediately upon the recording hereof. The terms of this Amendment shall control over and implicitly amend any inconsistent provision of the Declaration or the Bylaws of the Association. Except as amended by this instrument, the Declaration, as amended, shall remain in full force and effect.

WHEREAS, the Condominium Plat is hereby replaced entirely by Exhibit A, Augusta Hills Condominium – Second Addendum, attached hereto. The Second Addendum is being recorded to alter the legal descriptions of Units 48 and 49 and the adjacent common areas to Units 48 and 49 and the*rear setbacks for Units 22, 23, 24, and 27.

*side setbacks and

IN WITNESS WHEREOF, the Declarant has caused this instrument to be signed, sealed and delivered by its undersigned representative, duly authorized, this 19th day of ~~December~~, 2024, in the presence of the undersigned Notary Public.

Declarant:

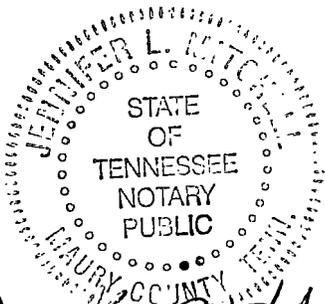
Augusta Hills LLC:

La Ree L. Runnoe
By: La Ree L. Runnoe, Member

Augusta Hills Condominium Association Inc.:

John C. Uggla
By: John Uggla
President

La Ree L. Runnoe
By: La Ree L. Runnoe



Jennifer L. Mitchell

Jennifer L. Mitchell

12-23-2024

maintenance fees and assessments for each of the Units which are so combined shall change as a result of the (2) two Units into a Single Unit as herein provided.

All dwellings constructed on a Unit shall be used as a Single-Family Residence only.

Declarant hereby grants each Unit Owner the exclusive and perpetual right and easement appurtenant to such Unit to construct, use maintain, remove and replace Unit Owner Improvements to, upon and within such Unit.

WHEREAS, this Amendment shall become effective immediately upon the recording hereof. The terms of this Amendment shall control over and implicitly amend any inconsistent provision of the Declaration or the Bylaws of the Association. Except as amended by this instrument, the Declaration, as amended, shall remain in full force and effect.

WHEREAS, the Condominium Plat is hereby replaced entirely by Exhibit A, Augusta Hills Condominium – Second Addendum, attached hereto. The Second Addendum is being recorded to alter the legal descriptions of Units 48 and 49 and the adjacent common areas to Units 48 and 49 and the ~~rear~~ ^{* rear} setbacks for Units 22, 23, 24, and 27.
** side setbacks and*

IN WITNESS WHEREOF, the Declarant has caused this instrument to be signed, sealed and delivered by its undersigned representative, duly authorized, this 19th day of December, 2024, in the presence of the undersigned Notary Public.

Declarant:

Augusta Hills LLC:


By: La Ree L. Runnoe, Member

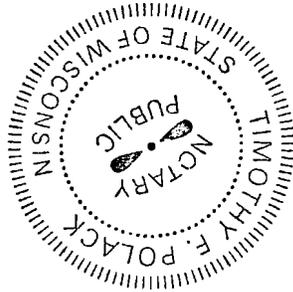
Augusta Hills Condominium Association
Inc.:

By: John Uggla
President


By: La Ree L. Runnoe

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this 19th day of December, 2024, the above named La Ree L. Runnoe to me known to be the person who executed the foregoing instrument and acknowledge the same.



[Signature]
* Timothy E. Polack
Notary Public, State of Wisconsin
My Commission: is permanent

Augusta Hills Condominium, Second Addendum

A LAND CONDOMINIUM

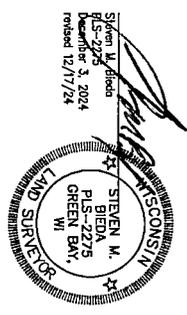
All of Augusta Hills Condominium, First Addendum, Document No. 3048765, Brown County Records, being located in part of the Southwest 1/4 of the Northeast 1/4, and part of the Southwest 1/4 of the Northeast 1/4, Section 31, Township 23 North, Range 21 East, Town of Ledgewater, Brown County, Wisconsin.

Graphic Scale: 1" = 150'

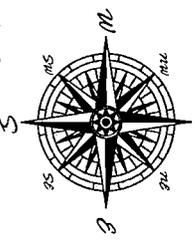


Addendum to adjust the lines of Units 48 & 49.

