

CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
10/15/2025 11:22 AM
REC FEE: 50.00
PAGES: 2



Location Sketch
Not to Scale

ROCKLAND HEIGHTS CONDOMINIUM FIRST ADDENDUM

A LAND ONLY CONDOMINIUM

ALL OF ROCKLAND HEIGHTS CONDOMINIUM, VOLUME 6, PAGE 270, DOCUMENT NUMBER 2951182, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL LOCATED IN SECTION 13, TOWNSHIP 22 NORTH, RANGE 20 EAST, TOWN OF ROCKLAND, BROWN COUNTY, WISCONSIN

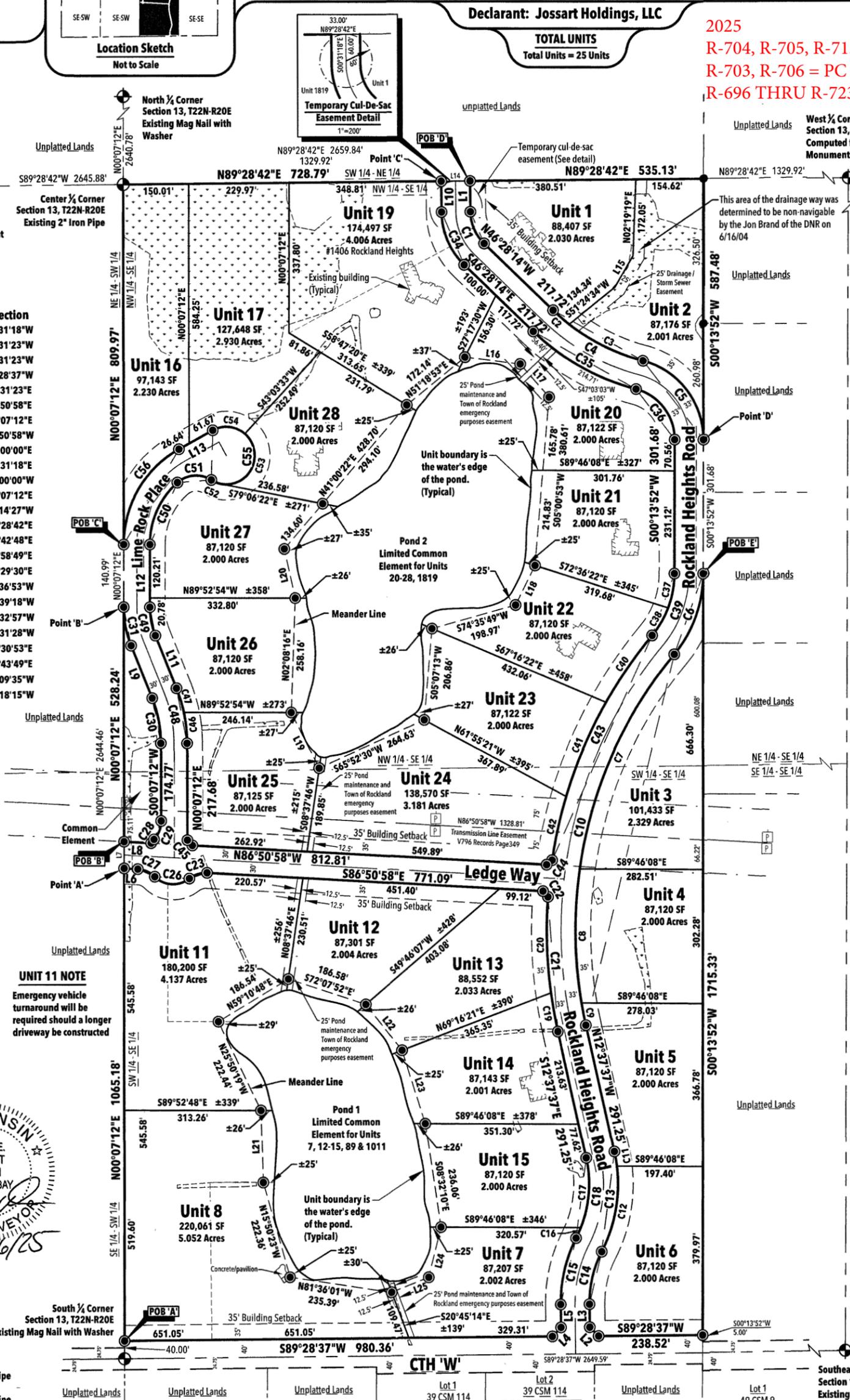
Declarant: Jossart Holdings, LLC

TOTAL UNITS
Total Units = 25 Units

2025
R-704, R-705, R-713 = RC
R-703, R-706 = PC
R-696 THRU R-723 = DC

Line Table

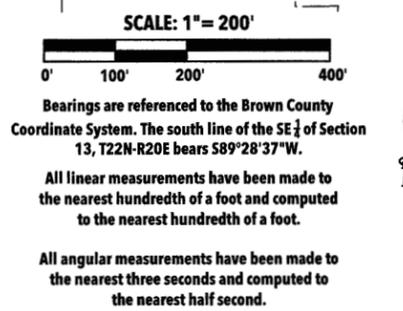
Line #	Length	Direction
L1	69.30'	N00°31'18"W
L2	28.28'	N45°31'23"W
L3	51.67'	N00°31'23"W
L4	28.28'	S44°28'37"W
L5	51.67'	S00°31'23"E
L6	31.26'	S86°50'58"E
L7	60.08'	N00°07'12"E
L8	61.85'	N86°50'58"W
L9	128.00'	S22°00'00"E
L10	69.30'	S00°31'18"E
L11	128.00'	N22°00'00"W
L12	140.99'	N00°07'12"E
L13	88.31'	S61°14'27"W
L14	66.00'	N89°28'42"E
L15	81.82'	N30°42'48"E
L16	127.14'	S82°58'49"E
L17	99.44'	S41°29'30"E
L18	99.60'	S26°36'53"W
L19	140.51'	N26°39'18"W
L20	113.31'	N12°32'57"W
