

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 Ledgeview, Brown County, Wisconsin.

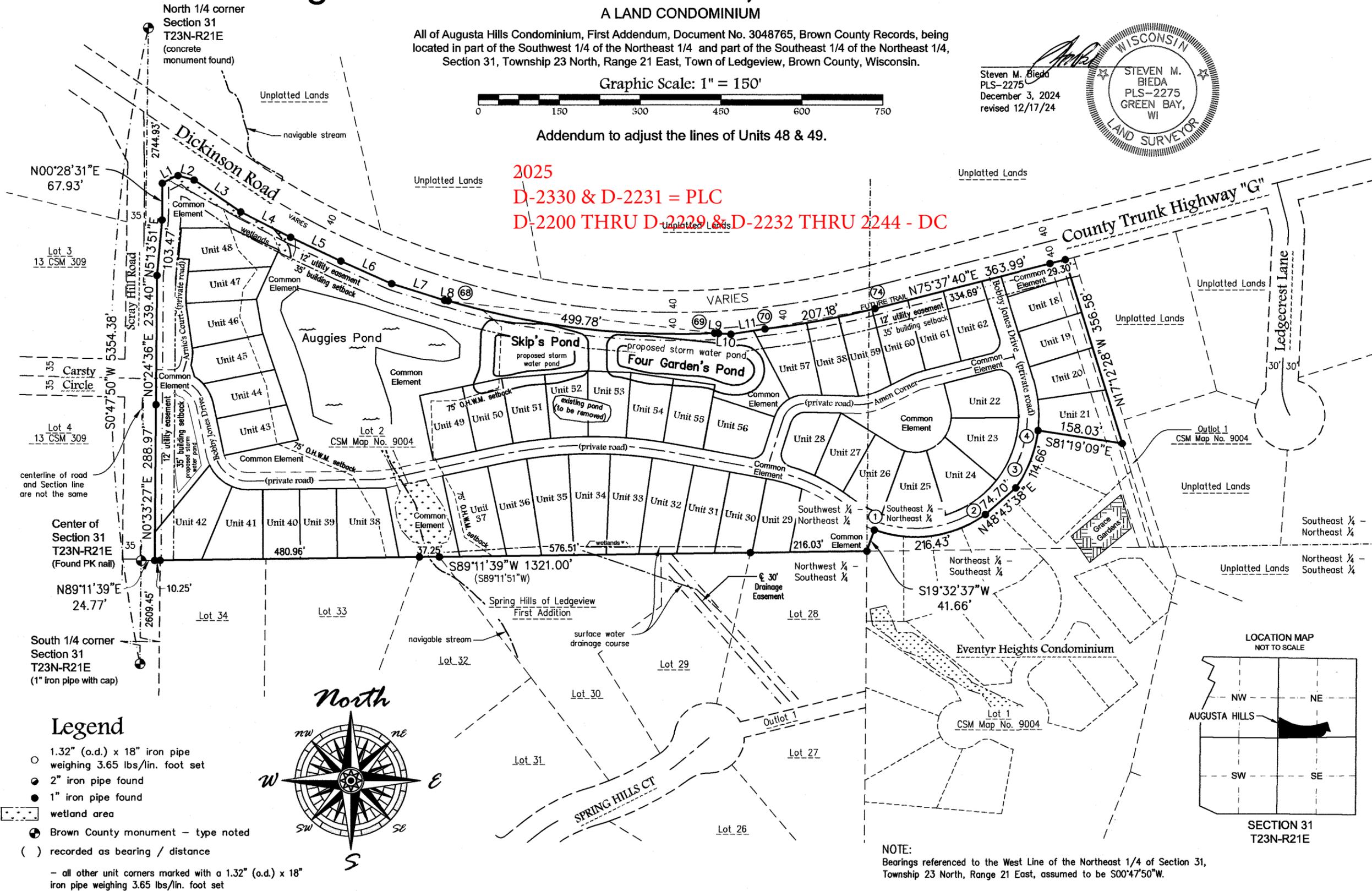
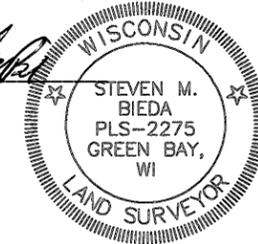
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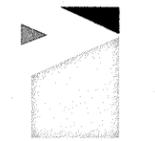
Addendum to adjust the lines of Units 48 & 49.

2025
D-2330 & D-2231 = PLC
D-2200 THRU D-2229 & D-2232 THRU 2244 - DC

Steven M. Bieda
PLS-2275
December 3, 2024
revised 12/17/24



Client:
Augusta Hills
Tax Parcels: D-2200—D-2244

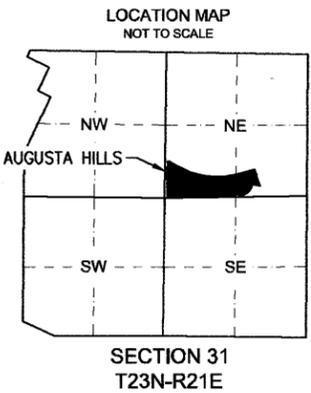


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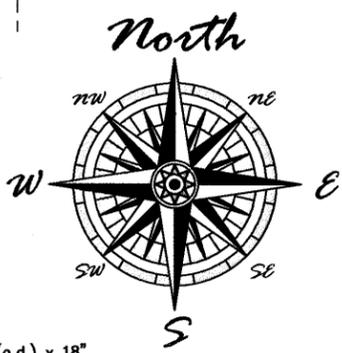
File: R-13017Condo Augusta 2nd Addm 112024.dwg
Data File: R-13017.txt
Fieldwork Completed: 11/20/2024
Drafted By: BAB

