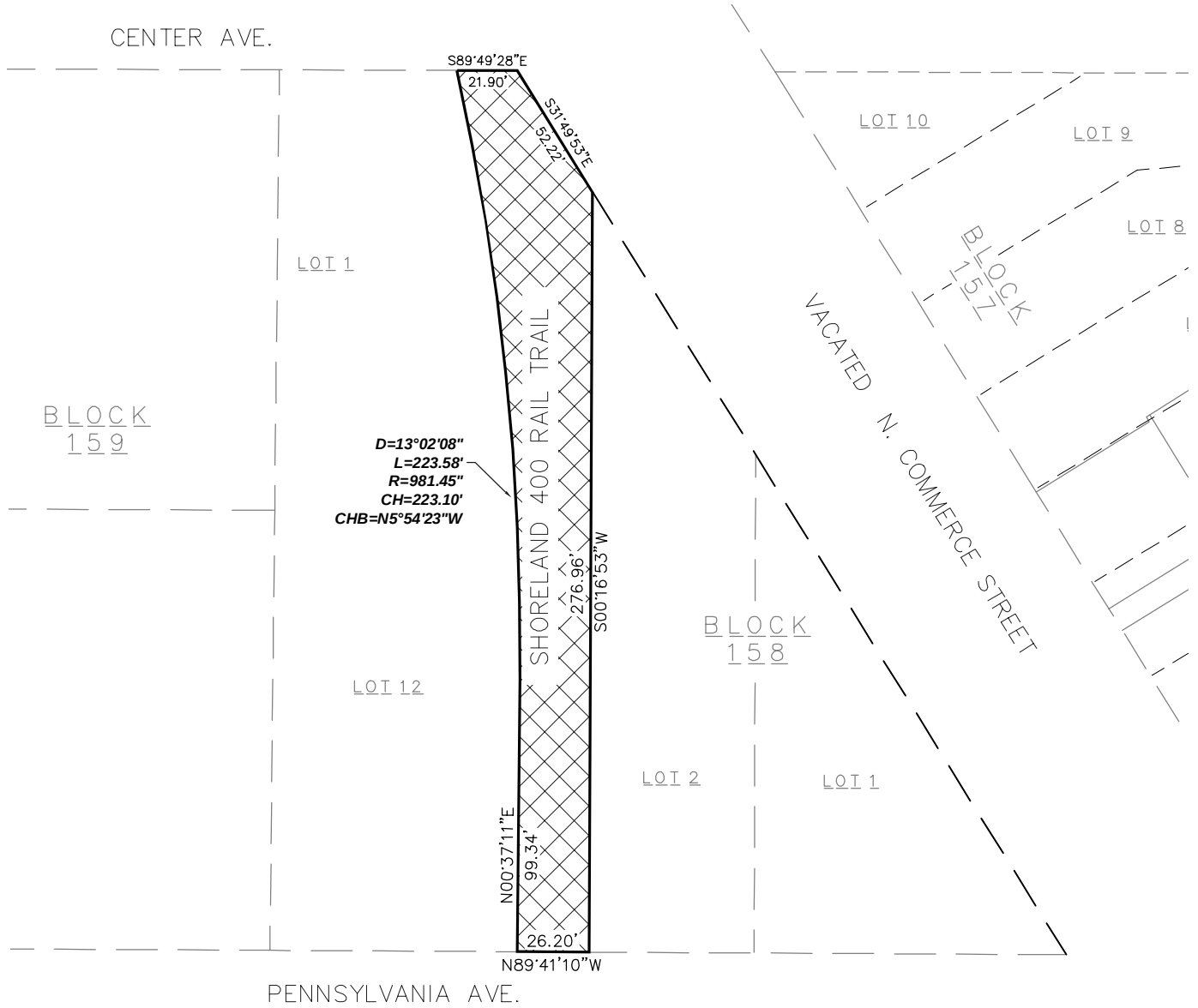


EXHIBIT



BEARINGS ARE REFERENCED TO
WISCONSIN COUNTY SYSTEMS:
SHEBOYGAN COUNTY, VERTICAL DATUM
HAS BEEN ADJUSTED TO NAVD 88.

