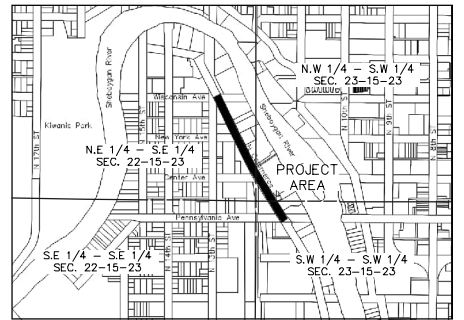
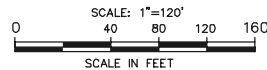


Part of Lots 1 & 9, all of Lot 10, and part of the vacated alley between said Lots 1 & 9, in Block 147, Lots 1 through 12 in Block 148, part of Lot 2 and all of Lots 3 through 10 in Block 157, all of Block 158, Lots 1 & 12 of Block 159, and part of the vacated alley between said Lots 1 & 12, together with parts of vacated Commerce Street, and a part of vacated Center Avenue, all being in the Original Plat of the City of Sheboygan, located in Government Lots 5 and 6 of Section 22 and the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, all in Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin.

The seal is circular with a double-lined border. The outer ring contains the text "WISCONSIN" at the top and "LAND SURVEYOR" at the bottom, separated by two five-pointed stars. The center of the seal contains the text "BRIAN SANDBERG", "S-2500", "PORT WASHINGTON", and "Wisconsin" in a sans-serif font.

