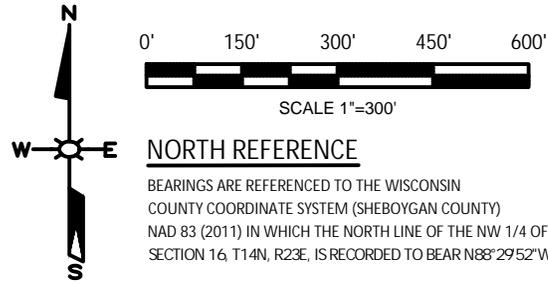


CERTIFIED SURVEY MAP NUMBER

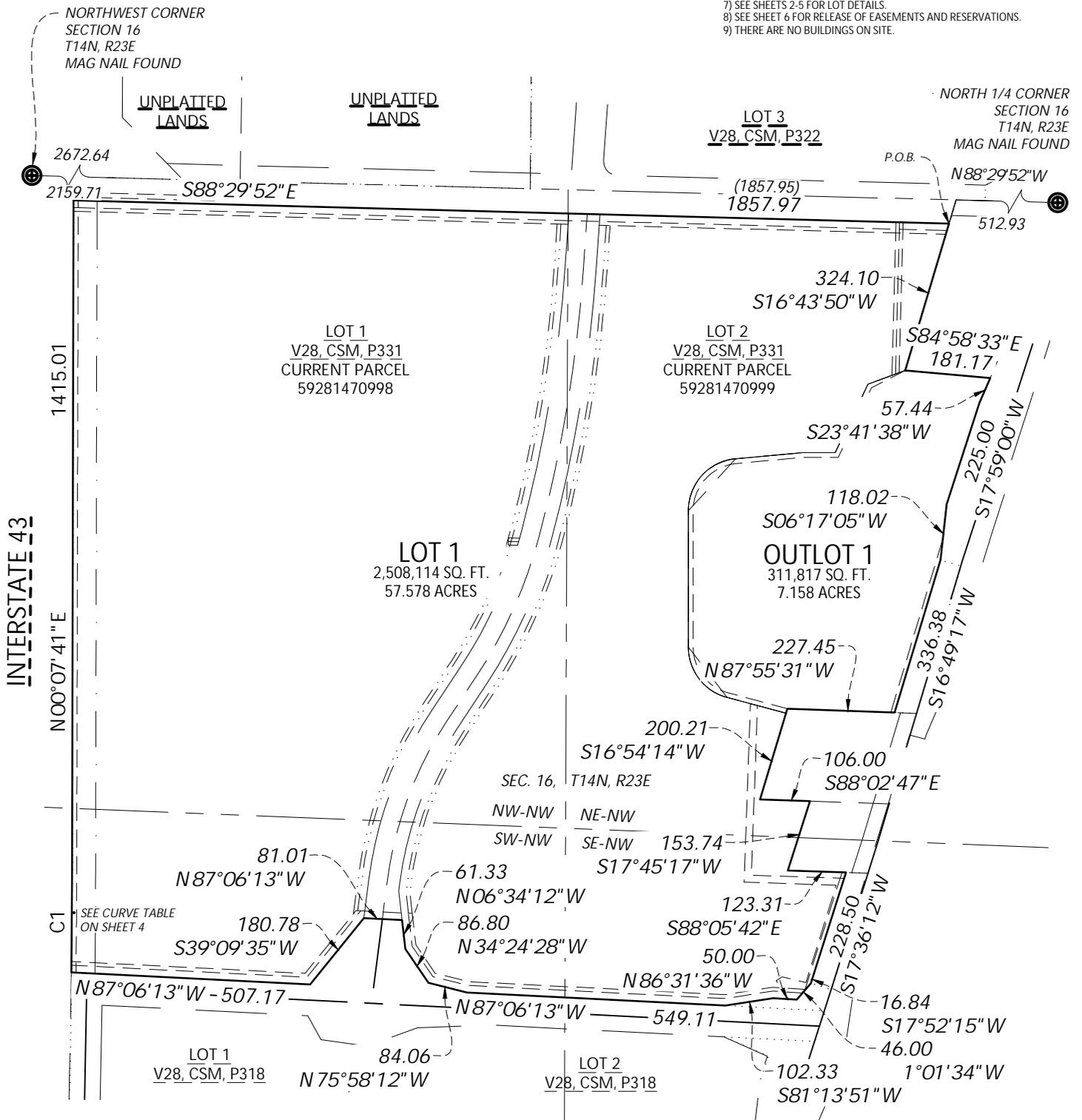
ALL OF LOTS 1 AND 2 RECORDED IN SHEBOYGAN COUNTY CERTIFIED SURVEY MAP, VOLUME 28, PAGES 331-339, AS DOCUMENT NO. 2061659 AND THAT PART OF VACATED SOUTH TAYLOR DRIVE, ALL LOCATED IN PART OF THE NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 ALL IN THE NW 1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

