

WASHINGTON SQUARE

LOCATED IN A PART OF THE SW 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4, SECTION 34, AND THE PART OF THE NE 1/4 OF THE SE 1/4, AND SE 1/4 OF THE SE 1/4, SECTION 33, T. 15 N.-R. 23 E., CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

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 August 31st, 2007

Renée L. Doney
Department of Administration

OWNER & SUBDIVIDER:
DEVELOPMENT 3000, LLC
10134 NORTH PORT WASHINGTON RD
MEQUON, WI 53092

ENGINEER & SURVEYOR:
EXCEL ENGINEERING, INC.
100 CAMELOT DRIVE
FOND DU LAC, WI 54935

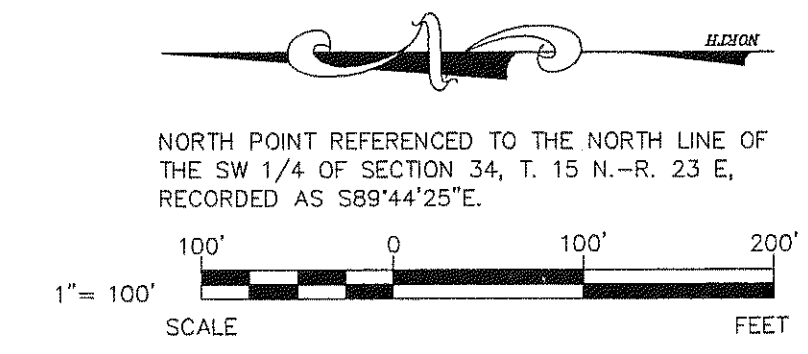
TOTAL AREA:
33,760 acres
1,470,600 sq. ft.

SURVEY NOTE
HATCHED AREA INDICATES LANDS TO BE DEDICATED FOR PUBLIC RIGHT-OF-WAY

EXISTING ZONING:
SC - SUBURBAN COMMERCIAL DISTRICT

SETBACKS AND HEIGHT RESTRICTIONS:
SC - SUBURBAN COMMERCIAL DISTRICT
FRONT 25'
REAR 0'
SIDE 10'
MAX. BUILDING HEIGHT 50'

- LEGEND**
- 1" IRON PIPE FOUND IN PLACE.
 - 3/4" REBAR FOUND IN PLACE.
 - CHISELED CROSS FOUND IN PLACE.
 - MAG NAIL FOUND IN PLACE.
 - CHISELED CROSS SET.
 - MAG NAIL SET.
 - 1-1/4" X 18" RE. BAR SET WEIGHING 4.30 LBS./LINEAL FOOT.
 - CONCRETE MON. WITH BRASS CAP
- ALL OTHER LOT CORNERS STAKED WITH 3/4" X 18" RE. BAR WEIGHING 1.50 LBS./LINEAL FOOT UNLESS OTHERWISE SPECIFIED.
- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF-SECONDS.
- PRIVATE EASEMENTS SHOWN ARE SUBJECT TO RECORDED RESTRICTIVE COVENANTS.
- PUBLIC EASEMENTS SHOWN ARE SUBJECT TO RECORDED DEVELOPER'S AGREEMENT BETWEEN THE OWNER AND THE CITY OF SHEBOYGAN.



THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO SOUTH BUSINESS DRIVE OR TO WASHINGTON AVENUE FROM THE LOTS ON THIS PLAT. VEHICULAR ACCESS SHALL ONLY BE GRANTED VIA THE 50' WIDE INGRESS & EGRESS EASEMENT AND THOSE AREAS DEDICATED AS STREETS SHOWN ON THE FACE OF THIS PLAT.

NO VEHICULAR ACCESS

CURVE DATA (OVERALL)
R=390.00'
L=495.10'
Δ=72°44'12"
CB=N55°18'44"E
CD=462.52'

R=11403.16'
L=85.54'
Δ=0°25'47"
CB=S19°38'58"W
CD=85.54'

R=11403.16'
L=95.37'
Δ=0°28'45"
CB=S20°45'25"W
CD=95.37'

R=11515.16'
L=268.31'
Δ=1°20'06"
CB=S20°19'45"W
CD=268.31'

R=11515.16'
L=112.99'
Δ=0°33'44"
CB=S18°42'36"W
CD=112.99'

