

Royal View Condominium, Third Addendum

All of the recorded plat, "Royal View Condominium, Second Addendum", (Vol. 6, Condo Plats, Page 140, Doc. No. 2821726, Brown County Records), being all of Lot 4, Volume 48, Certified Survey Maps, page 116, Map Number 7114, Document Number 2131581, Brown County Records, being part of the recorded "Subdivision of Private Claims 10 & 11, East Side of Fox River", located in Private Claim 11, East Side of the Fox River, Village of Bellevue, Brown County, Wisconsin

Legal Description

All of the recorded plat, "Royal View Condominium, Second Addendum", (Vol. 6, Condo Plats, Page 140, Doc. No. 2821726, Brown County Records), being all of Lot 4, Volume 48, Certified Survey Maps, page 116, Map Number 7114, Document Number 2131581, Brown County Records, being part of the recorded "Subdivision of Private Claims 10 & 11, East Side of Fox River", located in Private Claim 11, East Side of the Fox River, Village of Bellevue, Brown County, Wisconsin.

Parcel contains 600,772 square feet / 13.79 acres, more or less.
Parcel subject to easements and restrictions of record.

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 Plan Commission.

Ryan L. Duckart Date
Brown County Property Lister

Surveyor's Certificate

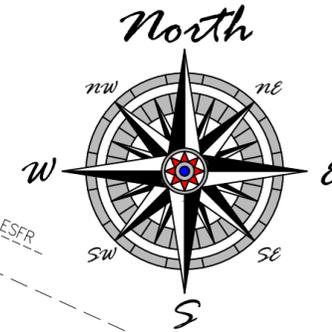
I, Steven M. Bieda, Professional Land Surveyor, do hereby certify that I have surveyed the above described property and that this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements to be constructed upon the property.

This plat is a correct representation of "Royal View Condominium, Third Addendum" 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
May 23, 2022



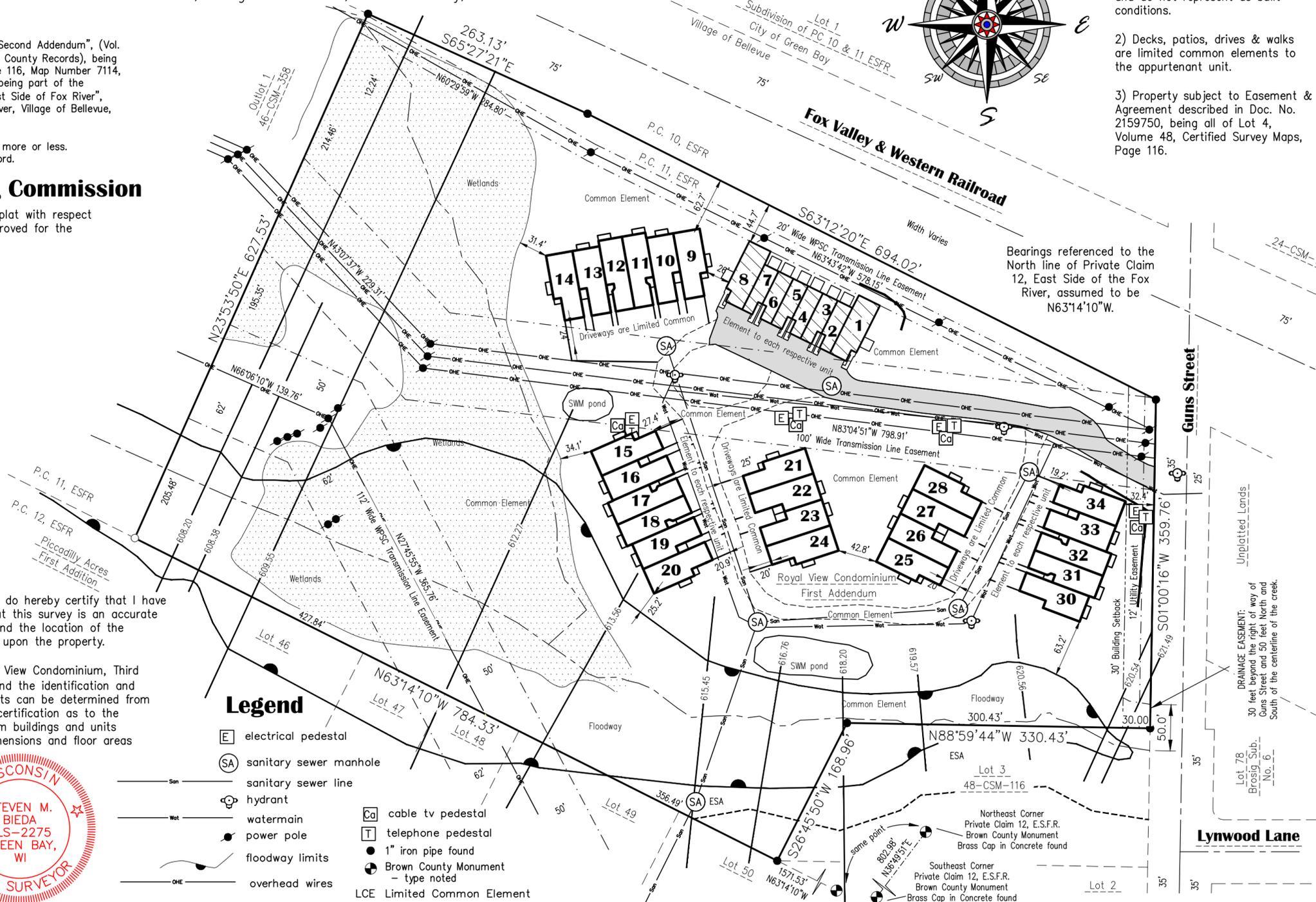
- ### Legend
- [E] electrical pedestal
 - [SA] sanitary sewer manhole
 - sanitary sewer line
 - ⊕ hydrant
 - watermain
 - power pole
 - floodway limits
 - overhead wires
 - [Ca] cable tv pedestal
 - [T] telephone pedestal
 - 1" iron pipe found
 - ⊕ Brown County Monument - type noted
 - LCE Limited Common Element