Scale: 1"=150'
PROJECT NO.
R-13017
SHEET NO.
1 of 6
DRAWING NO.
X-1968



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 3.65 lbs/lin. foot set
 - 2" iron pipe found
 - 1" iron pipe found
 - ▨ wetland area
 - ⊕ Brown County monument - type noted
 - () recorded as bearing / distance
 - all other unit corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set



Augusta Hills Condominium - Second Addendum

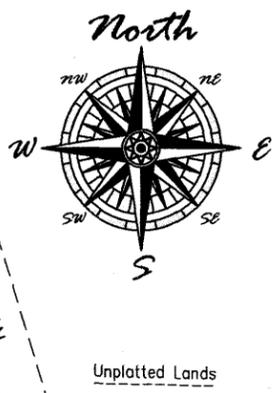
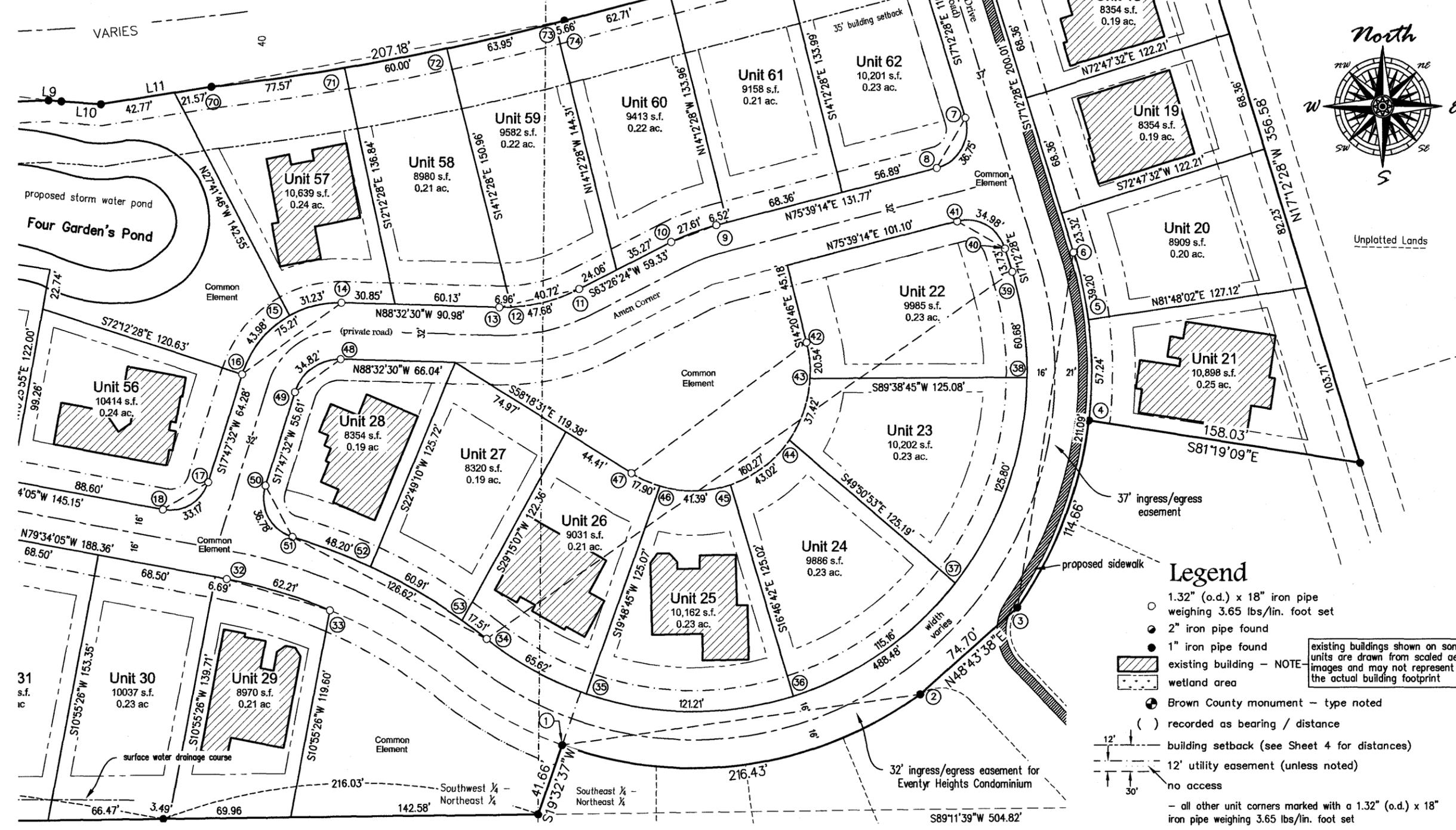
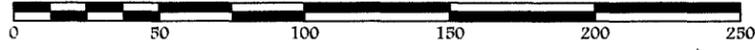
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NOTE:
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WISCONSIN
STEVEN M. BIEDA
PLS-2275
GREEN BAY, WI
LAND SURVEYOR
Steven M. Bieda
PLS-2275
December 3, 2024
revised 12/17/24

Graphic Scale: 1" = 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
 - ▨ existing building - NOTE: existing buildings shown on some units are drawn from scaled aerial images and may not represent the actual building footprint
 - ▨ wetland 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

