



DocId:87696668

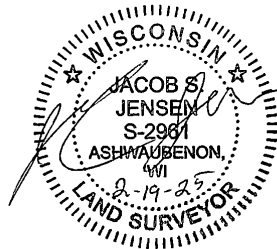
Tx:4587315

CERTIFIED SURVEY MAP

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 15, T15N-R23E, CITY OF SHEBOYGAN, SHEBOYGAN
COUNTY, WISCONSIN.

LEGEND

- ⊕ PLSS CORNER AS NOTED
- FOUND 1" O.D. IRON PIPE
- SET 3/4" X 24" REBAR
WEIGHING 1.13 LBS. / LIN. FT.
- (100.00') RECORD BEARING OR DISTANCE
- PLATTED LOT LINE
- ▭ EXISTING BUILDINGS
- T— UNDERGROUND TELEPHONE - ATT / D
- E— UNDERGROUND ELECTRIC - ALLIANT
- TV— UNDERGROUND TV - CHARTER
- W— UNDERGROUND WATER - CITY OF SHEBOYGAN



2177359
SHEBOYGAN COUNTY, WI

RECORDED ON

04/24/2025 08:14 AM

ELLEN R. SCHLEICHER

REGISTER OF DEEDS

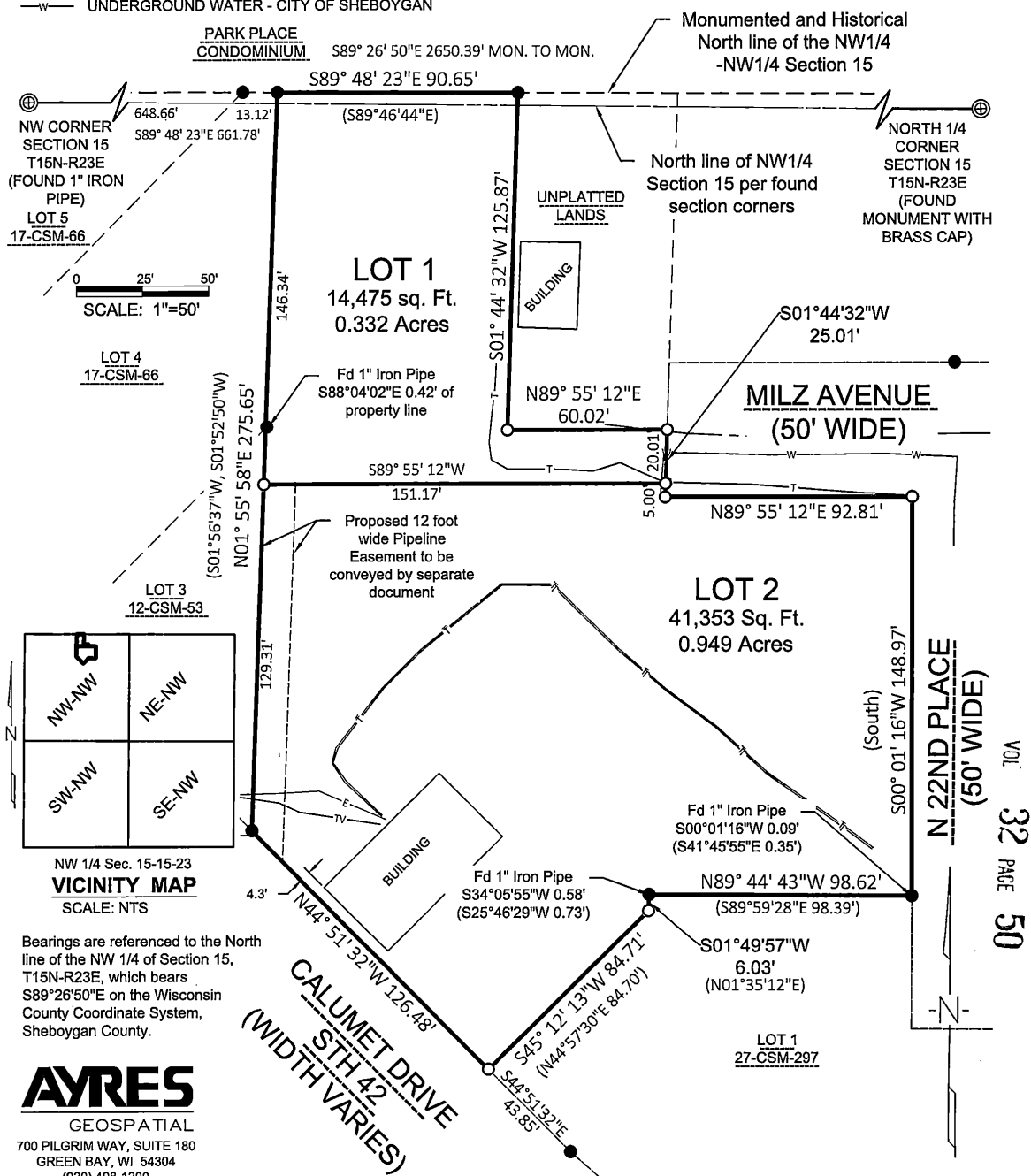
RECORDING FEE: 30.00

TRANSFER FEE:

EXEMPTION #

Cashier ID: 9

PAGES: 4



VOL 32 PAGE 50

Sheet 1 of 4

AYRES

GEOSPATIAL

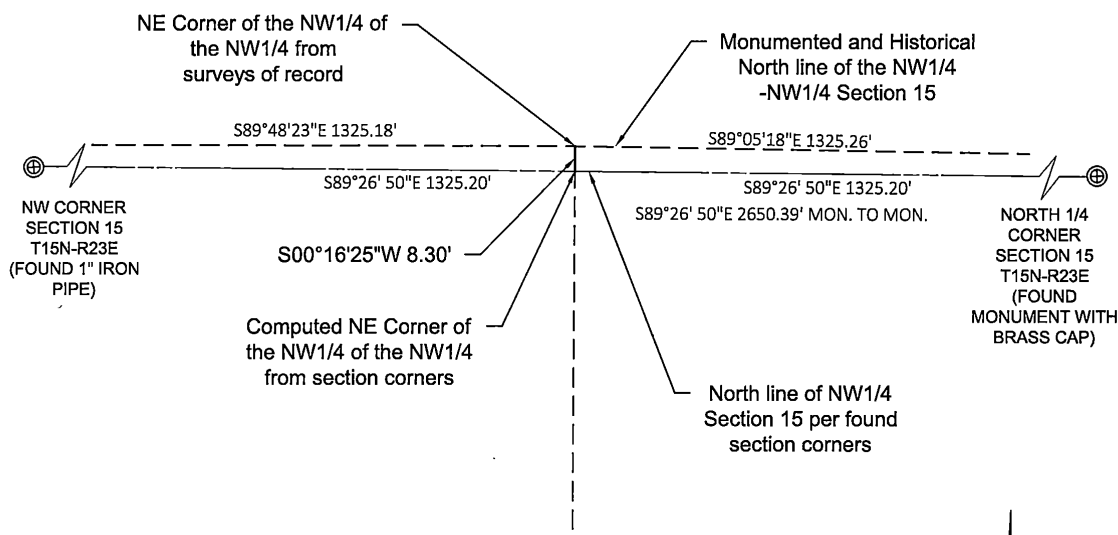
700 PILGRIM WAY, SUITE 180
GREEN BAY, WI 54304
(920) 498-1200

CERTIFIED SURVEY MAP

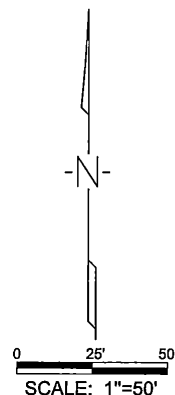
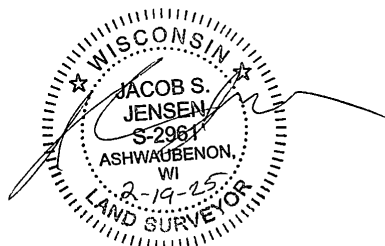
PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 15, T15N-R23E, CITY OF SHEBOYGAN, SHEBOYGAN
COUNTY, WISCONSIN.

LEGEND

- ⊕ PLSS CORNER AS NOTED
- FOUND 1" O.D. IRON PIPE
- SET 3/4" X 24" REBAR
WEIGHING 1.13 LBS. / LIN. FT.
- (100.00') RECORD BEARING OR DISTANCE
- PLATTED LOT LINE
- EXISTING BUILDINGS
- T— UNDERGROUND TELEPHONE - ATT / D
- E— UNDERGROUND ELECTRIC - ALLIANT
- TV— UNDERGROUND TV - CHARTER
- W— UNDERGROUND WATER - CITY OF SHEBOYGAN



Bearings are referenced to the North
line of the NW 1/4 of Section 15,
T15N-R23E, which bears
S89°26'50"E on the Wisconsin
County Coordinate System,
Sheboygan County.



