

STATION 433 CONDOMINIUM

PART OF LOTS 27 AND 28 OF THE RECORDED "ALDON STATION" (VOLUME 24, PLATS, PAGE 150, DOCUMENT NUMBER 2918768, BROWN COUNTY RECORDS), LOCATED IN PRIVATE CLAIM 24, WEST SIDE OF FOX RIVER, VILLAGE OF ASHWAUBENON, BROWN COUNTY, WISCONSIN.

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.

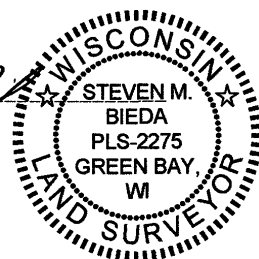
Part of Lots 27 and 28 of the recorded "Aldon Station" (Volume 24, Plats, Page 150, Document Number 2918768, Brown County Records), located in Private Claim 24, West Side of Fox River, Village of Ashwaubenon, Brown County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of Lot 28 of the recorded "Aldon Station" (Volume 24, Plats, Page 150, Document Number 2918768, Brown County Records); thence S27°45'55"W, 148.40 feet along the West line of said Lot 28 to a South line of said Lot 28, also being the North line of Outlot 5, Certified Survey Maps, Map Number 9423, Document Number 2990955, Brown County Records; thence N76°45'09"E, 16.56 feet along said South line and said North line to a South line of said Lot 28, also being a North line of said Outlot 5; thence S85°50'56"E, 44.45 feet along said South line and said North line to a South line of said Lot 28, also being a North line of said Outlot 5; thence S63°43'53"E, 44.45 feet along said South line and said North line to a South line of said Lot 28, also being a North line of said Outlot 5; thence S46°19'58"E, 50.88 feet along said South line and said North line to the Point of Beginning; thence continuing S46°19'58"E, 3.58 feet along said South line and said North line to a South line of said Lot 28, also being a North line of said Outlot 5; thence S61°32'17"E, 273.07 feet along said South line, said North line and the South line of Lot 27 of the recorded "Aldon Station" (Volume 24, Plats, Page 150, Document Number 2918768, Brown County Records), to a West line of the recorded "Station 417 Condominium", (Document Number 3033732, Brown County Records); thence N26°10'05"E, 115.38 feet along said West line and its extension to a West line of said recorded "Station 417 Condominium", also being the East line of said Lot 27; thence N14°26'10"W, 89.65 feet along said West line to the Southerly right of way of Aldon Circle; thence 30.09 feet along the arc of a 150.00 foot radius curve to the right whose long chord bears N87°18'15"W, 30.04 feet along said Southerly right of way; thence S08°26'35"W, 10.00 feet along said Southerly right of way; thence 58.00 feet along the arc of a 160.00 foot radius curve to the right whose long chord bears N71°10'21"W, 57.68 feet along said Southerly right of way; thence N60°47'17"W, 79.35 feet along said Southerly right way to the West line of said Lot 27; thence 52.85 feet along the arc of a 960.00 foot radius curve to the left whose long chord bears N62°21'54"W, 52.84 feet along said Southerly right of way; thence S27°45'55"W, 148.20 feet to a South line of said Lot 28 and to the point of beginning.

Parcel contains 41,718 square feet / 0.96 acres more or less.
Parcel contains easements and restrictions of record.

This plat is a correct representation of "Station 433 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 11th, 2025
revised:
July 28th, 2025
August 29th, 2025



CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

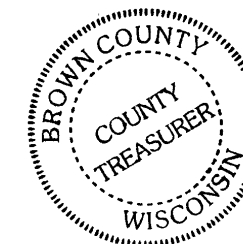
There are no objections to this condominium plat with respect to Sec. 703.115 Wis. Stats. and is hereby approved for the Brown County Planning Commission.

Ryan L. Duckart 10/3/25
Ryan L. Duckart Date
Brown County Property Lister

CERTIFICATE OF THE BROWN COUNTY TREASURER

As duly elected 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 condominium plat as of the dates listed below.