LEGEND

-  = PROPOSED LAND TRANSFER
-  = VACATION BOUNDARY
-  = EXISTING RIGHT OF WAY
-  = PARCEL BOUNDARY



788 N. JEFFERSON ST. #900
MILWAUKEE, WI 53202
kapurinc.com

PROPOSED LAND TRANSFER

N. COMMERCE ST., SHEBOYGAN, WI 53081

REVISIONS:	DATE: 12/02/2024
1 12/02/24	SCALE: 1" = 60'
	SHEET NUMBER:
	1 of 2

DRAWN: BS

EXHIBIT

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

BEING A PART OF THE VACATED ALLEY BETWEEN SAID LOT 2 OF BLOCK 158 AND LOT 12 OF BLOCK 159, OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, SITUATED IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2 , ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE FOR PENNSYLVANIA AVENUE; THENCE N89°41'10"W, ALONG SAID NORTH RIGHT OF WAY LINE 26.20 FEET; THENCE N00°37'11E, 99.34 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, CONTINUING ALONG SAID CURVE TO THE LEFT 223.10 FEET, SAID CURVE HAVING A RADIUS OF 981.45 FEET, AND A CHORD BEARING AND A CHORD DISTANCE OF N5°54'23"W, 223.10 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE FOR CENTER AVENUE; THENCE S89°49'28"E ALONG SAID SOUTH LINE, 21.90 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF VACATED NORTH COMMERCE STREET; THENCE S31°49'53"E ALONG SAID SOUTHWESTERLY LINE, 52.22 FEET TO THE EAST LINE OF SAID LOT 2 BLOCK 158; THENCE S00°16'53W ALONG THE WEST LINE OF SAID LOT 2, 276.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 9,364 SQUARE FEET OR 0.215 ACRES OF LAND, MORE OR LESS



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PROPOSED LAND TRANSFER

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DRAWN:

BS

REVISIONS:

1 12/02/24

DATE: 12/02/2024

SCALE:

SHEET NUMBER:

2 of 2



HORIZONTAL DATUM IS REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM NAD 83 (2011), AND THE EAST LINE OF THE SE 1/4 OF SECTION 22-15-23, ASSUMED TO BEAR N00°01'11"E.

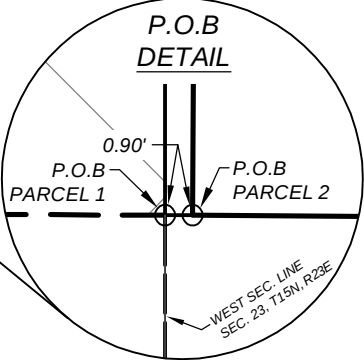
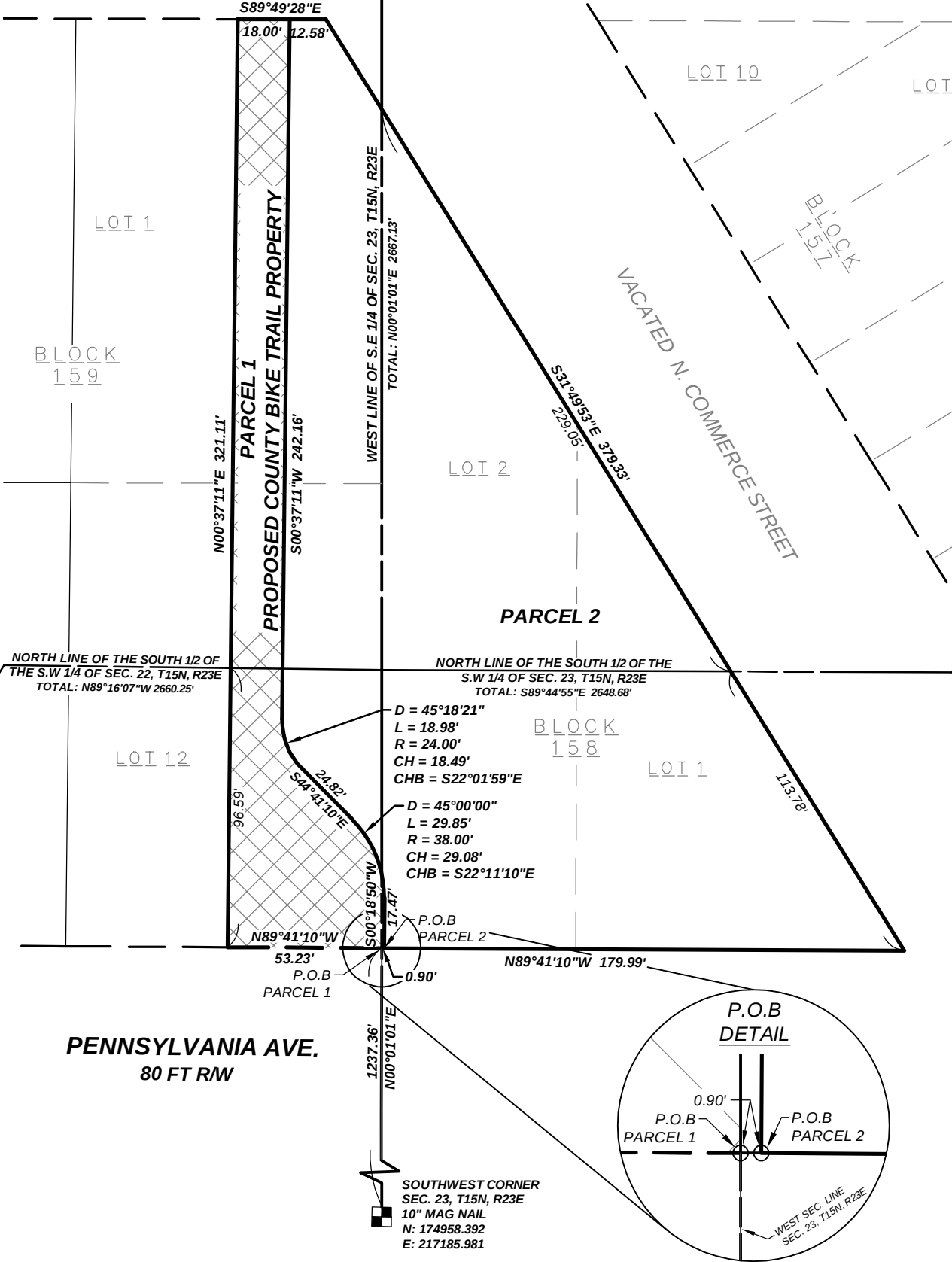
EXHIBIT

