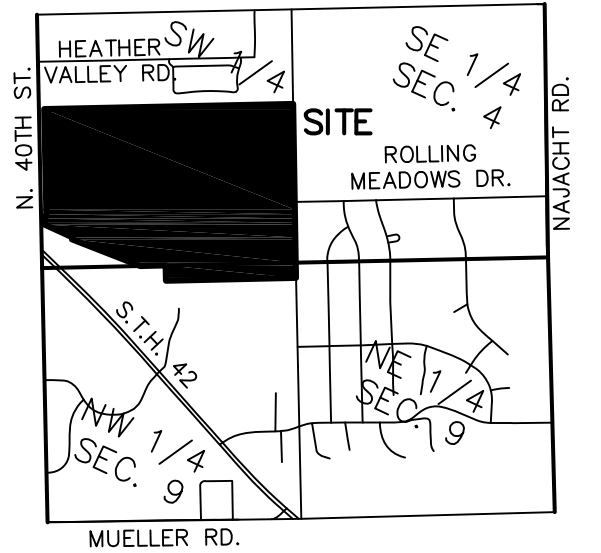
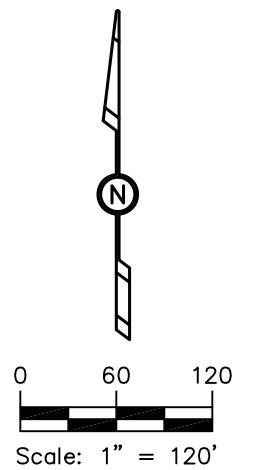
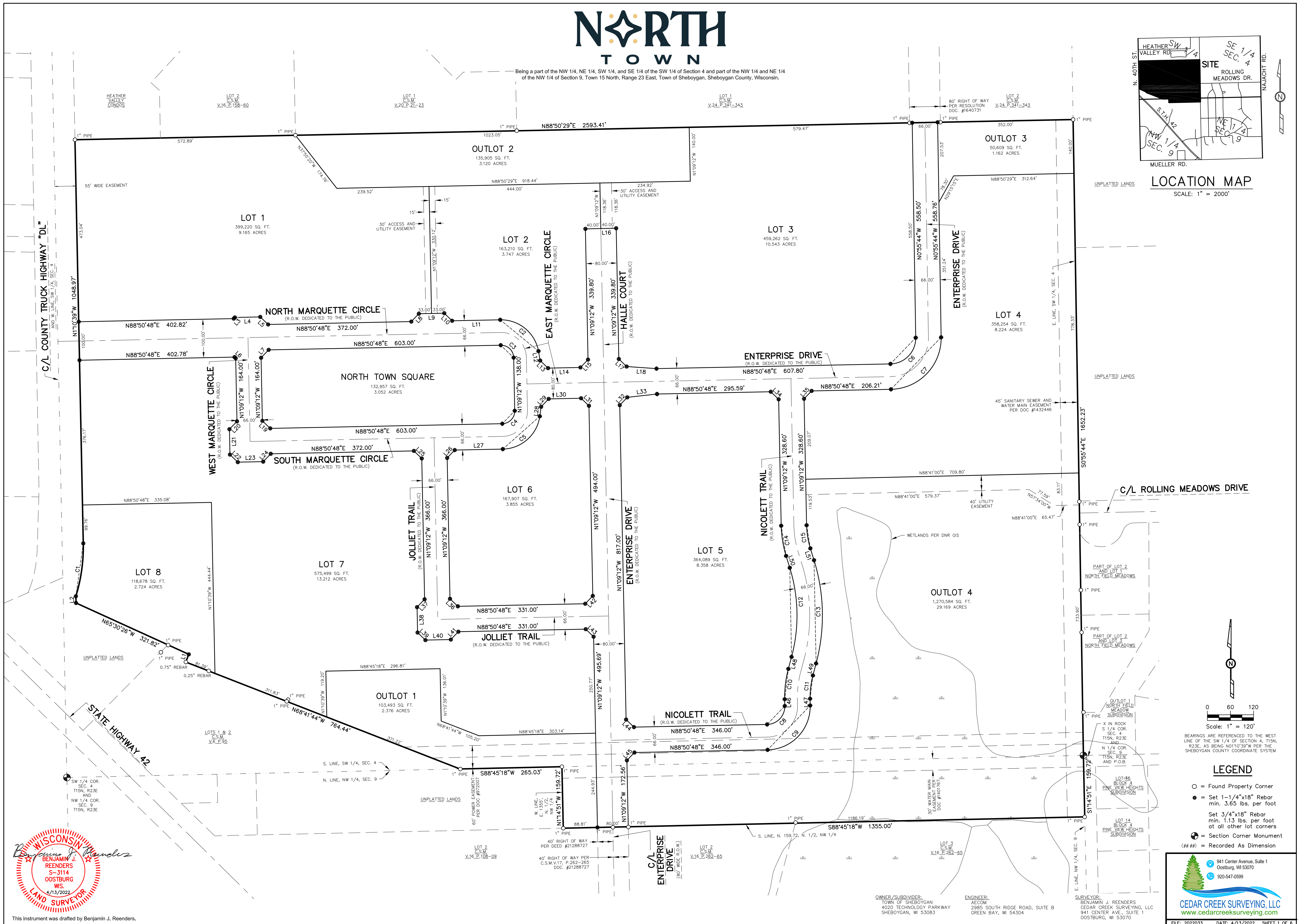


