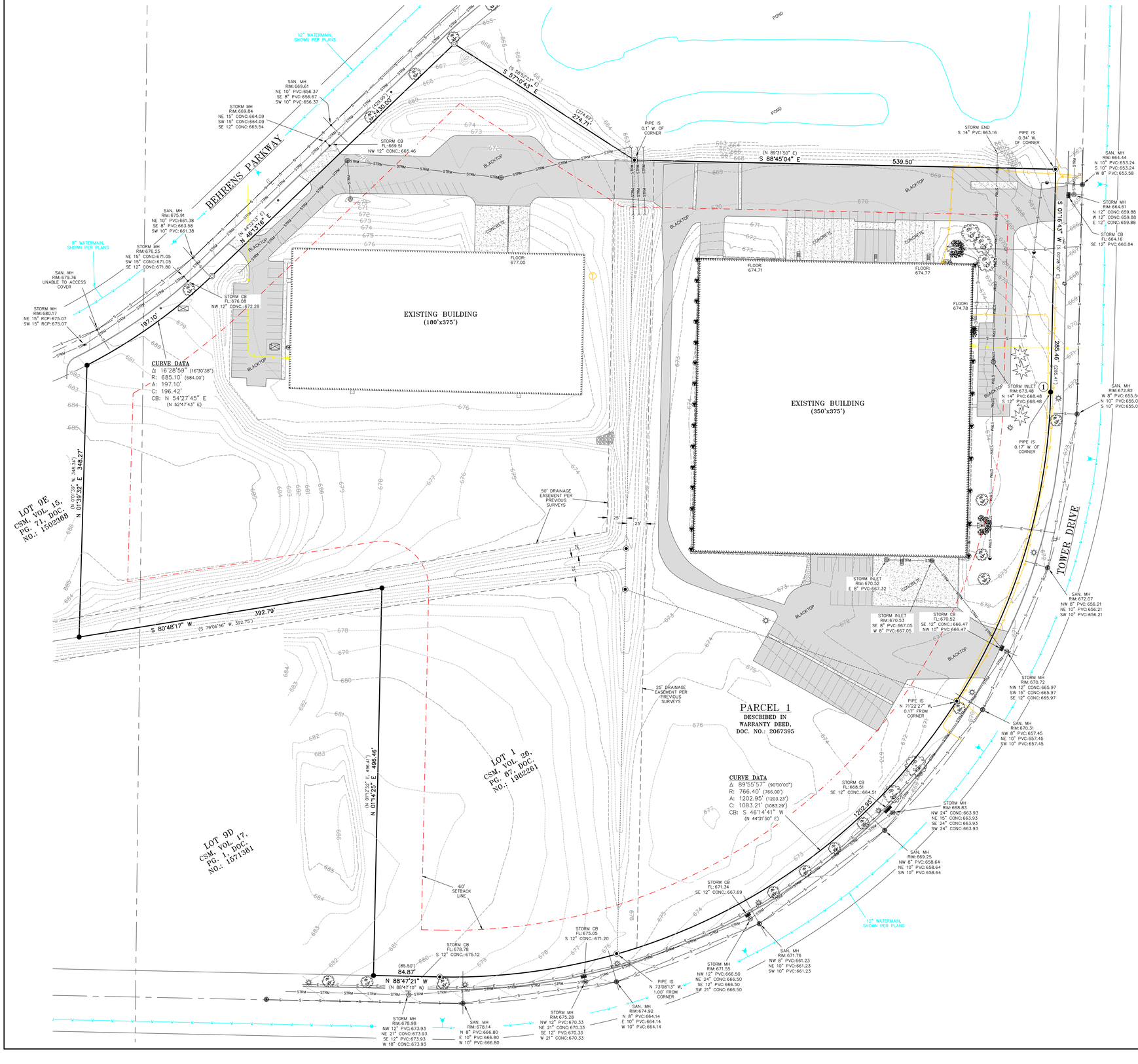

NORTH IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM - OPER THE COUNTY PUBLISHED COORDINATES)

0 15 30 60

SCALE 1" = 60'

TOTAL AREA
974,552 Sq. Ft.
22.373 Ac.