DRAFT



LEGEND	
	GOVERNMENT CORNER AS NOTED
	1" O.D. IRON PIPE FOUND OR AS NOTED
	3/4" IRON REBAR FOUND OR AS NOTED
	1" X 18" O.D. IRON PIPE SET, WEIGHING 1.13 LBS PER LIN. FT.
	P.O.B. POINT OF BEGINNING
	() PREVIOUSLY RECORDED AS
	... CORPORATE LIMITS

- NOTES:**
- 1) THIS CERTIFIED SURVEY MAP IS ALL OF SHEBOYGAN COUNTY TAX PARCEL NO. 59281470998 AND 59281470999.
 - 2) THE OWNERS OF RECORD IS CITY OF SHEBOYGAN PER RECORDED DOCUMENT 2050836.
 - 3) ALL DIMENSIONS ARE COMPUTED AND MEASURED TO THE NEAREST 0.01 FOOT.
 - 4) ALL BEARINGS ARE COMPUTED TO THE NEAREST SECOND AND MEASURED TO THE NEAREST 5 SECONDS.
 - 5) INITIAL FIELD WORK COMPLETED ON OCTOBER 22, 2025.
 - 6) THERE IS NO ACCESS ALLOWED TO INTERSTATE 43.
 - 7) SEE SHEETS 2-5 FOR LOT DETAILS.
 - 8) SEE SHEET 6 FOR RELEASE OF EASEMENTS AND RESERVATIONS.
 - 9) THERE ARE NO BUILDINGS ON SITE.



DATE 1-5-2026	DIRECTORY NO.
PROJECT NO. 0070640.01	DRAFTED BY TVH
SHEET 1 OF 9	DRAWING NAME CSM

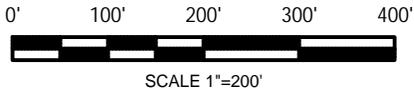
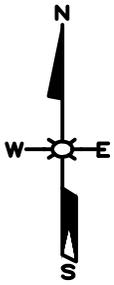
SURVEY FOR:	BL COMPANIES
	355 RESEARCH PARKWAY MERIDEN, CT 06450

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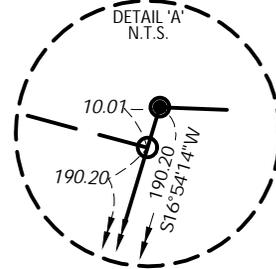
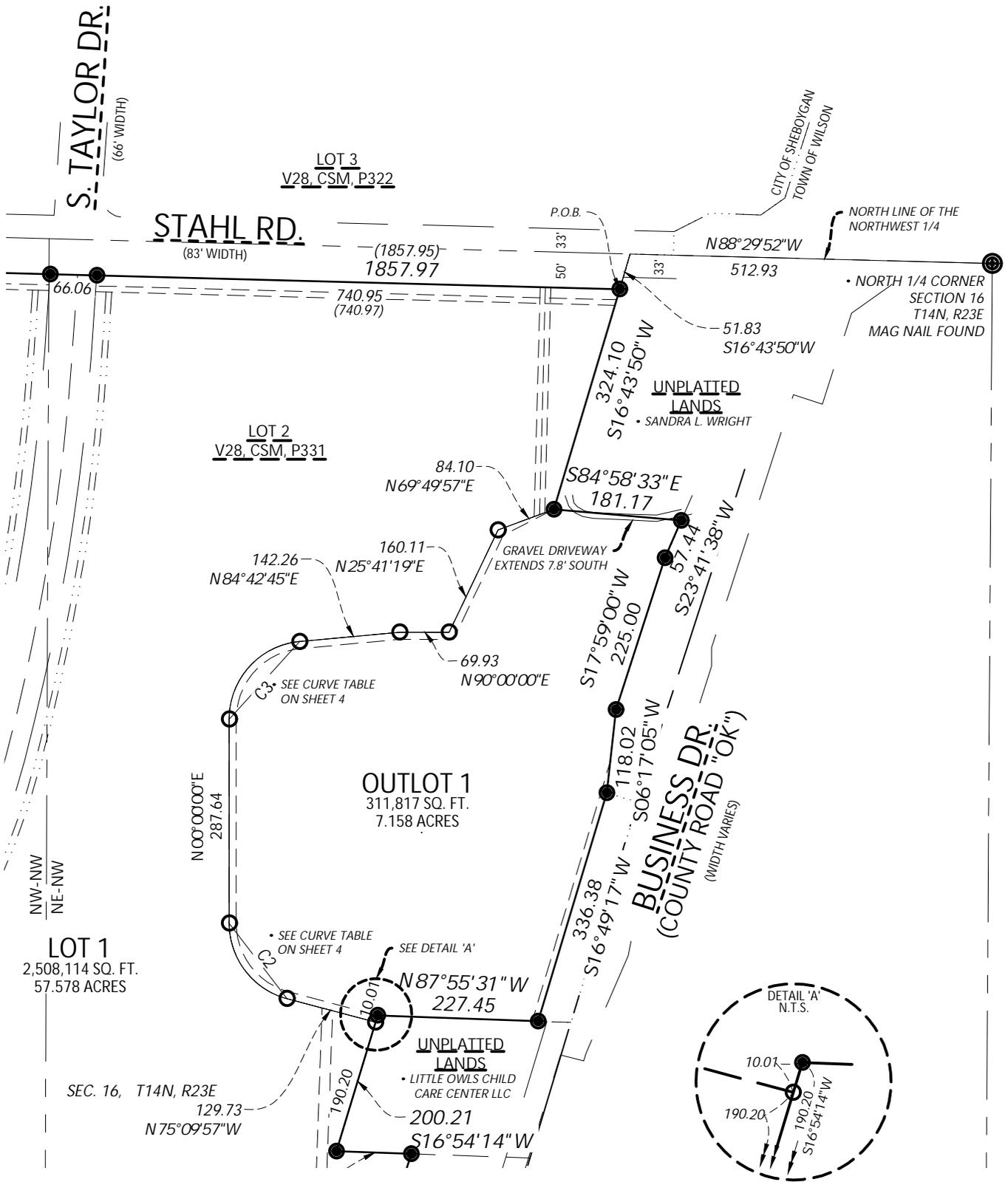