Client:
Augusta Hills

Tax Parcels: D-2200—D-2244

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File: R-13017Condo Augusta 2nd Addm 112024.dwg
Data File: R-13017.bt
Fieldwork Completed: 11/20/2024
Drafted By: BAB

Scale: 1"=50'

PROJECT NO.
R-13017

SHEET NO.
2 of 6

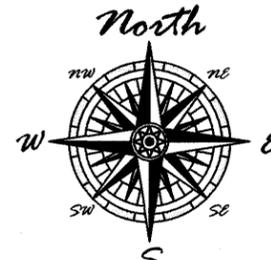
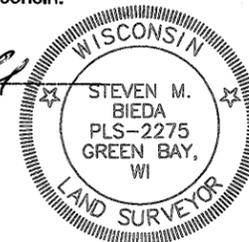
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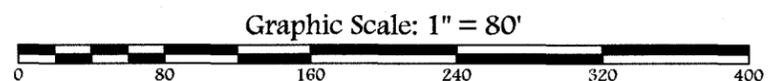
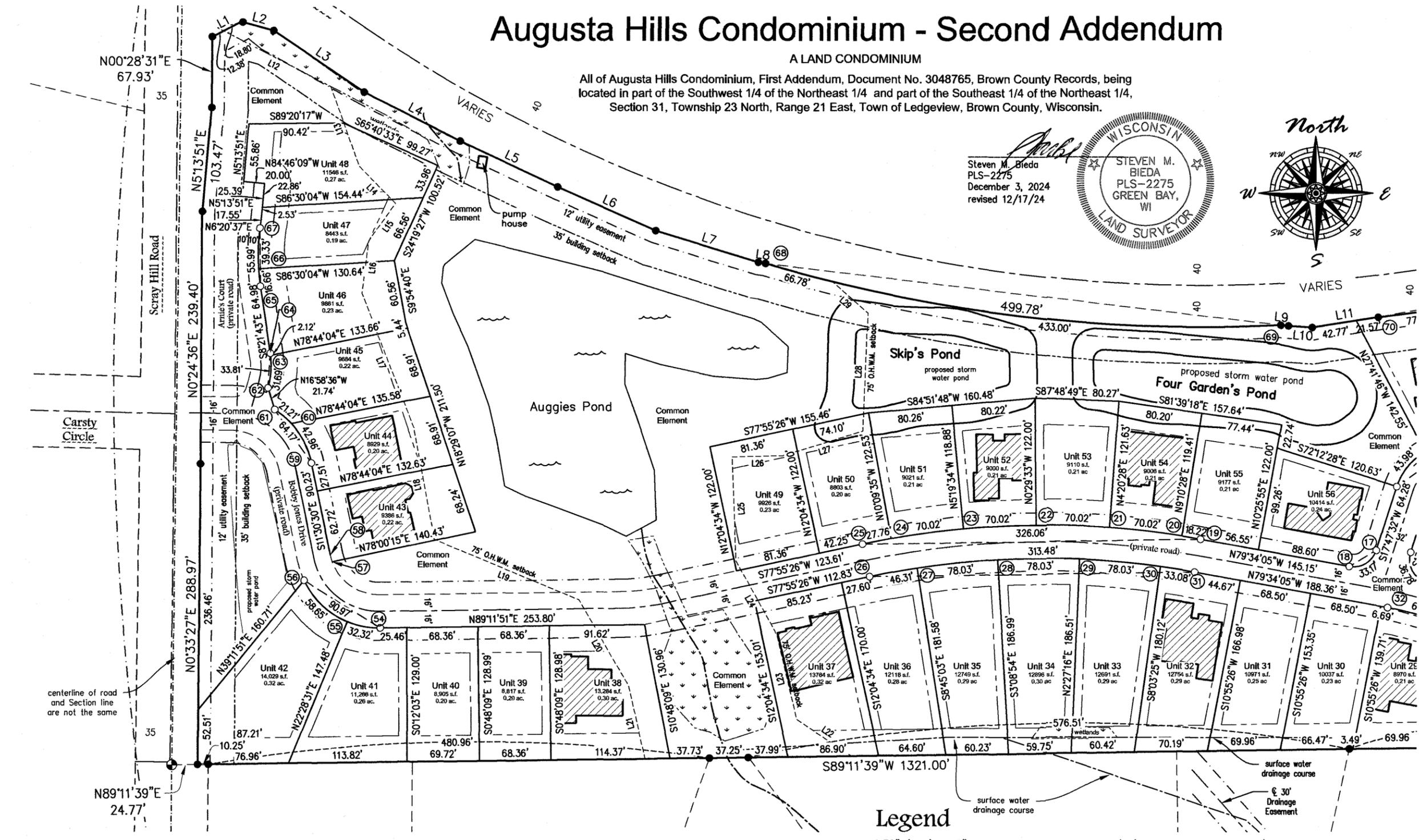
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2nd Addm 112024.dwg
Data File: R-13017.txt
Fieldwork Completed: 11/20/2024
Drafted By: BAB

Scale: 1"=80'

PROJECT NO.
R-13017

SHEET NO.
3 of 6

DRAWING NO.
X-1968



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 3.65 lbs./lin. foot set
- 2" iron pipe found
- 1" iron pipe found
- ▨ wetland 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

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Building Setbacks

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

Building Setbacks
25' Front Yard
25' Rear Yard
8' Side Yard

Note: Buildings must not encroach past meandering ESA setback line (Unit 38)

Unit 22:

(Corner Lot)

Front Face Bobby Jones Drive or Amen Corner

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)

Front Face Bobby Jones Drive or Amen Corner

Building Setbacks
25' South Yard
12' West Yard
12' North Yard
8' East Yard

Units 36-37:

Building Setbacks
25' Front Yard
25' Rear Yard
8' Side Yard

Note: Buildings must not encroach past meandering ESA setback line (Unit 37)

Units 43-46:

Building Setbacks
25' Front Yard
30' Rear Yard
8' Side Yard

Note: Buildings must not encroach past meandering ESA setback line (Units 43-46)

Units 47-48:

Building Setbacks
25' Front Yard
30' Rear Yard
8' Side Yard

Note: Buildings must not encroach past meandering ESA setback line (Units 47-48)

NOTES

1) Decks, patios, drives & walks are limited common elements to the appurtenant unit.