SITE ADDRESS:
4350 Tower Drive
Sheboygan, WI 53081

LEGEND

- = EXISTING 2" IRON PIPE
- = EXISTING 3/4" IRON PIPE
- = EXISTING 1" IRON PIPE
- = EXISTING MAILBOX
- = EXISTING LIGHT POLE
- = EXISTING TRANSFORMER
- = EXISTING SEWER CLEANOUT
- = EXISTING SIGN
- = EXISTING DOWNSPOUT
- = EXISTING CURB INLET
- = EXISTING STORM MANHOLE
- = EXISTING STORM INLET
- = EXISTING SANITARY MANHOLE
- = EXISTING ELECTRIC METER
- = EXISTING GAS METER
- = EXISTING TELEPHONE PEDESTAL
- = EXISTING TELEPHONE MANHOLE
- = EXISTING CABLE TV PEDESTAL
- = EXISTING HYDRANT
- = EXISTING WATER VALAVE
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = SHRUB LINE
- = TELEPHONE LINE
- = GAS LINE
- = ELECTRIC LINE
- = CABLE TV LINE
- = SANITARY SEWER LINE
- = STORM SEWER LINE
- = WATERMAIN LINE
- = EXISTING CONTOUR LINE W/ELEVTION

WARNING:

DIGGERS HOTLINE WAS CONTACTED TO MARK UNDERGROUND UTILITIES, (DIGGERS HOTLINE DOES NOT MARK PRIVATE SEWER AND WATER LATERALS, A MARKING COMPANY MUST BE HIRED TO MARK LATERALS). THOSE UTILITIES SHOWN HEREON ARE BASED ON THE MARKINGS FROM DIGGERS HOTLINE, INFORMATION PROVIDED BY THE CITY OF SHEBOYGAN AND FIELD OBSERVATIONS. SANITARY SEWER, STORM SEWER, WATERMAIN AND SOME ELECTRIC LINES WERE NOT MARKED. OTHER UTILITIES MAY NOT HAVE BEEN MARKED AND THEREFORE ARE NOT SHOWN.

CONTACT DIGGERS HOTLINE AND VERIFY ALL UTILITY LOCATIONS BEFORE DIGGING.

BENCHMARK:

666.98 – TOP OF FIRE HYDRANT, EAST SIDE OF TOWER DRIVE, NEAR NORTH LINE OF PARCEL.

676.29 – TOP OF FIRE HYDRANT, EAST SIDE OF TOWER DRIVE, ±375' SOUTH OF NORTH PROPERTY LINE.

672.79 – TOP OF FIRE HYDRANT, SOUTHEAST SIDE OF TOWER DRIVE, ±770' SOUTH OF NORTH PROPERTY LINE.

675.29 – TOP OF FIRE HYDRANT, SOUTHEAST SIDE OF TOWER DRIVE, ±500' EAST OF WEST PROPERTY LINE.

681.71 – TOP OF FIRE HYDRANT, SOUTH SIDE OF TOWER DRIVE, ±90' EAST OF WEST PROPERTY LINE.

675.16 – TOP OF FIRE HYDRANT, NORTH SIDE OF BEHRENS PARKWAY, ±330' NORTHEAST OF WEST PROPERTY LINE.

SURVEYORS CERTIFICATE:

I, Jeffrey A. DeZeeuw of Corner Point, do hereby certify that this survey was made under the direction of the client shown hereon by the undersigned on the described property on the date shown below and that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

5/14/2024
DATE

Jeffrey A. DeZeeuw, PLS #2204

WISCONSIN JEFFREY A DEZEEUW S-2204 MANITOWOC WI LAND SURVEYOR

TOPOGRAPHY SURVEY FOR TORGINOL Inc.

LOCATED IN LOT 9 OF THE SHEBOYGAN BUSINESS CENTER, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

Corner Point
A Division of ACE Engineering Service
3505 Jaeger Street
Manitowoc, WI 54220
920.682.0978

ACE BUILDING SERVICE
3510 S. 26th STREET
MANITOWOC, WI 54220

REVISION DATA:
5/11/2021 – Show existing watermain on st streets per plans.
5/14/2024 – Show new improvements from 2021 project.

DISCLAIMER:
CORNER POINT, LLC IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES AND/OR ADDITIONS TO THE HEREON MAP/DOCUMENT.

FIELD WORK COMPLETION DATE:	3/8/2021
DRAWN BY:	JAD
JOB NO.:	971021
CAD FILE:	ENG\SURVEY\CAD\LXD\SURVEY.DGN
SCALE:	1" = 60'

PAGE NO.
1 OF 1