R=390.00'
L=218.71'
Δ=32°07'51"
CB=S35°00'33"W
CD=215.85'

R=985.12'
L=48.25'
Δ=2°48'23"
CB=S88°35'40"W
CD=48.25'

R=969.12'
L=194.12'
Δ=11°28'37"
CB=S78°59'56"W
CD=193.80'

TOTAL AREA
1,470,600 sq. ft.
33.760 acres

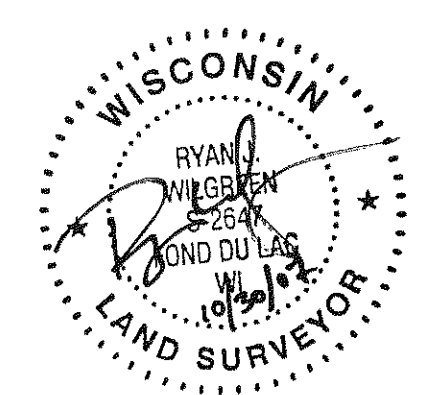
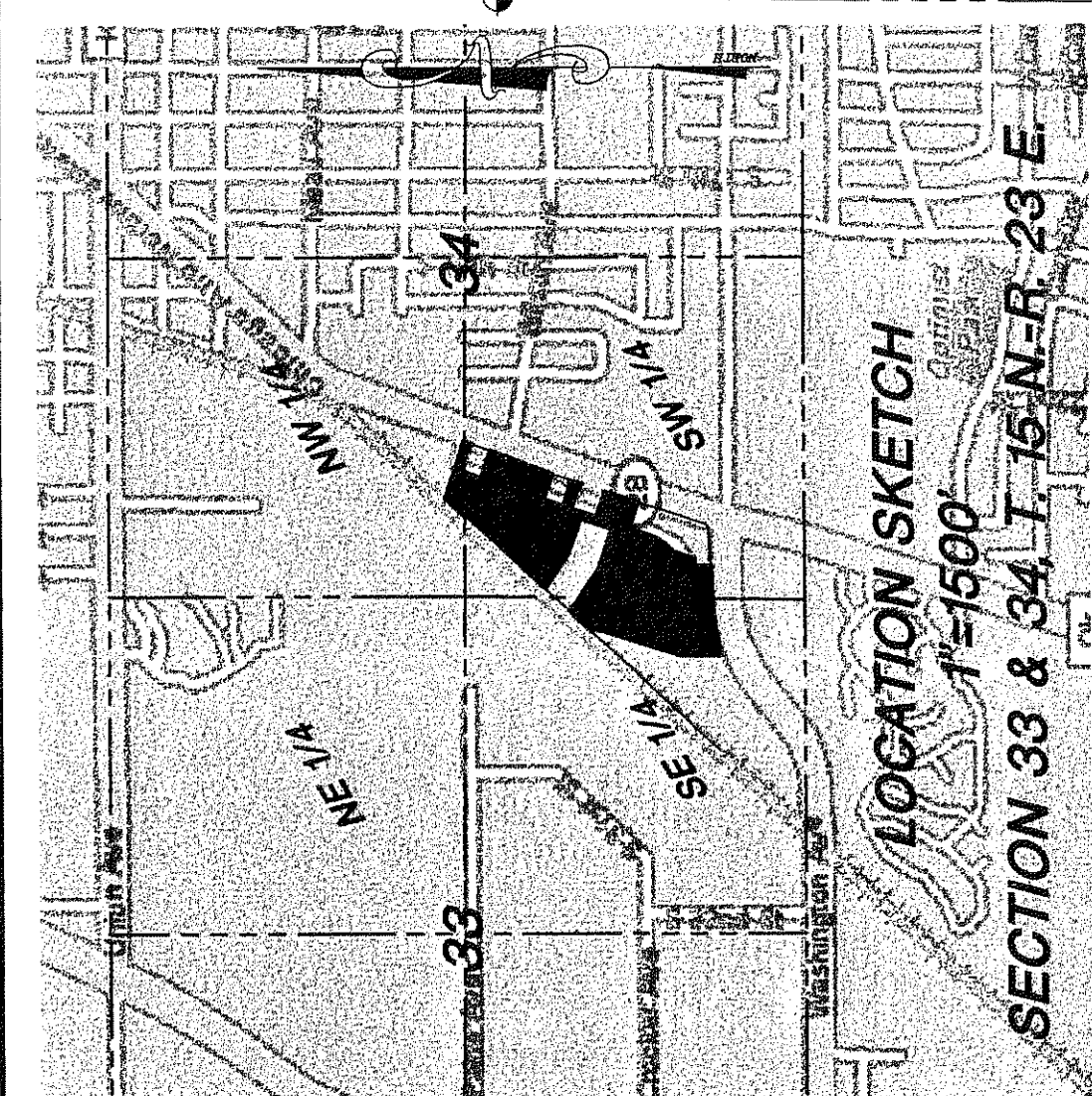
D.O.T. HIGHWAY RESTRICTIONS