Charles T. Mahlik 10/3/25
Ray Suenen Date
Brown County Treasurer
Charles T. Mahlik
Brown County Deputy Treasurer



SURVEYED FOR:
Radue Homes Inc.
2585 S. Broadway
Green Bay, WI. 54304

SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

Job #: R-15020
Drawing No.: X-2172

Rev. 08/29/2025

Drafted By: NDK

Checked By: MRA

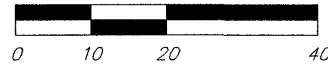
Sheet 2 of 7



STATION 433 CONDOMINIUM

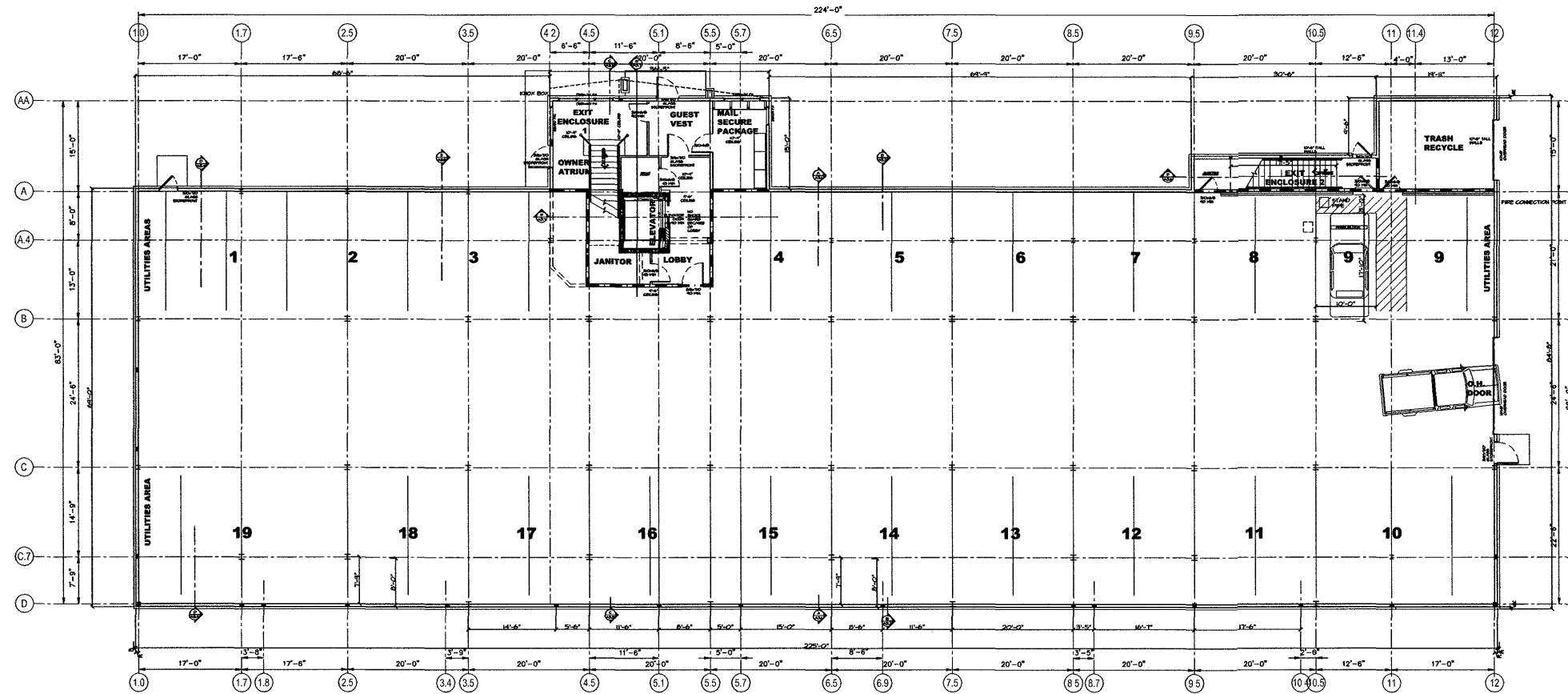
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GRAPHIC SCALE: 1" = 20'



Station 433 Condominium
Foundation/Parking Level Plan
Units 201, 202, 203, 204, 205, 301, 302,
303, 304, 305, 401, 402, 403, 404 & 405