VOL 32 PAGE 51

AYRES
GEOSPATIAL
700 PILGRIM WAY, SUITE 180
GREEN BAY, WI 54304
(920) 498-1200

Date: 02/19/2025
Project No. 74-0862.43

Sheet 2 of 4

CERTIFIED SURVEY MAP**SURVEYOR'S CERTIFICATE**

I, Jacob S. Jensen, Professional Land Surveyor, PLS-2961, of the State of Wisconsin, do hereby certify that I have surveyed, divided, and mapped part of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 15 North-Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

Commencing at the Northwest Corner of Section 15, T15N-R23E;

Thence S89°48'23"E, along the previously surveyed and monumented North line of the Northwest 1/4 of the Northwest 1/4 of said Section 15, a distance of 661.78 feet to the East line of Lot 4, Volume 17 of Certified Survey Map on Page 66, recorded in the Register of Deeds Office of Sheboygan County, and the **POINT OF BEGINNING**;

Thence continuing S89°48'23"E, along said North line, a distance of 90.65 feet;

Thence S01°44'32"W, 125.87 feet;

Thence N89°55'12"E, 60.02 feet to the West right of way line of Milz Avenue;

Thence S01°44'32"W, along said West right of way line, a distance of 25.01 feet to the South right of way line of Milz Avenue;

Thence N89°55'12"E, along said South right of way line, a distance of 92.81 feet to the West right of way line of N 22nd Place;

Thence S00°01'16"W, along said West right of way line, a distance of 148.97 feet to the North line of Lot 1, Volume 27 of Certified Survey Map, on Page 297 recorded in the Register of Deeds Office of Sheboygan County;

Thence N89°44'43"W, along said North line, a distance of 98.62 feet to a West line of said Lot 1;

Thence S01°49'57"W, along said West line, a distance of 6.03 feet;

Thence S45°12'13"W, along a West line of said Lot 1, a distance of 84.71 feet to the Northerly right of way line of Calumet Drive, aka STH 42;

Thence N44°51'32"W, along said Northerly right of way line, a distance of 126.48 feet to the East line of Lot 3, Volume 12 of Certified Survey Map on Page 53 recorded in the Register of Deeds Office of Sheboygan County;


Thence N01°55'58"E, along said East line and the East line of Lot 4, Volume 17 of Certified Survey Map on Page 66, recorded in the Register of Deeds Office of Sheboygan County, a distance of 275.65 feet to the **POINT OF BEGINNING**.

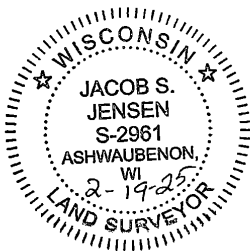
Said parcel contains 55,828 square feet / 1.281 acres more or less.

Parcel subject to any easements and restrictions of record.

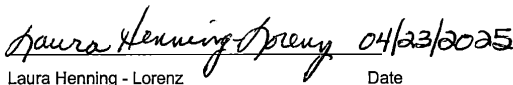
That such map is a correct representation of all the exterior boundaries of the land surveyed and the combination thereof. That I have made such a survey, combination, and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and the City of Sheboygan in surveying, dividing, and mapping the same.

Dated this 19th day of February, 2025


 Jacob S. Jensen
 PLS No. S-2961

**CERTIFICATE OF THE SHEBOYGAN COUNTY TREASURER**

As duly elected Sheboygan County Treasurer, I 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 Certified Survey Map as the dates listed below.

 04/23/2025
 Date

Laura Henning - Lorenz
 Sheboygan County Treasurer

CERTIFICATE OF THE CITY OF SHEBOYGAN

This Certified Survey Map has been submitted to and approved by the City of Sheboygan.

Dated this 10th day of April, 2025.


 Ellise Rose - Associate Planner

AYRES
 GEOSPATIAL

700 PILGRIM WAY, SUITE 180
 GREEN BAY, WI 54304
 (920) 498-1200

Sheet 3 of 4

CERTIFIED SURVEY MAP**OWNER'S CERTIFICATE**

As owner, I hereby certify that we caused the land described on this map to be surveyed, divided, and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the following approval or objection:

CITY OF SHEBOYGAN

Andrew J. Krusiec President
Krusiec Investments LLC

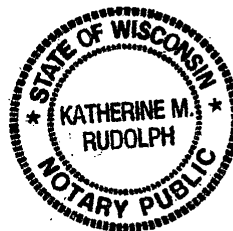
Personally came before me this 27 day of March, 2025 the above named Krusiec Investments LLC, to me known to be the persons who executed the above and foregoing instrument and acknowledged the same.

Katherine M. Rudolph
Notary Public

Waukesha, Wisconsin

My Commission Expires: 5/19/2027

STATE OF WISCONSIN)

COUNTY OF Waukesha,**NOTES**

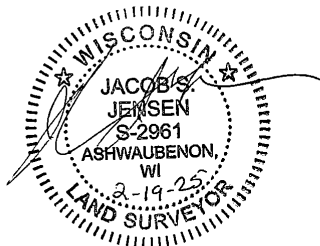
The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the City has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

No poles, pedestals or buried cable are to be placed so as to disturb any survey stakes or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.



VOL 32 PAGE 53

AYRES
GEOSPATIAL

700 PILGRIM WAY, SUITE 180
GREEN BAY, WI 54304
(920) 498-1200

Date: 02/19/2025
Project No. 74-0862.43

Sheet 4 of 4