Owner / Developer:
Cypress Homes, Inc.
1230 W. College Ave.
Appleton, WI 54914
(920)734-2324

Notes

- 1) Building plans provided by client and do not represent as built conditions.
- 2) Decks, patios, drives & walks are limited common elements to the appurtenant unit.
- 3) Property subject to Easement & Agreement described in Doc. No. 2159750, being all of Lot 4, Volume 48, Certified Survey Maps, Page 116.



Client:
Cypress Homes, Inc

Tax Parcel: MULTIPLE

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

File: H-148033rd add 052322.dwg
Data File: H-14803.TXT
Fieldwork Completed: 05/23/2022
Drafted By: MRA

Scale: 1" = 100'

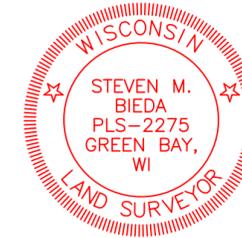
PROJECT NO.
H-14803

SHEET NO.
1 of 6

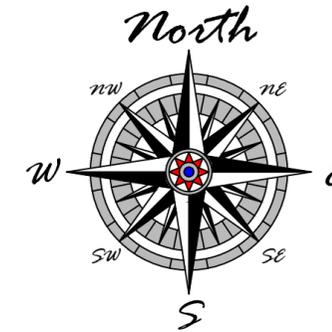
DRAWING NO.
X-1289

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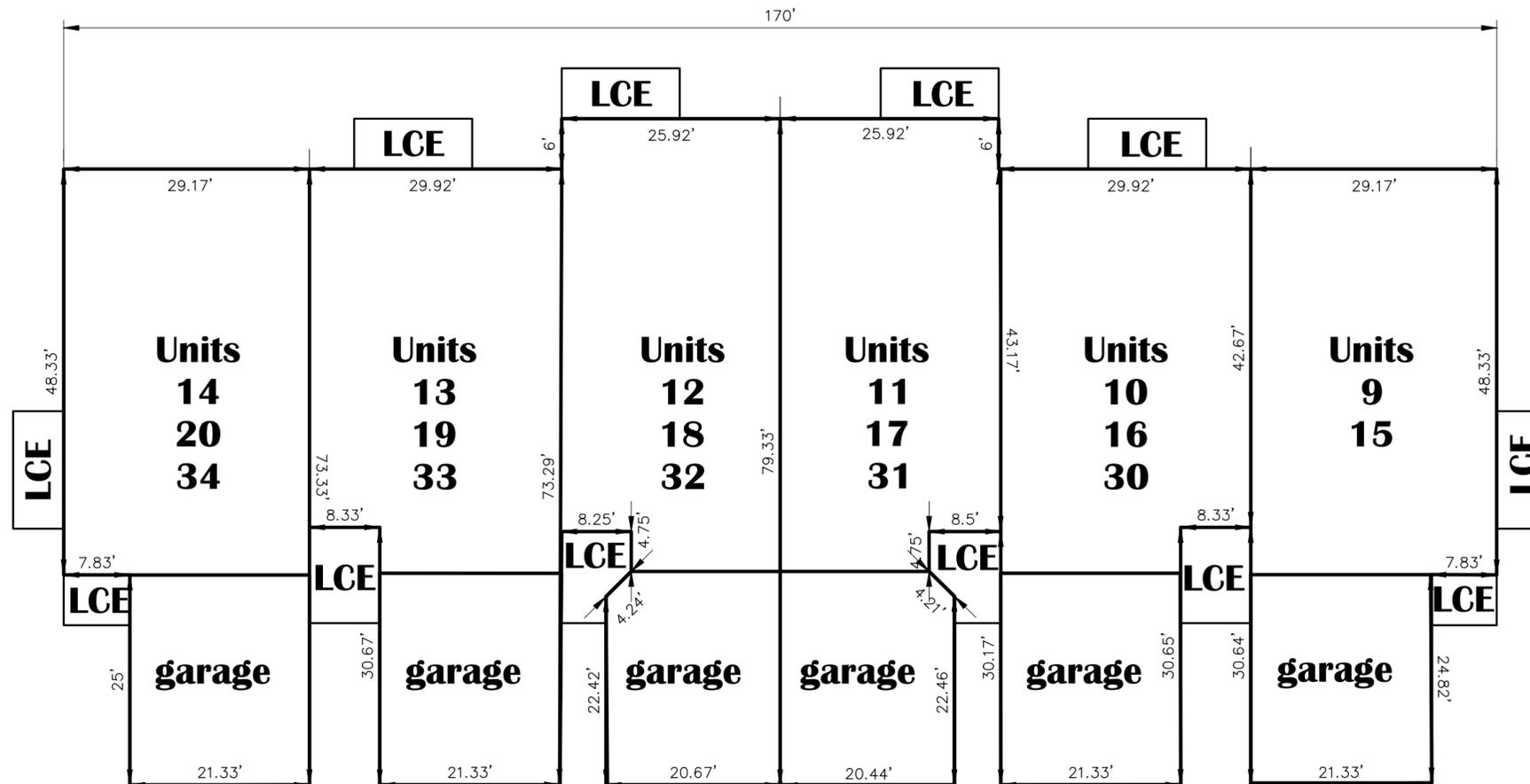
Steven M. Bieda
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May 23, 2022