Steven M. Bieda
PLS-2275
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Checked By: MRA
Sheet 3 of 7

vierbicher
planners | engineers | advisors

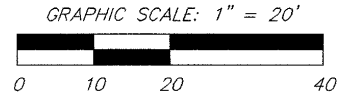


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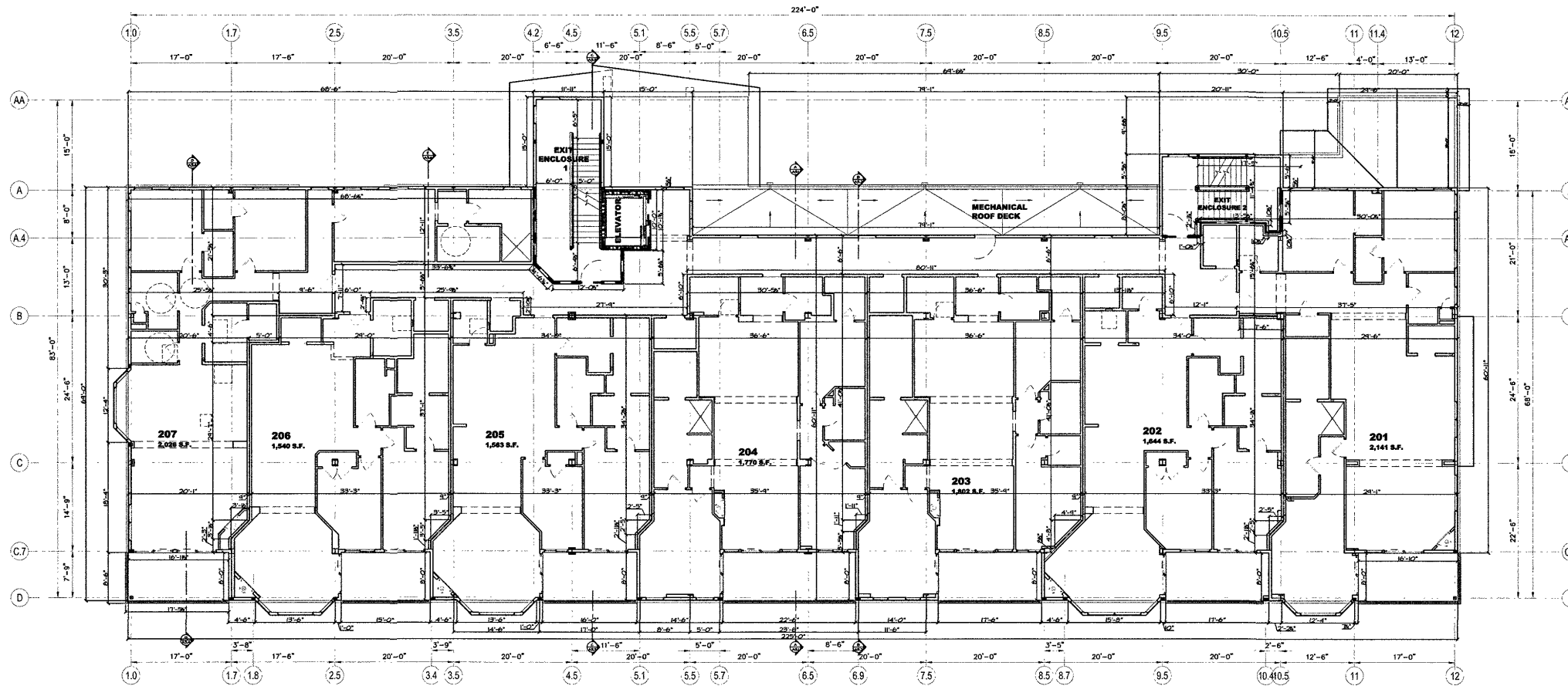
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 PLS-2275
 June 11th, 2025
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WISCONSIN
 STEVEN M. BIEDA
 PLS-2275
 GREEN BAY, WI
 LAND SURVEYOR



Station 433 Condominium
Second Floor Plan
 Units 201, 202, 203, 204 & 205



COMPOSITE PLAN
SECOND FLOOR
 SCALE 1/8"=1'-0"

SURVEYED FOR:
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 Green Bay, WI. 54304

