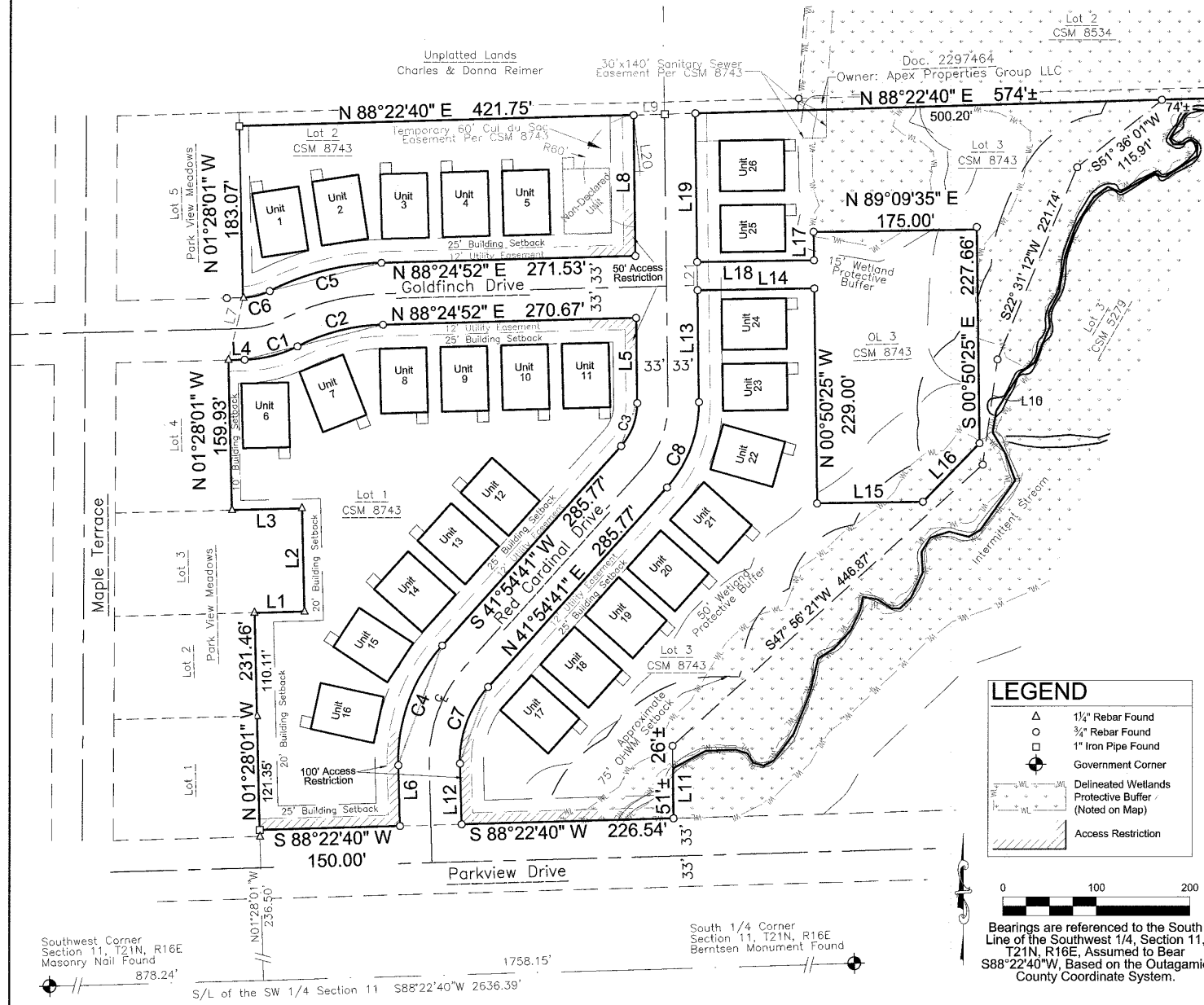


Finale Condominium, An Expandable Condominium

All of Lot 1, Lot 2 and Lot 3, Certified Survey Map 8743, being part of the Southwest 1/4 of Section 11, Township 21 North, Range 16 East, Village of Greenville, Outagamie County, Wisconsin

Document #: **2323092**
 Date: **09-27-2024** Time: 1:45 PM
 Pages: 2 Fee: **\$50.00**
 County: **OUTAGAMIE COUNTY** State: **WI**

Sarah R. Van Camp
SARAH R VAN CAMP, REGISTER OF DEEDS
 Return via MAIL (REGULAR)
 CABINET N PAGE 238



Notes:

- Limited Common Elements are depicted on this plat as "LCE".
- Limited Common Elements Include: Patios, Service Walks, Stoops and Driveways
- All areas within the condominium boundary are Common Elements unless depicted as "Unit" or "LCE".
- Parkview Drive is Access Restricted Right-of-Way. No vehicular access is allowed.
- Total land Area for the condominium is:** 435,450± SF (9.9966± Acres)
- Grading Statement:** All grading and final grades for the construction of any public or private improvement shall conform to the surface water drainage plan as approved by Greenville.
- Drainage Easement Restrictions.** The following uses, structure, and activities are prohibited in any easement or outlot used for drainage: filling, grading, and excavation except for the construction of public streets, utility crossings, and drainage improvements and facilities; construction or placement of any building or structure, including fences; the cultivation of crops, fruits, or vegetables; the planting of trees or shrubs; the dumping or depositing of ashes, waste, compost, temporary fill, or materials of any kind or nature; the storage of vehicles, equipment, materials, or personal property of any kind. These restrictions may be enforced by any unit owner, homeowners association, or Greenville by proceedings in law or equity against any person violating or attempting to violate the restriction.
- Drainage Maintenance Easement.** Greenville shall have an unqualified right to enter upon any easement or outlot used for drainage for inspection and to maintain and repair all drainageways, drainage facilities, and drainage improvements. Greenville may equally assess all units for maintenance and repair and Greenville administrative costs. The purchase of any unit constitutes a waiver of objection to assessment and agreement to pay assessments which will be placed on the annual tax bill as a special assessment.
- Stormwater Assessment Statement:** Units within this plat shall be subject to assessments on an annual basis for operation and maintenance of detention pond area and the purchase of any lot constitutes a waiver of objection and agreement to pay said annual assessments which shall be placed upon the annual tax bill as a special assessment.
- Street Lighting Statement:** Units within this plat on an equal basis shall be subject to assessments on an annual basis for the operation and maintenance of street lights and the purchase of any unit constitutes a waiver of objection and agreement to pay said annual assessment which shall be placed upon the annual tax bill as a special assessment.
- Sidewalks.** All units in the plat will have sidewalks as specified in the approved engineering plans for this development. Greenville may assess for damage to sidewalks and curb and gutter.

LEGEND

- △ 1/4" Rebar Found
- 3/4" Rebar Found
- 1" Iron Pipe Found
- ⊙ Government Corner
- Delineated Wetlands Protective Buffer (Noted on Map)
- Access Restriction

0 100 200
 Bearings are referenced to the South Line of the Southwest 1/4, Section 11, T21N, R16E. Assumed to Bear S88°22'40"W, Based on the Outagamie County Coordinate System.

Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, do hereby certify that this plat is a correct representation of the condominium described and that the identification and location of each unit, limited common elements and the common elements can be determined from this plat.

Scott R. Andersen
 Scott R. Andersen, Professional Land Surveyor No. S-3169

scott@davel.pro
 2024.09.05 19:45:03-05'00"

Date

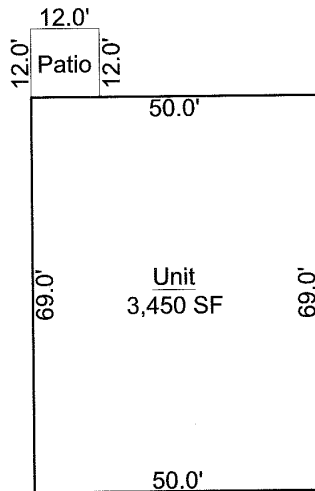
DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1164 Province Terrace, Menasha, WI 54952
 Ph: 920-991-1866 Fax: 920-441-0804
 www.davel.pro

File: 7726CPlat.dwg
 Date: 09/05/2024
 Drafted By: scott
 Sheet: 1 of 2

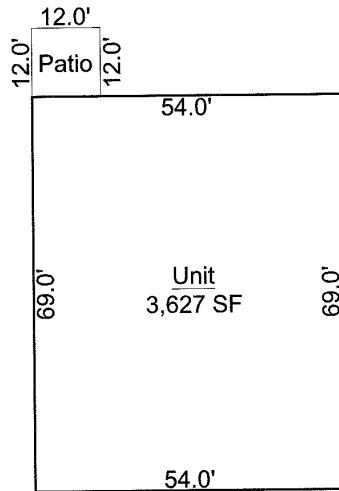
Building Envelopes are temporary Unit definition until such time as the building is constructed. At that time the Unit will be defined by the exterior wall of the building, with the L.C.E. being the driveway, patio and stoop adjacent to the corresponding Unit. Patio is approximate size and location and may vary from what is shown. Any lands within the Building Envelope that not used for building will revert to being a common element.