TAX PARCEL NO. multiple

Cypress Homes, Inc

File: H-14803.rvt add 052322.dwg
Data File: H-14803.txt
Fieldwork Completed: 05/23/2022



6-Unit First Floor Plan



NOTES

Units 14, 20, 34 = 1,410 sq.ft. living space, 533 sq.ft. garage, 1,943 sq.ft. total
 Units 13, 19, 33 = 1,392 sq.ft. living space, 533 sq.ft. garage, 1,925 sq.ft. total
 Units 12, 18, 32 = 1,368 sq.ft. living space, 521 sq.ft. garage, 1,889 sq.ft. total
 Units 11, 17, 31 = 1,368 sq.ft. living space, 521 sq.ft. garage, 1,889 sq.ft. total
 Units 10, 16, 30 = 1,392 sq.ft. living space, 533 sq.ft. garage, 1,925 sq.ft. total
 Units 9, 15 = 1,410 sq.ft. living space, 533 sq.ft. garage, 1,943 sq.ft. total

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SCALE
1"=15'

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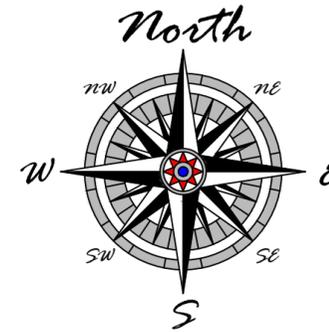
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SHEET NO.
2 of 6

