

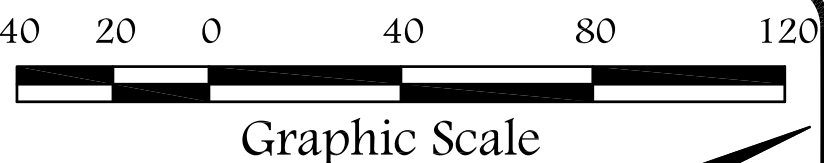
Office of the Register of Deeds  
Brown County, Wisconsin

Received for Record \_\_\_\_\_, 20\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M and recorded as  
Document # \_\_\_\_\_ in  
Volume \_\_\_\_\_ of \_\_\_\_\_ on Page \_\_\_\_\_

Cathy Williquette Lindsay, CPM, Register of Deeds

# Riverside Place Condominium, 7th Addendum

## -An Expandable Condominium-



Part of Lots 16, 17, & 18 of the recorded "Plat of Navarino", Brown County Records, also all of Lot 1 and Outlot 2 and part of Outlot 1, Volume 22, Certified Survey Maps, Page 122, Map Number 3814, said Certified Survey Map being part of Lot 18 and All of Lot 19 "Plat of Navarino" and all of Lot 1 and part of Lot 2, Block 1, "Plat of Astor" Brown County Records, all lying on the east side of the Fox River in the City of Green Bay, Brown County, Wisconsin

### Surveyor's Certificate

I, Steven M. Bieda, Registered 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 constructed upon the property.

This plat is a correct representation of "RIVERSIDE PLACE CONDOMINIUM, 7th ADDENDUM, AN EXPANDABLE 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 S-2275  
October 2, 2012

### Parcel "A"

Part of Lots 16, 17, & 18 of the recorded "Plat of Navarino", Brown County Records, also all of Lot 1 and Outlot 2 and part of Outlot 1, Volume 22, Certified Survey Maps, Page 122, Map Number 3814, said Certified Survey Map being part of Lot 18 and All of Lot 19 "Plat of Navarino" and all of Lot 1 and part of Lot 2, Block 1, "Plat of Astor" Brown County Records, all lying on the east side of the Fox River in the City of Green Bay, Brown County, Wisconsin., more fully described as follows:

Beginning at the Southeast Corner of Lot 1, Volume 22, Certified Survey Maps, Page 122, Map Number 3814, Brown County Records; thence N63°37'01"W, 91.50 feet along the South line said Lot 1; thence continuing N63°37'01"W, 35.00 feet to the Southeast Corner of Outlot 2 of said Certified Survey Map; thence continuing N63°37'01"W, 127.91 feet along the South line of said Outlot 2 and its extension; thence N26°28'39"E, 63.04 feet; thence S63°31'21"E, 5.84 feet to the West line of Document #1664932, Brown County Records; thence N30°10'41"E, 81.77 feet; thence N63°36'09"W, 3.04 feet; thence N26°09'28"E, 18.09 feet; thence 44.21 feet along the arc of a 39.01 foot radius curve to the right whose long chord bears N26°32'34"E, 41.88 feet; thence N26°09'37"E, 16.74 feet; thence S63°58'33"E, 3.98 feet to the West line of said Document #1664932; thence N29°06'16"E, 81.45 feet; thence N63°36'09"W, 15.64 feet; thence N26°27'00"E, 45.74 feet; thence N71°21'30"E, 24.29 feet to the South Right-of-Way of East Walnut Street; thence S63°33'23"E, 110.29 feet along said South Right-of-Way to the West Right-of-Way of a Public Alley; thence S26°23'51"W, 365.54 feet along said West Right-of-Way; thence S63°37'01"E, 35.00 feet to the East Right-of-Way of said Public Alley; thence N18°36'38"W, 28.28 feet along said East Right-of-Way; thence N26°23'51"E, 257.17 feet along said East Right-of-Way; thence S63°34'36"E, 111.50 feet to the West Right-of-Way of South Washington Street; thence S26°23'51"W, 277.07 feet along said West Right-of-Way to the point of beginning.

Parcel contains 74,970 square feet\1.72 acres more or less. Subject to easements and restrictions of record.