NORTH TOWN

Being a part of the NW 1/4, NE 1/4, SW 1/4, and SE 1/4 of the SW 1/4 of Section 4 and part of the NW 1/4 and NE 1/4 of the NW 1/4 of Section 9, Town 15 North, Range 23 East, Town of Sheboygan, Sheboygan County, Wisconsin.



LOCATION MAP
SCALE: 1" = 2000'



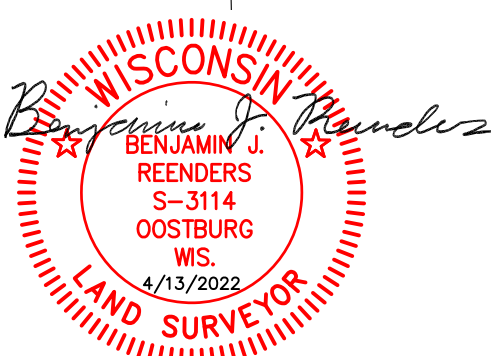
BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 4, T15N, R23E, AS BEING N01°10'30"W PER THE SHEBOYGAN COUNTY COORDINATE SYSTEM

LEGEND

- = Found Property Corner
- = Set 1-1/4"x18" Rebar min. 3.65 lbs. per foot
- Set 3/4"x18" Rebar min. 1.13 lbs. per foot at all other lot corners
- ⊕ = Section Corner Monument
- (##-##) = Recorded As Dimension



CEAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com



This instrument was drafted by Benjamin J. Reenders.

OWNER/SUBDIVIDER:
TOWN OF SHEBOYGAN
4020 TECHNOLOGY PARKWAY
SHEBOYGAN, WI 53083

ENGINEER:
AECOM
2985 SOUTH RIDGE ROAD, SUITE B
GREEN BAY, WI 54304

SURVEYOR:
BENJAMIN J. REENDERS
CEDAR CREEK SURVEYING, LLC
941 CENTER AVE., SUITE 1
OOSTBURG, WI 53070

FILE: 2022033 DATE: 4/13/2022 SHEET 1 OF 6

NORTH TOWN

Being a part of the NW 1/4, NE 1/4, SW 1/4, and SE 1/4 of the SW 1/4 of Section 4 and part of the NW 1/4 and NE 1/4 of the NW 1/4 of Section 9, Town 15 North, Range 23 East, Town of Sheboygan, Sheboygan County, Wisconsin.

