

# Olde-School Square Condominium, Fourth Addendum

A Land-Only Condominium

All of "Olde-School Square Condominium, Third Addendum", (Document No. 2941866, Brown County Records), being all of the recorded Plat, "Olde-School Square Condominium, Second Addendum", (Volume 6, Condominium Plats, Page 238, Document No. 2870717, Brown County Records), being all of the recorded plat "Olde-School Square Condominium, First Addendum", (Volume 6, Condominium Plats, Page 132, Document No. 2816777, Brown County Records), being all of the recorded plat "Olde-School Square Condominium" (Volume 4, Condominium Plats, Page 307, Document No. 2231069, Brown County Records), being located in Private Claim 33, East Side of the Fox River, Town of Ledgeview, Brown County, Wisconsin more fully described as:

Commencing at Brown County Surveyor I.D. Point 30T/U-21/22 being on the North Line of Private Claim 33, East Side of Fox River; thence S64°00'20"E, 2116.71 feet along said North Line; thence S25°59'34"W, 39.94 feet to the South Right-of-Way of County Trunk Highway "G", also known as "Dickinson Road", and an East Corner of the recorded plat "Olde-School Square Condominium, Second Addendum", (Volume 6, Condominium Plats, Page 238, Document No. 2870717, Brown County Records), and the POINT OF BEGINNING; thence S10°37'51"E, 70.03 feet along the East Line of said recorded plat to an East Corner of said recorded plat and the Centerline of "Creamery Road"; thence S41°49'10"W, 370.00 feet along the Southeast Line of said recorded plat and said Centerline to the South Corner of said recorded plat; thence N62°56'38"W, 654.04 feet along the Southwest Line of said recorded plat to the West Corner of said recorded plat; thence N19°08'18"E, 382.75 feet along the Northwest Line of said recorded plat to a North Corner of said recorded plat and said South Right-of-Way of County Trunk Highway "G"; thence S76°25'56"E, 92.97 feet along a North Line of said recorded plat and said South Right-of-Way to a North Corner of said recorded plat; thence S64°00'32"E, 667.95 feet along a Northeast Line of said recorded plat and said South Right-of-Way to the POINT OF BEGINNING.

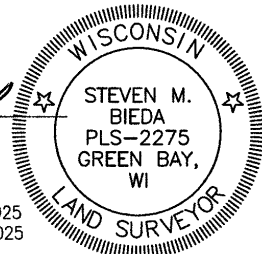
Parcel contains 296,700 sq. ft. / 6.81 acres more or less.  
Parcel subject to easements and restrictions of record.

### 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 "Olde-School Square Condominium, Fourth Addendum, a Land Only 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  
June 9, 2025  
Revised: July 17, 2025  
Revised: September 15, 2025  
Revised: September 30, 2025



### CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

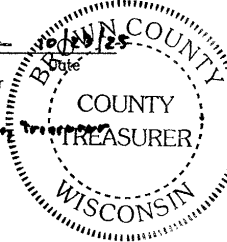
There are no objections to this condominium plat with respect to Sec. 703.115 Wis. Stats. and is hereby approved for the Brown County Planning Commission.