2) All areas within the condominium and outside the units and lands, except those areas designated as limited common elements, are common elements.

3) This Condominium is a Plan Development District.

Units 49-55:

Building Setbacks
25' Front Yard
25' Rear Yard
8' Side Yard

Unit 56:

(Corner Lot)

Building Setbacks
25' South Yard
25' East Yard
8' North Yard
8' West Yard

Units 57-61:

Building Setbacks
25' Front Yard (Amen Corner)
35' Rear Yard
8' Side Yard

Unit 62:

Building Setbacks
(Corner Lot)
25' South Yard
12' East Yard
8' West Yard
35' North Yard

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 plat is a correct representation of "Augusta Hills Condominium, Second Addendum", a Land Condominium as proposed at the date hereof, and the identification and location of each unit and the common elements can be determined from the plat. The undersigned surveyor makes no certification as to the accuracy of the floor plans of the condominium buildings and units contained in the plat and the approximate dimensions and floor areas thereof.

Steven M. Bieda
PLS-2275
December 3, 2024
revised 12/17/24



LEGAL DESCRIPTION

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 Ledgeview, Brown County, Wisconsin.

CERTIFICATE OF THE BROWN COUNTY TREASURER

I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting Units 48 and 49 in this Condominium Plat as of the date listed below.

Charles T. Mahlik
Brown County Deputy Treasurer
Date 12/19/24



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.

Ryan L. Duckart
Brown County Property Lister
Date 12/19/24

Line #	Length	Direction
L1	31.18	N61°57'17"E
L2	32.70	S74°45'48"E
L3	104.75	S55°45'29"E
L4	103.60	S63°00'46"E
L5	103.06	S64°48'25"E
L6	103.00	S66°01'38"E
L7	102.99	S72°48'24"E
L8	6.96	S81°31'55"E
L9	7.37	S85°11'22"E
L10	22.88	S86°02'28"E
L11	64.34	N81°10'26"E
L12	115.83	N62°33'27"W
L13	81.40	N19°38'06"W
L14	49.62	N44°03'03"W
L15	44.27	N35°21'36"E
L16	50.56	N07°24'47"E
L17	138.55	N20°57'23"W
L18	108.71	N10°18'50"W
L19	150.46	N67°16'51"W
L20	94.84	N30°05'33"W
L21	72.45	N12°49'09"W
L22	63.22	N55°58'59"W
L23	82.34	N13°01'00"W
L24	82.26	N28°52'38"W
L25	99.91	N02°05'05"W
L26	49.00	N88°35'06"E
L27	79.90	N73°00'52"E
L28	113.56	N02°36'23"E
L29	45.46	N48°07'03"W

Note:
This Line Table is replicated and expanded upon on Sheet 6.