Highway Setback:
No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the Sheboygan County Highway Department.

A special exception has been granted to allow a 25' Highway Setback for Lots 1, 2, 3, 4 and 5 of this subdivision to be consistent with previously recorded Certified Survey Maps serving adjacent lands.

Access Control:
All lots are hereby restricted that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with STH 28, as shown on the plat, it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to Section 236.293, Wisconsin Statutes, and shall be enforceable by the Department of Transportation or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

Trans 405:
The lots of the land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.



REVISED: 8/13/2007
REVISED: 8/24/2007

EXISTING DETENTION POND AREA
WATER ELEV=634.4
1/4/2007
POND OUTFALL ELEV=633.5

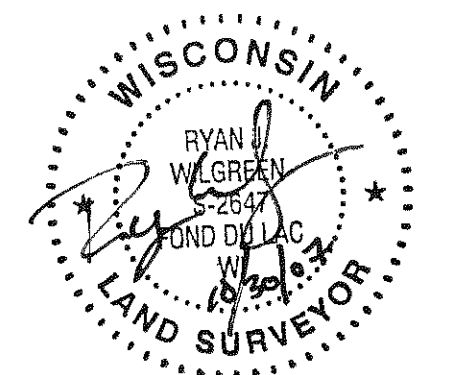
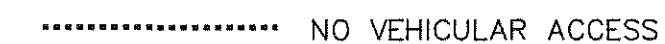
Owner: City of Sheboygan
VOL. 1719, PG. 362-363

Owner: Washington Plaza LLC
DOC. # 1661735

LOCATED IN A PART OF THE SW 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 OF THE SW 1/4 AND
PART OF THE SW 1/4 OF THE SW 1/4, SECTION 34, AND THE PART OF THE NE 1/4 OF THE SE 1/4,
AND SE 1/4 OF THE SE 1/4, SECTION 33, T. 15 N.-R. 23 E., CITY OF SHEBOYGAN,
SHEBOYGAN COUNTY, WISCONSIN.

Rene H. Poney
Department of Administration

SHEBOYGAN.



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WASHINGTON SQUARE

LOCATED IN A PART OF THE SW 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 OF THE SW 1/4 AND
PART OF THE SW 1/4 OF THE SW 1/4, SECTION 34, AND THE PART OF THE NE 1/4 OF THE SE 1/4,
AND SE 1/4 OF THE SE 1/4, SECTION 33, T. 15 N.-R. 23 E., CITY OF SHEBOYGAN,
SHEBOYGAN COUNTY, WISCONSIN.

