

EXHIBIT - PROPOSED ACCESS EASEMENT

- According to the flood insurance rate map of the County of Sheboygan, Community Panel No., effective date of April 2, 2009, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance
- The Land Area of the subject property is 8,841 square feet or 0.2030 acres.
- There are 0 regular parking spaces and 0 handicap space marked on this site.
- 11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20223223692 & 20223223694. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric
- 20(a). List the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements, if any. Identify the date and source of the zoning information.

The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: City of Sheboygan Zone Code Sec. 15.105 Site is zoned: NC (Neighborhood Commercial District) Maximum building height: 20 feet (except per Plan Commission)

LEGEND		
JND 1" IRON PIPE 1" IRON PIPE ND CHISELED CROSS HOLE ANOUT OR VENT ACCESS COVER .E NHOLE DLE) E) E END SECTION	 □ TELEPHONE PEDESTAL □ CABLE PEDESTAL □ CONTROL BOX □ FIBER OPTIC PEDESTAL/SIGN ◆ TRAFFIC LIGHT ◎ COMMUNICATION MANHOLE ○ BOLLARD + SOIL BORING/MONITORING WELL ¥ WATER SURFACE ♦ WETLANDS FLAG ▲ MARSH ▶ FLAGPOLE ● PARKING METER → SIGN ➡ MAILBOX ★ RAILROAD CROSSING SIGNAL 	
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VICINITY MAP



CLIENT

Blue Moon Studio, Inc.

SITE ADDRESS

834 N. Water St. City of Sheboygan, Sheboygan County, Wisconsin.

LEGAL DESCRIPTION

Parcel A: Part of Lot 7, all of Lots 8, 9 and 10, Block 123 of the Original Plat of the City of Sheboygan and part of vacated N. Water Street and Niagara Avenue located in part of the Northwest 1/4 Southwest 1/4 of Section 23, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, described as follows:

Commencing at the Southeast corner of Lot 12, Block 124, Original Plat, City of Sheboygan; thence South 01°36'52" East along the extension of the West line of North 11th Street, 151.56 feet to its intersection with the Southwest line of North Water Street; thence North 43°57'31" West along the said Southwest line extended, 16.04 feet; thence South 88°35'36" West 41.28 feet; thence South 45°44'53" West 112.00 feet to a meander corner located North 46°44'53" East 6 feet more or less form the water's edge of the Sheboygan River; thence the following bearings and distances along a meander line: North 46°21'42" West 174.59 feet to a meander corner; North 27°14'23" West 316.38 feet to a meander corner located at the water's edge of the Sheboygan River, at the point of beginning.

Thence from said point of beginning, North 27°07'42" West along a meander line, 136.00 feet to a meander corner located North 88°36'33" East 3 feet more or less from the water's edge of the Sheboygan River; thence North 88°36'33" East along the South line of vacated Niagara Avenue, 23.18 feet; thence North 68°52'43" East 48.00 feet the West line of North Water Street Frontage Road; thence South 30°18'37" East along said West line, 116.00 feet; thence South 58°59'31" West 75.23 feet to the point of beginning.

Together with lands lying between the aforesaid meander line and the water's edge of the Sheboygan River.

Parcel B:

Access Easement for the benefit of Parcel A described in Access Easement Declaration recorded in the office of the Register of Deeds for Sheboygan County, on December 3, 1999, in Volume 1709 of Records, Pages 299/311, as Document No. 1560035

Parcel C:

Access Easement for the benefit of Parcel A described in Access Easement recorded in the office of the Register of Deeds for Sheboygan County on June 16, 2003, as Document No. 1691310.

BASIS OF BEARINGS

Bearings are in reference to the West line of the North 1/2 of Block 124, Original Plat of the City of Sheboygan, which bears N38°08'38"W, as recorded.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. 106177, effective date of March 31, 2022 which lists the following easements and/or restrictions from schedule B-II:

1, 7, 8, 9 & 10 visible evidence shown, if any.

2, 3, 4, 5, 6, 11 & 18 not survey related.

- 12. Easement Agreement by and between The Sheboygan Dairy Products Company and the City of Sheboygan, dated June 2, 1936, recorded in the office of the Register of Deeds for Sheboygan County, Wisconsin, on June 5, 1936, in Volume P, Pages 221/222, Document No. 337868. Affects property by location, shown.
- 13. Terms and conditions of Access Easement Declaration by and between Garton Toy Factory Apartment Homes, LLC and Verifine Dairy, Inc., Dated December 1, 1999, recorded in the office of the Register of Deeds for Sheboygan County, on December 3, 1999, in Volume 1709 of Records, Pages 299/311, as Document No. 1560035. Affects property by location, shown.
- 14. Ordinance No. 61-92-93 dated August 17, 1992, recorded in the office of the Register of Deeds for Sheboygan County, Wisconsin, on August 26, 1992, in Volume 1232 of Records, Pages 154/155, Document No. 1350739. The location cannot be determined from the record document.
- 15. Ordinance No. 133-92-93 dated March 15, 1993, recorded in the office of the Register of Deeds for Sheboygan County, Wisconsin, on March 24, 1993, in Volume 1264 of Records, Pages 519/20, Document No. 1366621. The location cannot be determined from the record document.
- 16. Easements, if any, that will continue despite the (partial) vacation of N. Water Street and Niagara Avenue. WIS. STAT. 66.1005(2)(a) preserves the rights of the public and any utility, municipality, school district of person to continue and maintain any installation in the public way that has become par of the insured premises. Affects property by location, blanket type.
- 17. Terms and conditions of Access Easement recorded June 16, 2003, as Document No. 1691310. Location shown.



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Revision description

surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client Drawing No. 4226-lpm

his document is an instrument of professional service, and may be protected by the