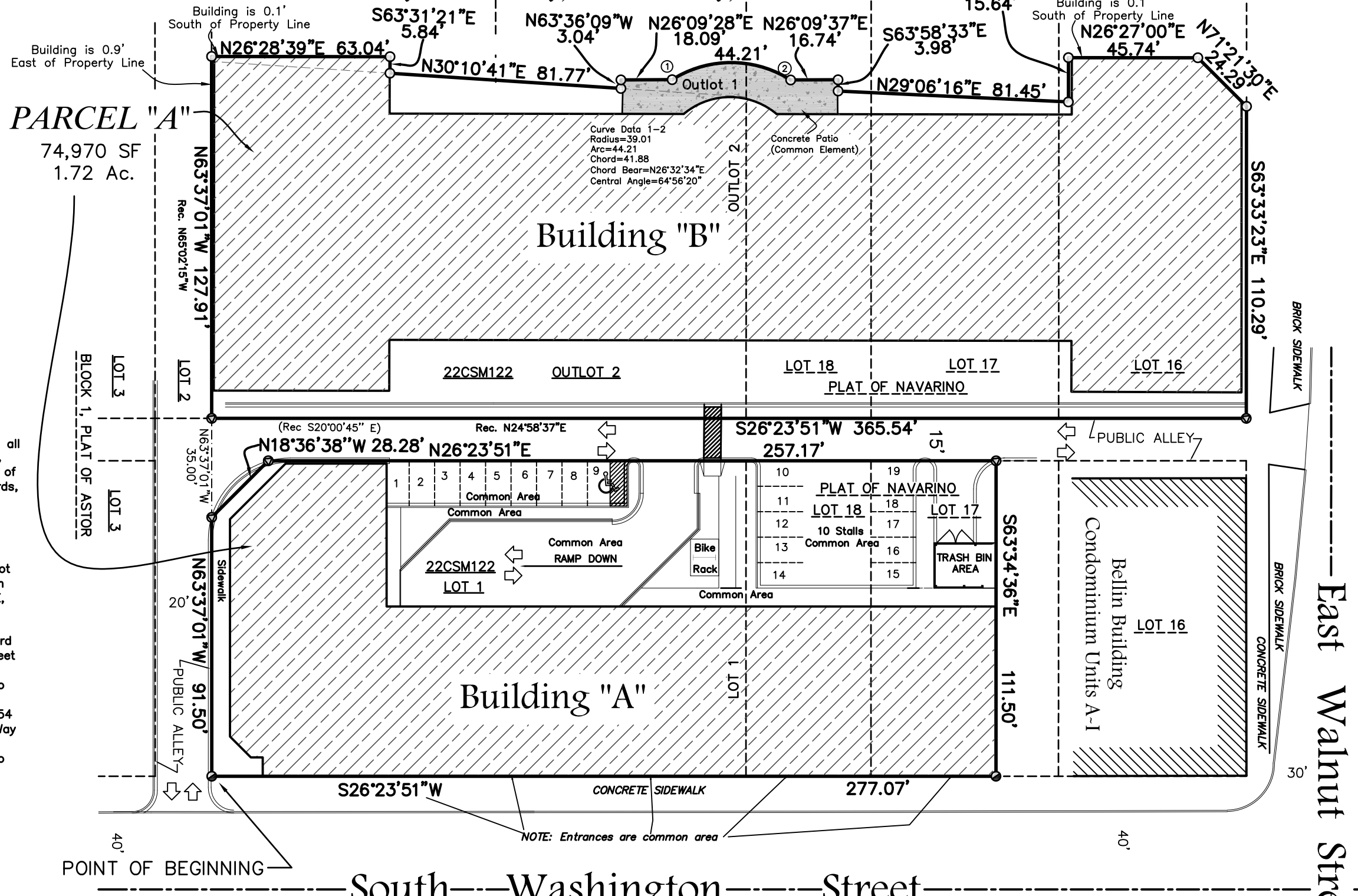
### Notes

- 1) Bearings Referenced To The Westerly Right-of-way Of South Washington Street, Assumed To Bear S26°23'51"W
- 2) Stalls 1-8 are reserved for the use of Unit 1-101 per the terms of the Declaration.
- 3) Balconies and patios are limited common elements to their respective unit
- 4) Unit 1-222 is the expansion area

### Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft fd.
- P.K. Nail found
- ⊗ Cut "X" found
- ▬ Concrete curb & gutter.
- ⇨ Traffic flow.

Note: The purpose of this Addendum is to expand the condominium to include Unit 2-117, 2-311, 2-314, 2-317, 2-319 and 2-405.



TAX PARCEL NO.	DRAWN BY: JMP	CHECKED BY: LDB	<b>Mau &amp; Associates</b> LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard * Green Bay, Wisconsin 54313 Phone: 920-434-9670 Fax: 920-434-9672
SCALE: 1" = 40'			PROJECT NO. A-27498
DATE October 1, 2012			SHEET NO. <b>1 of 12</b>
Autocad Drawing No. A-27498Add7 100112.DWG			DRAWING NO. <b>X-696</b>
Riverside Place Condominium, 6th Addendum Declarant: Washington Square Green Bay, LLC. 145 E Badger Road, Suite 200 Madison, WI, 53713-2708			

# Riverside Place Condominium, 7th Addendum

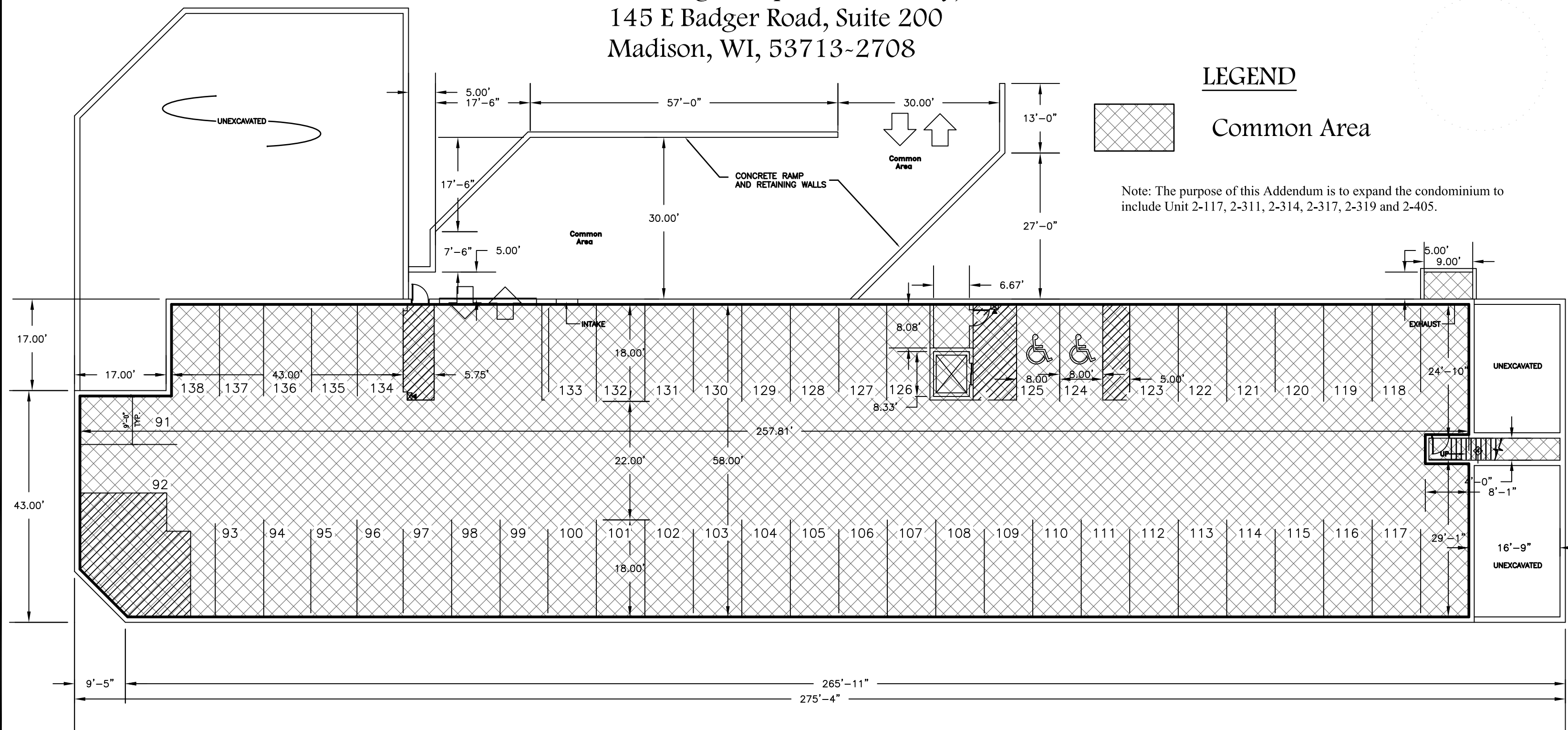
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Declarant: Washington Square Green Bay, LLC.