Steven M. Bieda
December 3, 2024
revised 12/17/24

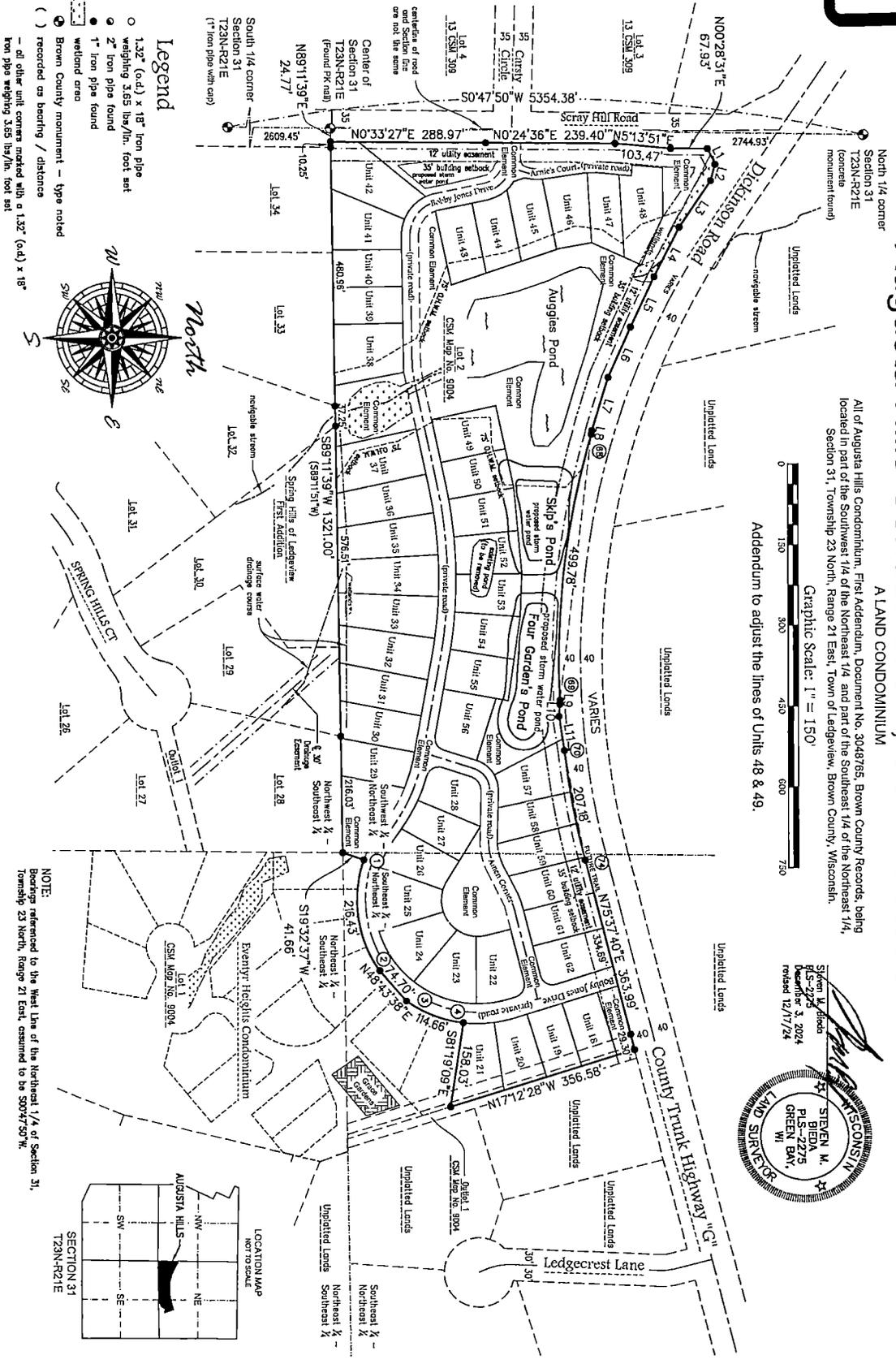
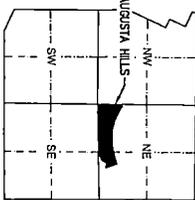


- Legend**
- 1.32" (od.) x 18" iron pipe
 - weighing 3.65 lb/ft. foot set
 - 2" iron pipe found
 - 1" iron pipe found
 - wetland area
 - Brown County monument - type noted
 - () recorded on bearing / distance
 - all other unit corners marked with a 1.32" (od.) x 18" iron pipe weighing 3.65 lb/ft. foot set



North

NOTE:
Bearing referenced to the West Line of the Northeast 1/4 of Section 31, Township 23 North, Range 21 East, assumed to be S00°47'50"W.



vierbicher
planners engineers advisors



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

Client:
Augusta Hills

File: R-13017.Cadwg
2nd Add. R-13017.2sk
Date Plotted: 1/20/24
Plotted By: BMS
Printed: 1/20/24
Scale: 1" = 150'
PROJECT NO.
R-13017
SHEET NO.
1 of 6
DRAWING NO.
X-1968

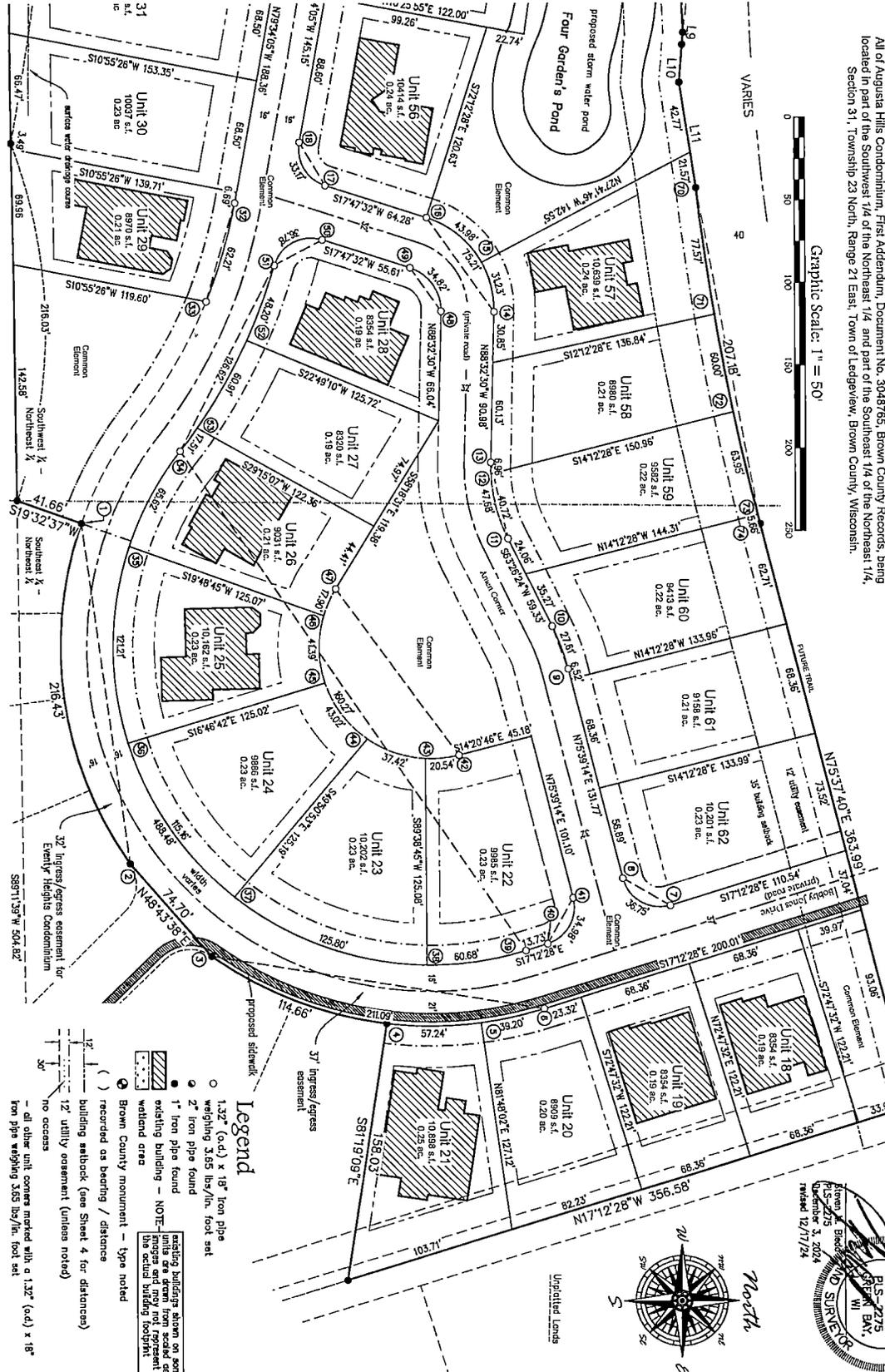
Augusta Hills Condominium - Second Addendum

A LAND CONDOMINIUM

All of Augusta Hills Condominium, First Addendum, Document No. 3048765, Brown County Records, being located in part of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4, Section 31, Township 23 North, Range 21 East, Town of Ledgerview, Brown County, Wisconsin.