L21	162.38'	N01°31'28"W
L22	132.78'	S38°30'53"E
L23	173.24'	S17°43'49"E
L24	116.56'	S14°09'35"W
L25	91.39'	S68°18'15"W



WISCONSIN
TROY E. HEWITT
S-2831
GREEN BAY, WI
REGISTER OF DEEDS
10/15/2025

UNIT 11 NOTE
Emergency vehicle turnaround will be required should a longer driveway be constructed

- LEGEND**
- Existing 1" iron pipe
 - ⊙ Existing 2" iron pipe
 - ⊕ Recorded county monument
 - POB Point of Beginning
 - P Transmission Line Pole
 - ▭ Delineated Wetlands
- All other unit corners marked with a 1.125" outside dia x 18" iron pipe weighing 1.38 lbs/lin. ft.



NOTE
1. All areas within the condominium and outside the units, except those areas designated as limited common elements (LCE), are common elements.

REL Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

ROCKLAND HEIGHTS CONDOMINIUM FIRST ADDENDUM A LAND ONLY CONDOMINIUM

ALL OF ROCKLAND HEIGHTS CONDOMINIUM, VOLUME 6, PAGE 270, DOCUMENT NUMBER 2951182, BEING PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ AND PART OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, ALL LOCATED IN SECTION 13, TOWNSHIP 22 NORTH, RANGE 20 EAST, TOWN OF ROCKLAND, BROWN COUNTY, WISCONSIN