145 E Badger Road, Suite 200

Madison, WI, 53713-2708

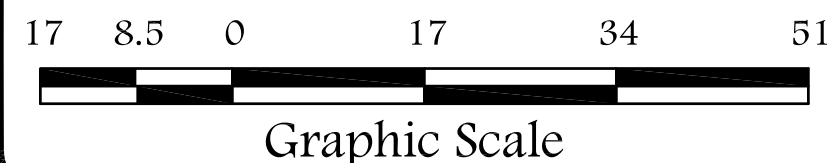


## LEGEND



Common Area

Note: The purpose of this Addendum is to expand the condominium to include Unit 2-117, 2-311, 2-314, 2-317, 2-319 and 2-405.



## Building "A" ~ Basement Parking

TAX PARCEL NO.

DRAWN BY:

JMP

CHECKED BY:

LDB

**Mau & Associates**  
 LAND SURVEYING & PLANNING  
 CIVIL & WATER RESOURCE ENGINEERING  
 400 Security Boulevard \* Green Bay, Wisconsin, 54313  
 Phone: 920-434-9670 Fax: 920-434-9672

Riverside Place Condominium, 7th Addendum

SCALE: 1" = 17'

DATE  
October 1, 2012

Autocad Drawing No.  
A-27498Add7 100112.dwg

PROJECT NO.  
A-27498

SHEET NO.  
2 of 12

DRAWING NO.  
X-696

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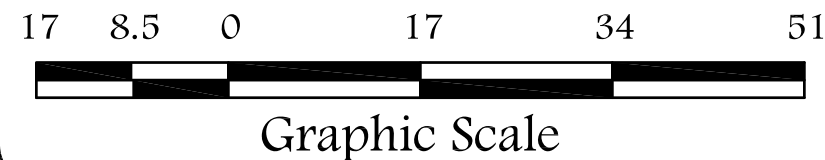
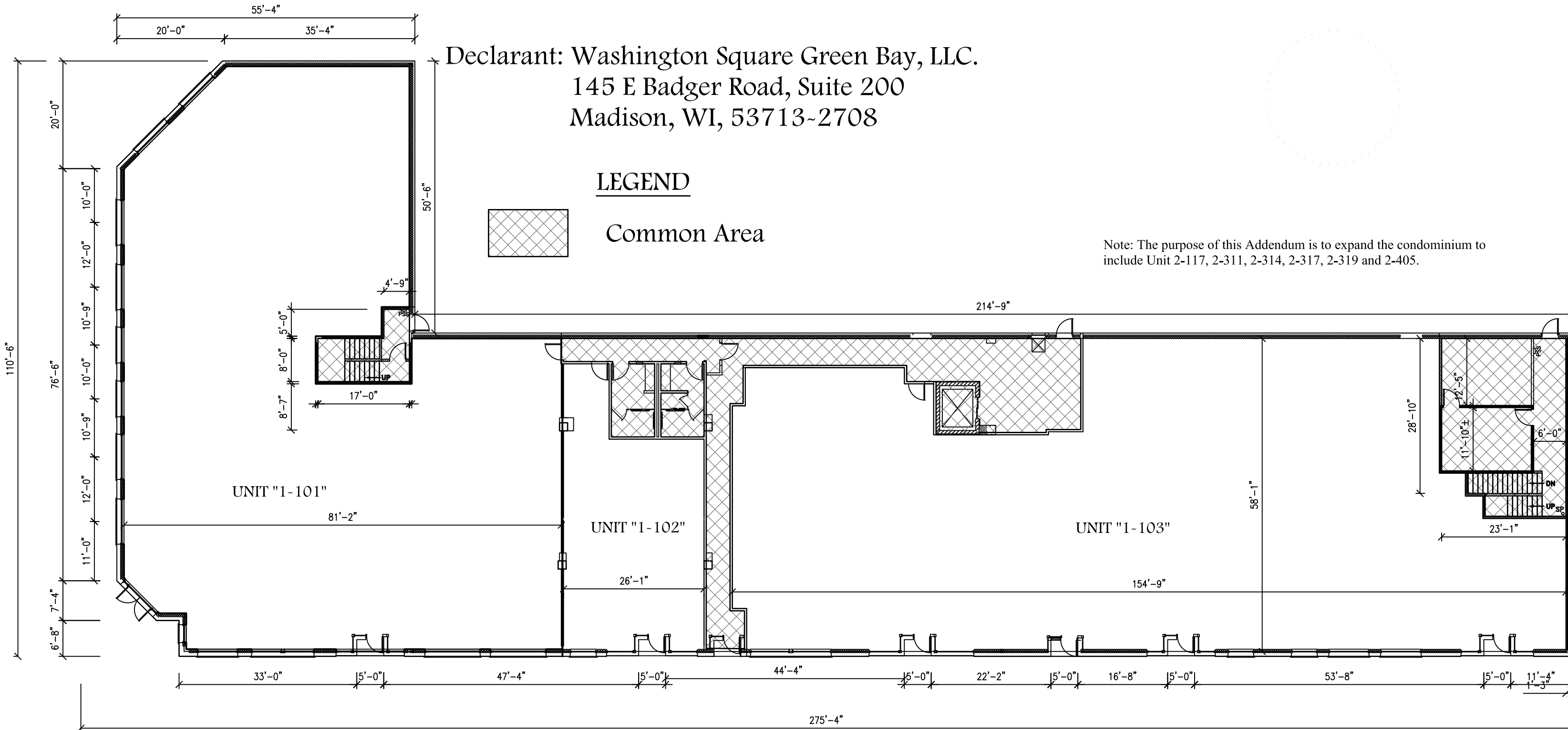
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 145 E Badger Road, Suite 200  
 Madison, WI, 53713-2708

### LEGEND



Common Area

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## Building "A" ~ Floor 1

TAX PARCEL NO.