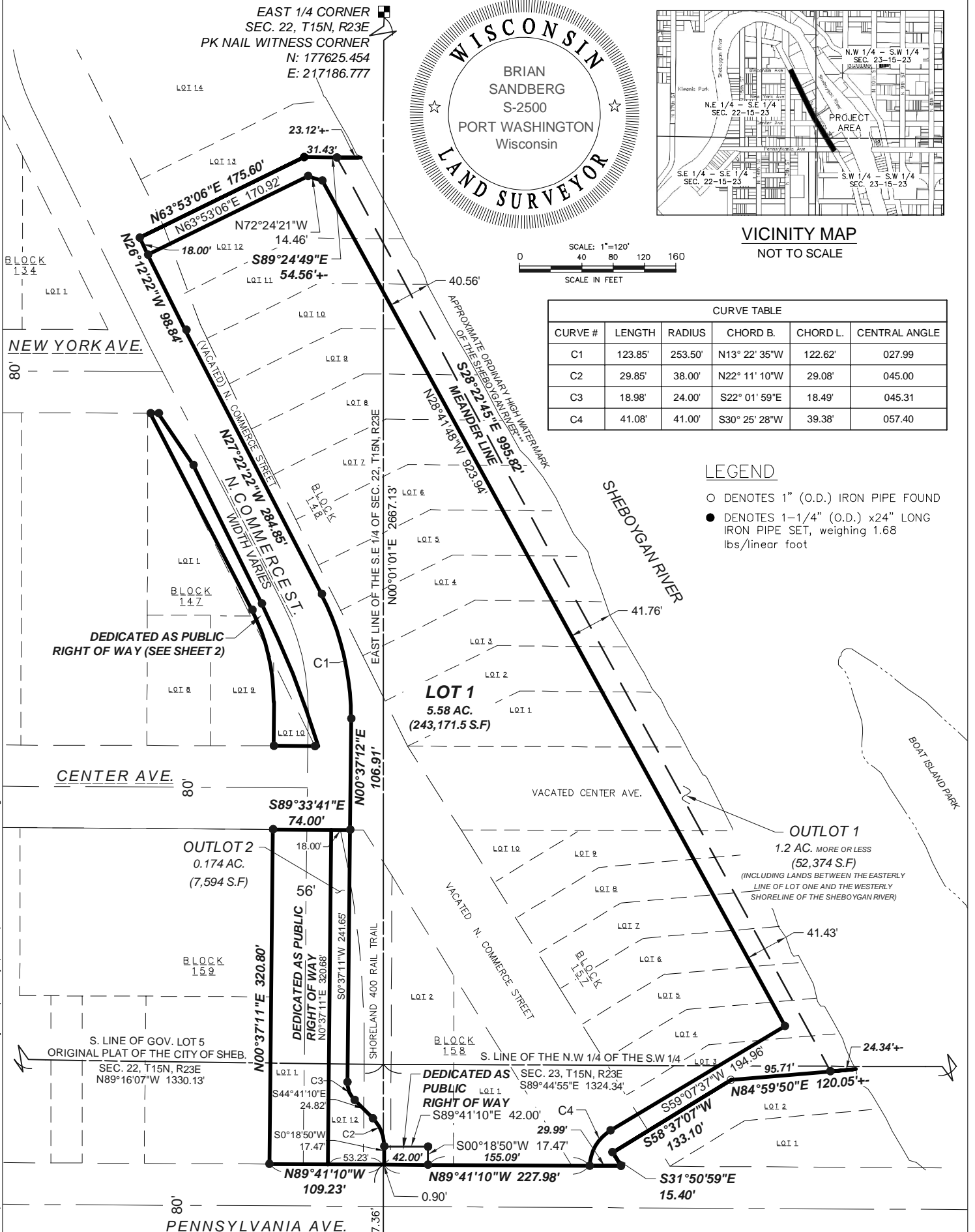


VICINITY MAP
NOT TO SCALE



CURVE TABLE					
CURVE #	LENGTH	RADIUS	CHORD B.	CHORD L.	CENTRAL ANGLE
C1	123.85'	253.50'	N13° 22' 35"W	122.62'	027.99
C2	29.85'	38.00'	N22° 11' 10"W	29.08'	045.00
C3	18.98'	24.00'	S22° 01' 59"E	18.49'	045.31
C4	41.08'	41.00'	S30° 25' 28"W	39.38'	057.40

○ DENOTES 1" (O.D.) IRON PIPE FOUND
● DENOTES 1-1/4" (O.D.) x24" LONG
IRON PIPE SET, weighing 1.68
lbs/linear foot



*NOTE:
ALL BLOCKS SHOWN HEREON ARE PART OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN.
**BLOCK 147 R/W DETAIL SHOWN ON PAGE 2 OF 5.
EASEMENT DETAILS SHOWN ON PAGE 3 OF 5.
***APPROXIMATE ORDINARY HIGH WATER MARK IS SHOWN FOR 236.025(3) REFERENCE ONLY.

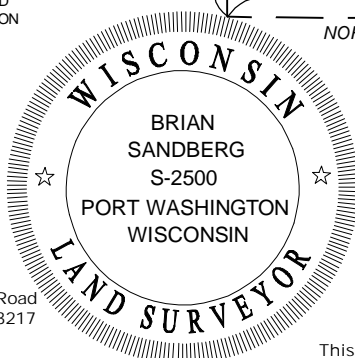
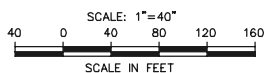
kapur 7711 N. Port Washington Road
Milwaukee, Wisconsin 53217

SOUTHEAST CORNER
SEC. 22, T15N, R23E
10" MAG NAIL
N: 174958.392
E: 217185.981


HORIZONTAL DATUM IS REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM NAD 83(2011) THE EAST LINE OF THE SE 1/4 OF SECTION 22-15-23, ASSUMED TO BEAR N00°01'11"E.

Part of Lots 1 & 9, all of Lot 10, and part of the vacated alley between said Lots 1 & 9, in Block 147, Lots 1 through 12 in Block 148, part of Lot 2 and all of Lots 3 through 10 in Block 157, all of Block 158, Lots 1 & 12 of Block 159, and part of the vacated alley between said Lots 1 & 12, together with parts of vacated Commerce Street, and a part of vacated Center Avenue, all being in the Original Plat of the City of Sheboygan, located in Government Lots 5 and 6 of Section 22 and the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, all in Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin.

HORIZONTAL DATUM IS REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM NAD 83(2011) THE EAST LINE OF THE SE 1/4 OF SECTION 22-15-23, ASSUMED TO BEAR N00°01'11"E.