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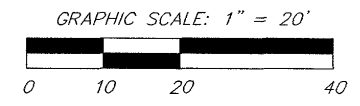
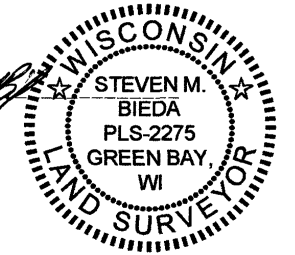
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 Drawing No.: X-2172
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 Drafted By: NDK
 Checked By: MRA
 Sheet 4 of 7



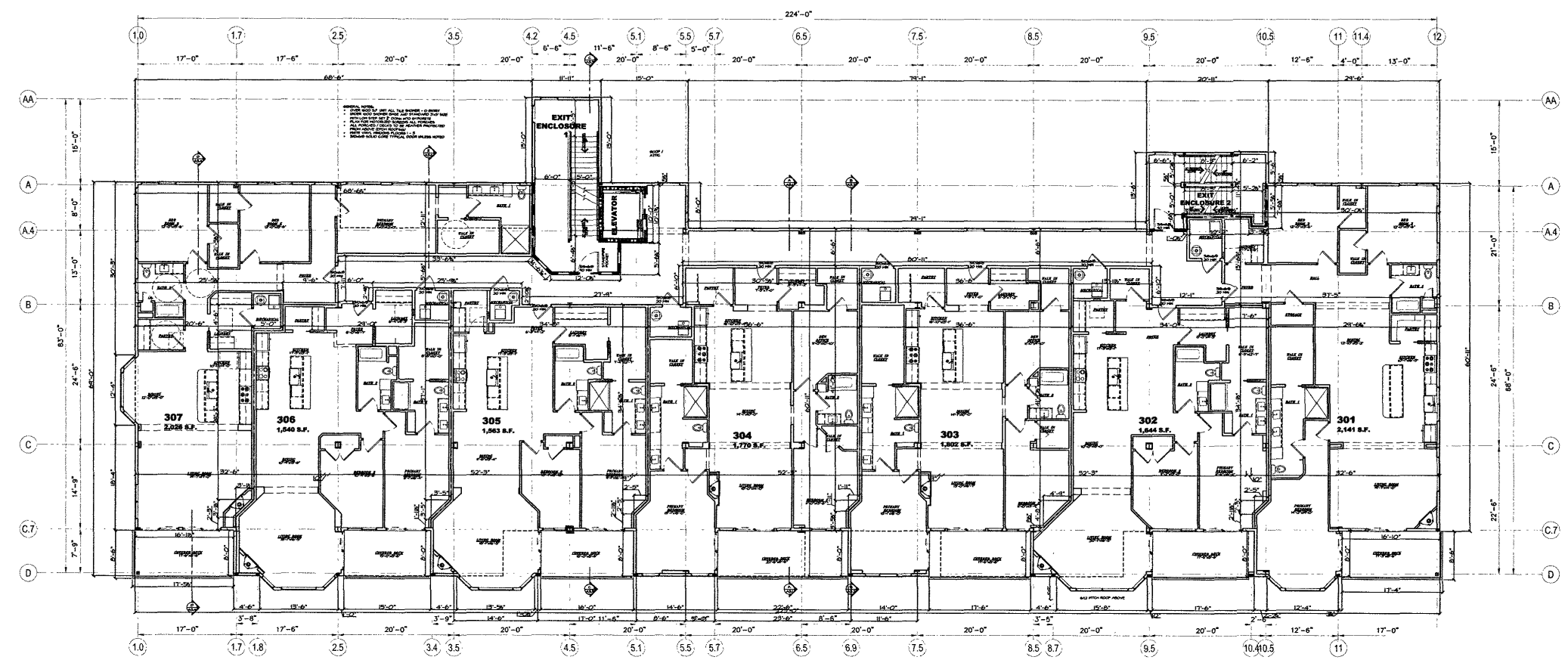
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Steven M. Bieda
 PLS-2275
 June 11th, 2025
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Station 433 Condominium
Third Floor Plan
 Units 301, 302, 303, 304 & 305



COMPOSITE PLAN
THIRD FLOOR
 SCALE 1/8"=1'-0"

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 2585 S. Broadway
 Green Bay, WI. 54304

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 Vierbicher Associates, Inc.
 400 Security Blvd, Ste 1
 Green Bay, WI 54313
 (920) 434-9670