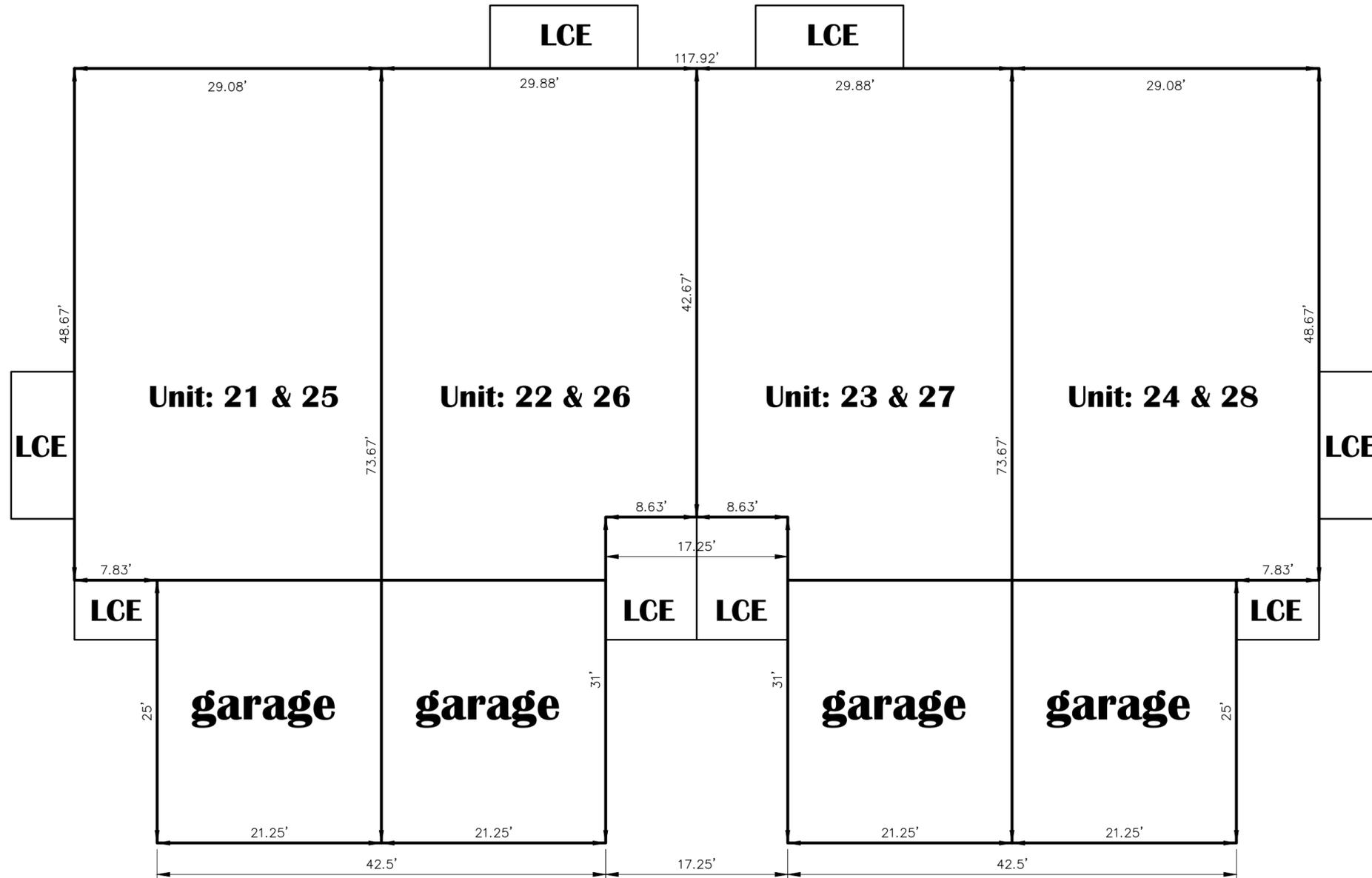
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4-Unit First Floor Plan
Graphic Scale