NORTH REFERENCE

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (SHEBOYGAN COUNTY) NAD 83 (2011) IN WHICH THE NORTH LINE OF THE NW 1/4 OF SECTION 16, T14N, R23E, IS RECORDED TO BEAR N88°29'52"W.

LEGEND

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- 1" X 18" O.D. IRON PIPE SET, WEIGHING 1.13 LBS PER LIN. FT.
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SHEET 2 OF 9	DRAWING NAME CSM

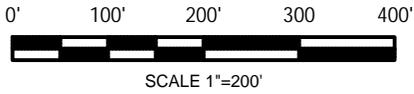
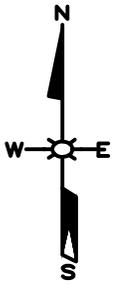
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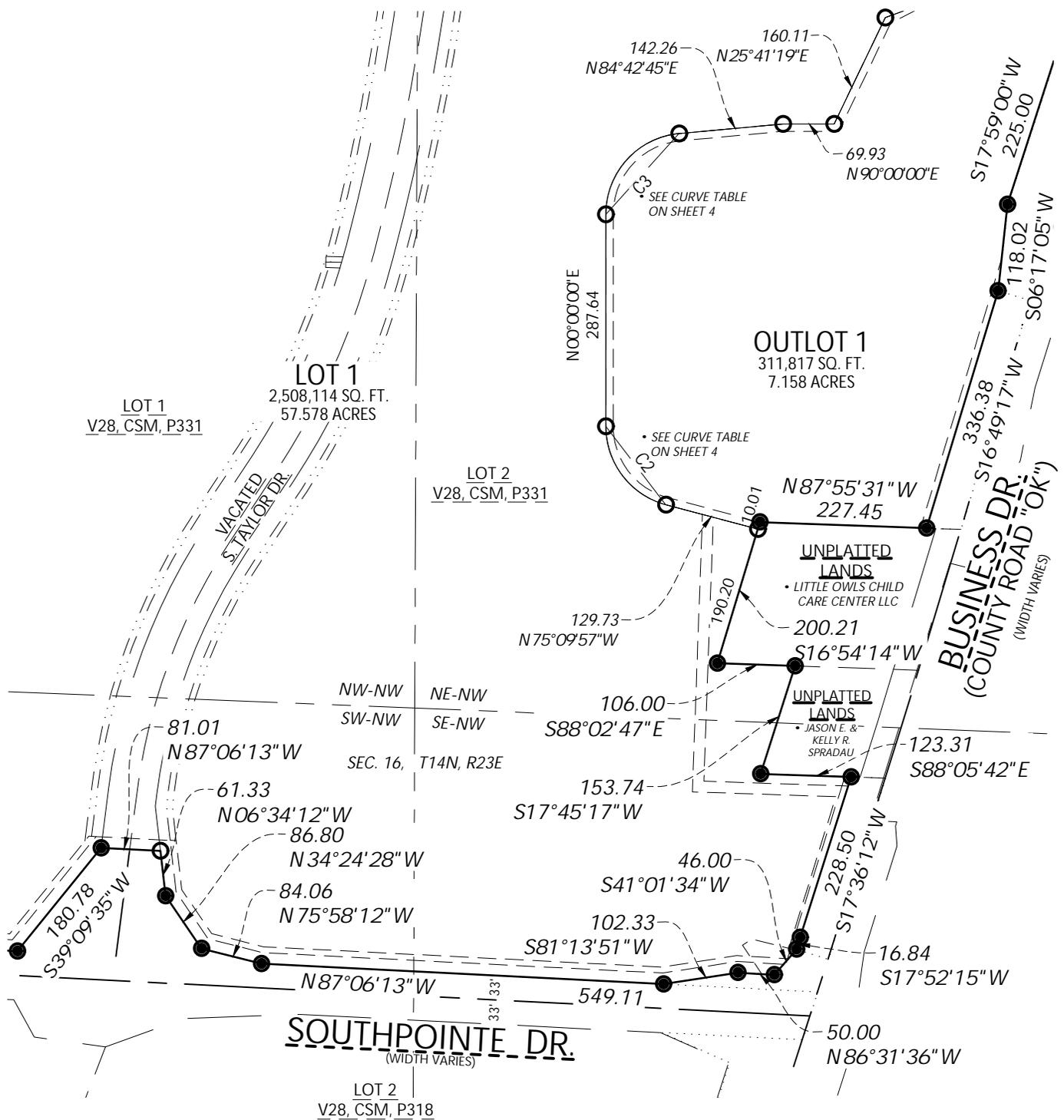