DRAWN BY:

JMP

CHECKED BY:

LDB

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 LAND SURVEYING & PLANNING  
 CIVIL & WATER RESOURCE ENGINEERING  
 400 Security Boulevard \* Green Bay, Wisconsin, 54313  
 Phone: 920-434-9670 Fax: 920-434-9672

Riverside Place Condominium, 7th Addendum

SCALE: 1" = 17'

DATE  
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Autocad Drawing No.  
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PROJECT NO.  
 A-27498

SHEET NO.  
 3 of 12

DRAWING NO.  
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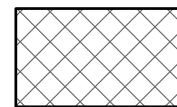
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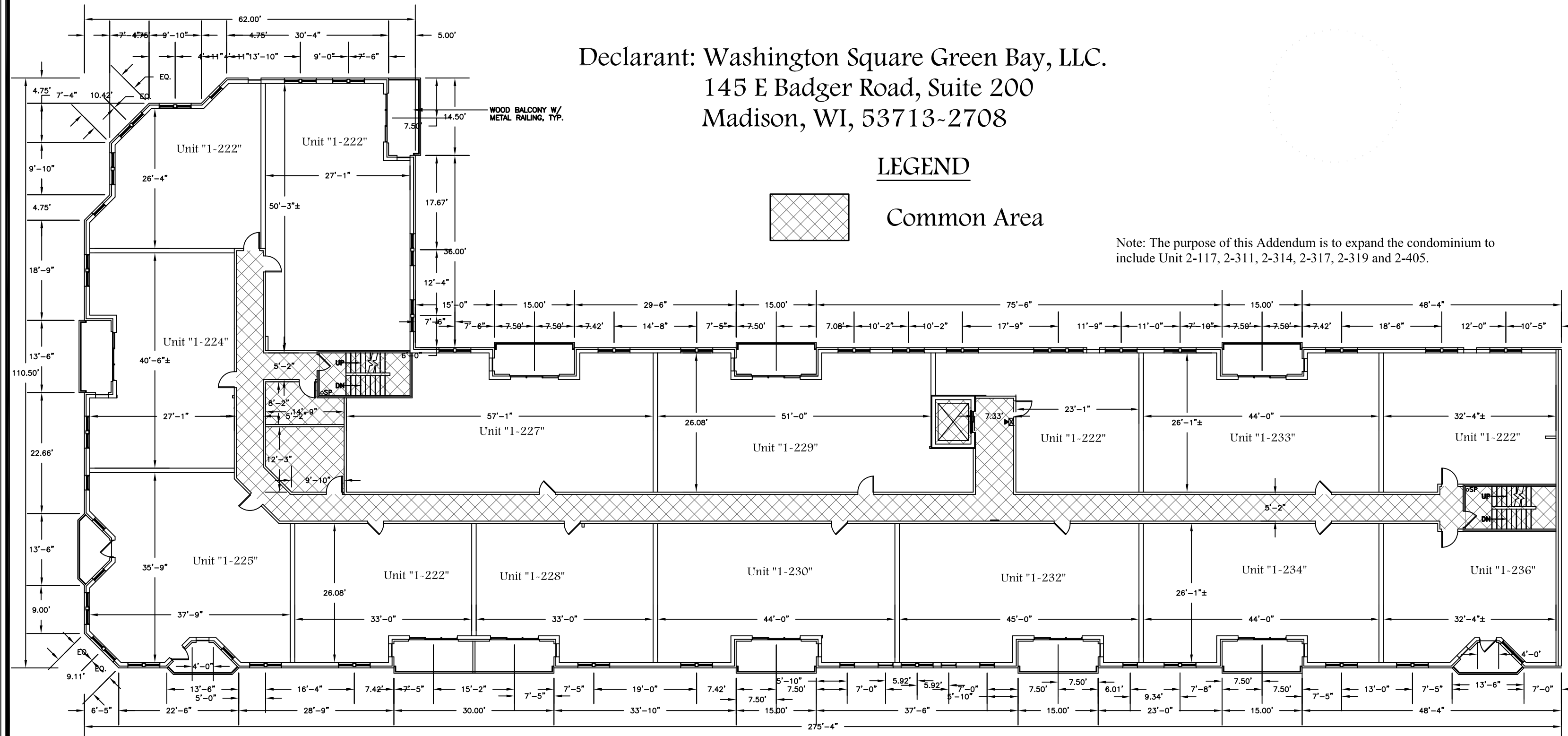
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### LEGEND



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17 8.5 0 17 34 51



Graphic Scale

## Building "A" ~ Floor 2

TAX PARCEL NO.

DRAWN BY:

JMP

CHECKED BY:

LDB

**Mau & Associates**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
400 Security Boulevard \* Green Bay, Wisconsin, 54313  
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Riverside Place Condominium, 7th Addendum

SCALE: 1" = 17'

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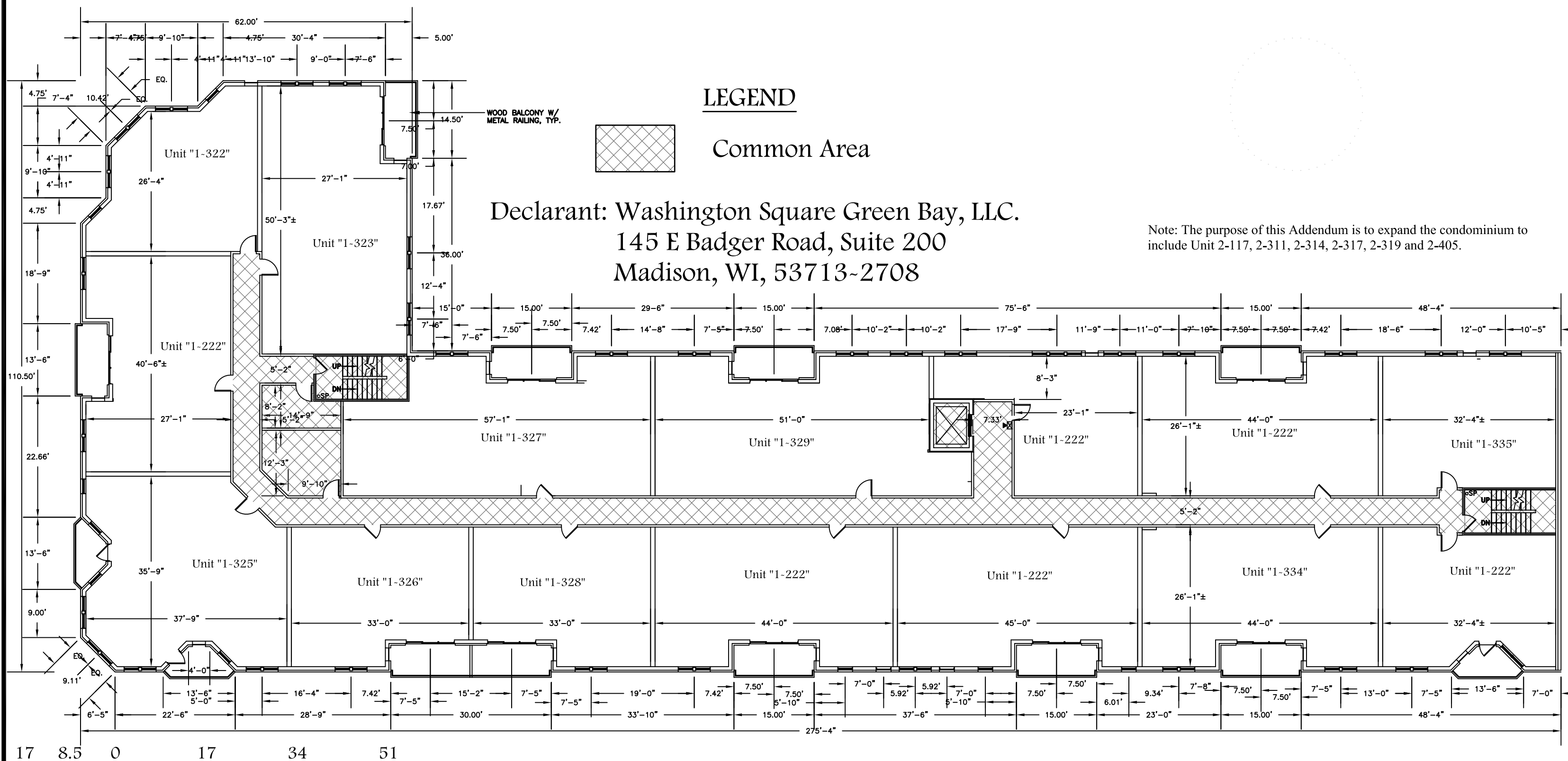
SHEET NO.  
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DRAWING NO.  
X-696