1237.36'

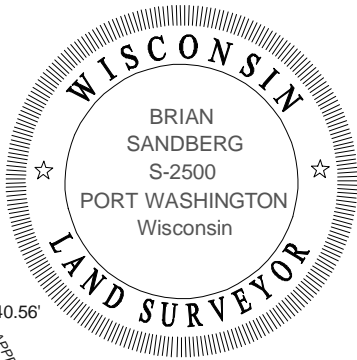


SOUTHEAST CORNER
SEC. 22, T15N, R23E
10" MAG NAIL
N: 174958.392
E: 217185.981

CERTIFIED SURVEY MAP NO. _____

Part of Lots 1 & 9, all of Lot 10, and part of the vacated alley between said Lots 1 & 9, in Block 147, Lots 1 through 12 in Block 148, part of Lot 2 and all of Lots 3 through 10 in Block 157, all of Block 158, Lots 1 & 12 of Block 159, and part of the vacated alley between said Lots 1 & 12, together with parts of vacated Commerce Street, and a part of vacated Center Avenue, all being in the Original Plat of the City of Sheboygan, located in Government Lots 5 and 6 of Section 22 and the SW ¼ and the NW ¼ of the SW ¼ of the SW ¼ of Section 23, all in Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin.

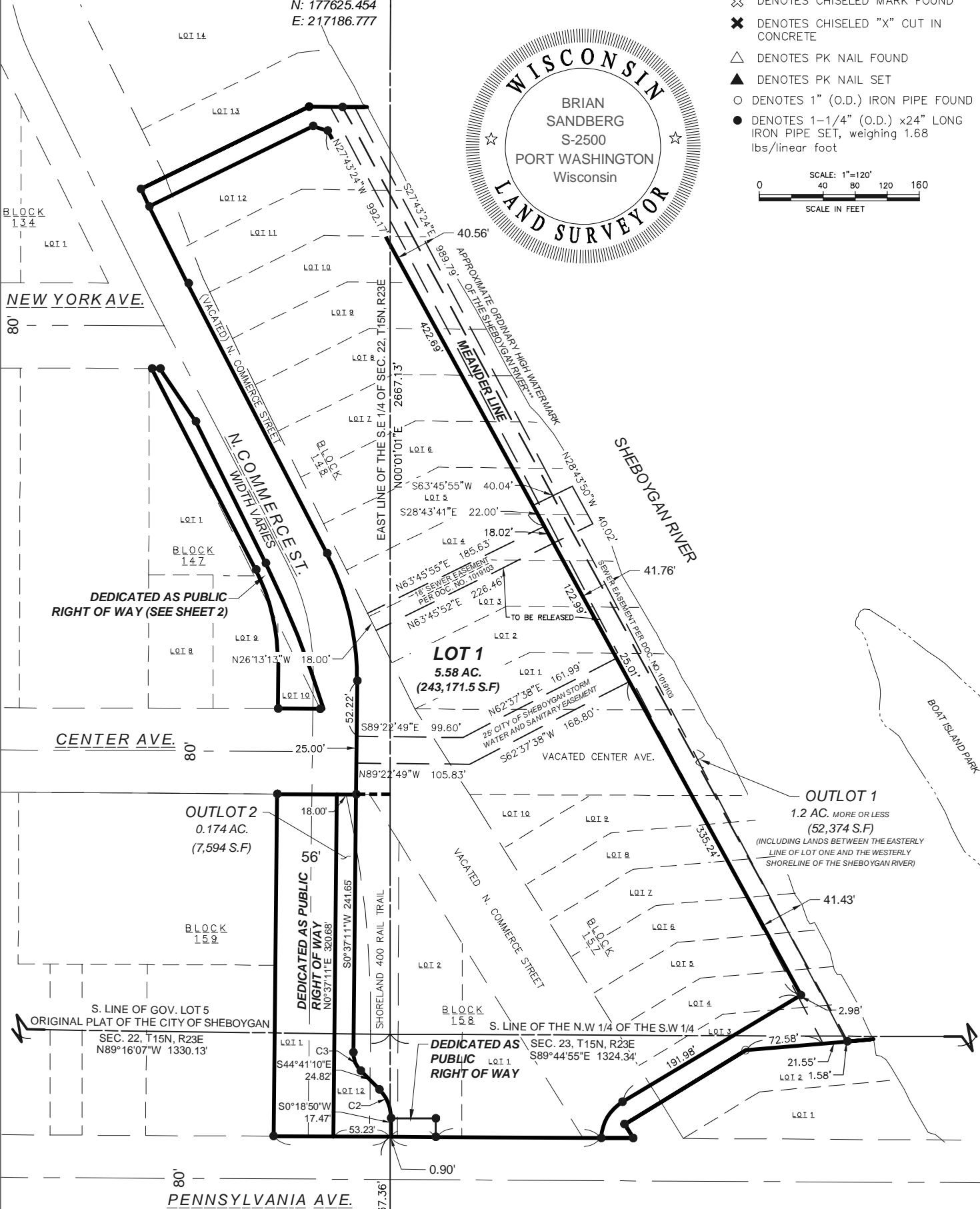
EAST 1/4 CORNER
SEC. 22, T15N, R23E
PK NAIL WITNESS CORNER
N: 177625.454
E: 217186.777



