

CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
05/21/2025 04:40 PM
REC FEE: 50.00
PAGES: 3

PARK PLACE HOLDINGS - 3500 PACKERLAND CONDOMINIUM

~AN EXPANDABLE CONDOMINIUM~

PART OF LOT 2, VOLUME 49 OF CERTIFIED SURVEY MAPS, PAGE 200, MAP NUMBER 7268, DOCUMENT NUMBER 2175178, LOCATED IN PART OF LOT 3, ASHWAUBENON BUSINESS CENTRE REPLAT 1, A COUNTY PLAT, VOLUME 1 OF COUNTY PLATS, PAGE 169, DOCUMENT NUMBER 1711326, BEING PART OF LOT 26, SECTION 18, TOWNSHIP 23 NORTH, RANGE 20 EAST, VILLAGE OF ASHWAUBENON, BROWN COUNTY, WISCONSIN

Declarant: Park Place Holdings - 3500 Packerland, LLC

LEGEND	
○	Set 1" x 18" Iron Pipe with cap weighing 1.38 lbs./lin. ft.
●	Existing 1" iron pipe
⊕	Existing 3/4" iron rod
⊙	Recorded county monument
	Unit 2 = 49,489 Square Feet ±
	Unit 1 = 74,604 Square Feet ±
	Building Line

TOTAL UNITS
Declared area = 2 Units
Expansion Area = 48 Units
Total Units = 50 Units

LEGAL DESCRIPTION:

Declared Area

Part of Lot 2, Volume 49 of Certified Survey Maps, Page 200, Map Number 7268, Document Number 2175178, located in part of Lot 3, Ashwaubenton Business Centre Replat 1, A County Plat, Volume 1 of County Plats, Page 169, Document Number 1711326, being part of Lot 26, Section 18, Township 23 North, Range 20 East, Village of Ashwaubenton, Brown County, Wisconsin more fully described as follows:

Commencing at the closing corner on the south line of Section 18, Township 23 North, Range 20 East; thence N89°43'55"W, 530.43 feet on the south line of Lot 25 of said Section 18; thence N20°17'46"E, 670.26 feet to the south line of said Lot 2, the POINT OF BEGINNING; thence continuing N20°17'46"E, 300.51 feet; thence N25°51'16"E, 247.25 feet to a west line of said Lot 2; thence N29°18'47"E, 71.58 feet on said west line; thence S65°20'12"E, 298.30 feet; thence S24°39'48"W, 116.45 feet; thence S65°21'26"E, 196.22 feet to the west right of way of Packerland Drive (aka CTH 'EB'); thence S24°38'34"W, 499.62 feet on said west right of way to the southeast corner of said Lot 2; thence N65°35'46"W, 482.76 feet on the south line of said Lot 2 to the Point of Beginning.

Said parcel contains 284,504 Square Feet (6.531 Acres) of land more or less. Subject to any and all 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 Planning Commission.

Dated this 21 day of MAY, 2025.

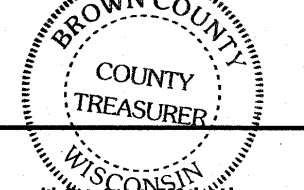
Thomas Leslie
Brown County Property Lister
A ASST.

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.

Raymond Suennen
Raymond Suennen
Brown County Treasurer

5/21/25
Date



SURVEYOR'S CERTIFICATE:

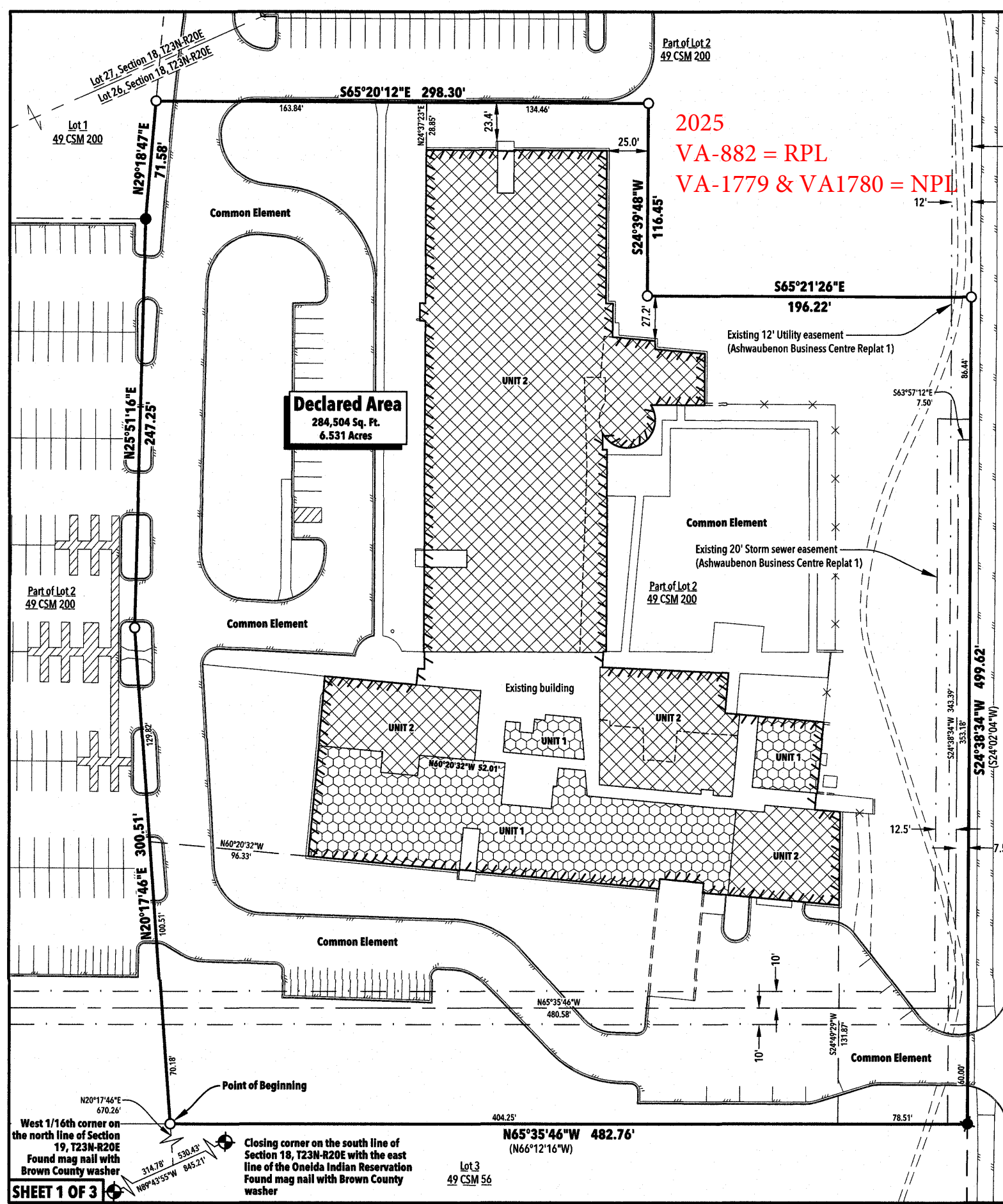
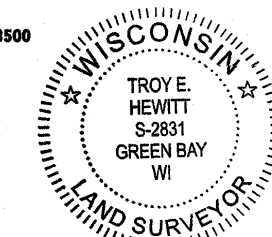
I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that in accordance with State Statute 703 that I have surveyed the within described property and that the survey is an accurate representation of the exterior boundary and units thereof.

This condominium plat is a correct representation of the PARK PLACE HOLDINGS - 3500 PACKERLAND CONDOMINIUM, an expandable condominium at the date hereof, and the identification and location of each unit and the common elements can be determined from the plat.

Dated this May 15, 2025.