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

That I have surveyed, divided and mapped WASHINGTON SQUARE, located in a part of the Southwest 1/4 of the Northwest 1/4, a part of the Northwest 1/4 of the Southwest 1/4, and part of the Southwest 1/4 of the Southwest 1/4 of Section 34, and part of the Northeast 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southeast 1/4 of section 33, T.15 N. - R.23 E., City of Sheboygan, Sheboygan County, Wisconsin, and being more particularly described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section 34; thence South 89°-44'-25" East along the North line of the Southwest 1/4 of said Section 34, a distance of 620.43 feet to the Easterly right-of-way line of the Union Pacific Railroad also being the point of beginning; thence North 43°-06'-29" East along said Easterly right-of-way line, a distance of 211.04 feet to the southerly line of Lot 3, Certified Survey Map, Volume 7, Page 116, recorded as Document No. 1113747 in Sheboygan County Register of Deeds Office; thence South 71°-53'-04" East along said southerly line, a distance of 474.45 feet to the Westerly right-of-way line of South Business Drive (S.T.H. 28); thence southwesterly 85.54 feet along the said Westerly right-of-way line on a curve to the right having a radius of 11,403.16 feet, the chord of said curve bears South 19°-38'-58" West, a chord distance of 85.54 feet to the easterly most corner of a parcel of land described as Lot 1, Certified Survey Map, Volume 20, Page 134, recorded as Document No. 1720194 in said Register of Deeds Office; thence North 17°-25'-45" West along the northeasterly line of said Lot 1, a distance of 39.38 feet to the northerly line of said Lot 1; thence North 72°-01'-43" West along said northerly line, a distance of 186.62 feet to the northwesterly line of said Lot 1; thence South 62°-51'-10" West along said northwesterly line, a distance of 25.70 feet to the westerly line of said Lot 1; thence South 18°-52'-06" West along said westerly line, a distance of 143.81 feet to the southwesterly corner of said Lot 1; thence South 72°-01'-43" East along the southwesterly line of said Lot 1, a distance of 224.78 feet to the Westerly right-of-way line of said South Business Drive (S.T.H. 28); thence southwesterly 95.37 feet along the said Westerly right-of-way line on a curve to the right having a radius of 11,403.16 feet, the chord of said curve bears South 20°-45'-25" West, a chord distance of 95.37 feet; thence South 20°-59'-48" West along said Westerly right-of-way line, a distance of 158.15 feet; thence southwesterly 268.31 feet along said Westerly right-of-way line on a curve to the left having a radius of 11,515.16 feet, the chord of said curve bears South 20°-19'-45" West, a chord distance of 268.31 feet to the northeasterly corner of Lot 1, Certified Survey Map, Volume 17, Page 250, recorded as Document No. 1594188 in said Register of Deeds Office; thence North 71°-15'-04" West along the northerly line of said Lot 1, a distance of 210.39 feet to the westerly line of said Lot 1; thence South 18°-52'-06" West along the westerly line of said Lot 1, a distance of 149.85 feet; thence South 45°-06'-43" East along a southerly line of said Lot 1, a distance of 16.71 feet; thence South 71°-15'-04" East along a southerly line of said Lot 1, a distance of 171.89 feet; thence North 63°-45'-03" East along a southeasterly line of said Lot 1, a distance of 31.76 feet to the Westerly right-of-way line of said South Business Drive (S.T.H. 28); thence southwesterly 112.99 feet along said Westerly right-of-way line on a curve to the left having a radius of 11,515.16 feet, the chord of said curve bears South 18°-42'-36" West, a chord distance of 112.99 feet to the easterly most corner of a parcel of land described as Lot 1, Certified Survey Map, Volume 22, Page 295, recorded as Document No. 1818156 in said Register of Deeds Office; thence North 28°-15'-04" West along a northeasterly line of said Lot 1, a distance of 31.87 feet; thence North 71°-15'-04" West along a northerly line of said Lot 1, a distance of 171.88 feet; thence South 82°-36'-35" West along a northerly line of said Lot 1, a distance of 16.91 feet; thence South 18°-56'-35" West along the westerly line of said Lot 1, a distance of 198.84 feet to the southwest corner of said Lot 1; thence South 71°-12'-53" East along the southerly line of said Lot 1, a distance of 212.16 feet to the Westerly right-of-way line of said South Business Drive (S.T.H. 28); thence South 18°-06'-32" west along said Westerly right-of-way line, a distance of 286.23 feet to the easterly most corner of a parcel of land described as Lot 4, Certified Survey Map, Volume 19, Page 139, recorded as Document No. 1671121 in said Register of Deeds Office; thence North 40°-25'-50" West along a northerly line of said Lot 4, a distance of 29.31 feet; thence North 71°-12'-53" West along a northerly line of said Lot 4, a distance of 191.10 feet; thence South 18°-56'-38" West along the westerly line of said Lot 4, a distance of 173.47 feet; thence southwesterly 218.71 feet along the westerly line of said Lot 4 and a westerly line of a parcel of land described as Lot 3, Certified Survey Map, Volume 16, Page 220, recorded as Document No. 1561976 in said Register of Deeds Office on a curve to the right having a radius of 390.00 feet, the chord of said curve bears South 35°-00'-33" West, a chord distance of 215.65 feet; thence South 18°-04'-43" West along a westerly line of said Lot 3, a distance of 182.72 feet; thence North 88°-19'-32" West along a northerly line of said Lot 3, a distance of 58.01 feet; thence South 00°-00'-40" West along a westerly line of said Lot 3, a distance of 125.02 feet to the southwesterly most corner of said Lot 3 and to a point on the Northerly right-of-way line of Washington Avenue (S.T.H. 28); thence South 88°-50'-57" West along said Northerly right-of-way line, a distance of 369.48 feet; thence North 02°-47'-46" West along said Northerly right-of-way line, a distance of 20.00 feet; thence South 85°-58'-14" West along said Northerly right-of-way line, a distance of 42.58 feet; thence South 05°-15'-46" East along said Northerly right-of-way line, a distance of 20.00 feet; thence southwesterly 194.12 feet along said Northerly right-of-way line on a curve to the left having a radius of 969.12 feet, the chord of said curve bears South 78°-59'-58" West, a chord distance of 193.80 feet; thence South 89°-51'-18" West along said Northerly right-of-way line and its extension westerly, also being the northerly line of a parcel of land described and recorded in Document No. 1661735 in said Register of Deeds Office, a distance of 104.25 feet to the southeasterly corner of a parcel of land described and recorded in Volume 1719, Pages 362 - 363 in said Register of Deeds Office; thence North 00°-58'-53" West along an easterly line of lands described in said Volume 1719, Pages 362 - 363, a distance of 301.94 feet; thence North 17°-49'-16" East along an easterly line of lands described in said Volume 1719, Pages 362 - 363, a distance of 700.37 feet to a northeasterly line of said Volume 1719, Pages 362 - 363; thence North 47°-18'-56" West along said northeasterly line, a distance of 33.47 feet to the easterly line of said railroad right-of-way; thence North 43°-06'-29" East along said easterly right-of-way line, a distance of 241.00 feet to the westerly most corner of a parcel of land described in Volume 1633, Page 43, recorded as Document No. 1528494, in said Register of Deeds Office; thence South 56°-05'-38" East along a southerly line of said described parcel, a distance of 338.95 feet; thence South 54°-06'-07" East along a southerly line of said described parcel, a distance of 63.61 feet; thence South 71°-12'-31" East along a southerly line of said described parcel, a distance of 324.00 feet to the easterly line of said described parcel; thence North 18°-47'-29" East along the easterly line of said described parcel, a distance of 258.00 feet to the northerly line of said described parcel; thence North 71°-12'-31" West along a northerly line of said described parcel, a distance of 291.57 feet; thence North 56°-05'-38" West along a northerly line of said described parcel, a distance 325.19 feet to said Easterly railroad right of way line; thence North 43°-06'-29" East along said Easterly right-of-way line, a distance of 854.43 feet to the North line of the Southwest 1/4 of said Section 34; thence North 89°-44'-25" West along the said North line, 22.95 feet to the point of beginning and containing 33.760 acres (1,470,600 sq. ft.) of land more or less and being subject to all easements and restrictions of record.