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	216.43'	224.50'	208.14'	N82°00'33"E	55°14'06"	N54°23'30"E, S70°22'24"E
3-6	211.09'	229.50'	203.73'	N9°08'31"E	52°42'00"	S35°29'31"W
3-4	114.66'	229.50'	113.47'	N21°10'47"E	28°37'28"	N35°29'31"E, N14°18'44"E
4-5	57.23'	229.50'	57.09'	N0°16'39"W	14°17'22"	
5-6	39.20'	229.50'	39.15'	N12°18'54"W	9°47'08"	
7-8	36.75'	22.50'	32.60'	S29°13'23"W	92°51'42"	
9-10	27.61'	129.50'	27.55'	S69°32'49"W	12°12'50"	
11-13	47.68'	97.50'	47.21'	S77°26'57"W	28°01'06"	
11-12	40.72'	97.50'	40.43'	S75°24'18"W	23°55'46"	
12-13	6.96'	97.50'	6.96'	S89°24'49"W	4°05'20"	
14-16	75.21'	58.50'	70.14'	S54°37'31"W	73°39'58"	
14-15	31.23'	58.50'	30.86'	S76°09'47"W	30°35'26"	
15-16	43.98'	58.50'	42.95'	S39°19'48"W	43°04'32"	
17-18	33.17'	23.00'	30.37'	S59°06'44"W	82°38'24"	
19-25	326.06'	830.00'	323.96'	S89°10'41"W	22°30'29"	
19-20	18.21'	830.00'	18.21'	N80°11'48"W	04°50'01"	
20-21	70.02'	830.00'	70.00'	N83°14'32"W	04°50'01"	
21-22	70.02'	830.00'	70.00'	N88°04'33"W	04°50'01"	
22-23	70.02'	830.00'	70.00'	S87°05'26"W	04°50'01"	
23-24	70.02'	830.00'	70.00'	S82°15'25"W	04°50'01"	
24-25	27.76'	830.00'	27.76'	S78°52'55"W	01°54'58"	
26-31	313.48'	798.00'	311.47'	N89°10'41"E	22°30'29"	
26-27	46.31'	798.00'	46.31'	N79°35'12"E	03°19'31"	
27-28	78.03'	798.00'	78.00'	N84°03'02"E	05°36'09"	
28-29	78.03'	798.00'	78.00'	N89°39'11"E	05°36'09"	
29-30	78.03'	798.00'	78.00'	S84°44'40"E	05°36'09"	
30-31	33.00'	798.00'	33.08'	S80°45'20"E	02°22'30"	
32-33	62.21'	297.50'	62.10'	S73°34'38"E	11°58'54"	S87°35'11"E
34-39	488.48'	192.50'	367.57'	N55°29'14"E	145°23'24"	N51°49'04"W
34-35	65.62'	192.50'	65.31'	S61°35'03"E	19°31'58"	
35-36	121.21'	192.50'	119.22'	S89°23'22"E	36°04'42"	
36-37	115.16'	192.50'	113.45'	N55°26'00"E	34°16'34"	
37-38	125.80'	192.50'	123.57'	N19°34'26"E	37°26'36"	
38-39	60.68'	192.50'	60.43'	N08°10'40"W	18°03'36"	
40-41	34.98'	23.00'	31.70'	S60°46'37"E	87°08'18"	
42-47	160.27'	67.50'	125.19'	S53°40'21"W	136°02'14"	
42-43	20.54'	67.50'	20.46'	S5°37'44"E	17°26'04"	
43-44	37.42'	67.50'	36.94'	S18°58'10"W	31°45'46"	
44-45	43.02'	67.50'	42.30'	S53°06'32"W	36°30'58"	
45-46	41.38'	67.50'	40.74'	S88°55'50"W	35°07'38"	
46-47	17.91'	67.50'	17.85'	N65°54'25"W	15°11'48"	
48-49	34.82'	26.50'	32.37'	S54°37'31"W	75°17'09"	N87°43'55"E, S16°58'57"W
50-51	36.78'	23.00'	32.99'	S28°01'18"E	91°37'39"	
34-51	126.62'	329.50'	125.84'	N62°49'36"W	22°01'04"	N73°50'08"W
51-52	48.20'	329.50'	48.16'	S69°38'40"E	08°22'54"	
52-53	60.91'	329.50'	60.82'	S60°09'30"E	10°35'28"	
34-53	17.51'	329.50'	17.51'	N53°20'25"W	3°02'42"	
54-56	90.97'	79.50'	86.09'	S58°01'13"E	65°33'52"	
54-55	32.32'	79.50'	32.10'	S79°09'19"E	23°17'42"	
55-56	58.65'	79.50'	57.33'	S46°22'22"E	42°16'10"	
57-58	6.80'	47.50'	6.79'	N15°36'25"W	08°11'52"	
59-61	64.17'	79.50'	62.44'	N34°37'54"W	46°14'48"	
59-60	42.96'	79.50'	42.43'	N26°59'15"W	30°57'29"	
60-61	21.21'	79.50'	21.15'	N50°06'38"W	15°17'19"	
62-64	33.81'	78.50'	33.55'	N3°58'40"E	24°40'46"	
62-63	31.69'	78.50'	31.48'	N4°45'03"E	23°07'58"	
63-64	2.12'	78.50'	2.12'	N7°35'23"W	1°32'48"	
65-67	55.99'	197.50'	55.80'	N00°14'28"W	16°14'30"	
65-66	16.66'	197.50'	16.65'	N5°56'44"W	4°49'58"	
66-67	39.33'	197.50'	39.26'	N02°10'31"E	11°24'31"	
68-69	499.78'	1472.69'	497.38'	S83°07'40"E	19°26'39"	
70-74	207.18'	1472.69'	207.00'	N79°27'36"E	08°03'37"	
70-71	77.57'	1472.69'	77.57'	N81°58'52"E	03°01'05"	
71-72	60.00'	1472.69'	60.00'	N79°18'17"E	02°20'03"	
72-73	63.95'	1472.69'	63.94'	N76°53'38"E	02°29'16"	
73-74	5.66'	1472.69'	5.66'	N75°32'23"E	00°13'12"	

Note:
This Curve Table is separate from the Curve Table on Sheet 6.

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Augusta Hills

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2nd Addm 112024.dwg
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Scale: 1"=n/a

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4 of 6

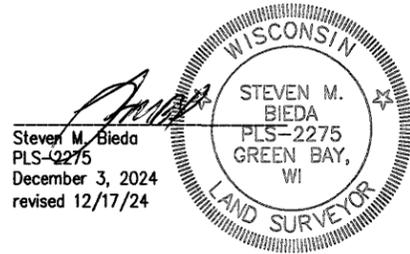
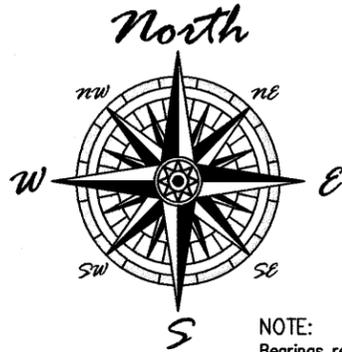
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Easements Sheet