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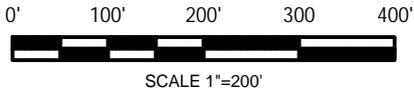
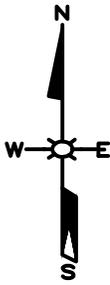
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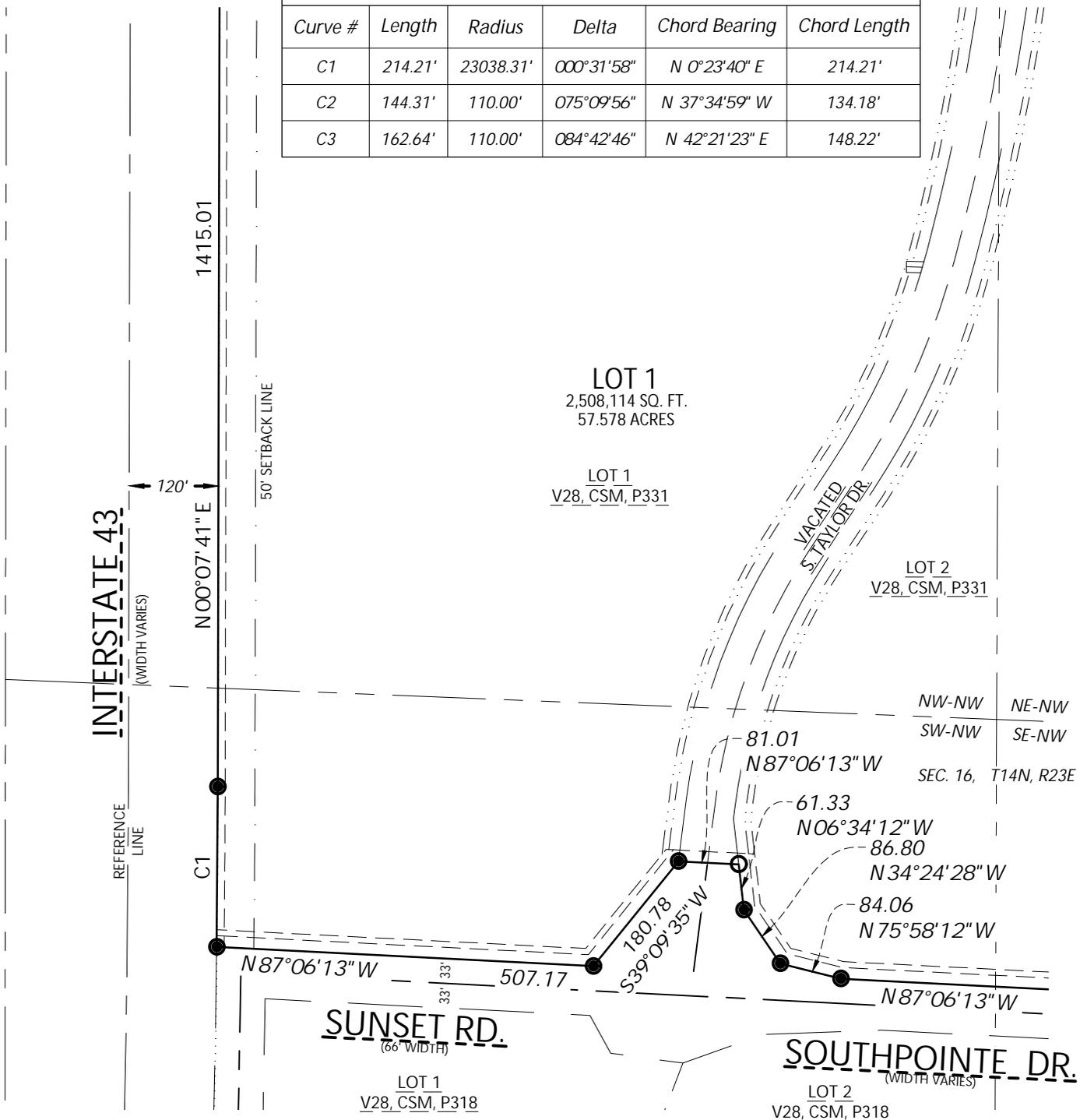
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Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	214.21'	23038.31'	000°31'58"	N 0°23'40" E	214.21'
C2	144.31'	110.00'	075°09'56"	N 37°34'59" W	134.18'
C3	162.64'	110.00'	084°42'46"	N 42°21'23" E	148.22'