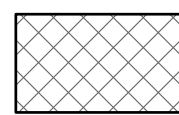
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## LEGEND



Common Area

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145 E Badger Road, Suite 200  
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Riverside Place Condominium, 7th Addendum

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Autocad Drawing No. A-27498Add7 100112.DWG

PROJECT NO. A-27498

SHEET NO. 5 of 12

DRAWING NO. X-696

## Building "A" ~ Floor 3



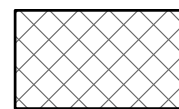
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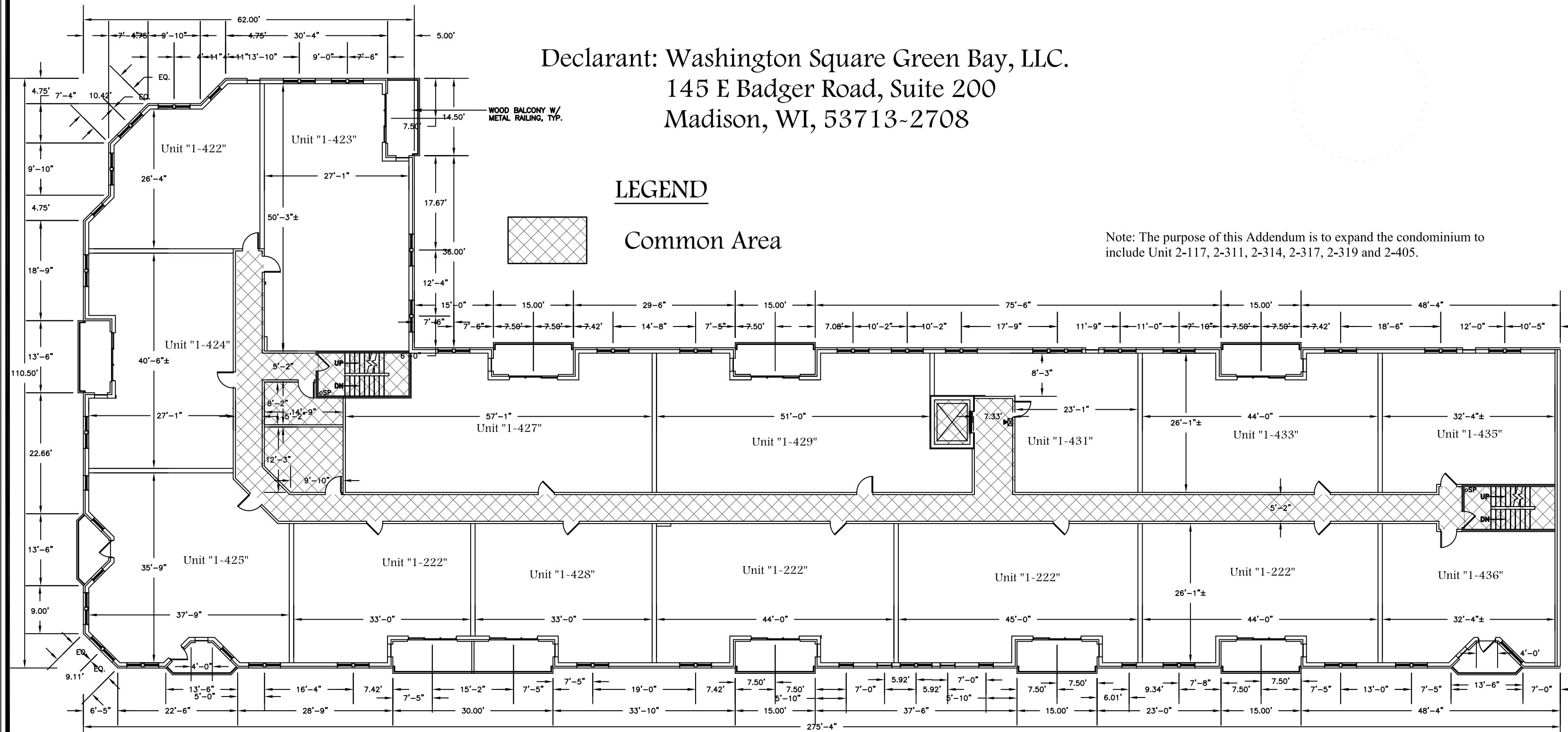
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### LEGEND



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## Building "A" ~ Floor 4

TAX PARCEL NO.