Curve #	Delta	Radius	Length	Curve Table Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	45°56'56"	100.00'	80.20'	N23°29'46"W	78.06'	N00°31'18"W	N46°28'14"W
C2	5°59'47"	467.00'	48.87'	N49°28'07.5"W	48.85'	N46°28'14"W	N52°28'00"W
C3	23°08'50"	467.00'	188.67'	N64°02'25"W	187.39'	N52°28'00"W	N75°36'50"W
C4	29°08'37"	467.00'	237.54'	N61°02'31.5"W	234.99'	N46°28'14"W	N75°36'50"W
C5	75°50'42"	183.00'	242.25'	N37°41'29"W	224.94'	N00°13'52"E	N75°36'50"W
C6	39°59'13"	283.00'	197.51'	N20°13'28.5"E	193.52'	N40°13'05"E	N00°13'52"E
C7	31°50'39"	967.00'	537.44'	N24°17'45.5"E	530.55'	N40°13'05"E	N08°22'26"E
C8	17°59'11"	967.00'	303.56'	N00°37'09.5"W	302.32'	N08°22'26"E	N09°36'45"W
C9	3°00'52"	967.00'	50.88'	N11°07'11"W	50.87'	N09°36'45"W	N12°37'37"W
C10	52°50'42"	967.00'	891.88'	N13°47'44"E	860.61'	N40°13'05"E	N12°37'37"W
C11	5°45'36"	333.00'	33.48'	N09°44'49"W	33.46'	N06°52'01"W	N12°37'37"W
C12	34°16'50"	333.00'	199.23'	N10°16'24"E	196.28'	N27°24'49"E	N06°52'01"W
C13	40°02'26"	333.00'	232.71'	N07°23'36"E	228.01'	N27°24'49"E	N12°37'37"W
C14	27°56'12"	252.00'	122.87'	N13°26'43"E	121.66'	N27°24'49"E	N00°31'23"W
C15	27°56'12"	318.00'	155.05'	S13°26'43"W	153.52'	N27°24'49"E	N00°31'23"W
C16	5°36'02"	267.00'	26.10'	S24°36'48"W	26.09'	N27°24'49"E	N21°48'47"E
C17	34°26'24"	267.00'	160.49'	S04°35'35"W	158.09'	N27°24'49"E	N12°37'37"W
C18	40°02'26"	267.00'	186.59'	S07°23'36"W	182.82'	N27°24'49"E	N12°37'37"W
C19	4°55'09"	1033.00'	88.69'	S10°10'02.5"E	88.66'	N07°42'28"W	N12°37'37"W
C20	12°02'26"	1033.00'	217.08'	S01°41'15"E	216.68'	N04°19'58"E	N07°42'28"W
C21	16°57'35"	1033.00'	305.77'	S04°08'49.5"E	304.66'	N04°19'58"E	N12°37'37"W
C22	91°10'55"	12.00'	19.10'	S41°15'30.5"E	17.14'	N04°19'58"E	N86°50'58"W
C23	41°24'35"	60.00'	43.36'	N72°56'45.5"E	42.43'	N86°50'58"W	S51°44'28"W
C24	82°49'09"	60.00'	86.73'	S86°50'57.5"E	79.37'	N45°26'23"W	S51°44'28"W
C25	41°24'35"	60.00'	43.36'	S66°08'40.5"E	42.43'	N45°26'23"W	N86°50'58"W
C26	10°27'27"	60.00'	10.95'	S38°22'45.5"W	10.94'	N43°36'29"E	N33°09'02"E
C27	43°29'17"	60.00'	45.54'	S21°51'50.5"W	44.46'	N43°36'29"E	N00°07'12"E
C28	22°07'12"	270.00'	104.24'	S10°56'24"E	103.59'	N00°07'12"E	N22°00'00"W
C29	22°07'12"	230.00'	88.80'	S10°56'24"E	88.25'	N00°07'12"E	N22°00'00"W
C30	45°56'56"	166.00'	133.13'	S23°29'46"E	129.59'	S00°31'18"E	S46°28'14"E
C31	29°08'37"	533.00'	271.11'	S61°02'32.5"E	268.20'	S46°28'14"E	S75°36'50"E
C32	75°50'42"	117.00'	154.88'	S37°41'29"E	143.82'	S00°13'52"W	S75°36'50"E
C33	20°52'04"	217.00'	79.04'	S10°39'54"W	78.60'	S21°05'56"W	S00°13'52"W
C34	19°07'09"	217.00'	72.41'	S30°39'30.5"W	72.08'	S40°13'05"W	S21°05'56"W
C35	39°59'13"	217.00'	151.45'	S20°13'28.5"W	148.39'	S40°13'05"W	S00°13'52"W
C36	10°15'57"	1033.00'	185.08'	S35°05'06.5"W	184.84'	S40°13'05"W	S29°57'08"W
C37	12°52'01"	1033.00'	231.98'	S23°31'07.5"W	231.49'	S29°57'08"W	S17°05'07"W
C38	8°08'14"	1033.00'	146.71'	S13°01'00"W	146.58'	S17°05'07"W	S08°56'53"W
C39	31°16'12"	1033.00'	563.77'	S24°34'59"W	556.80'	S40°13'05"W	S08°56'53"W
C40	84°12'09"	12.00'	17.64'	S51°02'57.5"W	16.09'	S86°50'58"E	N08°56'53"E
C41	86°58'10"	12.00'	18.21'	N43°21'53"W	16.52'	N00°07'12"E	N86°50'58"W
C42	12°10'56"	330.00'	70.16'	N05°58'16"W	70.03'	N00°07'12"E	N12°03'44"W
C43	9°56'16"	330.00'	57.24'	N17°01'52"W	57.17'	N12°03'44"W	N22°00'00"W
C44	22°07'12"	330.00'	127.40'	N10°56'24"W	126.61'	N00°07'12"E	N22°00'00"W
C45	22°07'12"	170.00'	65.63'	N10°56'24"W	65.22'	N00°07'12"E	N22°00'00"W
C46	48°49'45"	185.00'	157.66'	N24°32'04.5"E	152.93'	N48°56'57"E	N00°07'12"E
C47	73°25'48"	65.00'	83.30'	N85°39'51"E	77.72'	N57°37'15"E	S48°56'57"E
C48	21°50'44"	65.00'	24.78'	S68°32'37"E	24.63'	S57°37'15"E	S79°27'59"W
C49	149°23'12"	65.00'	169.47'	N25°50'25"E	125.39'	N79°27'59"W	S48°56'57"E
C50	69°54'22"	65.00'	79.31'	N83°48'22"W	74.48'	N48°51'11"W	S61°14'27"W
C51	241°08'18"	65.00'	273.56'	N01°48'36"E	111.93'	N57°37'15"W	N61°14'27"E
C52	61°07'15"	245.00'	261.36'	S30°40'49.5"W	249.14'	S61°14'27"W	S00°07'12"E