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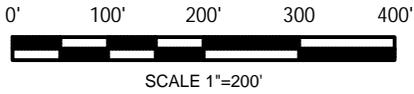
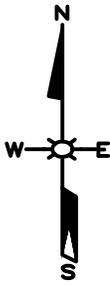
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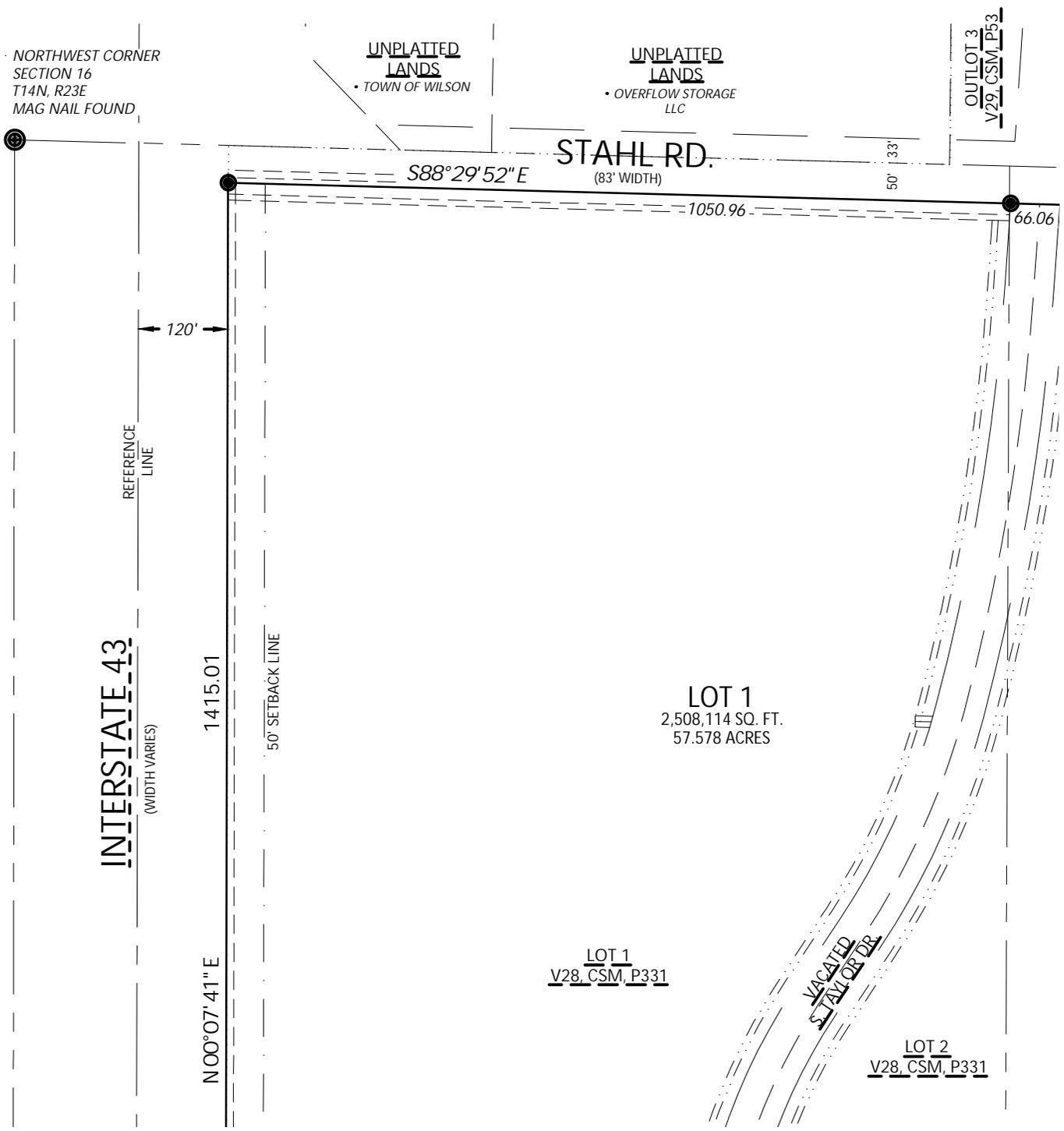