Troy E. Hewitt
Troy E. Hewitt, PLS #2831
Professional Land Surveyor
ROBERT E. LEE & ASSOCIATES, INC.

Original: 4/30/25
Revised: 5/14/25 - BC Review comments



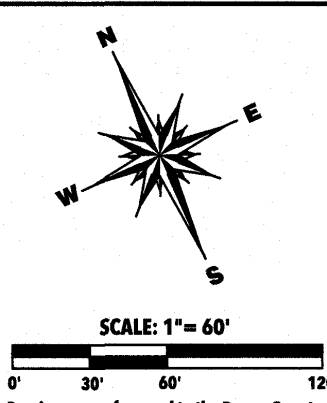
Packerland Drive CTH 'EB'

Lot 26, Section 18, T23N-R20E
Private Claim 29, West Side of Fox River

- NOTES:**
- See sheets 2 and 3 for details of Units 1 and 2.
 - Unit dimensions and square footage are approximate, originating from the architectural plans.
 - Exterior building dimensions are dimensions at ground level.

AIRPORT ZONING DISTRICT 'C' NOTE:

The Austin Straubel International Airport Director shall be contacted for review and approval prior to any development and land disturbing activities within Airport Zoning Districts.



Bearings are referenced to the Brown County Coordinate System. The south line of Lot 25, Section 18, T23N-R20E bears N89°43'55"W.

Lot 22
Ashwaubenton Business Centre, A County Plat
Outlot 3
Outlot 1
Lot 1
52 CSM 16

Lot 2
52 CSM 16

REL Robert E. Lee & Associates, Inc.
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PARK PLACE HOLDINGS - 3500 PACKERLAND CONDOMINIUM

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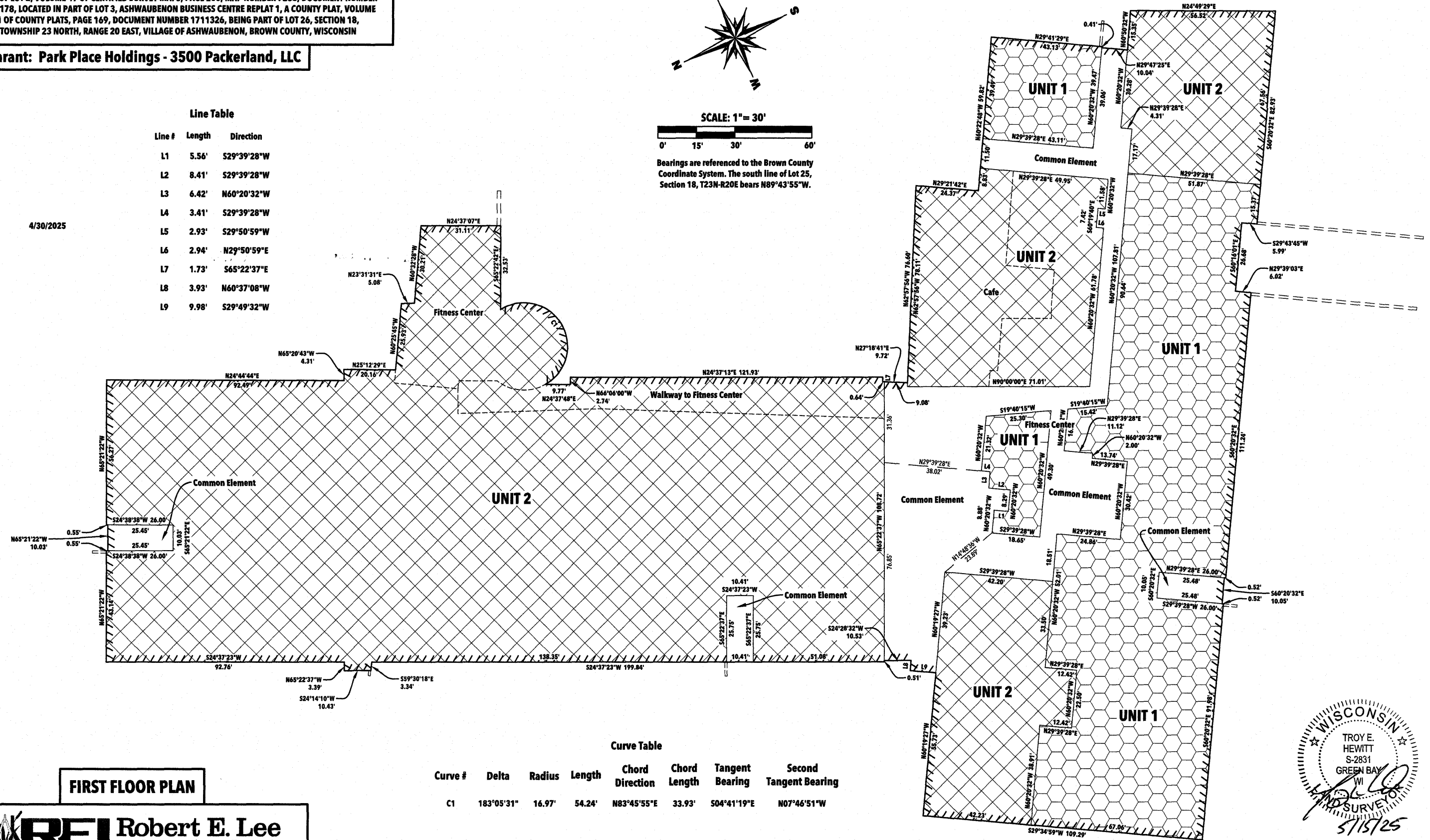
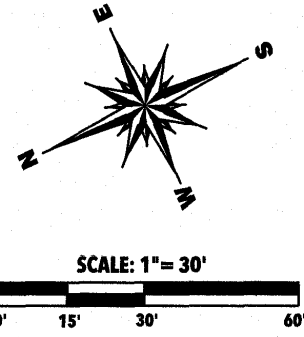
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Line Table