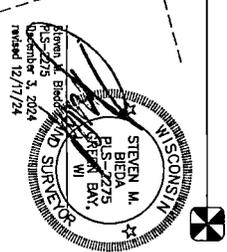
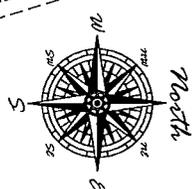
NOTE: Bearings referenced to the West Line of the Northeast 1/4 of Section 31, Township 23 North, Range 21 East, assumed to be S00°47'50"W.



Legend

- 1.32" (o.d.) x 18" iron pipe weighing 3.85 lbs./lin. foot set
- 2" iron pipe found
- 1" iron pipe found
- existing building - NOTE: dimensions and area not represented
- wetland area
- Brown County monument - type noted
- recovered as bearing / distance
- building setback (see Sheet 4 for distances)
- 12' utility easement (unless noted)
- no access
- all other unit corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 3.85 lbs./lin. foot set

including buildings shown on aerial images are drawn from scaled aerial images and may not represent the actual building footprint



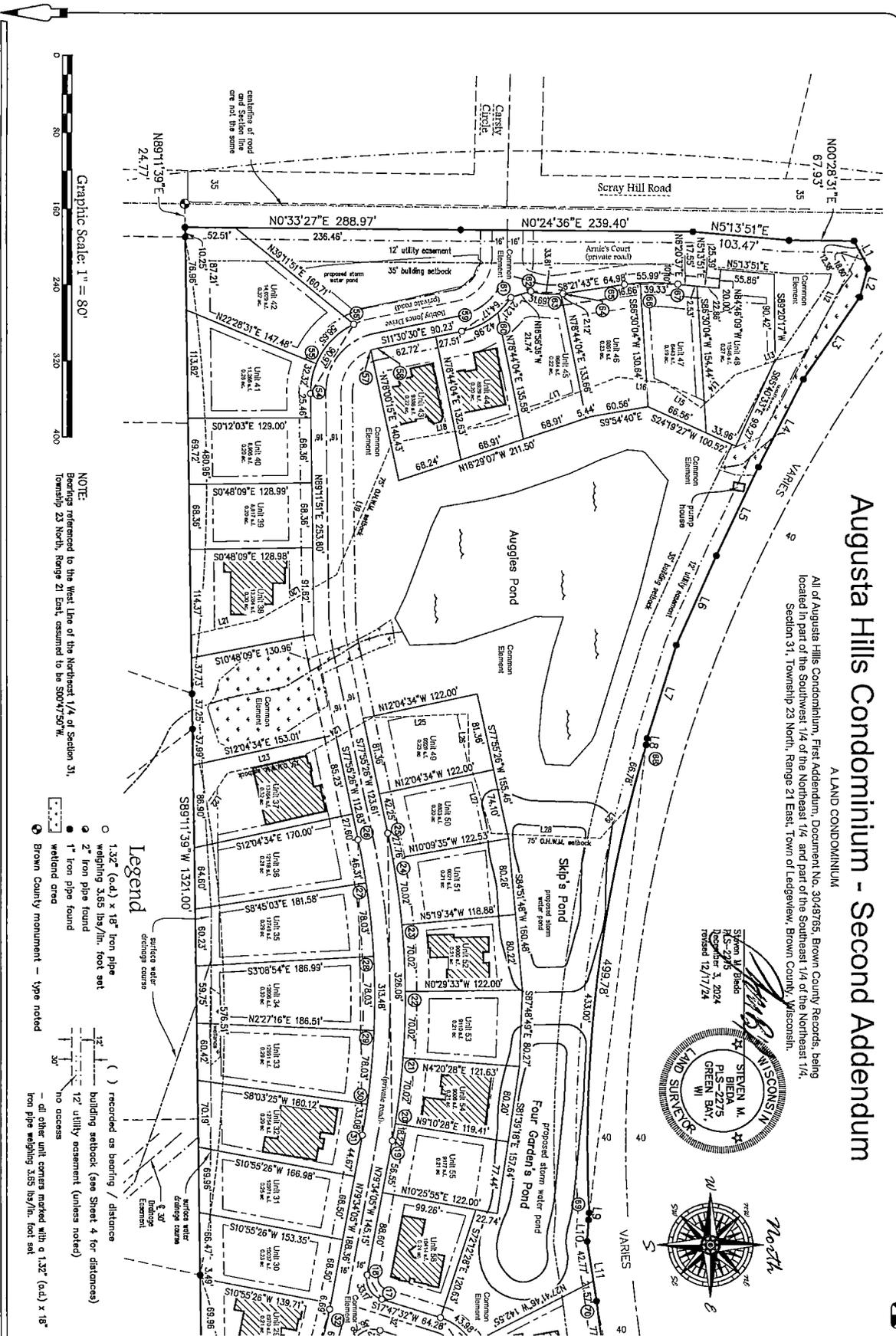
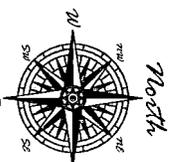
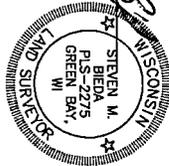
| | |
|--|---------------------------|
| Client: Augusta Hills | Tax Parcel: D-2200-D-2244 |
| vierbicher planners engineers advisors | |
| 400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670 | |
| File: 6113017/Condo Augusta Hills 2nd Addm 1/23/24.dwg Date Plotted: R-13017.rvt Plotted: 11/22/2024 Printed by: SAJ | Scale: 1"=50' |
| PROJECT NO. R-13017 | SHEET NO. 2 of 6 |
| DRAWING NO. X-19668 | |

Augusta Hills Condominium - Second Addendum

A LAND CONDOMINIUM

All of Augusta Hills Condominium, First Addendum, Document No. 3048765, Brown County Records, being located in part of the Southwest 1/4 of the Northeast 1/4, and part of the Southeast 1/4 of the Northeast 1/4, Section 31, Township 23 North, Range 21 East, Town of Ladgewater, Brown County, Wisconsin.