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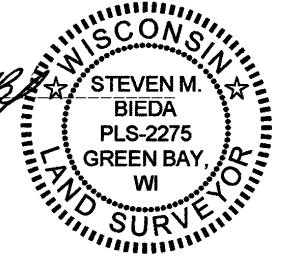
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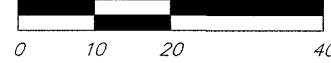
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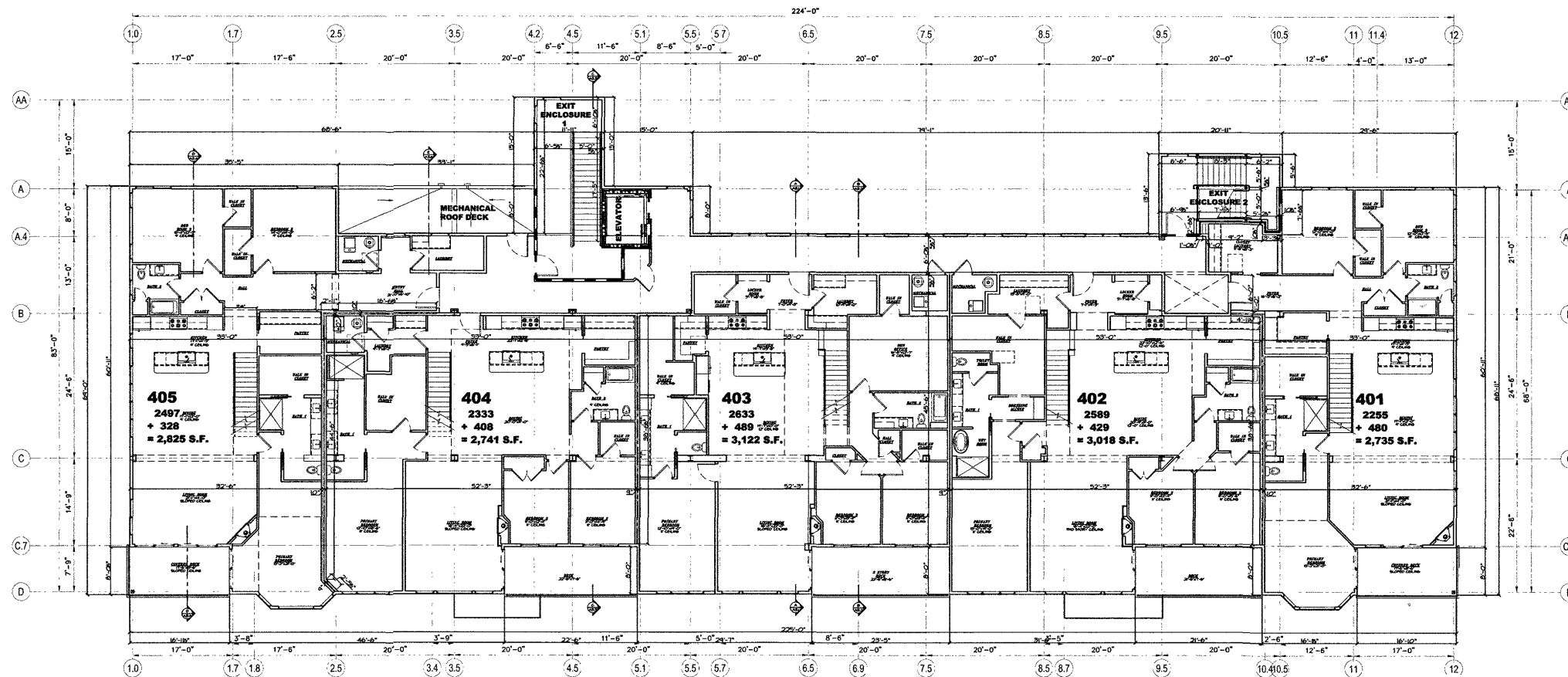
Steven M. Bieda
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GRAPHIC SCALE: 1" = 20'



Station 433 Condominium
Fourth Floor Plan
Units 401, 402, 403, 404 & 405



COMPOSITE PLAN
FOURTH FLOOR
SCALE 1/8"=1'-0"