LEGEND

- ✕ DENOTES CHISELED MARK FOUND
- ✕ DENOTES CHISELED "X" CUT IN CONCRETE
- △ DENOTES PK NAIL FOUND
- ▲ DENOTES PK NAIL SET
- DENOTES 1" (O.D.) IRON PIPE FOUND
- DENOTES 1-1/4" (O.D.) x24" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot

SCALE: 1"=120'
0 40 80 120 160
SCALE IN FEET



*NOTE:
ALL BLOCKS SHOWN HEREON ARE PART OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN.
**BLOCK 147 R/W DETAIL SHOWN ON PAGE 2 OF 5.
***APPROXIMATE ORDINARY HIGH WATER MARK IS SHOWN FOR 236.025(3) REFERENCE ONLY.

SOUTHEAST CORNER
SEC. 22, T15N, R23E
10" MAG NAIL
N: 174958.392
E: 217185.981

HORIZONTAL DATUM IS REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM NAD 83(2011) THE EAST LINE OF THE SE 1/4 OF SECTION 22-15-23, ASSUMED TO BEAR N00°01'11"E.

S:\Sheb_Co\Sheboygan_City\Gov\240331 Commerce Street Mayline\Survey\DWG\240331_BES_CSM.dwg

CERTIFIED SURVEY MAP NO. _____

Part of Lots 1 & 9, all of Lot 10, and part of the vacated alley between said Lots 1 & 9, in Block 147, Lots 1 through 12 in Block 148, part of Lot 2 and all of Lots 3 through 10 in Block 157, all of Block 158, Lots 1 & 12 of Block 159, and part of the vacated alley between said Lots 1 & 12, together with parts of vacated Commerce Street, and a part of vacated Center Avenue, all being in the Original Plat of the City of Sheboygan, located in Government Lots 5 and 6 of Section 22 and the SW ¼ and the NW ¼ of the SW ¼ of Section 23, all in Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Brian E. Sandberg, Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped Lots 1 through 12 in Block 148, part of Lot 2 and all of Lots 3 through 10 in Block 157, all of Block 158, Lots 1 and 12 of Block 159, together with a parts of vacated Commerce Street, and a part of vacated Center Avenue, all being in the Original Plat of the City of Sheboygan, located in Government Lots 5 and 6 of Section 22 and the SW ¼ and the NW ¼ of the SW ¼ of Section 23, all in Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

Commencing at the Southeast Corner of said Section 22; thence N00°01'01"E along the East Line of the Southeast 1/4 of said Section 22, 1237.36 feet to a point on the North Right of Way Line of Pennsylvania Avenue and the Point of Beginning; thence N89°41'10"W along said North Right of Way Line, 109.23 feet to the South west Corner of Lot 12, Block 159, Original Plat of the City of Sheboygan; thence N00°37'11"E along the West Line of Lots 1 and 12 of said Block 159, 320.80 feet to the Northwest Corner of said Lot 1; thence S89°33'41"E along the North Line of said Lot 1, also being the South Line of Center Avenue, 74.00 feet; thence N00°37'12"E, 106.91 feet to a point of curvature to the left, having a radius of 253.50 feet and a chord bearing of N13°22'35"W, 122.62 feet; thence Northwesterly along the arc of a curve to the left 123.85 feet; thence N27°22'22"W, 284.85 feet; thence N26°12'22"W, 98.84 feet to the Northwest Corner of Lot 12 of said Block 148; thence N63°53'06"E along the Northwesterly Line of said Lot 12, 175.60; thence S89°24'49"E, 31.43 feet to a point being 23.1+- feet more or less West of the West Ordinary High Water Mark of the Sheboygan River; thence S28°22'45"E along a line meandering said Sheboygan River 995.82 feet to a point on said meander line being 24.3 feet more or less West of the Southwesterly Ordinary High Water Mark of said Sheboygan River; thence S84°59'50"W, 95.71 feet; thence S58°37'07"W, 133.10 feet to a point on the Centerline of vacated North Commerce Street; thence S31°50'59"E along said centerline 15.40 feet to a point on the North Right of Way Line of Pennsylvania Avenue; thence N89°41'10"W along said North Line, 227.99 feet to the Point of Beginning.

