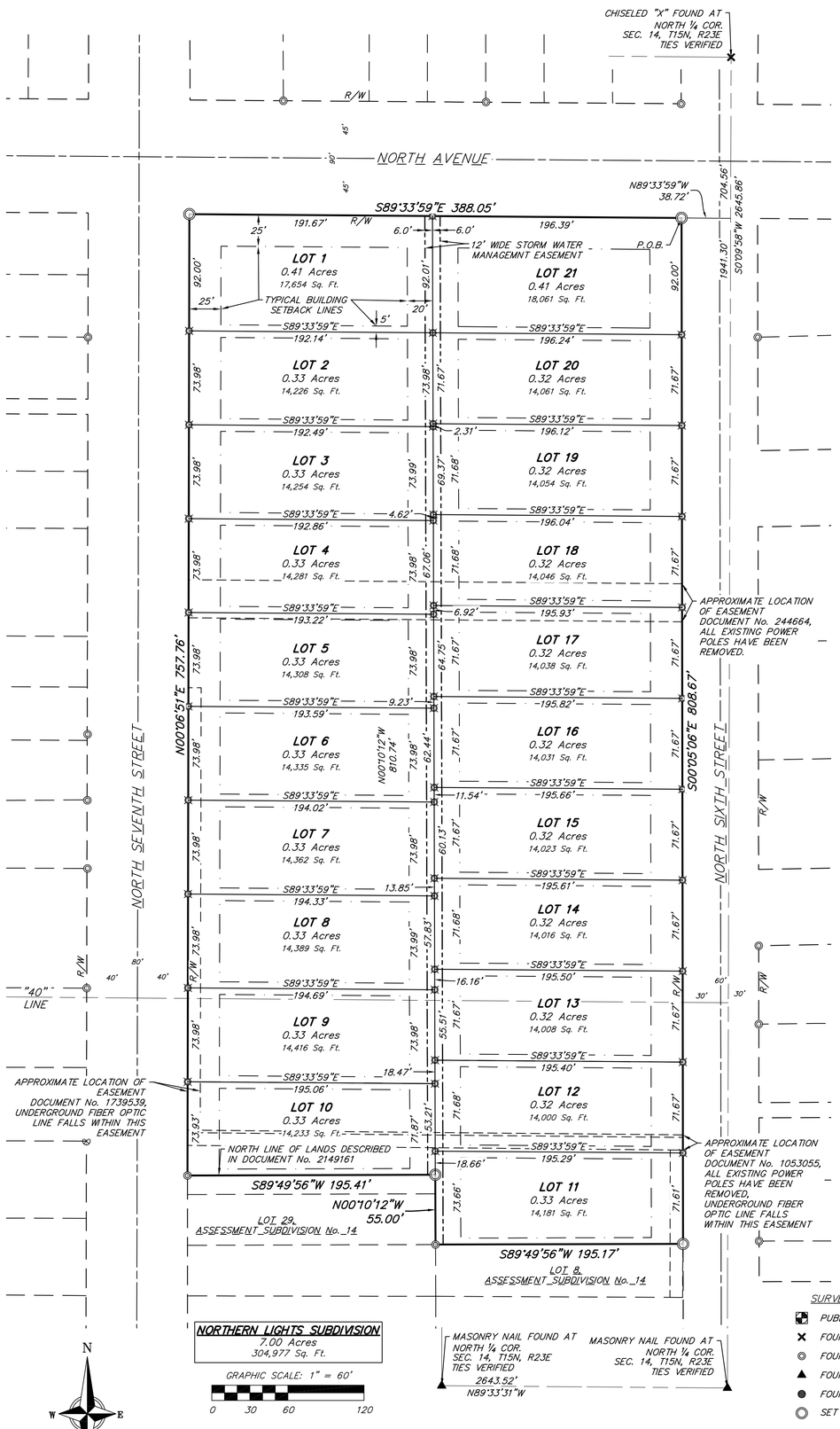
©Vierbicher Associates, Inc.

NORTHERN LIGHTS SUBDIVISION

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, T15N, R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY WISCONSIN



Bearings are referenced to the Wisconsin County Coordinate System, Sheboygan County. The east line of the Northwest Quarter of Section 14, T15N, R23E, bears S00°09;58"W

TAX PARCEL: 59281007701
FIELDWORK COMPLETED: 06/05/2025

SURVEYOR'S CERTIFICATE

I, Marc A. Londo, Professional Land Surveyor No. 2696 hereby certify that in full compliance with the provisions of Section 236 of the Wisconsin Statutes and the subdivision regulations of the City of Sheboygan and under the direction of Luke Pelton, Pelton Builders, owner of said land, I have surveyed, divided, and mapped NORTHERN LIGHTS SUBDIVISION; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is located in the Northeast Quarter and Southeast Quarter of the Northwest Quarter of Section 14, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin and described in Sheboygan County Register of Deeds Document No. 2174789 as:

Lots 1–15 inclusive, and all vacated alleys, in Block 1, Gottsacker and Burkart's Boulevard Subdivision of the City of Sheboygan, according to the recorded plat thereof.
And
All within Lot 18, Bates Addition to the City of Sheboygan, according to the recorded plat thereof: Commencing at the Northeast corner of Herr and Hammes Subdivision, thence due South 160', thence due East approximately 195' to the West line of North 6th Street, thence North 160', thence North 82.5', thence West approximately 388.8' to the East line of North 7th Street, thence South 82.5', thence East 190' to the point of beginning, all within Lot 18, Bates Addition to the City of Sheboygan.

Lots 10, 11, 12, 13, 14, 15 and 16, Herr and Hammes Subdivision of the City of Sheboygan, according to the recorded plat thereof and all of the vacated alley lying immediately East of and adjacent to Lots 10, 11, 12, 13, 14, 15 and 16, Herr and Hammes Subdivision, except the East ½ of the alley lying immediately West of Lot 1, Assessment Subdivision 14, to the City of Sheboygan.

The North 66.4' of the East 195' of the North ½ of Lot 17, Bates Addition to the City of Sheboygan, according to the recorded plat thereof.

Lots 1, 2, 3, 4, 5, 6, 7, 30, 31 and 32, except the South 15 feet of Lot 30 as conveyed in Quit Claim Deed recorded April 12, 2023 as Document No. 2149161 , including the East 112 of the alley lying immediately West of Lot 1, all in Block 1, in Assessment Subdivision No. 14, according to the recorded plat thereof, in the City of Sheboygan.

All of the above said land is in the City of Sheboygan, County of Sheboygan, State of Wisconsin.

More particularly described by metes and bounds as follows:

Commencing at the north quarter corner of Section 14, T15N, R23E;
Thence S00°09'58"W along the east line of Northeast Quarter of said Section 14, 704.56 feet to its intersection with the south right–of–way line of North Avenue and the easterly extension of the north line of Block 1 of Gottsacker & Burkhart's Boulevard Subdivision;
Thence, N89°33'59"W, along the said south right–of–way line of North Avenue and the easterly extension of the north line of Block 1 of Gottsacker & Burkhart's Boulevard Subdivision, 38.72 feet, to a set 1 ¼" diameter iron rod at the northeast corner thereof and the Point of Beginning (P.O.B.);

Thence S00°05'06"E, along the west right–of–way line of North Sixth Street, 808.67 feet, to a set 1–¼" diameter iron rod at the northeast corner of Lot 8 of said Assessment Subdivision No. 14;
Thence, S89°49'56"W, along the north line of said Lot 8 of Assessment Subdivision No. 14, 195.17 feet, to a found 1" diameter iron pipe at the northwest corner thereof;
Thence, N00°10'12"W, along the west line of Lot 7 and the east line of Lot 29 of said Assessment Subdivision No. 14, 55.00 feet to a set 1–¼" diameter iron rod at the northeast corner of lands described in Sheboygan County Register of Deeds Quit Claim Deed Document No. 2149161;
Thence, N89°49'56"W, along the north line of said lands described in Sheboygan County Register of Deeds Quit Claim Deed Document No. 2149161, 195.41 feet, to a set 1–¼" diameter iron rod at the northwest corner thereof and the east right–of–way line of North Seventh Street;
Thence, N00°06'51"E, along the said east right–of–way line of North Seventh Street, 757.76 feet to a set 1–¼" diameter iron rod at the northwest corner of said Block 1 of Gottsacker & Burkhart's Boulevard Subdivision and the south right–of–way line of North Avenue;
Thence, S89°33'59"E, along the north line of said Block 1 of Gottsacker & Burkhart's Boulevard Subdivision and the south right–of–way line of North Avenue, 388.05 feet, returning to the Point of Beginning.

NORTHERN LIGHTS SUBDIVISION contains 7.00 Ac., (304,977 Sq. Ft.) and is subject to all other easements and rights–of–way of record.

_____
Marc A. Londo, P.L.S. No. S–2696 Date
Vierbicher Associates, INC.
201 East Main St. Suite 100
Reedsburg, WI 53959
(608) 524–6468

WISCONSIN MARC A. LONDO LIC. #2696-008 BARABOO, WI LAND SURVEYOR

OWNER'S CERTIFICATE

The City of Sheboygan, Wisconsin, 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 Subdivision Plat to be surveyed, divided and mapped as represented on this plat of NORTHERN LIGHTS SUBDIVISION.