Line #	Length	Direction
L1	5.56'	S29°39'28"W
L2	8.41'	S29°39'28"W
L3	6.42'	N60°20'32"W
L4	3.41'	S29°39'28"W
L5	2.93'	S29°50'59"W
L6	2.94'	N29°50'59"E
L7	1.73'	S65°22'37"E
L8	3.93'	N60°37'08"W
L9	9.98'	S29°49'32"W

4/30/2025



Curve Table

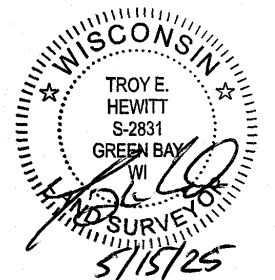
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	183°05'31"	16.97'	54.24'	N83°45'55"E	33.93'	S04°41'19"E	N07°46'51"W

FIRST FLOOR PLAN

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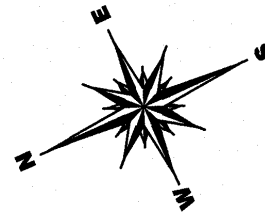
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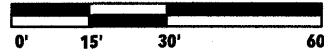
Line Table

Line #	Length	Direction
L10	3.02'	S24°37'23"W
L11	12.20'	S65°22'37"E
L12	2.96'	N65°22'37"W
L13	2.95'	N65°22'37"W
L14	14.22'	N24°37'23"E
L15	5.30'	N24°37'23"E
L16	5.52'	S29°39'28"W
L17	9.04'	S60°20'32"E