DRAWN BY:  
JMP

CHECKED BY:  
LDB

**Mau & Associates**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
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Riverside Place Condominium, 7th Addendum

SCALE: 1" = 17'

DATE  
October 1, 2012

Autocad Drawing No.  
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PROJECT NO.  
A-27498

SHEET NO.  
6 of 12

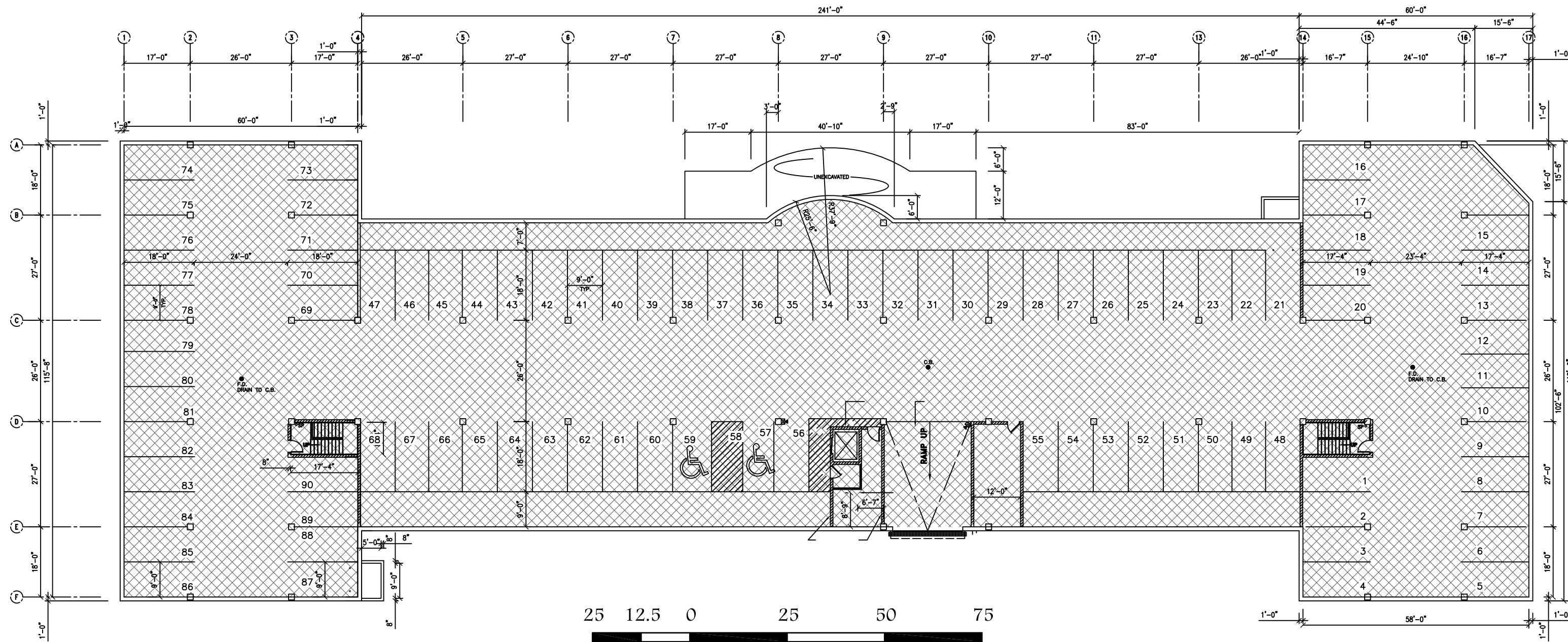
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## Building "B" ~ Basement Parking

LEGEND  
 Common Area

TAX PARCEL NO.  
 DRAWN BY: JMP  
 CHECKED BY: LDB

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Riverside Place Condominium, 7th Addendum

SCALE: 1" = 25'  
 DATE: October 1, 2012  
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PROJECT NO. A-27498

SHEET NO. 7 of 12

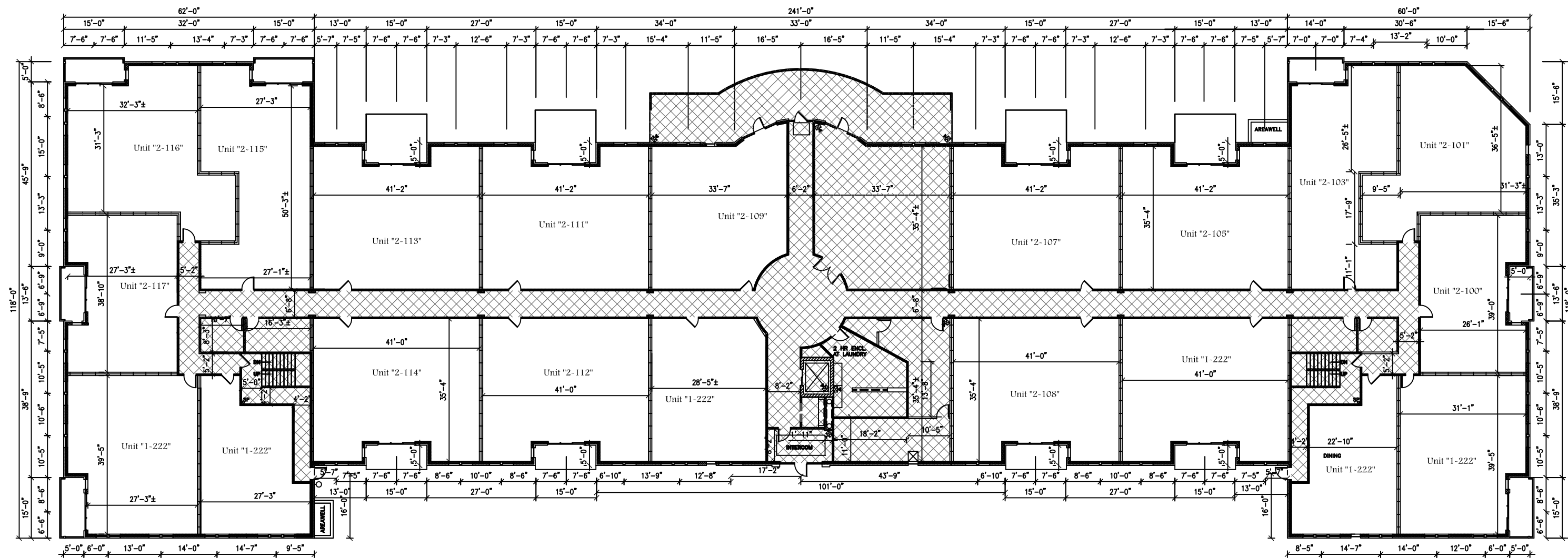
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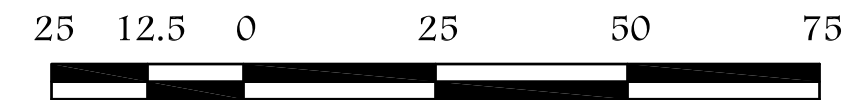
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Declarant: Washington Square Green Bay, LLC.  
145 E Badger Road, Suite 200  
Madison, WI, 53713-2708