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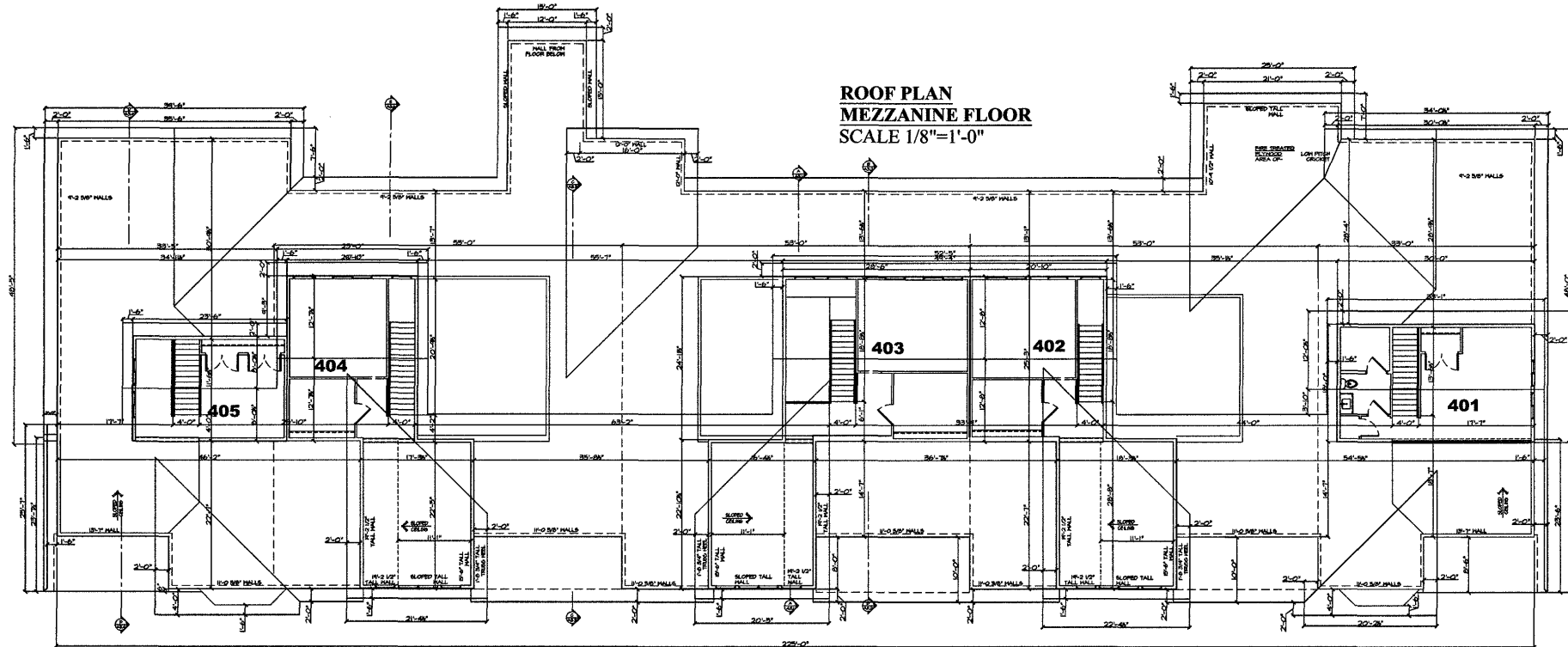
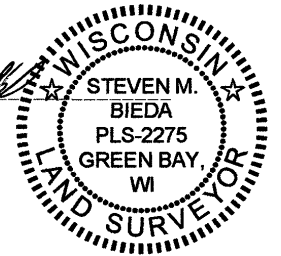