LEGAL DESCRIPTION Declared Area

All of Rockland Heights Condominium, Volume 6, Page 270, Document Number 2951182, being part of the Northwest ¼ of the Southeast ¼ and part of the Southwest ¼ of the Southeast ¼, all located in Section 13, Township 22 North, Range 20 East, Town of Rockland, Brown County, Wisconsin more fully described as follows:

Commencing at the Southeast Corner of said Section 13; thence S89°28'37"W, 2649.59 feet on the south line of said Southeast ¼ to the South ¼ Corner of said Section 13; thence N00°07'12"E, 40.00 feet on the north-south ¼ line of said Section 13 to the north right of way of CTH 'W'; the POINT OF BEGINNING 'A'; thence continuing N00°07'12"E, 1065.18 feet on said north-south ¼ line to the south right of way of Ledge Way also being Point 'A'; thence S86°50'58"E, 31.26 feet on said south right of way; thence 43.36 feet on the arc of a 60.00 foot radius curve to the right, having a long chord which bears S66°08'40.5"E, 42.43 feet on said south right of way; thence 86.73 feet on the arc of a 60.00 foot radius curve to the left, having a long chord which bears S86°50'57.5"E, 79.37 feet on said south right of way; thence 43.36 feet on the arc of a 60.00 foot radius curve to the right, having a long chord which bears N72°26'45.5"E, 42.43 feet on said south right of way; thence S86°50'58"E, 771.09 feet on said south right of way; thence 19.10 feet on the arc of a 12.00 foot radius curve to the right, having a long chord which bears S41°15'30.5"E, 17.14 feet on said south right of way to the west right of way of Rockland Heights Road; thence 305.77 feet on the arc of a 1033.00 foot radius curve to the left, having a long chord which bears S04°08'49.5"E, 304.66 feet on said west right of way; thence S12°37'37"E, 291.25 feet on said west right of way; thence 186.59 feet on the arc of a 267.00 foot radius curve to the right, having a long chord which bears S07°23'36"W, 182.82 feet on said west right of way; thence 155.05 feet on the arc of a 318.00 foot radius curve to the left, having a long chord which bears S13°26'43"W, 153.52 feet on said west right of way; thence S00°31'23"E, 51.67 feet on said west right of way; thence S44°28'37"W, 28.28 feet on said west right of way to said north right of way of CTH 'W'; thence S89°28'37"W, 980.36 feet on said north right of way to the Point of Beginning 'A'.