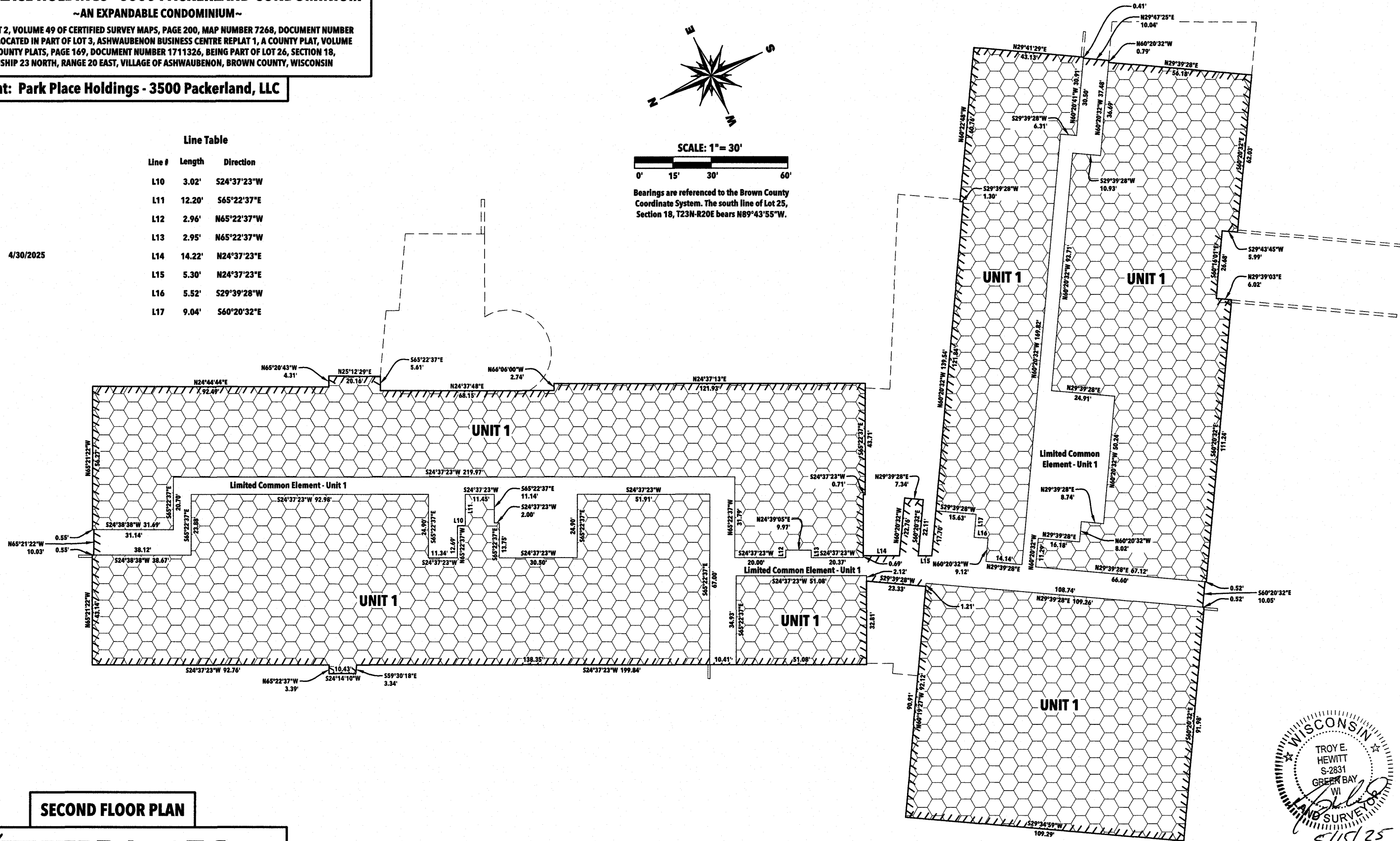
4/30/2025



SCALE: 1" = 30'



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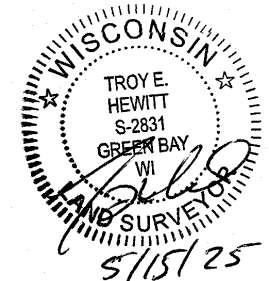


SECOND FLOOR PLAN

REL Robert E. Lee & Associates, Inc.

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5/15/25