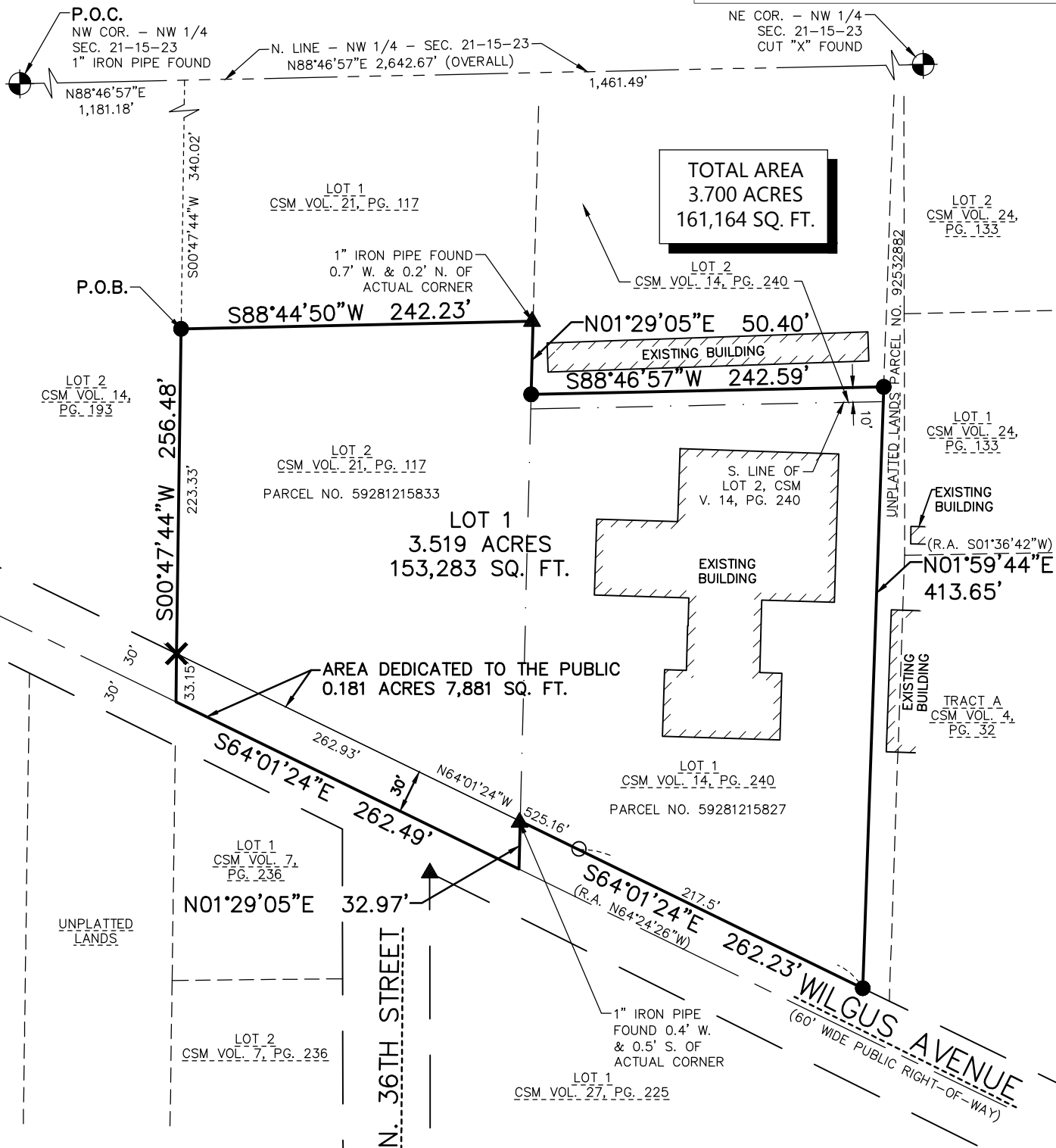


# CERTIFIED SURVEY MAP

FOR

VAN HORN PROPERTIES OF SHEBOYGAN LLC

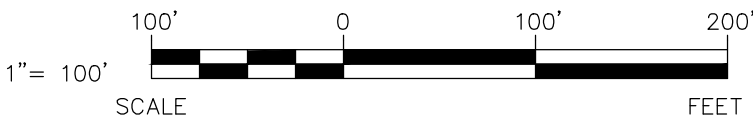
LOT 1 & PART OF LOT 2, CSM VOL. 14, PG. 240 &  
LOT 2, CSM VOL. 21, PG. 117, LOCATED IN PART OF THE  
NORTHWEST 1/4 & NORTHEAST 1/4 OF THE NORTHWEST 1/4,  
SECTION 21, TOWNSHIP 15 NORTH, RANGE 23 EAST,  
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



## LEGEND

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ✕ - CUT "X" SET IN CONCRETE
- ▲ - 1" IRON PIPE FOUND