That I have made such Survey, Land-Division, and Plat by the direction of DEVELOPMENT 3000, LLC, owner of said land.

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

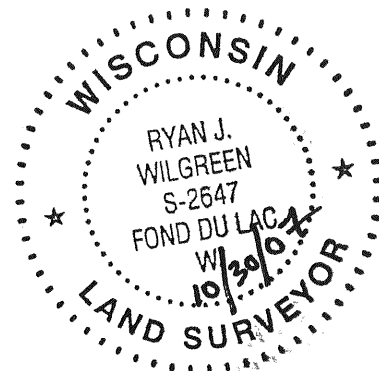
That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Appendix "C" Subdivision Code, Section 4, of the City of Sheboygan, City Ordinances in surveying, dividing and mapping the same.

Ryan Wilgreen, R.L.S. No. S-2647

Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935

Dated this 30th day of Oct., 2007

Project Number: 610250



REVISED: 8/13/2007

REVISED: 8/24/2007

OWNER'S CERTIFICATE OF DEDICATION

Development 3000, LLC, 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 plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

Development 3000, LLC does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1. Wisconsin Department of Administration
2. City of Sheboygan
3. Wisconsin Department of Transportation

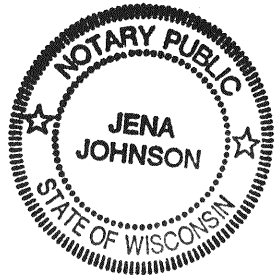
WITNESS the hand and seal of said owners this 13 day of November, 2007.