HEATHER VALLEY CONDOS

LOT 2
6.5 M.
V.16 E.158-60

LOT 1
6.5 M.
V.20 P.21-23

OUTLOT 2

135,905 SQ. FT.
3.120 ACRES

LOT 1

399,220 SQ. FT.
9.165 ACRES

LOT 2

163,210 SQ. FT.
3.747 ACRES

NORTH TOWN SQUARE

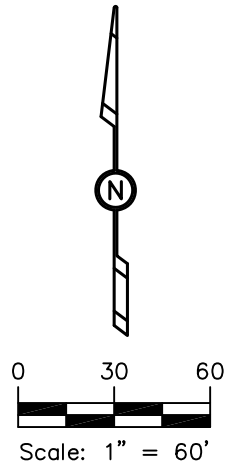
132,957 SQ. FT.
3.052 ACRES

LOT 6

167,907 SQ. FT.
3.855 ACRES

Parcel Line Table		
Line #	Direction	Length
L1	N21°18'25"E	21.46'
L2	N1°10'39"W	17.61'
L3	N43°50'48"E	4.24'
L4	N88°50'48"E	66.00'
L5	N46°09'12"W	28.28'
L6	N46°09'12"W	4.24'
L7	N43°50'48"E	28.28'
L8	N43°50'48"E	28.28'
L9	N88°50'48"E	66.00'
L10	N46°09'12"W	28.28'
L11	N88°50'48"E	125.00'
L12	N10°14'22"W	24.95'
L13	N46°09'12"W	28.28'
L14	N88°50'48"E	84.30'
L15	N43°50'48"E	28.28'
L16	N88°50'48"E	80.00'
L17	N46°09'12"W	28.21'
L18	N85°57'04"W	77.78'
L19	N46°09'12"W	28.28'
L20	N43°50'48"E	28.28'
L21	N1°09'12"W	66.00'
L22	N46°09'12"W	28.28'
L23	N88°50'48"E	66.00'
L24	N43°50'48"E	28.28'
L25	N46°09'12"W	28.28'
L26	N43°50'48"E	28.28'
L27	N88°50'48"E	125.00'
L28	N7°55'57"E	24.95'
L29	N43°50'48"E	28.28'
L30	N88°50'48"E	84.30'
L31	N46°09'12"W	28.28'
L32	N43°50'48"E	28.21'
L33	N83°38'40"E	77.78'
L34	N46°09'12"W	28.28'
L35	N43°50'48"E	28.28'
L36	N46°09'12"W	28.28'
L37	N43°50'48"E	28.28'
L38	N1°09'12"W	66.00'
L39	N46°09'12"W	28.28'
L40	N88°50'48"E	66.00'
L41	N43°50'48"E	28.28'
L42	N43°50'48"E	28.28'
L43	N46°09'12"W	28.28'
L44	N46°09'12"W	28.28'
L45	N43°50'48"E	28.28'
L46	N1°09'12"W	17.60'
L47	N1°09'12"W	17.60'
L48	N14°58'27"E	32.22'
L49	N14°58'27"E	32.22'
L50	N17°16'52"W	32.22'
L51	N17°16'52"W	32.22'

Curve Table					
Curve #	Delta	Arc	Radius	Bearing	Distance
C1	18°15'01"	139.19'	436.97'	N7°56'52"E	138.60'
C2	80°54'50"	139.81'	99.00'	N50°41'47"W	128.48'
C3	90°00'00"	51.84'	33.00'	N46°09'12"W	46.67'
C4	90°00'00"	51.84'	33.00'	N43°50'48"E	46.67'
C5	80°54'50"	139.81'	99.00'	N48°23'23"E	128.48'
C6	89°46'32"	104.98'	67.00'	N43°57'32"E	94.57'
C7	89°46'32"	208.39'	133.00'	N43°57'32"E	187.72'
C8	90°00'00"	73.83'	47.00'	N43°50'48"E	66.47'
C9	90°00'00"	177.50'	113.00'	N43°50'48"E	159.81'
C10	16°07'39"	79.66'	283.00'	N6°54'38"E	79.40'
C11	16°07'42"	61.08'	216.99'	N6°54'38"E	60.88'
C12	32°15'19"	234.75'	417.00'	N1°09'12"W	231.67'
C13	32°15'19"	271.91'	483.00'	N1°09'12"W	268.33'
C14	16°07'39"	79.66'	283.00'	N9°13'02"W	79.40'
C15	16°07'39"	61.08'	217.00'	N9°13'02"W	60.88'



NORTH TOWN

LOT 1
C.S.M.
V. 24, P. 341-343

Being a part of the NW 1/4, NE 1/4, SW 1/4, and SE 1/4 of the SW 1/4 of Section 4 and part of the NW 1/4 and NE 1/4 of the NW 1/4 of Section 9, Town 15 North, Range 23 East, Town of Sheboygan, Sheboygan County, Wisconsin.

