

CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
04/01/2025 02:02 PM
REC FEE: 50.00
PAGES: 1

2801 - 2803 TAURUS ROAD CONDOMINIUM

UNIT AREA INCLUDING UNFINISHED BASEMENT OR GARAGE

UNIT 1:
2801 TAURUS RD 2978 SQ.FT.±
UNIT 2:
2803 TAURUS RD 2961 SQ.FT.±

ALL OF LOT 79 OF THE RECORDED PLAT OF "ZODIAC PARK 5TH ADDITION", AS RECORDED IN VOLUME 19, PAGE 50, DOCUMENT NO. 1286701 LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 23 NORTH, RANGE 21 EAST, VILLAGE OF BELLEVUE, BROWN COUNTY, WISCONSIN.

LEGEND:

- = 1 1/4" X 18" O.D. ROUND IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
- ⊙ = 1 1/2" O.D. ROUND IRON PIPE FOUND
- ⊕ = CONCRETE MONUMENT W/ BRASS CAP FOUND
- () = RECORDED AS BEARING OR DISTANCE
- x- = EXISTING FENCE
- ⊠ = AIR CONDITIONING UNIT
- ⊡ = ELECTRIC METER
- ⊞ = GAS METER
- L.C.E. = LIMITED COMMON ELEMENT

NORTH IS REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 23 NORTH, RANGE 21 EAST, VILLAGE OF BELLEVUE, BROWN COUNTY, WISCONSIN WHICH BEARS N89°29'20"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (BROWN COUNTY)

GRAPHIC SCALE: 1" = 30'

2025
B-1079 = RPL
B-3077 & B-3078 = NPL

CURVE	RADIUS	CENTRAL ANGLE	ARC		TANGENT BEARING IN	TANGENT BEARING OUT
			LENGTH	CHORD BEARING		
C1	135.00	30°44'42"	72.44	S75°12'20"W (30°44'30")	71.57	N89°25'19"W S59°49'59"W
C2	135.00	9°34'32"	22.56	S85°47'25"W (S74°39'44"W)	22.54	N89°25'19"W S81°00'09"W
C3	135.00	21°10'10"	49.88	S70°25'04"W	49.60	S81°00'09"W S59°49'59"W

CLIENT:
NICK PIERQUET
8716 PHEASANT LN.
CRIVITZ, WI 54114
PARCEL NO:
B-1079

- NOTES:**
- THE COMMON ELEMENT IS THE AREA AND FACILITIES INCLUDED IN THE CONDOMINIUM DECLARATION, EXCEPTING THE UNITS AND THEIR LIMITED COMMON ELEMENTS.
 - THERE SHALL BE SUCH PERMANENT EASEMENTS THROUGH AND OVER THE PROPERTY AND EACH OF THE UNITS AS MAY BE NECESSARY FOR THE INSTALLATION, MAINTENANCE, REPLACEMENT AND REPAIR OF THE COMMON ELEMENTS, UTILITIES, SEWERS AND OTHER UNITS.
 - CONDOMINIUM DECLARATION AND BY-LAWS AGREEMENT WILL BE RECORDED ALONG WITH THE CONDOMINIUM PLAT.
 - PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY, ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED WITH THE VILLAGE OF BELLEVUE & BROWN COUNTY
 - FIELD SURVEY DATE 2/20/25
 - DUE TO SNOW COVER AND PILES OF SNOW, LOCATING OF UTILITIES, EDGE OF PAVEMENT AND OTHER ITEMS AT OR NEAR GROUND LEVEL IS DIFFICULT, THEREFORE THE SURVEY DATA MAY NOT BE ACCURATE WITH RESPECT TO THOSE ITEMS. WE RECOMMEND THE CLIENT PERFORM A SITE VISIT TO IDENTIFY ANY POTENTIAL MISSING INFORMATION. IF NEEDED ADDITIONAL SURVEY WORK CAN BE PERFORMED TO LOCATE INFORMATION MISSED DUE TO SNOW COVER.

BROWN COUNTY PLANNING COMMISSION: BROWN COUNTY TREASURER:

THERE ARE NO OBJECTIONS TO THIS CONDOMINIUM PLAT WITH RESPECT TO SEC. 706.115 WIS. STATS. AND IS HEREBY APPROVED FOR THE BROWN COUNTY PLAN COMMISSION.
DATED THIS 1ST DAY OF APRIL, 2025.

Ryan L. Duckart
RYAN L. DUCKART
BROWN COUNTY PROPERTY LISTER

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 THIS 1ST DAY OF APRIL, 2025.

Raymond Suennen
RAYMOND SUENNEN
BROWN COUNTY TREASURER

LEGAL DESCRIPTION:
LOT SEVENTY-NINE (79), "ZODIAC PARK FIFTH ADDITION" AS RECORDED IN VOLUME 19, PAGE 50, DOCUMENT NO. 1286701, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 23 NORTH, RANGE 21 EAST, VILLAGE OF BELLEVUE, BROWN COUNTY, WISCONSIN.
SAID PARCEL CONTAINS 23,093 SQUARE FEET [0.5301 ACRES] OF LAND MORE OR LESS.

I, CHRISTOPHER E. PERREAULT, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT AND COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher E. Perreault 3/28/25
CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNDALE DRIVE, APPLETON, WISCONSIN 54914
N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54166
PHONE: (920)731-4168
A2502.17 am-NJO DATED: 2-25-2025 REVISED: 3-28-2025-NJO