Graphic Scale  
Building "B" ~ Floor 1

LEGEND  
Common Area

TAX PARCEL NO.  
DRAWN BY: JMP  
CHECKED BY: LDB

**Mau & Associates**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
400 Security Boulevard \* Green Bay, Wisconsin 54313  
Phone: 920-434-9670 Fax: 920-434-9672

Riverside Place Condominium, 7th Addendum

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PROJECT NO.  
A-27498

SHEET NO.  
8 of 12

DRAWING NO.  
X-696

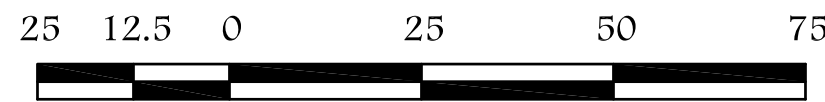
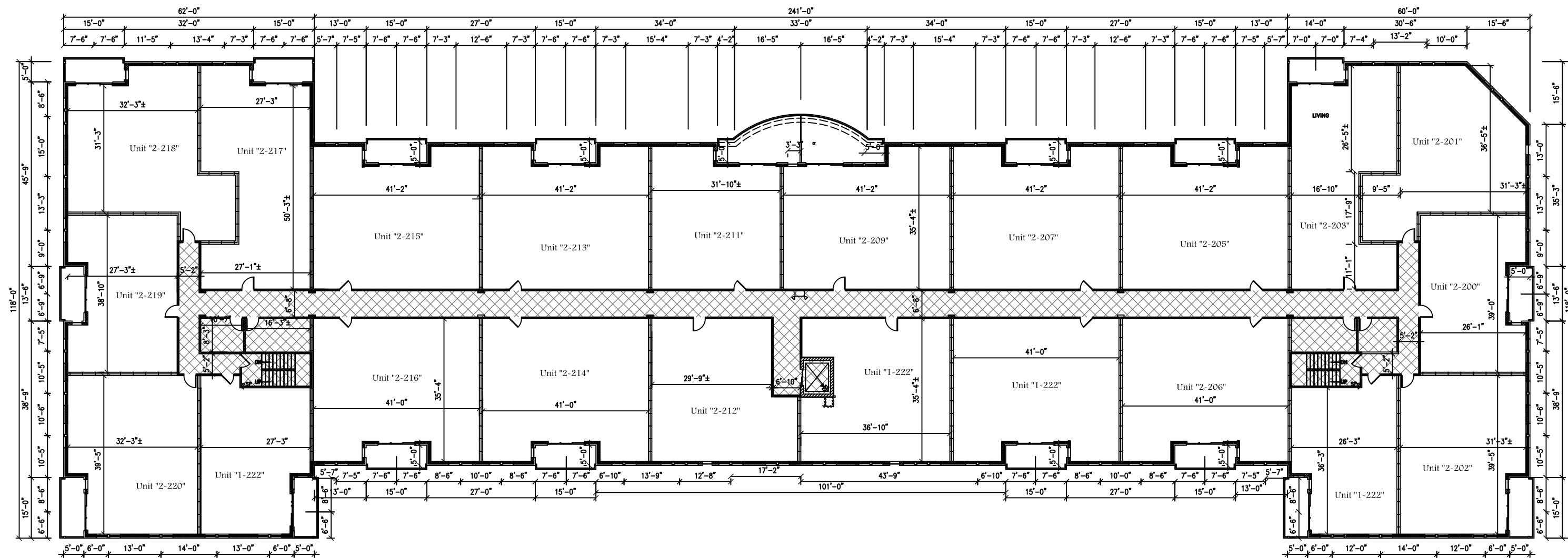


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145 E Badger Road, Suite 200  
Madison, WI, 53713-2708

Graphic Scale  
**Building "B" ~ Floor 2**

LEGEND  
Common Area

TAX PARCEL NO.  
DRAWN BY: JMP  
CHECKED BY: LDB

**Mau & Associates**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
400 Security Boulevard \* Green Bay, Wisconsin, 54313  
Phone: 920-434-9670 Fax: 920-434-9672

*Riverside Place Condominium, 7th Addendum*

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Autocad Drawing No.  
A-27498Add7 100112.DWG

PROJECT NO.  
A-27498

SHEET NO.  
**9 of 12**

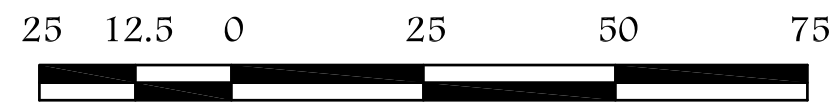
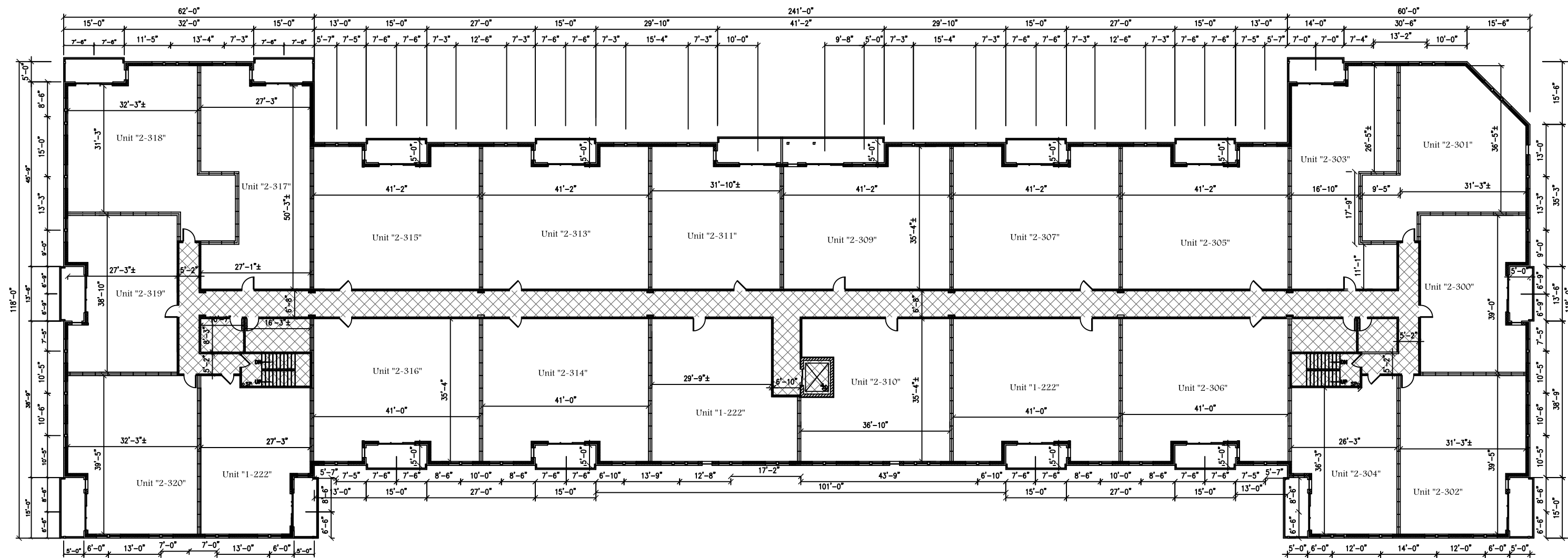
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Graphic Scale  
Building "B" ~ Floor 3