NOTES

Units 21 & 25 = 1,415 sq.ft. living space, 531 sq.ft. garage, 1,946 sq.ft. total
 Units 22 & 26 = 1,392 sq.ft. living space, 531 sq.ft. garage, 1,923 sq.ft. total
 Units 23 & 27 = 1,392 sq.ft. living space, 531 sq.ft. garage, 1,923 sq.ft. total
 Units 24 & 28 = 1,415 sq.ft. living space, 531 sq.ft. garage, 1,946 sq.ft. total

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SCALE
1"=10'

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3 of 6

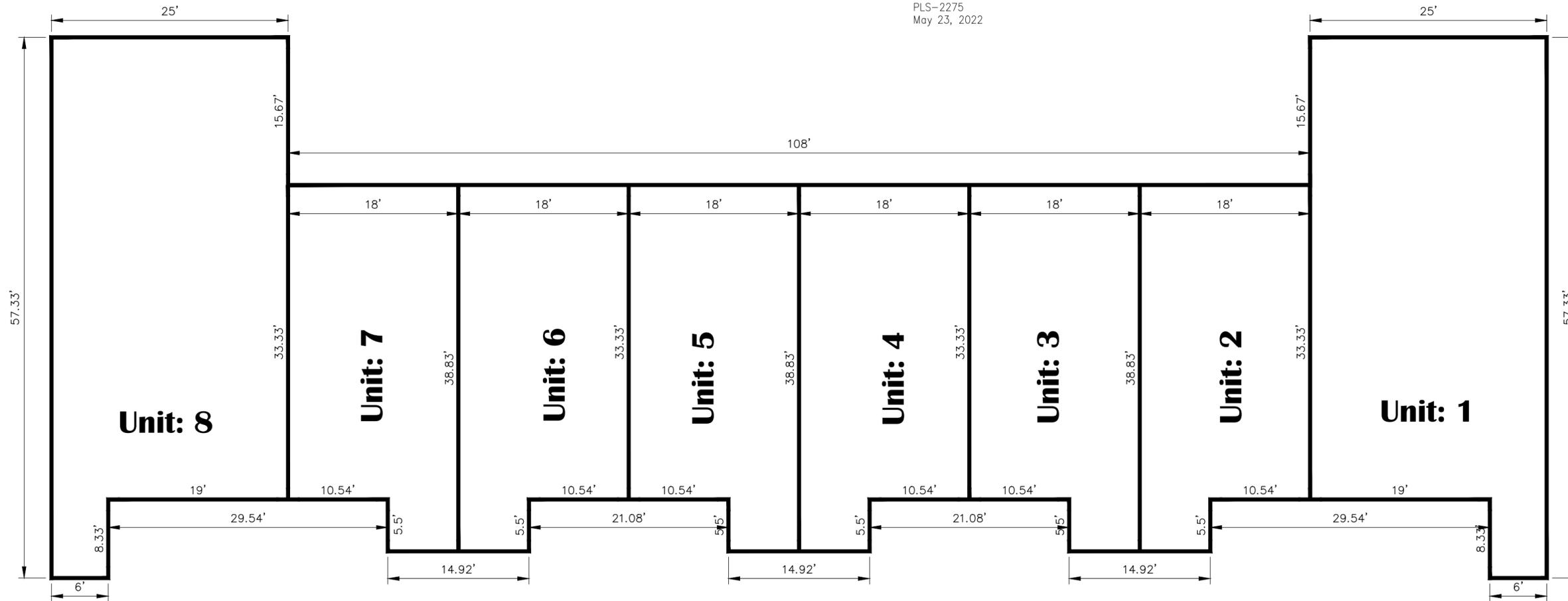
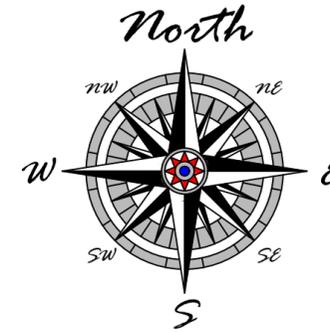
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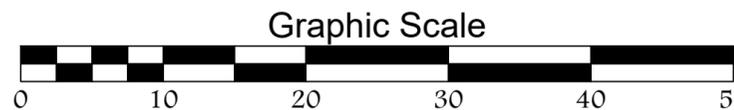
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8-Unit Basement Plan