LOT 2
C.S.M.
V. 24, P. 341-343

80' RIGHT OF WAY
PER RESOLUTION
DOC. #1640731

N88°50'29"E 2593.41'

579.47'

1" PIPE

66.00'

1" PIPE

352.00'

1" PIPE

OUTLOT 2

N1°09'12"W 140.00'

234.92'

30' ACCESS AND
UTILITY EASEMENT

N1°09'12"W

118.36'

N1°09'12"W

118.36'

40.00'

L16

N1°09'12"W 339.80'

HALLE COURT
(R.O.W. DEDICATED TO THE PUBLIC)

N1°09'12"W 339.80'

L17

L18

N88°50'48"E 607.80'

LOT 3

459,262 SQ. FT.
10.543 ACRES

N0°55'44"W 558.50'

ENTERPRISE DRIVE
(R.O.W. DEDICATED TO THE PUBLIC)

N0°55'44"W 558.76'

351.24'

78.00'

N88°50'29"E

OUTLOT 3

50,609 SQ. FT.
1.162 ACRES

N88°50'29"E 312.64'

UNPLATTED LANDS

LOT 4

358,254 SQ. FT.
8.224 ACRES

E. LINE SW 1/4, SEC. 4

778.33'

UNPLATTED LANDS

EAST MARQUETTE CIRCLE
(R.O.W. DEDICATED TO THE PUBLIC)

ENTERPRISE DRIVE
(R.O.W. DEDICATED TO THE PUBLIC)

N88°50'48"E 295.59'

L33

L34

N88°50'48"E 206.21'

L35

208.07'

N1°09'12"W 328.60'

NICOLETT TRAIL
(R.O.W. DEDICATED TO THE PUBLIC)

N1°09'12"W 328.60'

119.53'

N88°41'00"E 709.80'

N88°41'00"E 579.37'

OUTLOT 4

40' UTILITY
EASEMENT

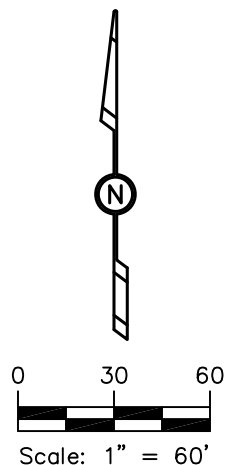
77.58'

N0°34'00"W

N88°41'00"E 65.47'

50°55'44"E 1652.23'

45' SANITARY SEWER AND
WATER MAIN EASEMENT
PER DOC. #1432446



C/L ROLLING MEADOWS DRIVE



FILE: 2022033 DATE: 4/13/2022 SHEET 3 OF 6

NORTH TOWN

Being a part of the NW 1/4, NE 1/4, SW 1/4, and SE 1/4 of the SW 1/4 of Section 4 and part of the NW 1/4 and NE 1/4 of the NW 1/4 of Section 9, Town 15 North, Range 23 East, Town of Sheboygan, Sheboygan County, Wisconsin.

NORTH TOWN SQUARE

132,957 SQ. FT.
3.052 ACRES

SOUTH MARQUETTE CIRCLE

(R.O.W. DEDICATED TO THE PUBLIC)

EAST MARQUETTE CIRCLE

(R.O.W. DEDICATED TO THE PUBLIC)

ENTERPRISE DRIVE

(R.O.W. DEDICATED TO THE PUBLIC)