IN PRESENCE OF:

Witness

STATE OF WISCONSIN)
Sheboygan COUNTY)ss

Personally came before me this 13 day of November, 2007, the above named Tom Schafer, known to be the person who executed the foregoing instrument and acknowledged the same.



Notary Public, Sheboygan County, WI

My Commission Expires: 12-26-2010

PUBLIC UTILITY EASEMENT PROVISIONS

An easement for water, sanitary sewer, electric, gas and communications service is hereby granted by

DEVELOPMENT 3000, LLC, Grantor, to

SHEBOYGAN WATER UTILITY, a Municipal Utility, Grantee

ALLIANT ENERGY, d.b.a Wisconsin Power & Light Company, a Wisconsin Corporation, Grantee

WISCONSIN PUBLIC SERVICE, a Wisconsin Corporation, Grantee

AT & T, INC., d.b.a. SBC Communications, Inc., a Texas Corporation, Grantee,

and CHARTER COMMUNICATIONS, a Delaware Corporation, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property of all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

RESTRICTIVE COVENANT

All new electric distribution lines (excluding lines of 15,000 Volts or more), all new telephone lines from which lots are individually served, all new telegraph lines, and all new community antenna television cables and services, installed within this area shall be underground. Associated equipment and facilities which are appurtenant to underground electric and communications systems, such as, but not limited to, substations, pad-mounted transformers, pad-mounted sectionalizing switches and above-grade pedestal-mounted boxes may be located above ground.

Temporary overhead facilities may be installed to serve a construction site or where necessary because of severe weather conditions. In the latter case, within a reasonable time after weather conditions have moderated, such temporary facilities shall be replaced by underground facilities and the temporary facilities removed.

Utility Easements shown on the plat shall be graded to within six inches of final grade by the subdivider prior to the installation of underground electric and/or communications facilities, and construction of any permanent buildings, and earth fill, piles or mounds of dirt or construction material shall not be stored on such easement areas.

After such facilities have been installed, said final grade shall not be altered by more than four inches by the subdivider, his agent, or subsequent owners of the lots on which such utility easements are located, except with written consent of the utility or utilities involved.

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 August 31st, 2007

Bruce L. Poney
Department of Administration



APPROVAL OF THE SHEBOYGAN COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE

This plat entitled WASHINGTON SQUARE, located in part of the SW 1/4 of the NW 1/4, NW 1/4 of the SW 1/4 and SW 1/4 of the SW 1/4 of Section 34, and part of the NE 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4 of Section 33, Town 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, has been approved by the Sheboygan County Planning, Development and Parks Committee. I have prepared it to comply with the provisions of Appendix "C", Subdivision Code, Section 4 of the City of Sheboygan City Ordinances.

Dated this day of 2007.

Chairperson Secretary

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
SHEBOYGAN COUNTY)ss

I, Laura M. Henning-Lorenz, being the duly appointed, 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 special assessments as of October 29, 2007 on any of the land included in the plat of WASHINGTON SQUARE.

10/29/2007
Date

Laura M. Henning-Lorenz
Laura M. Henning-Lorenz, County Treasurer

CITY COUNCIL RESOLUTION

I certify that this plat entitled WASHINGTON SQUARE was approved under resolution file No. 58-07-08 adopted by the City Council of the City of Sheboygan on the 16th day of July, 2007.

Juan Perez, Mayor

CERTIFICATE OF CITY OF SHEBOYGAN CLERK

I certify that the foregoing instrument is a copy for a resolution adopted by the City of Sheboygan on the 16th day of September, 2007.

Susan Richards
Susan Richards, City Clerk

CERTIFICATE OF CITY OF SHEBOYGAN FINANCE DIRECTOR / TREASURER

I, Richard Gebhart, being the duly appointed, qualified and acting Finance Director / Treasurer of the City of Sheboygan, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of September 25, 2007 on any of the land included in the plat of WASHINGTON SQUARE.

Sept. 25, 2007
Date

Richard Gebhart, City Treasurer
Nancy Buss, Deputy Finance Director / Treasurer