NOTES

Units 1 & 8 = 1,275 square feet
Units 2, 3, 4, 5, 6 & 7 = 641 square feet



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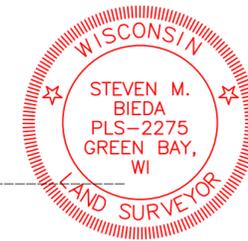
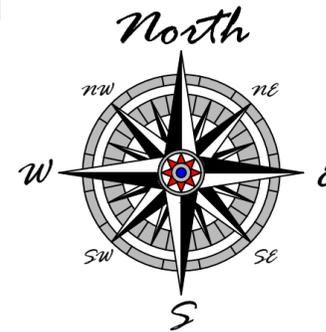
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SHEET NO.
4 of 6

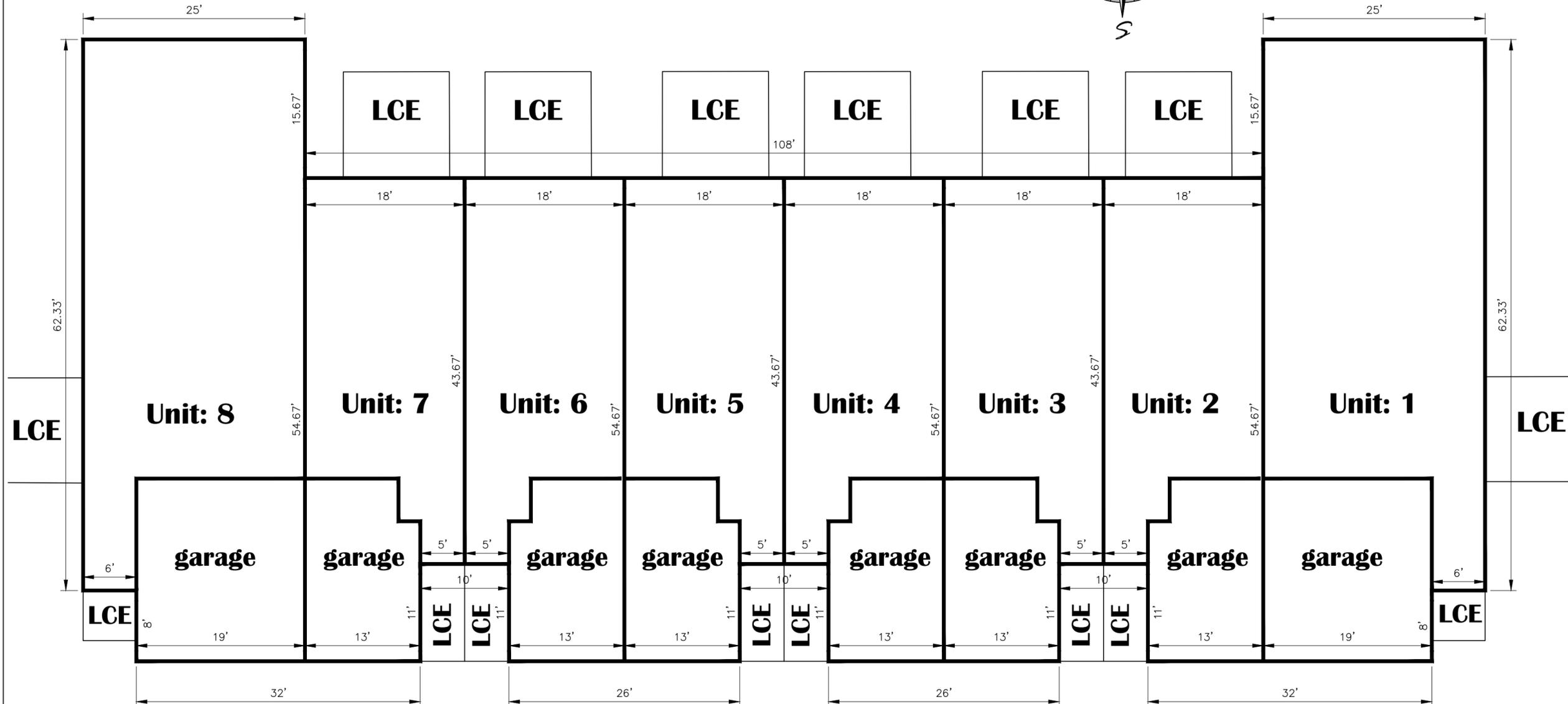
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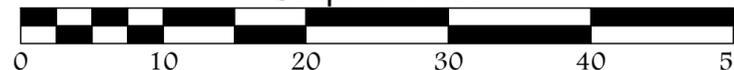