System M, Block
R.S. 2275
P.L.S. 2275
GREEN BAY,
WI
Revised 12/11/24



Graphic Scale: 1" = 80'

NOTE:
Bearings referenced to the Mean Line of the Northeast 1/4 of Section 31, Township 23 North, Range 21 East, assumed to be S80°47'50\"/>

- Legend**
- 1.32" (o.d.) x 18" iron pipe
 - weighing 3.65 lbs./lin. foot set
 - 2" iron pipe found
 - 1" iron pipe found
 - welded area
 - Brown County monument - type noted
 - () recorded as bearing / distance
 - building setback (see Sheet 4 for distances)
 - 12' utility easement (unless noted)
 - no access
 - all other unit corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 3.65 lbs./lin. foot set

| | |
|--|---|
| <p>planners engineers advisors</p> <p>400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670</p> | <p>Client: Augusta Hills</p> <p>Task: Platbook D-2200-D-2244</p> |
| <p>File: R-13017-Cadd-Addendum 2nd Addm R-13017-Final Date: 11/20/24 Platbook Compiler: 11/20/24 Drawn By: BMB</p> | <p>Scale: 1" = 80'</p> <p>PROJECT NO. R-13017</p> <p>SHEET NO. 3 of 6</p> <p>DRAWING NO. X-1966</p> |

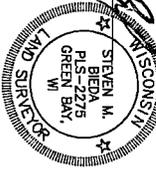
Augusta Hills Condominium - Second Addendum

LAND CONDOMINIUM
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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 plot is a correct representation of "Augusta Hills Condominium, Second Addendum," a Unit Condominium as proposed at the date hereof, and the identification and location of each unit and common area is shown on the attached plan. The surveyor's certificate and this plan makes no certification as to the accuracy of the floor plans of the condominium buildings and units contained in this plot and the approximate dimensions and floor areas thereof.

Steven M. Bieda
 PLS 222
 PLS 222
 GREEN BAY, WI
 Revised 12/11/24



LEGAL DESCRIPTION

All of Augusta Hills Condominium, First Addendum, Document No. 3048765, Brown County Records, being located in part of the Southeast 1/4 of the Northeast 1/4, and part of the Southeast 1/4 of the Northeast 1/4, Section 31, Township 23 North, Range 21 East, Town of Ladegew, Brown County, Wisconsin.

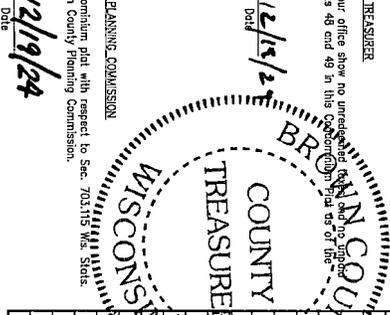
CERTIFICATE OF THE BROWN COUNTY TREASURER

I hereby certify that the records in our office show no unrecorded mortgages, liens, or special assessments affecting Units 48 and 49 in this Condominium as of the date listed below.

Charles T. Manlik
 Brown County Deputy Treasurer

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

Ryan L. Duckert
 Brown County Property Lister



| Line # | Length | Direction |
|--------|--------|-------------|
| L1 | 31.18 | N61°57'17"E |
| L2 | 32.70 | S74°45'48"E |
| L3 | 104.75 | S85°45'29"E |
| L4 | 103.60 | S83°00'46"E |
| L5 | 103.08 | S64°48'25"E |
| L6 | 103.00 | S66°01'38"E |
| L7 | 102.99 | S72°46'24"E |
| L8 | 6.96 | S61°31'55"E |
| L9 | 7.37 | S68°11'22"E |
| L10 | 22.88 | S69°02'28"E |
| L11 | 6.43 | N81°10'28"E |
| L12 | 115.83 | N67°33'27"W |
| L13 | 81.40 | N19°28'06"W |
| L14 | 48.82 | N44°03'03"W |
| L15 | 44.47 | N35°21'36"E |
| L16 | 106.71 | N10°18'50"W |
| L17 | 136.85 | N20°57'23"W |
| L18 | 106.56 | N07°24'47"E |
| L19 | 150.26 | N67°18'51"W |
| L20 | 106.71 | N10°18'50"W |
| L21 | 72.95 | N12°49'09"W |
| L22 | 84.22 | N55°58'59"W |
| L23 | 82.22 | N13°01'00"W |
| L24 | 82.28 | N28°52'38"W |
| L25 | 99.01 | N20°05'05"W |
| L26 | 48.00 | N83°03'08"E |
| L27 | 79.80 | N17°00'52"E |
| L28 | 113.55 | N02°38'23"E |
| L29 | 45.48 | N48°07'03"W |

Note: This Line Table is replicated and expanded upon on Sheet 5.