- - 3/4" SQUARE REBAR FOUND
- ⊙ - SECTION CORNER MONUMENT FOUND

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY. THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 21 HAS A BEARING OF NORTH 88°-46'-57" EAST.



OWNER:  
VAN HORN PROPERTIES OF SHEBOYGAN LLC  
P.O. BOX 298  
PLYMOUTH, WI 53073  
SHEET 1 OF 5 SHEETS

**EXCEL**  
ARCHITECTS • ENGINEERS • SURVEYORS  
Always a Better Plan

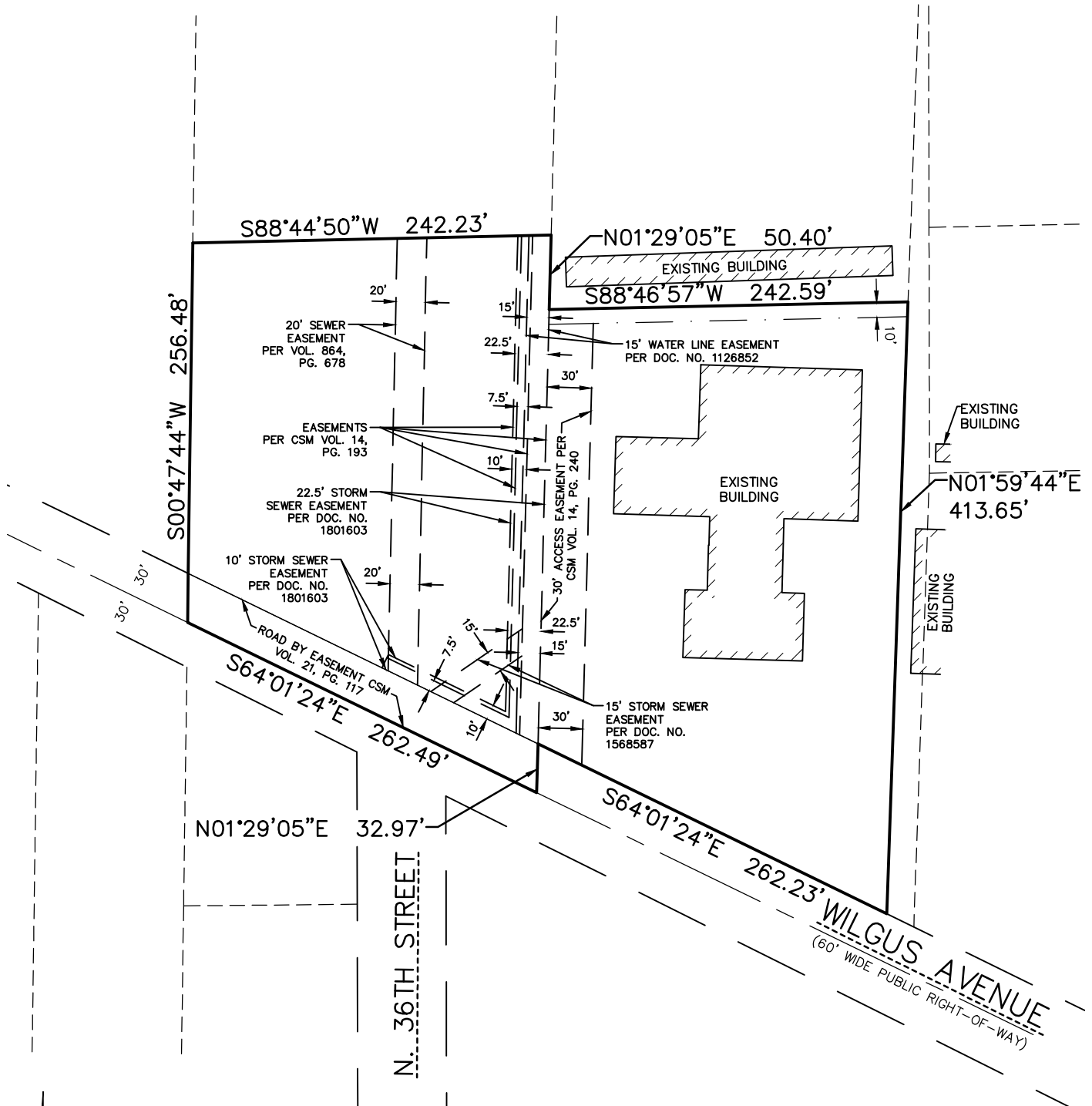
100 Camelot Drive  
Fond Du Lac, WI 54935  
Phone: (920) 926-9800  
www.EXCELENGINEER.com  
JOB NO. 2239780