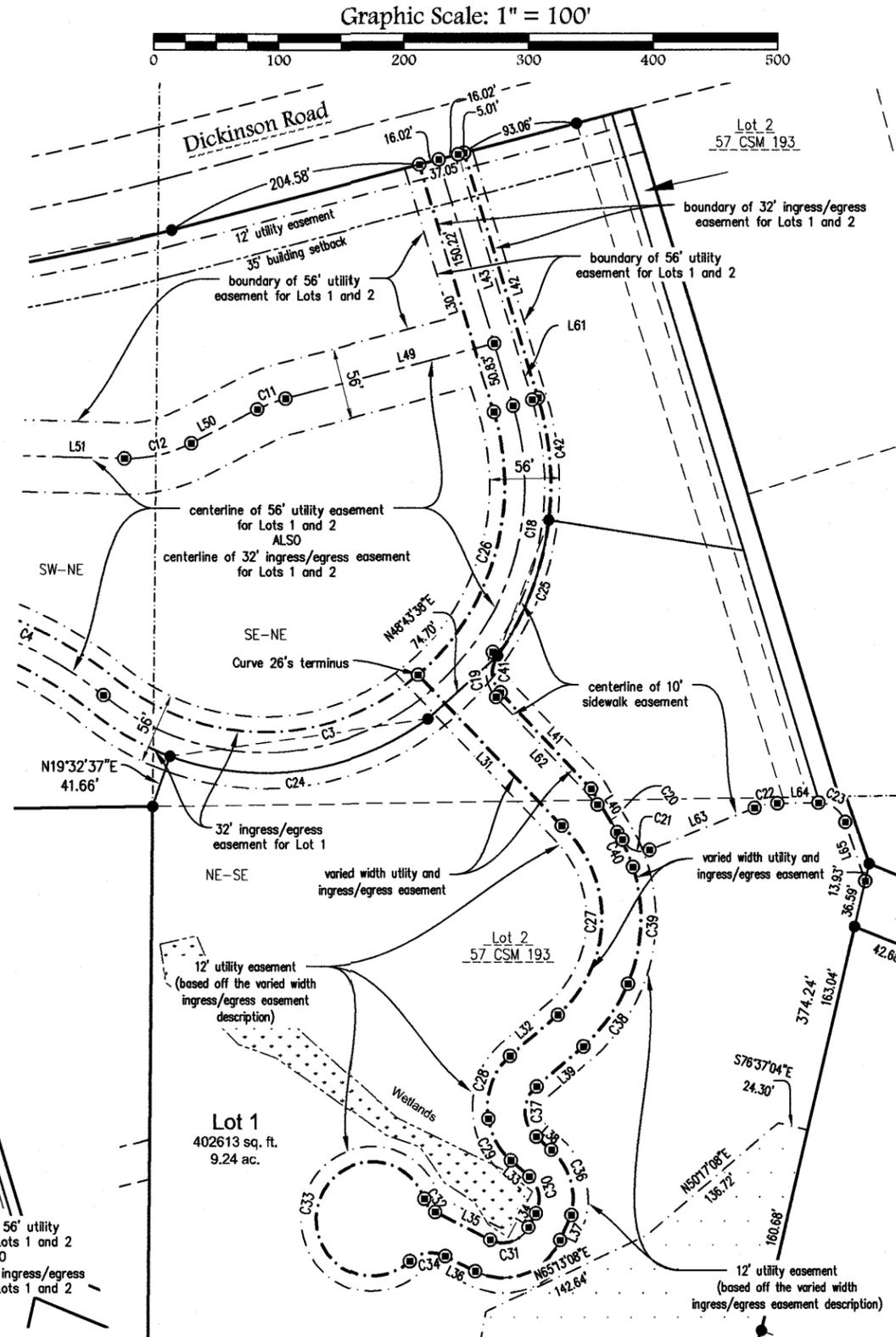
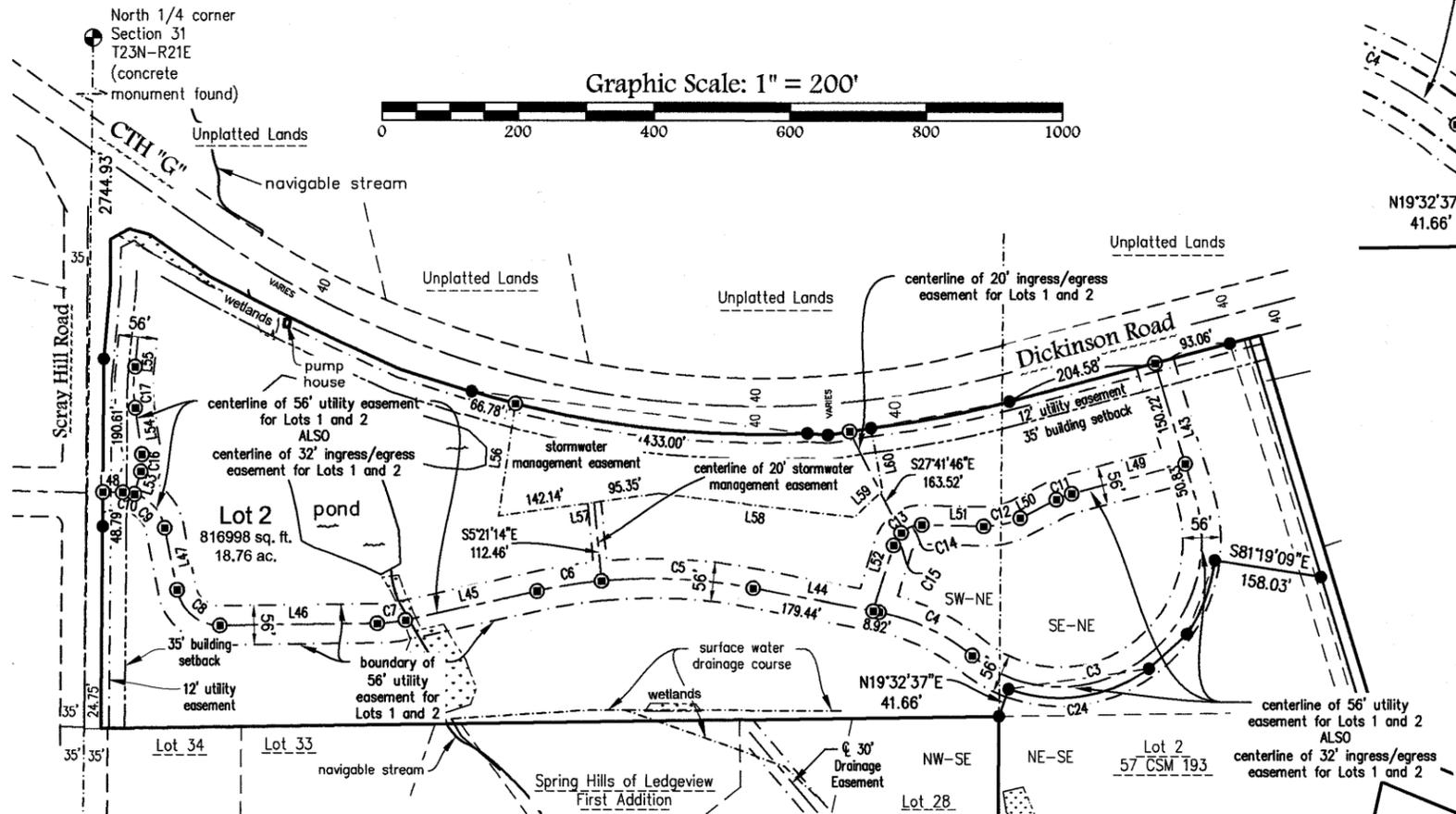
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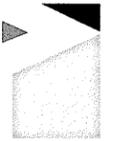
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		Curve Table							
		Curve #	Length	Radius	Central Angle	Chord	Chord Bearing	Tangent Bearing	Tangent Bearing
Exterior Boundary	C1	499.78	1472.69	019°26'39"	497.38	S83°07'40"E	S73°24'21"E	N87°09'00"E	
	C2	207.18	1472.69	008°03'37"	207.00	N79°27'36"E	N83°29'24"E	N75°25'47"E	
Centerline for Stormwater Management Easement	C3	529.08	208.50	145°23'24"	398.12	S55°29'14"W	S17°12'28"E	N51°49'04"W	
	C4	151.84	313.50	027°45'01"	150.36	N65°41'35"W	N51°49'04"W	N79°34'05"W	
	C5	223.83	814.00	015°45'19"	223.13	N87°26'44"W	N79°34'05"W	S84°40'36"W	
	C6	95.94	814.00	006°45'10"	95.88	S81°18'01"W	S84°40'36"W	S77°55'26"W	
	C7	41.81	212.50	011°16'24"	41.74	S83°33'39"W	S77°55'26"W	S89°11'51"W	
	C8	87.88	63.50	079°17'39"	81.03	N51°09'20"W	S89°11'51"W	N11°30'30"W	
	C9	69.02	63.50	062°16'44"	65.67	N42°38'52"W	N11°30'30"W	N73°47'14"W	
	C10	17.51	63.50	015°48'11"	17.46	N81°41'19"W	N73°47'14"W	N89°35'24"W	
	C11	24.20	113.50	012°12'51"	24.15	N69°32'49"E	N63°26'24"E	N75°39'14"E	
	C12	55.50	113.50	028°01'07"	54.95	N77°26'57"E	S88°32'30"E	N63°26'24"E	
	C13	54.64	42.50	073°39'59"	50.96	N54°37'31"E	N17°47'32"E	S88°32'30"E	
	C14	33.24	42.50	044°48'23"	32.40	S69°03'19"W	N88°32'30"W	S46°39'07"W	
	C15	21.41	42.50	028°51'35"	21.18	S32°13'19"W	S46°39'07"W	S17°47'32"W	
	C16	24.77	57.50	024°40'45"	24.58	N03°58'40"E	N16°19'02"E	N08°21'43"W	
	C17	58.82	207.50	016°14'30"	58.62	N00°14'28"W	N08°21'43"W	N07°52'47"E	
Sidewalk Easement	C18	206.49	224.50	052°41'58"	199.29	S09°08'31"W	S17°12'28"E	S35°29'30"W	
	C19	38.20	27.50	079°35'04"	35.20	S04°18'02"E	S35°29'30"W	S44°05'34"E	
	C20	33.93	123.50	015°44'35"	33.83	S36°13'16"E	S44°05'34"E	S28°20'59"E	
	C21	25.31	17.50	082°52'14"	23.16	S69°47'06"E	S28°20'59"E	N68°46'47"E	
	C22	18.71	52.50	020°25'03"	18.61	N78°59'19"E	N68°46'47"E	N89°11'51"E	
	C23	28.12	22.50	071°36'39"	26.33	S54°59'50"E	N89°11'51"E	S191°1'30"E	
Interior Boundary	C24	216.43	224.50	055°14'07"	208.14	N82°00'33"E	S70°22'23"E	N54°23'30"E	
	C25	114.66	229.50	028°37'28"	113.47	N21°10'46"E	N35°29'30"E	N06°52'02"E	
Varied Width Ingress/Egress Easement	C26	227.00	192.50	067°33'48"	214.07	N16°34'26"E	N50°21'20"E	N17°12'28"W	
	C27	167.25	97.82	097°57'36"	147.61	S01°13'08"W	S47°45'40"E	S50°11'56"W	
	C28	54.09	53.09	058°22'28"	51.78	S19°27'56"W	S48°39'10"W	S09°43'18"E	
	C29	37.90	52.79	041°08'23"	37.09	S28°55'35"E	S08°21'24"E	S49°29'47"E	
	C30	31.63	23.21	078°04'11"	29.24	S10°27'41"E	S49°29'47"E	S28°34'24"W	
	C31	35.49	23.21	087°34'58"	32.13	S72°21'53"W	S28°34'24"W	N63°50'38"W	
	C32	13.87	17.17	046°17'39"	13.50	N40°08'49"W	N63°17'39"W	N17°00'00"W	
	C33	226.44	44.50	291°33'07"	50.06	S13°29'35"W	N20°43'51"W	N47°43'02"E	
	C34	30.45	25.54	068°19'00"	28.68	N81°56'12"E	N47°46'42"E	S63°54'18"E	
	C35	80.60	50.50	091°26'38"	72.31	N70°26'04"E	S63°50'38"E	N24°42'45"E	
	C36	56.22	50.50	063°47'22"	53.36	N17°36'06"W	N14°17'35"E	N49°29'47"W	
	C37	44.41	25.50	099°46'55"	39.01	N00°23'41"E	N49°29'47"W	N50°17'08"E	
	C38	61.06	140.33	024°55'45"	60.58	N36°11'27"E	N48°39'19"E	N23°43'34"E	
	C39	93.31	128.92	041°28'08"	91.28	N02°26'14"E	N23°10'18"E	N18°17'50"W	
	C40	29.87	128.91	013°16'29"	29.80	N24°56'08"W	N18°17'53"W	N31°34'22"W	
	C41	31.25	22.50	079°35'04"	28.80	N04°18'02"W	N44°05'34"W	N35°29'30"E	
	C42	96.43	229.50	024°04'30"	95.73	N05°10'13"W	N06°52'02"E	N17°12'28"W	