| CURVE | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD BEARING | CENTRAL ANGLE | TANGENT BEARING |
|---------|------------|--------|--------------|---------------|---------------|--------------------------|
| 1-2 | 215.43 | 224.50 | 208.14 | N82°00'53"E | 55°14'06" | N54°23'30"E, S70°22'24"E |
| 3-6 | 211.09 | 229.50 | 203.73 | N10°56'31"E | 54°42'00" | S35°28'31"W, N12°18'44"E |
| 7-8 | 114.65 | 128.50 | 113.47 | N21°10'47"E | 28°53'20" | N55°28'31"E, N41°18'44"E |
| 9-10 | 39.20 | 72.50 | 57.09 | N01°53'34"W | 14°17'10" | --- |
| 11-12 | 39.20 | 72.50 | 57.09 | N01°53'34"W | 9°51'10" | --- |
| 13-14 | 42.61 | 109.50 | 42.55 | S88°22'48"W | 17°12'50" | --- |
| 15-16 | 47.65 | 97.50 | 47.21 | S77°25'57"W | 28°01'06" | --- |
| 17-18 | 40.77 | 97.50 | 40.45 | S75°24'18"W | 23°53'46" | --- |
| 19-20 | 6.95 | 97.50 | 6.95 | S89°24'49"W | 43°03'20" | --- |
| 21-22 | 78.21 | 38.50 | 70.14 | S53°21'31"W | 73°13'58" | --- |
| 23-24 | 41.95 | 58.50 | 40.95 | S69°18'46"W | 43°18'24" | --- |
| 25-26 | 33.17 | 43.00 | 30.37 | S69°06'44"W | 62°38'24" | --- |
| 27-28 | 308.06 | 830.00 | 323.95 | S59°10'41"W | 22°30'29" | --- |
| 29-30 | 18.21 | 830.00 | 18.21 | N80°11'48"W | 87°00'00" | --- |
| 31-32 | 70.02 | 830.00 | 70.00 | N83°14'52"W | 04°50'01" | --- |
| 33-34 | 70.02 | 830.00 | 70.00 | N83°14'52"W | 04°50'01" | --- |
| 35-36 | 70.02 | 830.00 | 70.00 | S82°15'55"W | 04°50'01" | --- |
| 37-38 | 27.75 | 890.00 | 27.75 | S78°32'45"W | 01°54'58" | --- |
| 39-40 | 313.48 | 790.00 | 311.47 | N89°10'41"E | 22°30'29" | --- |
| 41-42 | 78.03 | 738.00 | 46.31 | N79°51'12"E | 03°18'31" | --- |
| 43-44 | 78.03 | 738.00 | 78.00 | N84°03'10"E | 03°38'03" | --- |
| 45-46 | 78.03 | 738.00 | 78.00 | S84°03'10"E | 05°38'03" | --- |
| 46-47 | 78.03 | 738.00 | 78.00 | S80°54'05"E | 02°22'30" | --- |
| 47-48 | 82.21 | 799.00 | 82.00 | S80°54'05"E | 02°22'30" | --- |
| 49-50 | 82.21 | 799.00 | 82.00 | S73°24'39"E | 14°52'54" | S67°25'11"E, N51°49'04"W |
| 51-52 | 488.48 | 192.50 | 397.57 | S55°29'14"E | 14°52'54" | --- |
| 53-54 | 65.92 | 192.50 | 65.31 | S81°33'03"E | 18°31'36" | --- |
| 55-56 | 14.24 | 192.50 | 14.22 | S89°23'42"E | 38°14'06" | --- |
| 57-58 | 14.24 | 192.50 | 14.22 | N19°54'06"E | 37°28'56" | --- |
| 59-60 | 80.95 | 192.50 | 80.43 | N09°10'40"W | 16°03'36" | --- |
| 61-62 | 34.98 | 23.00 | 31.70 | S80°46'57"E | 87°08'18" | --- |
| 63-64 | 160.27 | 67.50 | 128.19 | S53°40'21"W | 13°53'14" | --- |
| 65-66 | 20.54 | 67.50 | 20.46 | S57°14'44" | 17°26'04" | --- |
| 67-68 | 43.75 | 67.50 | 43.30 | S63°18'42"W | 35°30'58" | --- |
| 69-70 | 41.38 | 67.50 | 40.74 | S68°35'50"W | 36°07'28" | --- |
| 71-72 | 17.91 | 67.50 | 17.65 | N65°46'25"W | 19°11'48" | --- |
| 73-74 | 36.82 | 68.50 | 32.37 | S54°37'31"W | 79°17'09" | N67°43'55"E, S18°58'57"W |
| 75-76 | 18.78 | 68.50 | 18.49 | S80°10'18"E | 91°01'39" | --- |
| 77-78 | 18.78 | 68.50 | 18.49 | S80°10'18"E | 48°21'54" | --- |
| 79-80 | 80.91 | 329.50 | 80.82 | S80°08'30"E | 10°55'26" | N73°50'08"W |
| 81-82 | 17.51 | 329.50 | 17.51 | N53°20'45"W | 33°02'42" | --- |
| 83-84 | 90.93 | 79.50 | 88.09 | S89°10'15"E | 65°33'59" | --- |
| 85-86 | 22.32 | 79.50 | 22.10 | S79°09'19"E | 23°17'42" | --- |
| 87-88 | 38.65 | 79.50 | 37.33 | S69°24'24"E | 46°21'40" | --- |
| 89-90 | 64.47 | 79.50 | 62.44 | N34°57'64"W | 45°14'46" | --- |
| 91-92 | 42.95 | 79.50 | 42.44 | N26°57'15"W | 50°57'29" | --- |
| 93-94 | 21.21 | 79.50 | 21.15 | N50°06'36"W | 15°17'18" | --- |
| 95-96 | 33.81 | 78.50 | 33.55 | N55°30'01"E | 24°49'46" | --- |
| 97-98 | 31.69 | 78.50 | 31.48 | N44°15'13"E | 23°01'38" | --- |
| 99-100 | 55.97 | 157.50 | 55.00 | N00°24'06"W | 15°14'30" | --- |
| 101-102 | 15.65 | 157.50 | 15.65 | N58°54'44"W | 4°49'38" | --- |
| 103-104 | 39.53 | 157.50 | 38.26 | N02°10'31"E | 11°24'31" | --- |
| 105-106 | 49.98 | 147.60 | 49.13 | N18°27'40"E | 19°28'39" | --- |
| 107-108 | 20.18 | 147.60 | 20.00 | N18°27'40"E | 18°03'57" | --- |
| 109-110 | 60.70 | 147.60 | 60.70 | N79°38'17"E | 02°01'07" | --- |
| 111-112 | 14.69 | 147.60 | 14.69 | N15°33'38"E | 02°23'18" | --- |
| 113-114 | 5.85 | 147.60 | 5.85 | N39°22'23"E | 00°13'12" | --- |

Note: This Curve Table is separated from the Curve Table on Sheet 5.