NOTES

Units 1 & 8 = 1,318 sq.ft. living space, 392 sq.ft. garage, 1,710 sq.ft. total
Units 2, 3, 4, 5, 6 & 7 = 672 sq.ft. living space, 257 sq.ft. garage, 929 sq.ft. total

First Floor Plan

Graphic Scale



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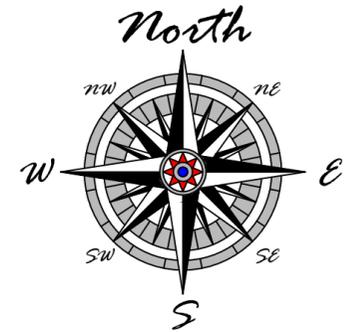
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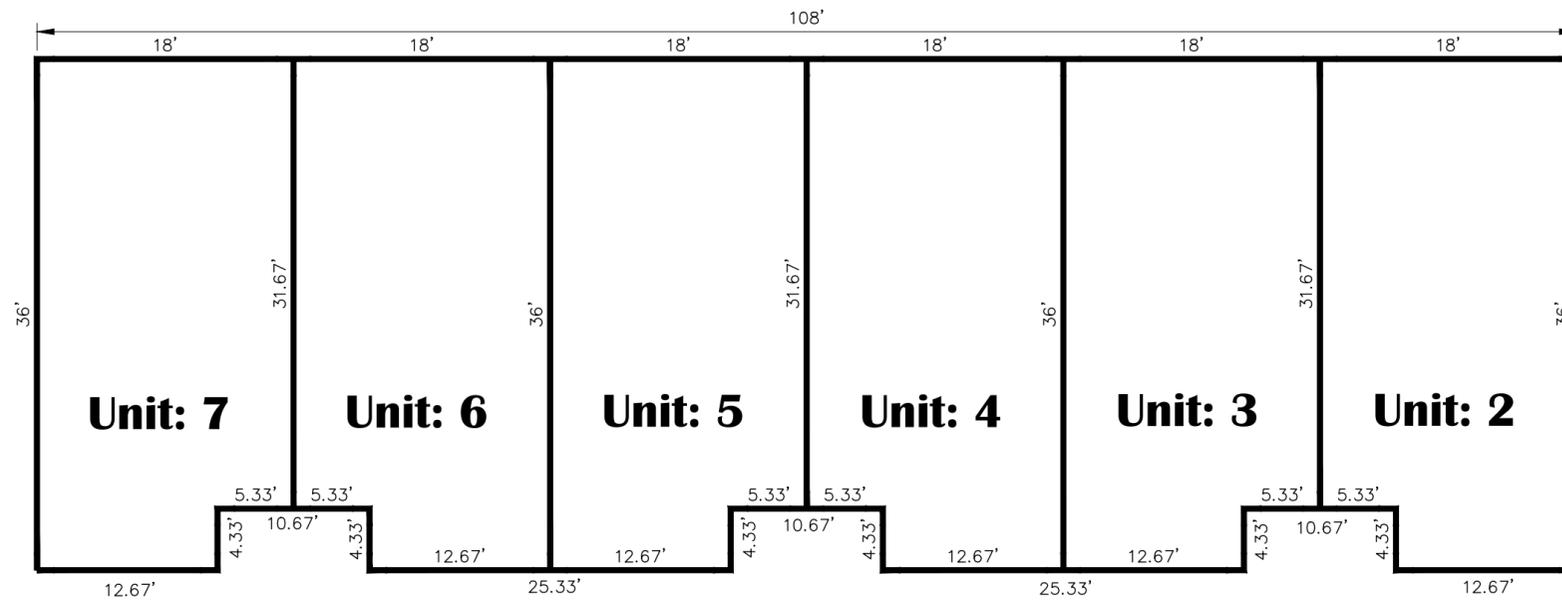
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Second Floor Plan

NOTES

Units 2, 3, 4, 5, 6 & 7 = 625 square feet

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