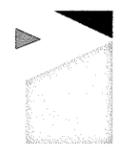
		Line Table		
		Line #	Length	Direction
Exterior Boundary	L1	31.18	N61°57'17"E	
	L2	32.70	S74°45'48"E	
	L3	104.75	S55°45'29"E	
	L4	103.60	S63°00'46"E	
	L5	103.06	S64°48'25"E	
	L6	103.00	S66°01'38"E	
	L7	102.99	S72°48'24"E	
	L8	6.96	S81°31'55"E	
	L9	7.37	S85°11'22"E	
	L10	22.88	S86°02'28"E	
	L11	64.34	N81°10'26"E	
75' O.H.W.M. E.S.A. Setback	L12	115.83	S62°33'27"E	
	L13	81.40	S19°38'06"E	
	L14	49.62	S44°03'03"E	
	L15	44.27	S35°21'36"W	
	L16	50.56	S07°24'47"W	
	L17	138.55	S20°57'23"E	
	L18	108.71	S10°18'50"E	
	L19	150.46	S67°16'51"E	
	L20	94.84	S30°05'33"E	
	L21	72.45	S12°49'09"E	
	L22	63.22	N55°58'59"W	
	L23	82.34	N13°01'00"W	
	L24	82.26	N28°52'38"W	
	L25	99.91	N02°05'05"W	
	L26	49.00	N88°35'06"E	
	L27	79.90	N73°00'52"E	
	L28	113.56	N02°36'23"E	
L29	45.46	N48°07'03"W		
Ingress/Egress Easement Outermost Boundary ALSO 12' Utility Easement Innermost Boundary	L30	201.84	S17°12'28"E	
	L31	164.66	S44°26'12"E	
	L32	50.07	S50°17'08"W	
	L33	19.36	S49°29'47"E	
	L34	12.37	S28°34'24"W	
	L35	49.13	N63°50'38"W	
	L36	26.80	S63°50'38"E	
	L37	21.47	N24°42'45"E	
	L38	15.81	N49°29'47"W	
	L39	48.87	N50°17'08"E	
	L40	39.91	N31°34'22"W	
	L41	104.31	N44°05'34"W	
	L42	200.01	N17°12'28"W	