Building Setbacks

Units 18-21, 25-26, 29-35, 38-42

Building Setbacks
 25' Front Yard
 8' Side Yard
 Note: Buildings must not encroach past mending EA setback line (Unit 39)

Unit 22:
 (Corner lot)
 Building Setbacks
 25' East Yard
 20' West Yard
 8' South Yard
 12' North Yard

Units 23, 24, 27:
 Building Setbacks
 25' Front Yard
 20' Rear Yard
 8' Side Yard

Unit 28:
 (Corner lot)
 Building Setbacks
 25' South Yard
 12' West Yard
 8' East Yard

Unit 36-37:
 Building Setbacks
 29' Front Yard
 25' Rear Yard
 8' Side Yard
 Note: Buildings must not encroach past mending EA setback line (Unit 37)

Unit 43-45:
 Building Setbacks
 30' Front Yard
 30' Rear Yard
 8' Side Yard
 Note: Buildings must not encroach past mending EA setback line (Units 43-45)

Unit 47-48:
 Building Setbacks
 29' Front Yard
 30' Rear Yard
 8' Side Yard

Unit 57-61:
 Building Setbacks
 25' Front Yard (Main Corner)
 25' Rear Yard
 8' Side Yard

Unit 62:
 Building Setbacks
 (Corner lot)
 25' South Yard
 12' East Yard
 8' West Yard
 35' North Yard

Unit 55:
 Building Setbacks
 (Corner lot)
 25' South Yard
 8' North Yard
 8' West Yard

Unit 49-55:
 Building Setbacks
 25' Front Yard
 25' Rear Yard
 8' Side Yard

Unit 56:
 Building Setbacks
 (Corner lot)
 25' South Yard
 8' North Yard
 8' West Yard

- NOTES**
- 1) Decks, patios, drives & walks are limited common elements to the apartment unit.
 - 2) All areas within the condominium and outside the units and lot(s), except those areas designated as limited common elements, are common elements.
 - 3) This Condominium is a Plan Development District.



planners | engineers | advisors

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



Client: Augusta Hills

Trac Parcels: D-2200-D-2244

Scale: 1"=11'/4

PROJ: R-13017

SHEET NO. 4 of 6

DRAWING NO. X-1968

Augusta Hills Condominium - Second Addendum

A LAND CONDOMINIUM

All of Augusta Hills Condominium, First Addendum, Document No. 3048785, Brown County Records, being located in part of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4, Section 31, Township 23 North, Range 21 East, Town of Ledgerview, Brown County, Wisconsin.

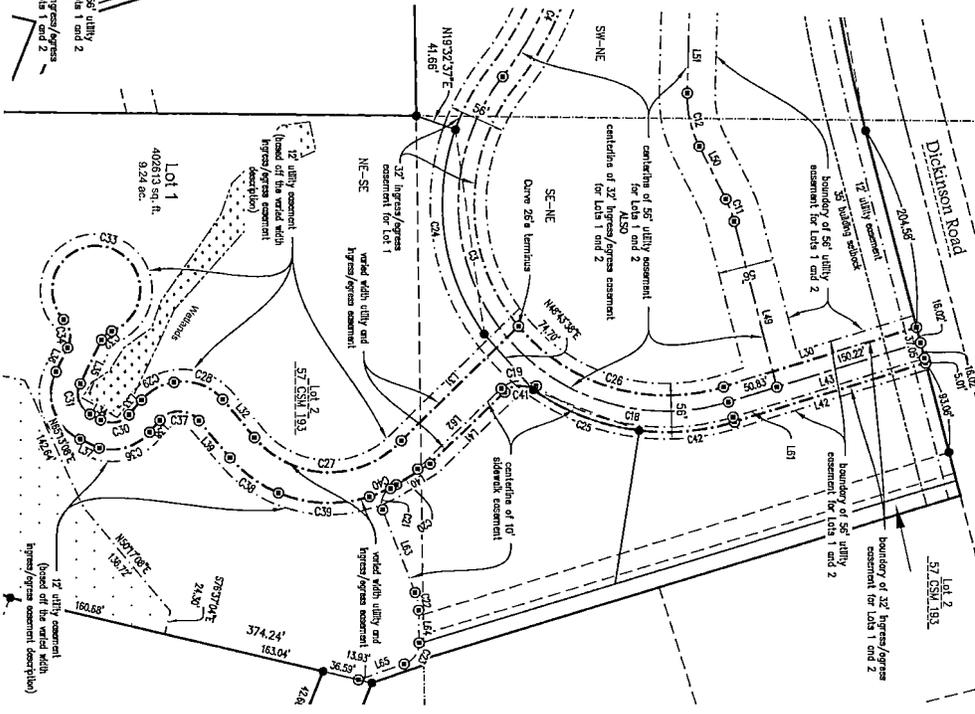
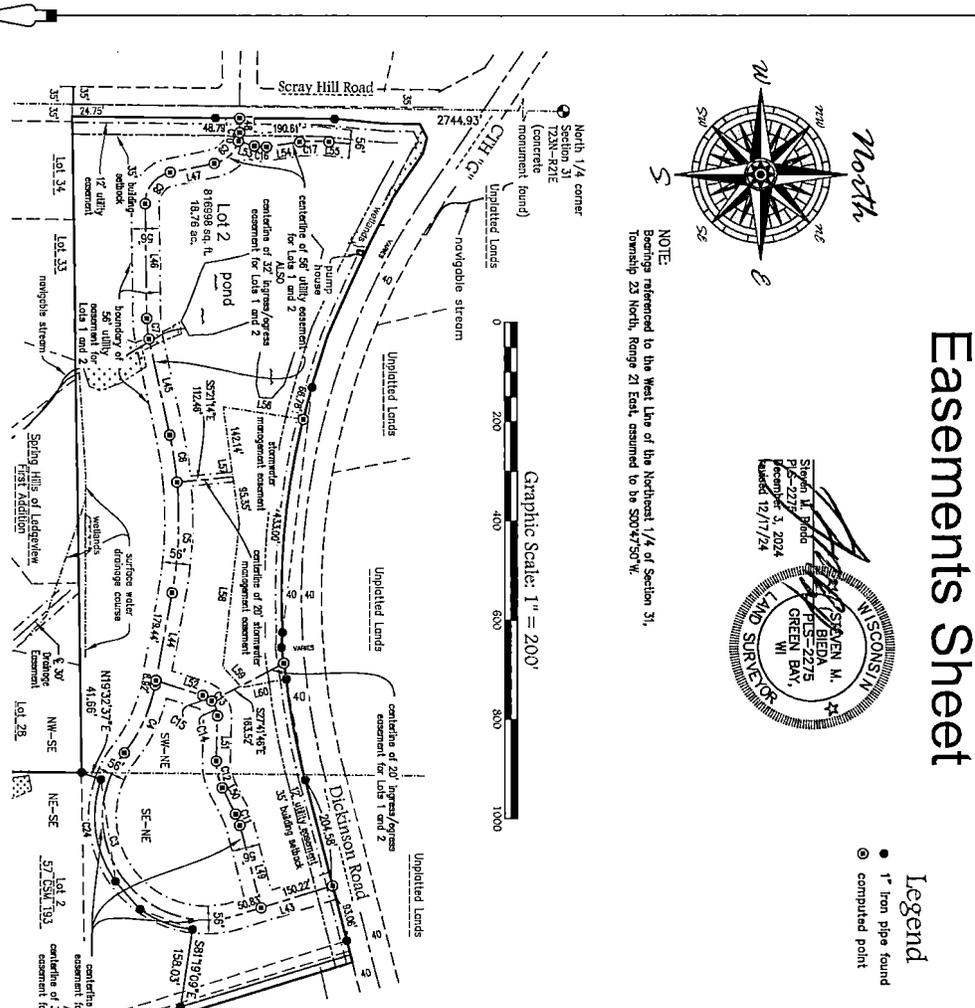
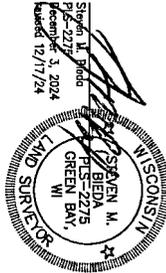
Easements Sheet