IN WITNESS WHEREOF, the said City of Sheboygan. has caused these presents to be signed by its mayor on this

_____ day of _____, 2025.

_____
Ryan Sorenson, Mayor
City of Sheboygan

State of Wisconsin)
)ss.
County of Sheboygan)

Personally came before me this _____ day of _____, 2025, the above named
Ryan Sorenson, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____ My Commission expires: _____
Notary Public, State of Wisconsin

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND CHISELED "X"
- FOUND 1" ø IRON PIPE
- FOUND P.K. NAIL
- FOUND 3/4" ø IRON ROD
- SET 1–1/4" X 18" SOLID IRON RE–ROD, MIN. WT. 4.30 LBS./FT.
- SET 3/4" X 18" SOLID IRON RE–ROD, MIN. WT. 1.50 LBS./FT.
- ( ) INDICATES RECORD MEASUREMENT
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

SHEBOYGAN COUNTY TREASURER'S CERTIFICATE

I, Laura Henning–Lorenz, being the duly elected, qualified, and acting Treasurer of the County of Sheboygan, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plat of NORTHERN LIGHTS SUBDIVISION, as of this ____ day of _____, 2025.

_____
Laura Henning–Lorenz,
Sheboygan County Treasurer

CITY OF SHEBOYGAN TREASURER'S CERTIFICATE

As the duly appointed City Treasurer of the City of Sheboygan, Sheboygan County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plat of NORTHERN LIGHTS SUBDIVISION as of this _____ day of _____, 2025.

_____
Kaitlyn Krueger
City of Sheboygan Treasurer

CITY OF SHEBOYGAN APPROVAL

Approved for recording by the secretary of the City of Sheboygan Planning Commission.

Dated this _____ day of _____, 2025.

_____
Taylor Zeinert, City of Sheboygan
Director of Planning and Development

CITY OF SHEBOYGAN COMMON COUNCIL APPROVAL

Resolved, that the plat of NORTHERN LIGHTS SUBDIVISION, located in the Northeast Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 14, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, was hereby

approved by Enactment Number: _____,

File I.D. Number _____,

adopted on this _____day of _____, 2025, and that said enactment further provided for the acceptance of those rights conveyed by said plat of NORTHERN LIGHTS SUBDIVISION to the City of Sheboygan for public use.

Dated this _____ day of _____, 2025.

_____
Meredith DeBruin, City Clerk
City of Sheboygan, Sheboygan County, Wisconsin

OWNER'S CERTIFICATE

The City of Sheboygan, Wisconsin, 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 Subdivision Plat to be surveyed, divided and mapped as represented on this plat of NORTHERN LIGHTS SUBDIVISION.

IN WITNESS WHEREOF, the said City of Sheboygan. has caused these presents to be signed by its mayor on this

_____ day of _____, 2025.

_____
Ryan Sorenson, Mayor
City of Sheboygan

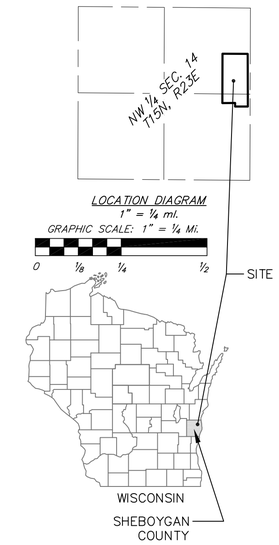
State of Wisconsin)
)ss.
County of Sheboygan)

Personally came before me this _____ day of _____, 2025, the above named
Ryan Sorenson, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____ My Commission expires: _____
Notary Public, State of Wisconsin

SURVEYOR'S NOTES:

1. Building setback dimensions for all lots within Northenr Loghts Subdivision are as follows:
   - Street – 25 feet
   - Rear Yard – 20 feet
   - Side Yard – 5 feet



LOCATION DIAGRAM
1" = ¼ mi.
GRAPHIC SCALE: 1" = ¼ Mi.
0 ⅛ ¼ ½

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this _____ day of _____, 20____, at ____ o'clock ____,M. and recorded in Volume _____ of Plats, on pages _____ as Document Number _____.

_____
Ellen Schleicher
Sheboygan County Register of Deeds

vierbicher
planners | engineers | advisors

Drafted by: mlon	
Checked by: sdis	
Job #.: 240655	
Date: 6/25/2025	
Rev:	
Rev:	
Rev:	

SURVEYED FOR:
Luke Pelton
S1930 Glen Valley Drive
Reedsburg, WI 53959

SURVEYED BY:
Vierbicher Associates, Inc.
201 E Main St
Suite 100
Reedsburg, WI 53959
(608) 524–6468

SHEET 1 OF 1

25 Jun 2025 - 4:19p R:\Pelton\240655 - Sheboygan Aurora Hospital Site\CADD\240655 - Sheboygan Aurora Hospital Site - Subdivision Plat.dwg by: mlon