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SHEET 5 OF 9	DRAWING NAME CSM

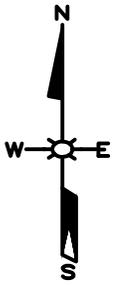
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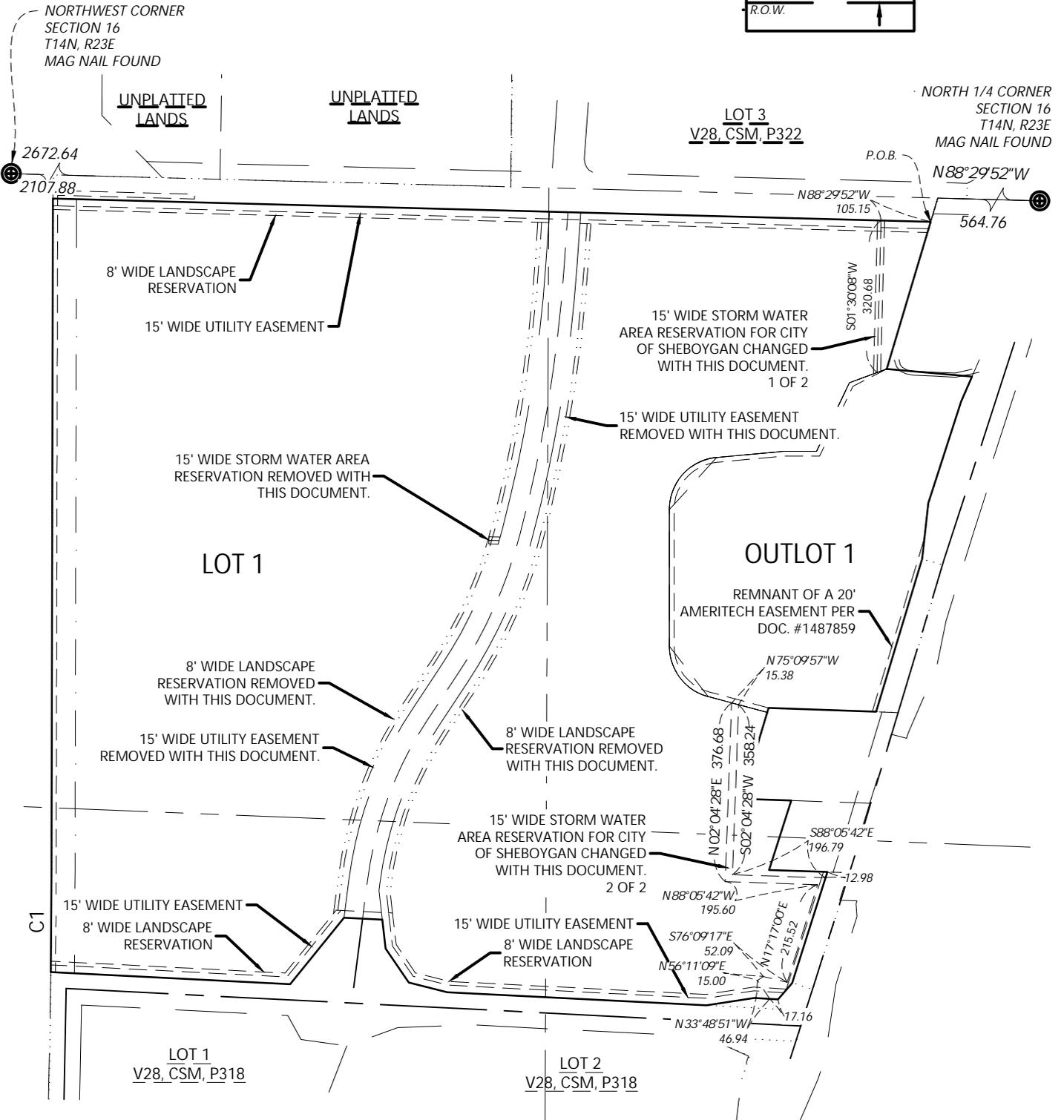
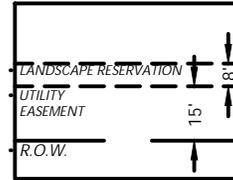
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LEGEND

- GOVERNMENT CORNER AS NOTED
- P.O.B. POINT OF BEGINNING
- EXISTING EASEMENT/RESERVATION
- EASEMENT/RESERVATION TO BE REMOVED

TYPICAL EASEMENT DETAIL NOT TO SCALE



DATE 1-5-2026	DIRECTORY NO.
PROJECT NO. 0070640.01	DRAFTED BY TVH
SHEET 6 OF 9	DRAWING NAME CSM

SURVEY FOR:	BL COMPANIES
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SURVEYOR'S CERTIFICATE:

I TERRY L. VAN HOUT, STATE OF WISCONSIN PROFESSIONAL LAND SURVEYOR S-2526, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE FOLLOWING:

ALL OF LOTS 1 AND 2 IN SHEBOYGAN COUNTY CERTIFIED SURVEY MAP DATED JUNE 20, 2018, RECORD ON AUGUST 28, 2018, IN VOLUME 28, AT PAGES 331-339, AS DOCUMENT NO. 2061659 AND THAT PART OF VACATED SOUTH TAYLOR DRIVE, ALL LOCATED IN PARTS OF THE NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 14 NORTH, RANGE 23 EAST;
 THENCE N88°29'52"W COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16 A DISTANCE OF 512.93 FEET;
 THENCE S16°43'50"W A DISTANCE OF 51.82 FEET TO THE NORTHEAST CORNER OF LOT 2, OF SHEBOYGAN COUNTY CERTIFIED SURVEY MAP RECORDED IN VOLUME 28 ON PAGES 331-339 AS DOCUMENT NUMBER 2061629 BEING THE POINT OF BEGINNING
 THENCE CONTINUING S16°43'50"W COINCIDENT WITH AN EASTERLY LINE OF LOT 2 OF SAID CERTIFIED SURVEY MAP A DISTANCE OF 324.10 FEET;
 THENCE S84°58'33"E COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 181.17 FEET;
 THENCE S23°41'38"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 57.44 FEET;
 THENCE S17°59'00"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 225.00 FEET;
 THENCE S06°17'05"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 118.02 FEET;
 THENCE S16°49'17"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 336.38 FEET;
 THENCE N87°55'31"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 227.45 FEET;
 THENCE S16°54'14"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 200.21 FEET;
 THENCE S88°02'47"E COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 106.00 FEET;
 THENCE S17°45'17"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 153.74 FEET;
 THENCE S88°05'42"E COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 123.31 FEET;
 THENCE S17°36'12"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 228.50 FEET;
 THENCE S17°52'15"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 16.84 FEET;
 THENCE S41°01'34"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 46.00 FEET;
 THENCE N86°31'36"W COINCIDENT WITH A SOUTH LINE OF SAID LOT 2 A DISTANCE OF 50.00 FEET;
 THENCE S81°13'51"W COINCIDENT WITH A SOUTH LINE OF SAID LOT 2 A DISTANCE OF 102.33 FEET;
 THENCE N87°06'13"W COINCIDENT WITH A SOUTH LINE OF SAID LOT 2 A DISTANCE OF 549.11 FEET;
 THENCE N75°58'12"W COINCIDENT WITH A SOUTHWEST LINE OF SAID LOT 2 A DISTANCE OF 84.06 FEET;
 THENCE N34°24'28"W COINCIDENT WITH A SOUTHWEST LINE OF SAID LOT 2 A DISTANCE OF 86.80 FEET;
 THENCE N06°34'12"W COINCIDENT WITH A SOUTHWEST LINE OF SAID LOT 2 A DISTANCE OF 61.33 FEET TO A POINT ON THE EASTERLY LINE OF VACATED SOUTH TAYLOR DRIVE;
 THENCE N87°06'13"W A DISTANCE OF 81.01 FEET TO AN ANGLE POINT ON THE EASTERLY LINE OF LOT 1 OF SHEBOYGAN COUNTY CERTIFIED SURVEY MAP RECORDED AS VOLUME 28, PAGE 339;
 THENCE S39°09'35"W COINCIDENT WITH THE SOUTHEAST LINE OF SAID LOT 1 A DISTANCE OF 180.78 FEET;
 THENCE N87°06'13"W COINCIDENT WITH THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 507.17 FEET TO THE WEST LINE OF SAID LOT 1;
 THENCE COINCIDENT WITH THE WEST LINE OF SAID LOT 1, 214.21 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 23,038.31 FEET AND WHOSE CHORD BEARS N00°23'40"E WITH A LENGTH OF 214.21 FEET;
 THENCE N00°07'41"E COINCIDENT WITH THE WEST LINE OF SAID LOT 1 A DISTANCE OF 1415.01 FEET;
 THENCE S88°29'52"E COINCIDENT WITH THE NORTH LINE OF AND ITS EXTENSION THEREOF LOT 1, (VACATED TAYLOR DRIVE) AND THE NORTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP RECORDED AS VOLUME 28, PAGE 331 A DISTANCE OF 1857.97 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 64.736 ACRES (2,819,931 SQUARE FEET) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE THIS SURVEY AND LAND DIVISION UNDER THE DIRECTION OF WILLIAM FRIES, BL COMPANIES.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF SHEBOYGAN IN SURVEYING, DIVIDING AND MAPPING OF SAID LANDS.

THAT THIS IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION MADE THEREOF.