Legend

- 1" iron pipe found
- ⊙ computed point



NOTE:
Bearings referenced to the West Line of the Northeast 1/4 of Section 31, Township 23 North, Range 21 East, assumed to be S00°47'50"W.



| | |
|---------------------------------|----------------------------|
| Client: Augusta Hills | File: R-13017/2024-Augusta |
| Top: Parents: D-2200-D-2244 | State: Wisconsin |
| | Date File: R-13017/24 |
| | Printed: 11/20/2024 |
| | Drawn By: BMB |
| | Scale: multiple |
| | PROJECT NO. R-13017 |
| | SHEET NO. 5 of 6 |
| | DRAWING NO. X-19668 |

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

Augusta Hills Condominium - Second Addendum

A LAND CONDOMINIUM
 All of Augusta Hills Condominium, First Addendum, Document No. 3048765, Brown County Records, being located in part of the Northwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4, Section 31, Township 23 North, Range 21 East, Town of Lodgeview, Brown County, Wisconsin.

| Curve # | Length | Radius | Central Angle | Chord | Chord Bearing | Tangent Bearing | Tangent Bearing |
|--------------------------|--------|---------|---------------|--------|---------------|-----------------|-----------------|
| Exterior Boundary | | | | | | | |
| C1 | 498.78 | 1472.69 | 018°29'30" | 497.38 | S83°17'40"E | S73°24'17"E | N87°00'00"E |
| C2 | 207.18 | 1472.69 | 008°03'37" | 207.00 | N78°29'57"E | N75°25'47"E | N75°25'47"E |
| C3 | 529.68 | 208.50 | 148°23'24" | 388.12 | S82°53'11"W | S77°12'29"E | N81°40'04"W |
| C4 | 151.84 | 313.50 | 027°45'01" | 150.38 | N85°11'35"W | N81°40'04"W | N79°34'05"W |
| C5 | 223.83 | 814.00 | 015°45'19" | 223.13 | N87°26'44"W | N79°34'05"W | S84°40'38"W |
| C6 | 85.64 | 814.00 | 008°46'10" | 82.88 | S81°10'01"W | S84°40'38"W | S77°35'28"W |
| C7 | 41.81 | 212.50 | 01°16'24" | 41.74 | S83°53'59"W | S77°35'28"W | S89°11'51"W |
| C8 | 87.88 | 813.50 | 07°31'73" | 81.03 | N10°29'20"W | N11°30'30"W | N73°47'14"W |
| C9 | 68.02 | 813.50 | 08°16'44" | 65.67 | N42°36'52"W | N11°30'30"W | N73°47'14"W |
| C10 | 17.51 | 63.50 | 01°54'11" | 17.46 | N81°11'18"W | N73°47'14"W | N89°32'24"W |
| C11 | 24.20 | 113.50 | 01°21'21" | 24.15 | N89°24'48"E | N83°29'24"E | N73°39'14"E |
| C12 | 55.50 | 113.50 | 028°01'07" | 54.85 | N72°26'57"E | S88°32'30"E | N83°29'24"E |
| C13 | 54.64 | 423.50 | 07°39'58" | 50.86 | N84°23'17"E | N77°27'32"E | S88°32'30"E |
| C14 | 33.24 | 423.50 | 044°48'23" | 32.40 | S89°31'9"W | N89°32'30"W | S84°30'07"W |
| C15 | 21.41 | 423.50 | 028°51'35" | 21.18 | S21°31'07"W | S17°47'32"W | S17°47'32"W |
| C16 | 24.77 | 327.50 | 024°40'45" | 24.58 | N03°58'40"E | N15°10'02"E | N02°31'42"W |
| C17 | 38.82 | 207.50 | 01°54'50" | 38.62 | N00°14'28"W | N08°21'43"W | N02°31'42"W |
| C18 | 208.48 | 224.50 | 05°41'58" | 199.29 | S09°08'31"W | S17°22'28"E | S32°30'30"W |
| C19 | 38.20 | 272.50 | 07°35'04" | 35.50 | S04°18'02"E | S35°28'30"W | S44°43'34"E |
| C20 | 33.83 | 123.50 | 015°44'35" | 33.83 | S81°13'16"E | S44°03'34"E | S89°29'58"E |
| C21 | 25.31 | 172.50 | 002°32'14" | 23.18 | S89°47'06"E | S82°20'59"E | N89°46'47"E |
| C22 | 18.71 | 52.50 | 020°25'03" | 18.61 | N78°59'18"E | N89°46'47"E | N89°11'51"E |
| C23 | 28.12 | 222.50 | 07°18'38" | 28.33 | S43°59'50"E | N89°11'51"E | S19°11'00"E |
| C24 | 218.43 | 224.50 | 025°14'07" | 208.14 | N82°00'35"E | S70°22'23"E | N89°43'30"E |
| C25 | 114.66 | 229.50 | 028°27'28" | 113.47 | N81°04'48"E | N35°28'30"E | N89°43'30"E |
| C26 | 227.00 | 182.50 | 08°13'46" | 214.07 | N83°49'48"E | N50°12'07"E | N17°12'28"W |
| C27 | 187.25 | 97.82 | 09°57'38" | 147.81 | S01°33'08"W | S47°46'40"E | S01°33'08"W |
| C28 | 34.08 | 233.09 | 088°22'28" | 51.78 | S19°27'58"W | S45°39'10"W | S09°43'19"E |
| C29 | 37.80 | 32.79 | 041°08'23" | 37.08 | S88°53'55"E | S88°19'47"E | S49°34'47"E |
| C30 | 31.83 | 232.1 | 078°04'11" | 28.24 | S102°17'47"E | S49°29'47"E | S89°34'24"W |
| C31 | 35.48 | 232.1 | 087°24'56" | 32.13 | S72°15'33"W | S28°14'24"W | N83°50'58"W |
| C32 | 13.87 | 171.7 | 046°17'39" | 13.50 | N40°08'49"W | N83°17'31"W | N17°00'00"W |
| C33 | 228.44 | 44.50 | 281°33'07" | 50.08 | S123°28'33"W | N02°43'51"W | N42°43'02"E |
| C34 | 30.45 | 232.54 | 081°19'00" | 28.88 | N81°58'12"E | N47°48'42"E | S83°34'19"E |
| C35 | 80.80 | 50.50 | 081°20'38" | 72.31 | N70°26'44"E | S43°42'45"E | N24°42'45"E |
| C36 | 36.22 | 50.50 | 083°47'22" | 33.38 | N17°38'06"W | N14°17'35"E | N49°34'47"W |
| C37 | 44.41 | 25.50 | 098°48'55" | 33.81 | N00°23'41"E | N49°29'47"W | N80°17'08"E |
| C38 | 81.08 | 140.33 | 024°53'45" | 80.28 | N26°11'27"E | N23°33'34"E | N23°33'34"E |
| C39 | 83.31 | 128.92 | 041°28'08" | 81.28 | N02°26'14"E | N23°01'18"E | N18°17'50"W |
| C40 | 28.87 | 128.81 | 013°16'28" | 28.80 | N24°56'08"W | N18°17'50"W | N13°14'22"W |
| C41 | 31.25 | 222.50 | 079°35'54" | 28.80 | N04°18'02"W | N44°05'34"W | N12°59'30"E |
| C42 | 88.43 | 228.50 | 024°04'30" | 85.73 | N05°10'13"W | N08°32'02"E | N17°12'28"W |