and also

Commencing at aforementioned Point 'A'; thence N00°07'12"E, 60.08 feet on said north-south ¼ line to the north right of way of Ledge Way, the POINT OF BEGINNING 'B'; thence continuing N00°07'12"E, 528.24 feet on said north-south ¼ line to the west right of way of Lime Rock Place also being Point 'B'; thence 88.80 feet on the arc of a 230.00 foot radius curve to the left, having a long chord which bears S10°56'24"E, 88.25 feet on said west right of way; thence S22°00'00"E, 128.00 feet on said west right of way; thence 104.24 feet on the arc of a 270.00 foot radius curve to the right, having a long chord which bears S10°56'24"E, 103.59 feet on said west right of way; thence S00°07'12"W, 174.77 feet on said west right of way; thence 45.54 feet on the arc of a 60.00 foot radius curve to the right, having a long chord which bears S21°51'50.5"W, 44.46 feet on said west right of way; thence 10.95 feet on the arc of a 60.00 foot radius curve to the left, having a long chord which bears S38°22'45.5"W, 10.94 feet on said west right of way to said north right of way of Ledge Way; thence N86°50'58"W, 61.85 feet on said north right of way to the Point of Beginning 'B';

and also

Commencing at aforementioned Point 'B'; thence N00°07'12"E, 140.99 feet on said north-south ¼ line of said Section 13 to the POINT OF BEGINNING 'C'; thence continuing N00°07'12"E, 809.96 feet on said north-south ¼ line to the northwest corner of said Northwest ¼ of the Southeast ¼ also known as the Center ¼ Corner; thence N89°28'42"E, 728.79 feet on the east-west ¼ line of said Section 13 to the west right of way of Rockland Heights Road also being Point 'C'; thence S00°31'18"E, 69.30 feet on said west right of way; thence 133.13 feet on the arc of a 166.00 foot radius curve to the left, having a long chord which bears S23°29'46"E, 129.59 feet on said west right of way; thence S46°28'14"E, 217.72 feet on said west right of way; thence 271.11 feet on the arc of a 533.00 foot radius curve to the left, having a long chord which bears S61°02'32.5"E, 268.20 feet on said west right of way; thence 154.88 feet on the arc of a 117.00 foot radius curve to the right, having a long chord which bears S37°41'29"E, 143.82 feet on said west right of way; thence S00°13'52"W, 301.68 feet on said west right of way; thence 151.45 feet on the arc of a 217.00 foot radius curve to the right, having a long chord which bears S20°13'28.5"W, 148.39 feet; thence 563.77 feet on the arc of a 1033.00 foot radius curve to the left, having a long chord which bears S24°34'59"W, 556.80 feet on said west right of way; thence 17.64 feet on the arc of a 12.00 foot radius curve to the right, having a long chord which bears N43°21'53"W, 16.52 feet on said north right of way to the east right of Lime Rock Place; thence N00°07'12"E, 217.68 feet on said east right of way; thence 127.40 feet on the arc of a 330.00 foot radius curve to the left, having a long chord which bears N10°56'24"W, 126.61 feet on said east right of way; thence 70.16 feet on the arc of a 330.00 foot radius curve to the left, having a long chord which bears N17°01'52"W, 65.63 feet on the arc of a 170.00 foot radius curve to the right, having a long chord which bears N10°56'24"W, 65.22 feet on said east right of way; thence N00°07'12"E, 140.99 feet on said east right of way; thence 157.66 feet on the arc of a 185.00 foot radius curve to the right, having a long chord which bears N24°32'04.5"E, 152.93 feet on said east right of way to the south right of way of Lime Rock Place; thence 83.30 feet on the arc of a 65.00 foot radius curve to the right, having a long chord which bears N85°39'51"E, 77.72 feet on said south right of way; thence 273.56 feet on the arc of a 65.00 foot radius curve to the left, having a long chord which bears N01°48'36"E, 111.93 feet to the northwest right of way of Lime Rock Place; thence S61°14'27"W, 88.31 feet on said north right of way; thence 261.36 feet on the arc of a 245.00 foot radius curve to the left, having a long chord which bears S30°40'49.5"W, 249.14 feet on said northwest right of way to the Point of Beginning 'C'.