		Line Table		
		Line #	Length	Direction
Centerline for Stormwater Management Easement	L43	201.05	S17°12'28"E	
	L44	188.36	N79°34'05"W	
	L45	198.17	S77°55'26"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°39'14"E	
	L50	59.33	N63°26'24"E	
	L51	90.98	S88°32'30"E	
	L52	98.57	N17°47'32"E	
	L53	33.52	N16°19'02"E	
	L54	67.39	N08°21'43"W	
	L55	42.72	N05°40'25"E	
	L56	162.40	N08°45'28"E	
	Stormwater Management Easement	L57	237.49	S82°14'22"W
L58		289.63	N83°25'48"W	
L59		56.04	S48°06'39"W	
L60		91.51	S10°37'43"E	
L61		200.26	S17°12'28"E	
Sidewalk Easement	L62	116.78	S44°05'34"E	
	L63	90.55	N68°46'47"E	
	L64	37.28	N89°11'51"E	
	L65	48.71	S19°11'30"E	

Steven M. Bieda
PLS-2275
December 3, 2024
revised 12/17/24

Client:
Augusta Hills

Tax Parcels: D-2200—D-2244



vierbicher
planners | engineers | advisors

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Data File: R-13017.txt
Fieldwork Completed: 11/20/2024
Drafted By: BAB

Scale: 1"=n/a

PROJECT NO.
R-13017

SHEET NO.
6 of 6

DRAWING NO.
X-1968