LOT 6

167,907 SQ. FT.
3.855 ACRES

LOT 5

LOT 7

575,499 SQ. FT.
13.212 ACRES

LOT 8

118,678 SQ. FT.
2.724 ACRES

OUTLOT 1

103,493 SQ. FT.
2.376 ACRES

STATE HIGHWAY 42

SW 1/4 COR.
SEC. 4
T15N, R23E
AND
NW 1/4 COR.
SEC. 9
T15N, R23E

S. LINE, SW 1/4, SEC. 4

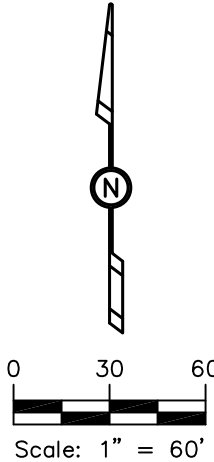
N. LINE, NW 1/4, SEC. 9

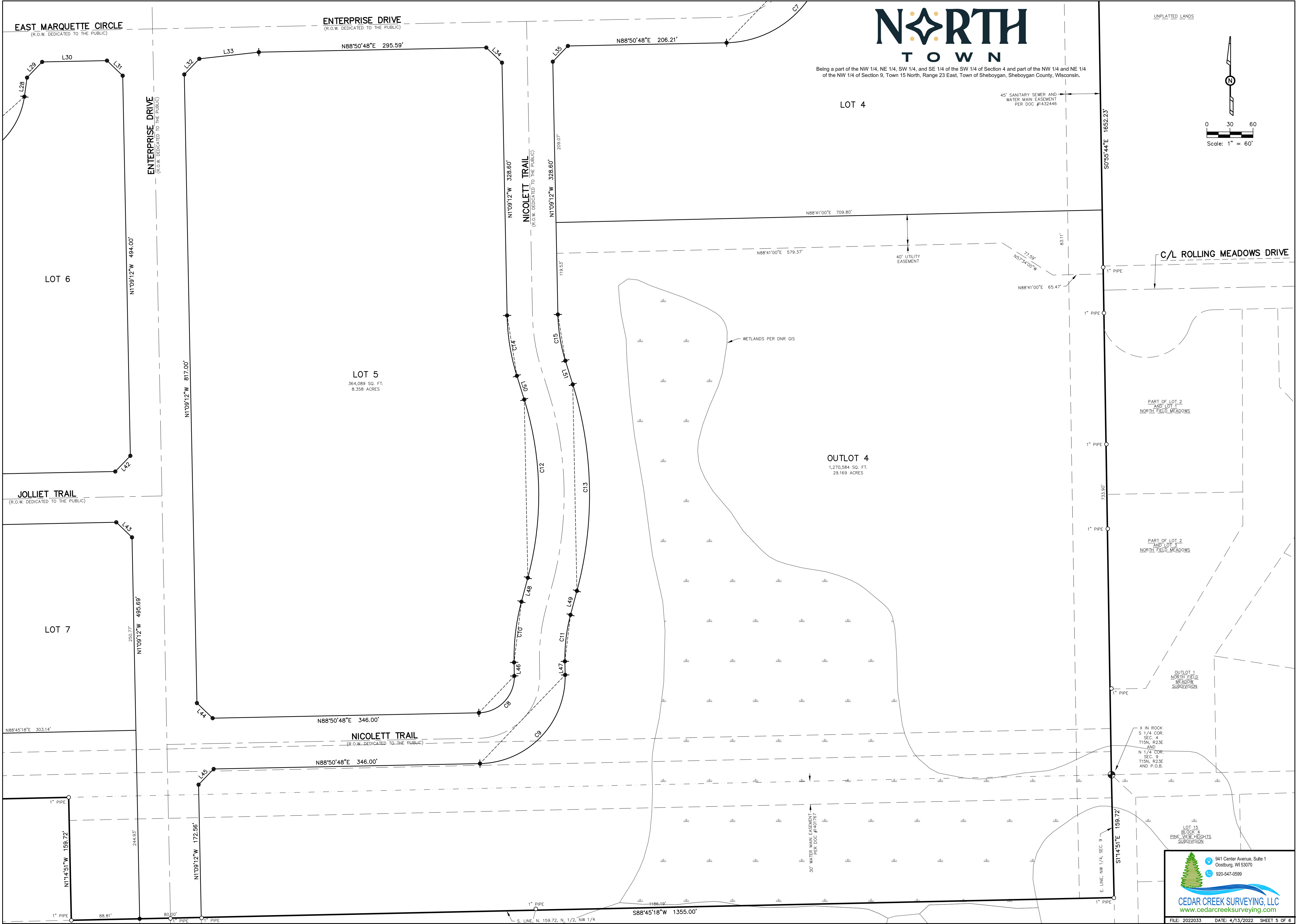
60" POWER EASEMENT
PER DEC. #972007

W. LINE, E. 1355', N. 1/2, NW 1/4
N1°44'51"W 159.72'



FILE: 2022033 DATE: 4/13/2022 SHEET 4 OF 6





NORTH TOWN

Being a part of the NW 1/4, NE 1/4, SW 1/4, and SE 1/4 of the SW 1/4 of Section 4 and part of the NW 1/4 and NE 1/4 of the NW 1/4 of Section 9, Town 15 North, Range 23 East, Town of Sheboygan, Sheboygan County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Benjamin J. Reenders, Professional Land Surveyor, hereby certify:

That I have surveyed, divided, and mapped North Town, being a part of the Northwest 1/4 of the Southwest 1/4, the Northeast 1/4 of the Southwest 1/4, the Southwest 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Southwest 1/4 of Section 4, and part of the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 9, Town 15 North, Range 23 East, Town of Sheboygan, Sheboygan County, Wisconsin, described as follows:

BEGINNING at North 1/4 corner of said Section 9; thence S1°14'51"E 159.72 feet along the East line of the Northwest 1/4 of said Section 9; thence S88°45'18"W 1355.00 feet along the South line of the North 1/2 of said Northwest 1/4; thence N1°14'51"W 159.72 feet along the West line of the East 1/2 of said Northwest 1/4; thence S88°45'18"W 265.09 feet along the North line of said Northwest 1/4; thence N68°41'44"W 764.44 feet; thence N21°18'25"E 21.46 feet; thence N65°30'26"W 321.82 feet; thence N1°10'39"W 17.61 feet along the East right-of-way line of C.T.H. "DL"; thence Northerly 139.19 feet along said East right-of-way line on a 436.97 foot radius curve to the left, the chord of which bears N7°56'52"E 138.60 feet; thence N1°10'39"W 1048.97 feet along said East right-of-way line; thence N88°50'29"E 2593.41 feet; thence S0°55'44"E 1652.23 feet along the East line of the Southwest 1/4 of said Section 4 to the point of beginning.

This parcel contains 4,299,666 square feet or 98.706 acres.

I further certify that I have made such survey, land-division, and plat by the direction of Town of Sheboygan, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision ordinance of the Town of Sheboygan, Wisconsin, in surveying, dividing, and mapping the same.

Dated this 22nd day of April, 2022.

Benjamin J. Reenders
Benjamin J. Reenders



OWNER'S CERTIFICATE OF DEDICATION

The Town of Sheboygan, as owner, does hereby certify that said Town caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The Town of Sheboygan, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Town of Sheboygan
City of Sheboygan
Sheboygan County Planning Department

Town of Sheboygan

Town Chair _____ Date _____

Town Clerk _____ Date _____

TOWN OF SHEBOYGAN RESOLUTION

Resolved that this plat titled "North Town" located in the Town of Sheboygan, being developed by The Town of Sheboygan is hereby APPROVED by the Town Board of the Town of Sheboygan.

Town Chair _____ Date _____

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Sheboygan.

Town Clerk _____ Date _____

CITY OF SHEBOYGAN COMMON COUNCIL RESOLUTION (EXTRATERRITORIAL JURISDICTION)

Resolved that this plat titled "North Town" located in the Town of Sheboygan is hereby approved by the Common Council of the City of Sheboygan.
on this _____ day of _____, 2022.

Mayor _____ Date _____

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Sheboygan.

City Clerk _____ Date _____

COUNTY OF SHEBOYGAN PLANNING DEPARTMENT CERTIFICATE

Resolved that this plat titled "North Town" located in the Town of Sheboygan is hereby approved by the Sheboygan County Planning Department.
on this _____ day of _____, 2022.

Title

CERTIFICATE OF TOWN TREASURER

I, _____, being the duly appointed, qualified and acting treasurer of the Town of Sheboygan, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____, 2022, on any of the lands included in North Town.

Dated this _____ day of _____, 2022.

Town Treasurer

CERTIFICATE OF COUNTY TREASURER

I, _____, being the duly elected, qualified and acting treasurer of the County of Sheboygan, do hereby certify that in accordance with the records in my office, there are no unredeemed tax sales or no unpaid taxes or special assessments as of _____, 2022 on any of the lands included in North Town.

Dated this _____ day of _____, 2022.

County Treasurer