and also

Commencing at aforementioned Point 'C'; thence N89°28'42"E, 66.00 feet on said east-west ¼ line of said Section 13 to the east right of way of Rockland Heights Road also being the POINT OF BEGINNING 'D'; thence continuing N89°28'42"E, 535.13 feet on said east-west ¼ line to the northeast corner of said Northwest ¼ of the Southeast ¼ of Section 13; thence S00°13'52"W, 587.48 feet on the east line of said Northwest ¼ of the Southeast ¼ to said east right of way also being Point 'D'; thence 242.25 feet on the arc of a 183.00 foot radius curve to the left, having a long chord which bears N37°41'29"W, 224.94 feet on said east right of way; thence 237.54 feet on the arc of a 467.00 foot radius curve to the right, having a long chord which bears N61°02'31.5"W, 234.99 feet on said east right of way; thence N46°28'14"W, 217.72 feet on said east right of way; thence 80.20 feet on the arc of a 100.00 foot radius curve to the right, having a long chord which bears N23°29'46"W, 78.06 feet on said east right of way; thence N00°31'18"W, 69.30 feet on said east right of way to the Point of Beginning 'D'.

and also

Commencing at aforementioned Point 'D'; thence S00°13'52"W, 301.68 feet on the east line of said Northwest ¼ of the Southeast ¼ of Section 13 to the POINT OF BEGINNING 'E'; thence continuing S00°13'52"W, 1715.33 feet on said east line of the Northwest ¼ of the Southeast ¼ and the Southwest ¼ of the Southeast ¼ to the north right of way of CTH 'W'; thence S89°28'37"W, 238.52 feet on said north right of way to the east right of way of Rockland Heights Road; thence N45°31'23"W, 28.28 feet on said east right of way; thence N00°31'23"W, 51.67 feet on said east right of way; thence 122.87 feet on the arc of a 252.00 foot radius curve to the right, having a long chord which bears N13°26'43"E, 121.66 feet on said east right of way; thence 232.71 feet on the arc of a 333.00 foot radius curve to the left, having a long chord which bears N07°23'36"E, 228.01 feet on said east right of way; thence N12°37'37"W, 291.25 feet on said east right of way; thence 891.88 feet on the arc of a 967.00 foot radius curve to the right, having a long chord which bears N13°47'44"E, 860.61 feet on said east right of way; thence 197.51 feet on the arc of a 283.00 foot radius curve to the left, having a long chord which bears N20°13'28.5"E, 193.52 feet on said east right of way to the Point of Beginning 'E'.

Said parcel contains 3,128,726 Square Feet (71.826 Acres) of land more or less. Parcel subject to easements and restrictions of record.

BROWN COUNTY 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 Plan Commission.

Dated this 15th day of OCTOBER, 2025.

Ryan Duckart
Ryan Duckart, Brown County Property Lister

TREASURER'S CERTIFICATE

As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unpaid taxes and no unpaid or special assessments affecting any of the lands included in this Condominium Plat as of the date listed below.

Ray Substien 10-15-25
Ray Substien Date
Brown County Treasurer



SURVEYOR'S CERTIFICATE

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that in accordance with State Statute 703 that I have surveyed the within described property and that the survey is an accurate representation of the exterior boundary and units thereof.

This condominium plat is a correct representation of the ROCKLAND HEIGHTS CONDOMINIUM FIRST ADDENDUM at the date hereof, and the identification and location of each unit and the common elements can be determined from the Plat.

Dated this 20th day of September, 2025.

Troy E. Hewitt
Troy E. Hewitt, PLS #2831
Professional Land Surveyor
ROBERT E. LEE & ASSOCIATES, INC.
Original: 8/8/2025
Revised: 9/26/2025 - County comments