DATED THIS _____ DAY OF _____, 2026

DRAFT

TERRY L. VAN HOUT P.L.S. NO. S-2526

DATE 1-5-2026	DIRECTORY NO.
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SHEET 7 OF 9	DRAWING NAME CSM

SURVEY FOR:	BL COMPANIES
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MUNICIPAL OWNER'S CERTIFICATE:

THE CITY OF SHEBOYGAN, A WISCONSIN MUNICIPAL CORPORATION CREATED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID MUNICIPAL CORPORATION CAUSED THE LAND DESCRIBED ON THE CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. THE CITY OF SHEBOYGAN, DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34 OF THE TATE STATUTES TO BE SUBMITTED TO THE CITY OF SHEBOYGAN, AND THE SHEBOYGAN PLAN COMMISSION FOR APPROVAL OR OBJECTION:

IN WITNESS WHEREOF THE SAID CITY OF SHEBOYGAN, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RYAN SORENSON, IT'S MAYOR, AND MEREDITH DEBRUIN, IT'S CLERK, AT SHEBOYGAN , WISCONSIN, AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED ON THIS

_____ DAY OF _____, 2026.

CITY OF SHEBOYGAN

BY: RYAN SORENSON, MAYOR, CITY OF SHEBOYGAN

BY: MEREDITH DEBRUIN, CLERK, CITY OF SHEBOYGAN

THE EXECUTION OF THIS CERTIFIED SURVEY MAP BY THE CITY OF SHEBOYGAN IS AUTHORIZED BY RESOLUTION _____,

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN ON THE _____ DAY OF _____, 2026.

STATE OF WISCONSIN)
SHEBOYGAN COUNTY) ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026, THE ABOVE NAMED PERSONS FOR THE CITY OF SHEBOYGAN, AND TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL)

MY COMMISSION EXPIRES _____.

EASEMENT RELEASE:

THE CITY OF SHEBOYGAN AS OWNER, AND HAVING THE RIGHT OF ENFORCEMENT, DO HEREBY RELEASE THE UTILITY EASEMENT, STORM WATER RESERVATION 2 OF 3 AND LANDSCAPE RESERVATION AS SHOWN ON RECORDED SHEBOYGAN COUNTY CERTIFIED SURVEY MAP, VOLUME 28, PAGES 331-339, AND DOCUMENT NO. 2061659 (ALONG VACATED SOUTH TAYLOR DRIVE). SAID EASEMENT AND STORMWATER RESERVATION REMOVAL IS SHOWN ON SHEET 6.

DATED THIS _____ DAY OF _____, 2026.

CITY OF SHEBOYGAN

BY: RYAN SORENSON, MAYOR, CITY OF SHEBOYGAN

STATE OF WISCONSIN)
SHEBOYGAN COUNTY) ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026, THE ABOVE NAMED PERSON FOR THE CITY OF SHEBOYGAN, AND TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL)

MY COMMISSION EXPIRES _____.

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SHEET 8 OF 9	DRAWING NAME CSM

SURVEY FOR:	BL COMPANIES
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CERTIFIED SURVEY MAP NUMBER

ALL OF LOTS 1 AND 2 RECORDED IN SHEBOYGAN COUNTY CERTIFIED SURVEY MAP, VOLUME 28, PAGES 331-339, AS DOCUMENT NO. 2061659 AND THAT PART OF VACATED SOUTH TAYLOR DRIVE, ALL LOCATED IN PART OF THE NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 ALL IN THE NW 1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

CITY OF SHEBOYGAN PLAN COMMISSION CERTIFICATE:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED FOR RECORDING BY THE SHEBOYGAN PLAN COMMISSION.

DATED THIS _____ DAY OF _____, 2026

 _____, CHAIRMAN, CITY OF SHEBOYGAN PLAN COMMISSION

 _____, SECRETARY, CITY OF SHEBOYGAN PLAN COMMISSION

CITY OF SHEBOYGAN COMMON COUNCIL CERTIFICATE:

RESOLVE THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF SHEBOYGAN WAS HEREBY APPROVED BY THE COMMON COUNCIL

OF THE CITY OF SHEBOYGAN BY R.O. NUMBER _____, ADOPTED ON THE _____ DAY OF _____, 2026; THAT SAID R.O. PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHTS CONVEYED BY SAID CERTIFIED SURVEY MAP TO THE CITY FOR PUBLIC USE.

DATED THIS _____ DAY OF _____, 2026

BY: RYAN SORENSON, MAYOR, CITY OF SHEBOYGAN

BY: MEREDITH DEBRUIN, CLERK, CITY OF SHEBOYGAN

DATE 1-5-2026	DIRECTORY NO.
PROJECT NO. 0070640.01	DRAFTED BY TVH
SHEET 9 OF 9	DRAWING NAME CSM

SURVEY FOR: **BL COMPANIES**
 355 RESEARCH PARKWAY
 MERIDEN, CT 06450

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