Finale Condominium, An Expandable Condominium

All of Lot 1, Lot 2 and Lot 3, Certified Survey Map 8743, being part of the Southwest 1/4 of Section 11, Township 21 North, Range 16 East, Village of Greenville, Outagamie County, Wisconsin



Building Envelope 1
Single Unit Residence
Units: 1-12, 15-17, 22, 23, & 25



Building Envelope 2
Single Unit Residence
Units: 13, 14, 18-21, 24, & 26

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	133.00'	N 75°55'13" E	58.08'	58.56'	25°13'33"	N 88°31'59" E	N 63°18'26" E
C2	217.00'	N 75°51'39" E	94.33'	95.09'	25°06'26"	N 63°18'26" E	N 88°24'52" E
C3	67.00'	S 20°32'08" W	48.84'	49.99'	42°45'06"	S 00°50'25" E	S 41°54'41" W
C4	183.00'	S 20°08'40" W	135.72'	139.04'	43°32'01"	S 41°54'41" W	S 01°37'20" E
C5	283.00'	N 75°51'39" E	123.02'	124.01'	25°06'26"	N 63°18'26" E	N 88°24'52" E
C6	67.00'	N 75°55'13" E	29.26'	29.50'	25°13'33"	N 88°31'59" E	N 63°18'26" E
C7	117.00'	N 20°08'40" E	86.77'	88.90'	43°32'01"	N 01°37'20" W	N 41°54'41" E
C8	133.00'	N 20°32'08" E	96.95'	99.24'	42°45'06"	N 41°54'41" E	N 00°50'25" W

Village Board Approval Certificate

Resolved, that Finale Condominium, an expandable condominium plat, in the Village of Greenville, Outagamie County, Apex Properties Group, LLC, the property owner, is hereby approved and accepted by the Village Board of the Village of Greenville.

Paul C. Anderson 9/10/24
Chairman Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Greenville.

[Signature] 9/10/24
Clerk Date

Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers of the Village of Greenville and Outagamie County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map.

Sivall Berger 9/10/24
Village Treasurer Date

Rockelle Oskey 9/27/24
County Treasurer Date

LINE TABLE		
Line	Bearing	Length
L1	N 88°31'59" E	53.30'
L2	N 01°28'01" W	109.95'
L3	S 88°31'59" W	75.20'
L4	N 88°31'59" E	17.89'
L5	S 00°50'25" E	90.91'
L6	S 01°37'20" E	64.79'
L7	N 13°41'57" E	68.38'
L8	N 00°50'25" W	150.28'
L9	N 88°22'40" E	66.01'
L10	S 07°55'32" W	113.03'
L11	S 00°50'25" E	77.23'

LINE TABLE		
Line	Bearing	Length
L12	N 01°37'20" W	64.79'
L13	N 00°50'25" W	119.36'
L14	N 89°09'35" E	125.00'
L15	N 89°09'35" E	113.66'
L16	S 44°09'35" W	86.75'
L17	N 00°50'25" W	30.00'
L18	N 89°09'35" E	125.00'
L19	N 00°50'25" W	158.74'
L20	N 06°33'29" W	60.22'
L21	N 00°50'25" W	30.00'

Legal Description

All of Lot 1, Lot 2 and Lot 3, Certified Survey Map 8743, Document No. 2320683, being part of the Southwest 1/4 of Section 11, Township 21 North, Range 16 East, Village of Greenville, Outagamie County, Wisconsin, containing 434,780 SF (9.9812 Acres) more or less of land, including all land between the meander line and the center line of the intermittent stream and is subject to all easements and restrictions of record.

Owner's Certificate of Dedication

Apex Properties Group, LLC, a limited liability company duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described to be surveyed, divided, and mapped all as shown and represented on this map.

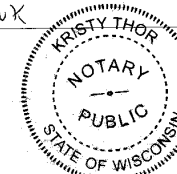
We do further certify this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of Greenville

In the presence of: Apex Properties Group, LLC

[Signature] Mike Blauk 9-6-24
Managing Member Print Name Date

State of Wisconsin)
)SS
CAUMMET County)



Personally came before me on the 6th day of SEPTEMBER, 2024, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

[Signature] My Commission Expires 9/20/2024
Notary Public, Wisconsin

This Condominium Plat is contained wholly within the property described in the following recorded instruments:

The property owners of record: Recording Information: Parcel Number(s):
Apex Properties Group, LLC Doc. 2295014 Part of 111040106 & 111040507
Doc. 2320683 - CSM 8743

Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, do hereby certify that this plat is a correct representation of the condominium described and that the identification and location of each unit, limited common elements, and the common elements can be determined from this plat.

[Signature] SCOTT R. ANDERSEN 8-31-69
Date
Scott R. Andersen, WI
Wisconsin Professional Land Surveyor No. S-3169

scott@davel.pro
2024.09.05 19:44:42-05'00'



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
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File: 7726CPlat.dwg
Date: 09/05/2024
Drafted By: scott
Sheet: 2 of 2