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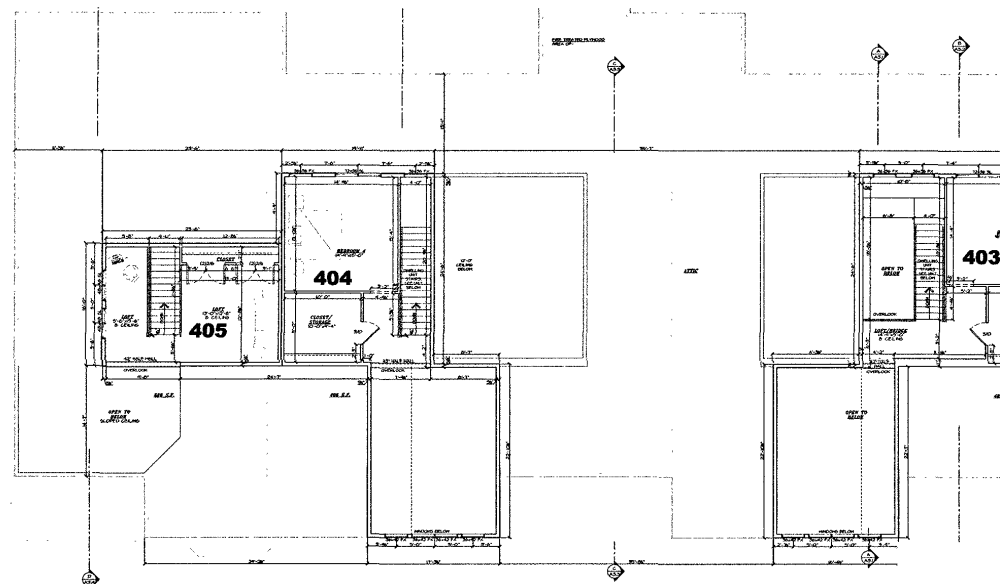
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**ROOF PLAN
MEZZANINE FLOOR
SCALE 1/8"=1'-0"**

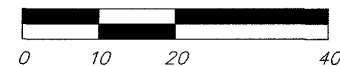
*Station 433 Condominium
Roof Plan/Mezzanine Floor
Units 401, 402, 403, 404 & 405*

*Station 433 Condominium
Roof Plan/Mezzanine Floor
Units 403, 404 & 405*

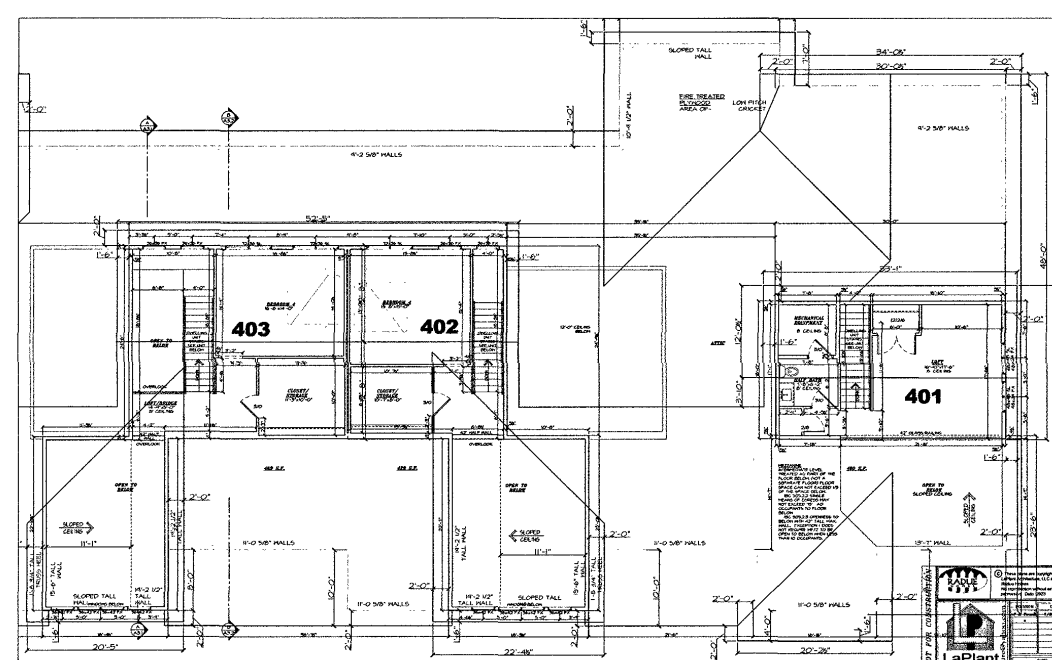


**MEZZANINE FLOOR
SCALE 1/4"=1'-0"**

GRAPHIC SCALE: 1" = 20'



*Station 433 Condominium
Roof Plan/Mezzanine Floor
Units 401, 402 & 403*



**MEZZANINE FLOOR
SCALE 1/4"=1'-0"**

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