| Line # | Length | Direction |
|--------------------------|--------|-------------|
| Exterior Boundary | | |
| L1 | 31.18 | N81°51'17"E |
| L2 | 32.70 | S74°44'48"E |
| L3 | 104.75 | S55°45'29"E |
| L4 | 103.80 | S83°07'45"E |
| L5 | 103.08 | S84°48'29"E |
| L6 | 103.00 | S66°01'38"E |
| L7 | 102.89 | S72°48'24"E |
| L8 | 83.88 | S81°31'55"E |
| L9 | 7.37 | S89°11'22"E |
| L10 | 22.88 | S89°02'28"E |
| L11 | 84.34 | N81°02'26"E |
| L12 | 115.83 | S82°33'27"E |
| L13 | 81.40 | S19°38'06"E |
| L14 | 49.62 | S44°03'03"E |
| L15 | 44.27 | S35°21'35"W |
| L16 | 50.58 | S07°24'47"W |
| L17 | 138.65 | S20°57'23"E |
| L18 | 108.71 | S10°18'50"E |
| L19 | 150.48 | S87°16'51"E |
| L20 | 94.84 | S30°05'33"E |
| L21 | 72.45 | S12°48'09"E |
| L22 | 63.22 | N55°58'59"W |
| L23 | 82.34 | N13°01'00"W |
| L24 | 82.28 | N28°52'38"W |
| L25 | 93.81 | N02°05'05"W |
| L26 | 49.00 | N88°35'08"E |
| L27 | 79.80 | N73°00'52"E |
| L28 | 113.58 | N02°38'23"E |
| L29 | 45.48 | N48°07'03"W |
| L30 | 201.84 | S17°12'28"E |
| L31 | 184.88 | S44°28'12"E |
| L32 | 50.07 | S50°17'08"W |
| L33 | 18.38 | S48°29'47"E |
| L34 | 12.37 | S28°34'24"W |
| L35 | 48.13 | N83°50'38"W |
| L36 | 28.80 | S83°50'38"E |
| L37 | 21.47 | N24°42'45"E |
| L38 | 15.81 | N48°29'47"W |
| L39 | 48.87 | N50°17'08"E |
| L40 | 39.81 | N31°34'22"W |
| L41 | 164.31 | N44°05'34"W |
| L42 | 200.01 | N17°12'28"W |

| Line # | Length | Direction |
|--|--------|-------------|
| Centerline for Stormwater Management Easement | | |
| L43 | 201.05 | S17°12'28"E |
| L44 | 188.38 | N79°34'05"W |
| L45 | 188.17 | S77°55'28"W |
| L46 | 231.25 | S89°11'51"W |
| L47 | 90.23 | N11°30'30"W |
| L48 | 28.84 | N89°35'24"W |
| L49 | 172.24 | N75°29'14"E |
| L50 | 55.33 | N83°28'24"E |
| L51 | 80.88 | S89°32'30"E |
| L52 | 98.57 | N17°47'32"E |
| L53 | 33.52 | N18°19'02"E |
| L54 | 87.39 | N08°21'43"W |
| L55 | 42.72 | N05°40'29"E |
| L56 | 182.40 | N08°45'28"E |
| L57 | 237.48 | S82°44'22"W |
| L58 | 288.63 | N83°25'48"W |
| L59 | 56.04 | S48°05'39"W |
| L60 | 81.51 | S10°37'43"E |
| L61 | 200.28 | S17°12'28"E |
| L62 | 116.78 | S44°05'34"E |
| L63 | 80.55 | N88°46'47"E |
| L64 | 37.28 | N89°11'51"E |
| L65 | 48.71 | S19°11'30"E |

75' O.H.K.M. E.S.A. Setback

Ingress/Egress Easement Outermost Boundary ALSO 12' Utility Easement Innermost Boundary

STEVEN M. BROWN
 PLUMBER
 GREEN BAY, WI
 LICENSED 12/17/24

Client: **Augusta Hills**
 Tax Parcel: D-2200-D-2244

vierbicher
 planners • engineers • advisors
 400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

Scale: 1"=11'/8
 PROJECT NO. R-13017
 SHEET NO. 6 of 6
 DRAWING NO. X-1968

File: R-13017-Cad-AUGUSTA
 Date: 08/21/24
 Drawn by: BAW