LEGEND		
	=	RIGHT OF WAY
	=	PARCEL BOUNDARY
	=	SECTION LINE

WEST 1/4 CORNER
SEC. 23, T15N, R23E
PK NAIL WITNESS CORNER
N: 177625.454
E: 217186.777

CENTER AVE.
80 FT RW

VACATED CENTER AVE.



REVISIONS:	DATE: 02/25/2025
	SCALE: 1" = 50'
	SHEET NUMBER:
	1 of 2

EXHIBIT

Parcel 1

Part of Lot 11 and 12 in Block 159, part of Lot 2 in Block 158, vacated N. 12th Street in Block 159, all in the Original Plat for the City of Sheboygan, located in SE ¼ and NE ¼ of the SE ¼ of Section 22 and the SW ¼ and the NW ¼ of the SW ¼ of Section 23, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, being more particularly described as:

Commencing at the Southwest corner of said Section 23; thence N0°01'01"E along the west line of the southeast 1/4 of said Section 23, 1237.36 feet to a point on the north right of way line of Pennsylvania Avenue, and the point of beginning; thence N89°41'10"W along said north right of way line, 53.23 feet to a point on the south line of Lot 12 Block 159, original Plat of the City of Sheboygan; thence N00°37'11"E, 321.11 feet to a point on the south line of Center Avenue; thence S89°49'28"E, along said south line 18.00 feet; thence S00°37'11"W, 242.16 feet to a point of curve to the left having a chord bearing and distance of S22°01'59"E, 18.49 feet and a radius of 24.00 feet; thence 18.98 feet along the arc of said curve to a point; thence S44°41'10"E, 24.82 feet to a point of curve to the right having a chord bearing and distance of S22°11'10"E, 29.08 feet and a radius of 38.00 feet; thence along the arc of said curve 29.85 feet; thence S00°18'50"W, 17.47 feet to a point on the north line of Pennsylvania Avenue; thence N89°49'10"W along said north line 0.90 feet to the point of beginning.

Parcel 2

Part of Lot 2 and all of Lot 1 in Block 158, part of vacated N. 12TH Street in Block 159, all in the Original Plat for the City of Sheboygan, located in SE ¼ and NE ¼ of the SE ¼ of Section 22 and the SW ¼ and the NW ¼ of the SW ¼ of Section 23, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, being more particularly described as:

Commencing at the Southwest corner of said Section 23; thence N0°01'01"E along the west line of the southeast 1/4 of said Section 23, 1237.36 feet to a point on the north right of way line of Pennsylvania Avenue; thence S89°41'10"E along said north right of way line, 0.90 feet to the point of beginning; thence N00°18'50"E, 17.47 feet to a point of curve to the left having a chord bearing and distance of N22°11'10"W, 29.08 feet and a radius of 38.00 feet; thence along the arc of said curve 29.85 feet to a point; thence N44°41'10"W, 24.82 feet to a point of curve to the right having a chord bearing and distance of N22°01'59"W, 18.49 feet and a radius of 24.00 feet; thence along the arc of said curve 18.98 feet; thence N00°37'11"E, 242.16 feet to a point on the south line of Center Avenue; thence S89°49'28"E along said south line 12.58 feet to the intersection of the south line of Center Avenue and the west line of North Commerce Street, thence S31°49'53"E along the west Line of said North Commerce Street, also being the northeasterly line of Lots 1 and 2 of said Block 158, 379.33 feet to the intersection of the southwesterly line of said North Commerce Street and the north line of Pennsylvania Avenue and the southeast corner of Lot 1 of said Block 158; thence N89°41'10"W, along said north line 179.99 feet to the point of beginning.



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MILWAUKEE, WI 53202
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COUNTY LAND TRANSFER EXHIBIT

PENNSYLVANIA AVE & N. COMMERCE ST.,
SHEBOYGAN WI 53081

DRAWN: A.M

REVISIONS:	DATE: 02/25/2025
	SCALE:
	SHEET NUMBER:
	2 of 2