Thomas Leslie 10-23-25  
Brown County Property Lister  
ASSISTANT

### CERTIFICATE OF THE BROWN COUNTY TREASURER

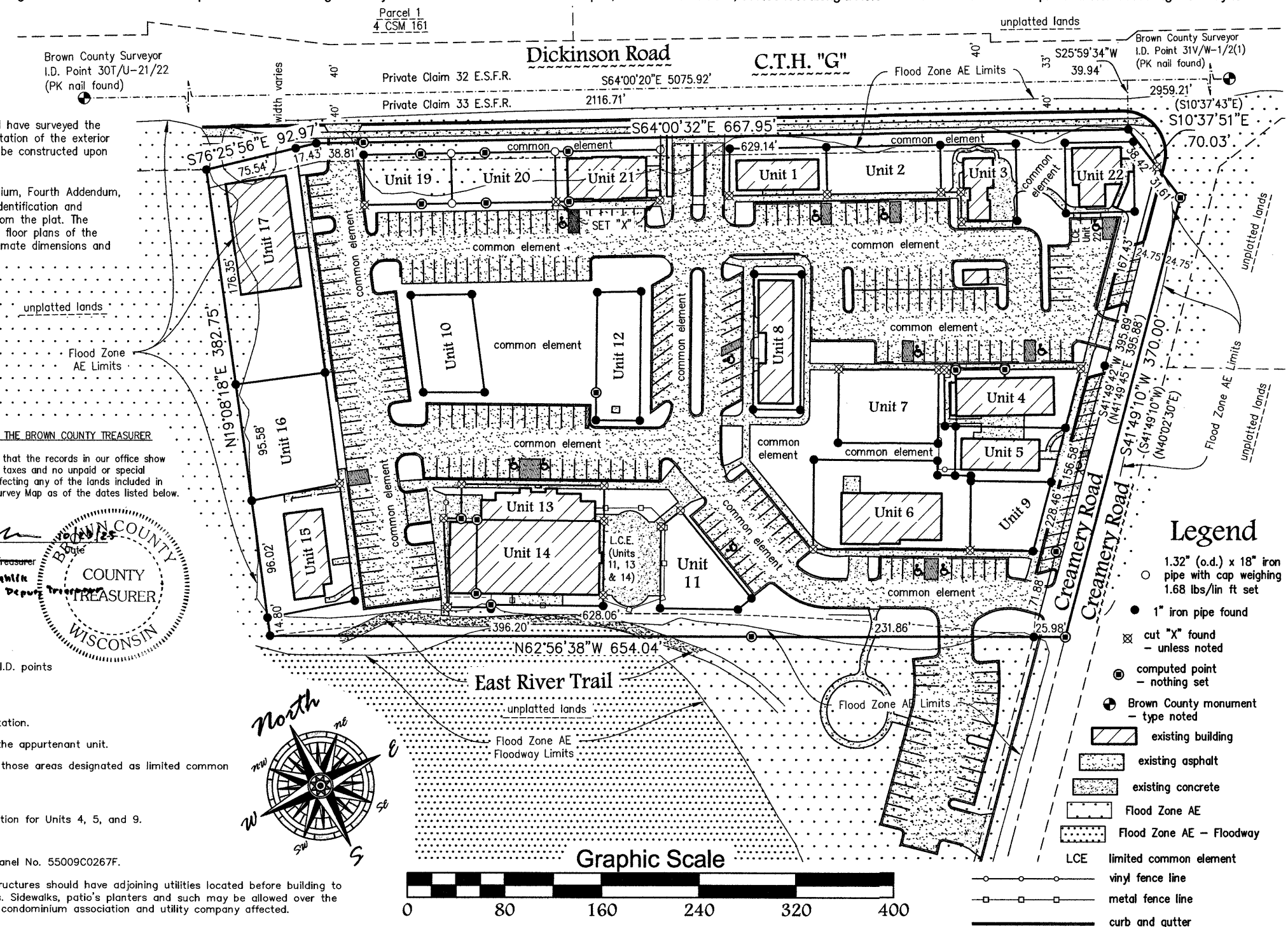
I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the dates listed below.

Charles T. Mahlin  
Brown County Deputy Treasurer



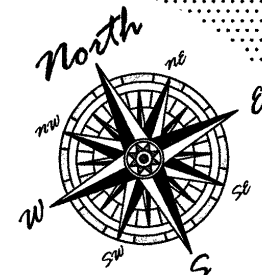
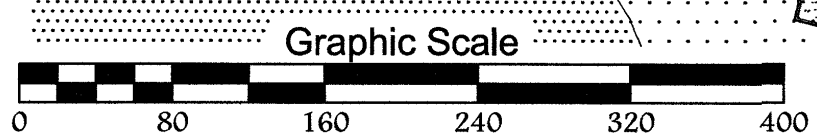
### NOTES

- Bearings referenced to the line between Brown County Surveyor I.D. points 30T/U-21/22 and 31V/W-1/2(1), assumed to be S64°00'20"E.
- This Condominium is a PDD.
- Square footage of the Units are represented with set monumentation.
- Decks, patios, drives & walks are limited common elements to the appurtenant unit.
- All areas within the condominium and outside the units, except those areas designated as limited common elements, are common elements.
- See Sheets 2-5 for Interior Unit Boundaries.
- See Sheet 4 for Common and Limited Common Element Information for Units 4, 5, and 9.
- See Sheet 6 for Easement Information.
- Floodplain and Floodway information obtained from FEMA FIRM Panel No. 55009C0267F.
- Not all existing utilities have been physically located. All new structures should have adjoining utilities located before building to insure no structures are constructed in conflict with the utilities. Sidewalks, patio's planters and such may be allowed over the utilities but approval of the coverage must be approved by the condominium association and utility company affected.



### Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- cut "X" found - unless noted
- computed point - nothing set
- Brown County monument - type noted
- existing building
- existing asphalt
- existing concrete
- Flood Zone AE
- Flood Zone AE - Floodway
- LCE limited common element
- vinyl fence line
- metal fence line
- curb and gutter



Client:  
**Drage International, LLC**

Tax Parcels: See Sheet 6



**vierbicher**  
planners | engineers | advisors

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

File: D-2415Condo 4th Add 060925.dwg  
Data File: D-2415.txt  
Fieldwork Completed: 11/10/23  
Drafted By: ZRH

Scale: 1"=80'

PROJECT NO.  
D-2415 / #250469

SHEET NO.  
**1 of 6**

DRAWING NO.  
**X-2176**