**LEGEND**  
 Common Area

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 145 E Badger Road, Suite 200  
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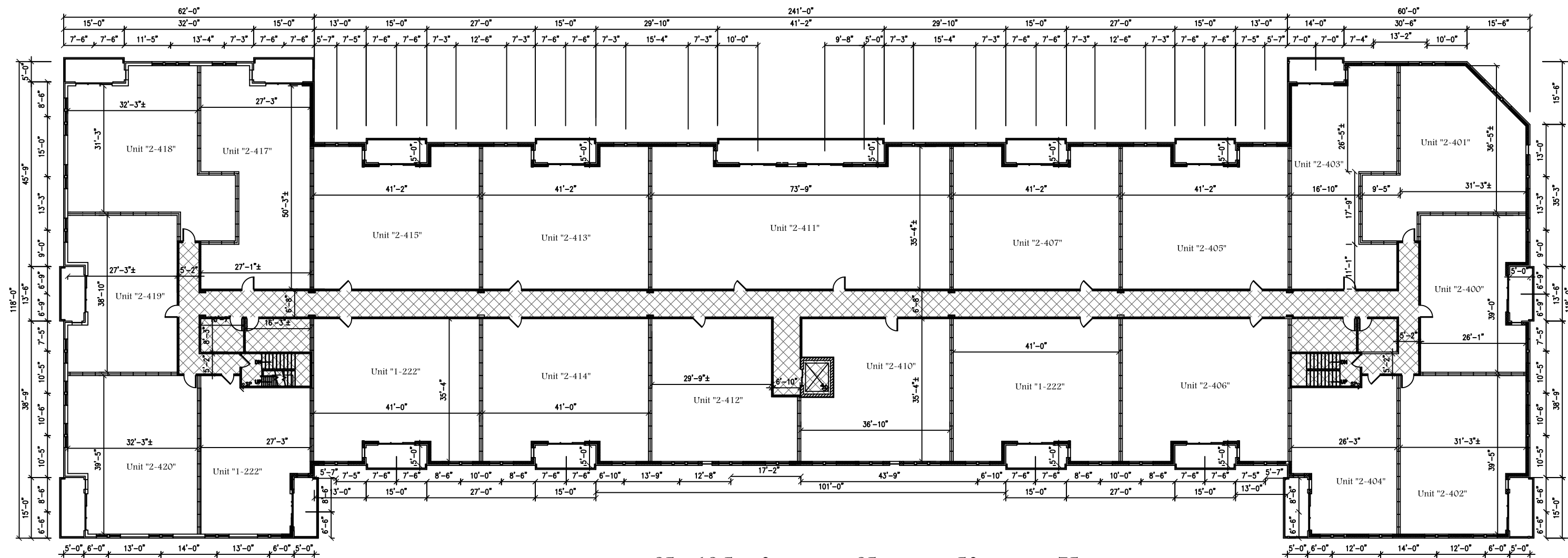
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<b>Riverside Place Condominium, 7th Addendum</b>		
SCALE: 1" = 25'	DATE October 1, 2012	Autocad Drawing No. A-27498Add7 100112.DWG
PROJECT NO. A-27498		
SHEET NO. <b>10 of 12</b>		
DRAWING NO. <b>X-696</b>		

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## Building "B" ~ Floor 4

**LEGEND**  
 Common Area

TAX PARCEL NO.  
DRAWN BY: JMP  
CHECKED BY: LDB

**Mau & Associates**  
 LAND SURVEYING & PLANNING  
 CIVIL & WATER RESOURCE ENGINEERING  
 400 Security Boulevard \* Green Bay, Wisconsin, 54313  
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### Riverside Place Condominium, 7th Addendum

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PROJECT NO. A-27498

SHEET NO. 11 of 12

DRAWING NO. X-696

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#### Declarant's Certificate

Washington Square Green Bay LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the land on this Condominium to be surveyed, divided, and mapped as represented hereon. Washington Square Green Bay LLC does further certify that this Condominium is required to be submitted to the Brown County Planning Commission for approval or objection in accordance with current Condominium Laws.

In Witness Whereof, the said Washington Square Green Bay LLC has caused these presents to be signed by Joseph M. Alexander on behalf of its Manager, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
The Alexander Company, Inc., Manager  
By: Joseph M. Alexander, President

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named Joseph M. Alexander on behalf of said Limited Liability Company and acknowledged that he executed the foregoing instrument on behalf of the Manager as the deed of said Limited Liability Company, by its authority.

\_\_\_\_\_  
Notary Public My Commission Expires \_\_\_\_\_  
\_\_\_\_\_ County, Wisconsin

STATE OF WISCONSIN }  
COUNTY OF \_\_\_\_\_ } SS

Declarant: Washington Square Green Bay, LLC.  
145 E Badger Road, Suite 200  
Madison, WI, 53713-2708

#### 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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
James E. Wallen  
Brown County Property Lister

TAX PARCEL NO.	DRAWN BY: JMP	CHECKED BY: LDB
<b>Mau &amp; Associates</b> LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Security Boulevard * Green Bay, Wisconsin 54313 <small>Phone: 920-434-9670 Fax: 920-434-9672</small>		
<b>Riverside Place Condominium, 7th Addendum</b>		
DATE October 1, 2012 Autocad Drawing No. A-27498Add7 100112.DWG		
PROJECT NO. A-27498		
SHEET NO. 12 of 12		
DRAWING NO. X-696		