Together with those lands lying between said Meander Line and the approximate Ordinary High Water Mark of the Sheboygan River.

ALSO

Part of Lots 1 and 9, and all of Lot 10, part of the vacated alley between said Lots 1 and 9, and part of vacated Commerce Street, all being in the Original Plat of the City of Sheboygan, located in Government Lot 5 of Section 22, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

Commencing at the Southeast Corner of said Section 22; thence N00°01'01"E along the East Line of the Southeast 1/4 of said Section 22 1237.36 feet to a point on the North Right of Way Line of Pennsylvania Avenue; thence N89°41'10"W along said North Right of Way Line, 109.23 feet to the Southwest Corner of Lot 12, Block 159, Original Plat of the City of Sheboygan; thence N00°37'11"E along the West Line of Lots 1 and 12 of said Block 159 extended, 400.98 feet to a point on the North Line of Center Avenue and the Point of Beginning; thence continuing N00°37'11"E, 42.02 feet to a point of curvature; thence Northwesterly along the arc of a curve to the left, 91.61 feet, said curve having a radius of 187.50 feet and a Chord Bearing of N13°22'36"W, 90.70 feet; thence N27°22'22"W, 212.44 feet to a point on the Soth Line of New York Avenue, also being the North Line of said Lot 1; thence S89°50'01"E, along said South Line, 7.77 feet to the Northeast Corner of said Lot 1, and a point on the Westerly Line of North Commerce Street; thence S33°50'53"E, along said Westerly Line, 59.69 feet; thence continuing along said Westerly Line, S26°16'08"E 148.23 feet to a point of curvature; thence continuing Southeasterly along said Westerly Line and the arc of a curve to the right, 147.40 feet, said curve having a radius of 872.55 feet and a Chord Bearing of S21°46'14"E, 147.22 feet to the North Line of Center Avenue; thence N89°47'30"W, along said North Line, 43.02 feet to the point of beginning.

Said lands containing 327,422.17 Sq. Ft. / 7.52 Acres of land, more or less.

THAT I have made such survey, land division and map by the direction of the City of Sheboygan, that such map is a correct representation of all exterior and boundaries and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and Chapter 103 of the City of Sheboygan Code in surveying, dividing and mapping the same.

Brian E. Sandberg, Professional Land Surveyor S-2500



7711 N. Port Washington Road
Milwaukee, Wisconsin 53217

kapurinc.com

This instrument drafted by Brian E. Sandberg, PLS S-2500

Sheet 4 of 5

Part of Lots 1 & 9, all of Lot 10, and part of the vacated alley between said Lots 1 & 9, in Block 147, Lots 1 through 12 in Block 148, part of Lot 2 and all of Lots 3 through 10 in Block 157, all of Block 158, Lots 1 & 12 of Block 159, and part of the vacated alley between said Lots 1 & 12, together with parts of vacated Commerce Street, and a part of vacated Center Avenue, all being in the Original Plat of the City of Sheboygan, located in Government Lots 5 and 6 of Section 22 and the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, all in Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin.

Redevelopment Authority of the City of Sheboygan, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation, caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the subdivision regulations of the City of Sheboygan, and Chapter 236 of the Wisconsin Statutes and Appendix C - Subdivision Code of the Municipal Code of the City of Sheboygan.

The agreement is binding on the undersigned and successors and assigns.

Date: _____

Signature: _____

Print Name: _____

COUNTY OF MILWAUKEE)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED Ryan Sorenson OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH MANAGING MEMBER OF SAID CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF WISCONSIN

City of Sheboygan Planning and Development

this Certified Survey Map is approved for recording by the City of Sheboygan - Planning and Development

Dated this _____ day of _____, 2025

Director of Planning & Development



S:\Sheb_Co\Sheboygan_City\Gov\240331 Commerce Street Mayline\Survey\DWG\240331_BES_CSM.dwg