# CERTIFIED SURVEY MAP

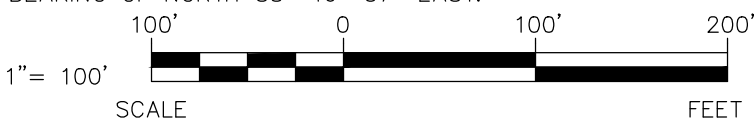
FOR

VAN HORN PROPERTIES OF SHEBOYGAN LLC

LOT 1 & PART OF LOT 2, CSM VOL. 14, PG. 240 &  
LOT 2, CSM VOL. 21, PG. 117, LOCATED IN PART OF THE  
NORTHWEST 1/4 & NORTHEAST 1/4 OF THE NORTHWEST 1/4,  
SECTION 21, TOWNSHIP 15 NORTH, RANGE 23 EAST,  
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



NORTH POINT REFERENCED TO THE WISCONSIN COUNTY  
COORDINATE SYSTEM, SHEBOYGAN COUNTY. THE NORTH  
LINE OF THE NORTHWEST 1/4 OF SECTION 21 HAS A  
BEARING OF NORTH 88°-46'-57" EAST.



OWNER:  
VAN HORN PROPERTIES  
OF SHEBOYGAN LLC  
P.O. BOX 298  
PLYMOUTH, WI 53073  
SHEET 2 OF 5 SHEETS

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## ***CERTIFIED SURVEY MAP***

LOT 1 & PART OF LOT 2, CSM VOL. 14, PG. 240 &  
LOT 2, CSM VOL. 21, PG. 117, LOCATED IN PART OF THE  
NORTHWEST 1/4 & NORTHEAST 1/4 OF THE NORTHWEST 1/4,  
SECTION 21, TOWNSHIP 15 NORTH, RANGE 23 EAST,  
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

### **SURVEYOR'S CERTIFICATE**

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Van Horn Properties of Sheboygan LLC bounded and described as follows:

Lot 1 and part of Lot 2 of Certified Survey Map, recorded in Volume 14 on Pages 240-241 in the Sheboygan County Register of Deeds Office as Document No. 1492826 and Lot 2 of Certified Survey Map recorded in Volume 21 on Pages 117-118 in the Sheboygan County Register of Deeds Office as Document No. 1754914, being located in part of the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 21, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin being more particularly described as follows:

Commencing at Northwest corner of the Northwest 1/4 of said Section 21; thence North 88°-46'-57" East along said North line, a distance of 1,181.18 feet to the Northerly extension of the West line of Lot 2 of said Certified Survey Map recorded in Volume 21, Page 117; thence South 00°-47'-44" West along said Northerly extension, a distance of 340.02 feet to the Northwest corner of said Lot 2, said point being the point of beginning; thence continuing South 00°-47'-44" West along the West line of said Lot 2, a distance of 256.48 feet to the Southerly line of said Lot 2; thence South 64°-01'-24" East along said Southerly line, a distance of 262.49 feet to the East line of said Lot 2; thence North 01°-29'-05" East along said East line, a distance of 32.97 feet to the Southerly line of Lot 1 of said Certified Survey Map recorded in Volume 14, Page 240, said point being on the Northerly right-of-way line of Wilgus Avenue; thence South 64°-01'-24" East along said Southerly line, a distance of 262.23 feet to the East line of said Lot 1; thence North 01°-59'-44" East along said East line and the East line of Lot 2 of said Certified Survey Map recorded in Volume 14, Page 240, a distance of 413.65 feet to the North line of the South 10 feet of said Lot 2; thence South 88°-46'-57" West along said North line, a distance of 242.59 feet to the West line of said Lot 2, said point being on the East line of Lot 2 of said Certified Survey Map recorded in Volume 21, Page 117; thence North 01°-29'-05" East along said West line, a distance of 50.40 feet to the North line of said Lot 2; thence South 88°-44'-50" West along said North line, a distance of 242.23 feet to the point of beginning and containing 3.700 acres (161,164 sq. ft.) of land more or less.

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

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Chapter 103 – Subdivisions of the Municipal Code of the City of Sheboygan in surveying, dividing and mapping the same.

---

Ryan Wilgreen, P.L.S. No. S-2647  
ryan.w@excelengineer.com  
Excel Engineering, Inc.  
Fond du Lac, Wisconsin 54935  
Project Number: 2239780

**CERTIFIED SURVEY MAP**

LOT 1 & PART OF LOT 2, CSM VOL. 14, PG. 240 &  
LOT 2, CSM VOL. 21, PG. 117, LOCATED IN PART OF THE  
NORTHWEST 1/4 & NORTHEAST 1/4 OF THE NORTHWEST 1/4,  
SECTION 21, TOWNSHIP 15 NORTH, RANGE 23 EAST,  
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE**

Van Horn Properties of Sheboygan LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

Van Horn Properties of Sheboygan LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. City of Sheboygan

WITNESS the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Van Horn Properties of Sheboygan LLC

\_\_\_\_\_

\_\_\_\_\_, \_\_\_\_\_  
(Print) (Title)

STATE OF \_\_\_\_\_ )

\_\_\_\_\_ COUNTY )SS

Personally, came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_

Notary Public, \_\_\_\_\_ County, \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**CERTIFIED SURVEY MAP**

LOT 1 & PART OF LOT 2, CSM VOL. 14, PG. 240 &  
LOT 2, CSM VOL. 21, PG. 117, LOCATED IN PART OF THE  
NORTHWEST 1/4 & NORTHEAST 1/4 OF THE NORTHWEST 1/4,  
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CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

**CITY OF SHEBOYGAN - COMMON COUNCIL CERTIFICATE**

This Certified Survey Map is accepted by and in accordance with Resolution \_\_\_\_\_

Said Resolution provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Sheboygan for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Ryan Sorenson, Mayor

\_\_\_\_\_  
Meredith DeBruin, City Clerk

**CITY OF SHEBOYGAN - PLAN COMMISSION**

This Certified Survey Map is approved for recording by the City of Sheboygan - Plan Commission.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Ryan Sorenson, Chair

\_\_\_\_\_  
Linnae Wierus, Secretary