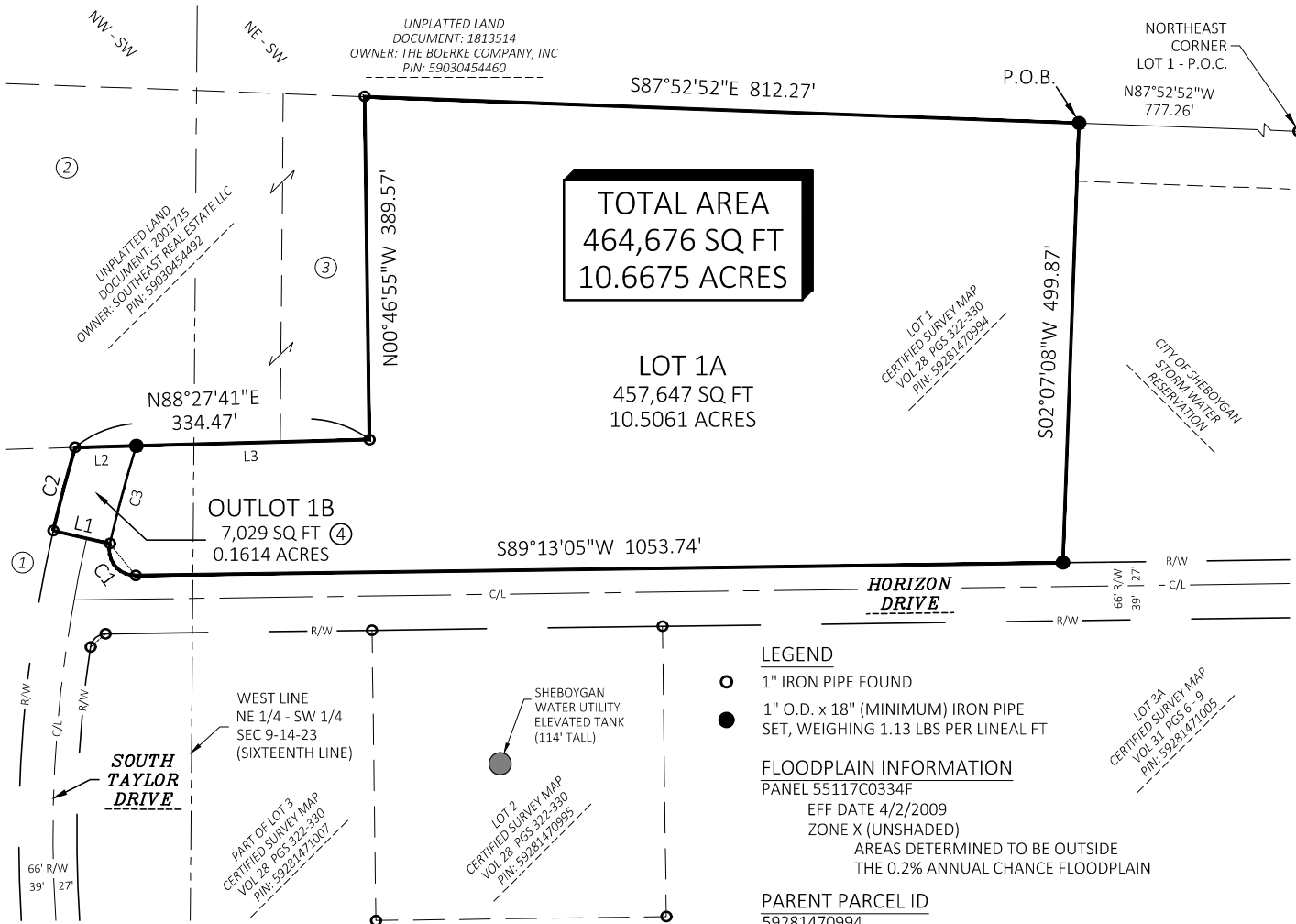


CERTIFIED SURVEY MAP

PART OF LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN
VOLUME 28 ON PAGES 322 TO 330 AS DOCUMENT 2061658
BEING LOCATED IN PARTS OF
THE NW 1/4 OF THE SW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF
SECTION 9, TOWNSHIP 14 NORTH, RANGE 23 EAST,
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



LEGEND

- 1" IRON PIPE FOUND
- 1" O.D. x 18" (MINIMUM) IRON PIPE SET, WEIGHING 1.13 LBS PER LINEAL FT

FLOODPLAIN INFORMATION

PANEL 55117C0334F
EFF DATE 4/2/2009
ZONE X (UNSHADED)
AREAS DETERMINED TO BE OUTSIDE
THE 0.2% ANNUAL CHANCE FLOODPLAIN

PARENT PARCEL ID

59281470994

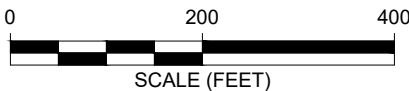
- ① OUTLOT 1 - CERTIFIED SURVEY MAP - VOL 29 PGS 49-53
PIN: 59281471001
- ② "OUTLOT 1" PER RICHARD M. MILLER
PLAT OF SURVEY - A27649 - DATED: 1/17/2000
- ③ "OUTLOT 2" PER RICHARD M. MILLER
PLAT OF SURVEY - A28476 - DATED: 1/18/2001

- ④ OUTLOT 1B NOTE: THIS AREA WAS RESERVED FOR A 66' WIDE STREET PER CSM VOL 28 PG 322-330. AT THE TIME OF THIS SURVEY, THE FINAL ALIGNMENT HAS NOT YET BEEN DETERMINED.

LINE TABLE			
LINE #	BEARING	LENGTH	NOTES
L1	N77°04'51"W	66.00'	-
L2	N88°27'41"E	69.59'	(REC AS 334.37')
L3	N88°27'41"E	264.88'	

CURVE TABLE							
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
C1	53.39'	29.50'	103°42'04"	N38°55'53"W	46.40'	S89°13'05"W	N12°55'09"E
C2	97.80'	1549.00'	03°37'03"	N14°43'41"E	97.79'	N12°55'09"E	N16°32'12"E
C3	115.23'	1483.00'	04°27'07"	S15°08'43"W	115.20'	S17°22'16"W	S12°55'09"W

BEARINGS ARE REFERENCED TO
THE NORTH LINE OF LOT 1 OF
CSM VOL 28 - PGS 322-330 RECORDED
AS S87°52'52"E (SHEBOYGAN COUNTY
COORDINATES - NAD83 (1991))



CITY OF SHEBOYGAN PUBLIC WORKS

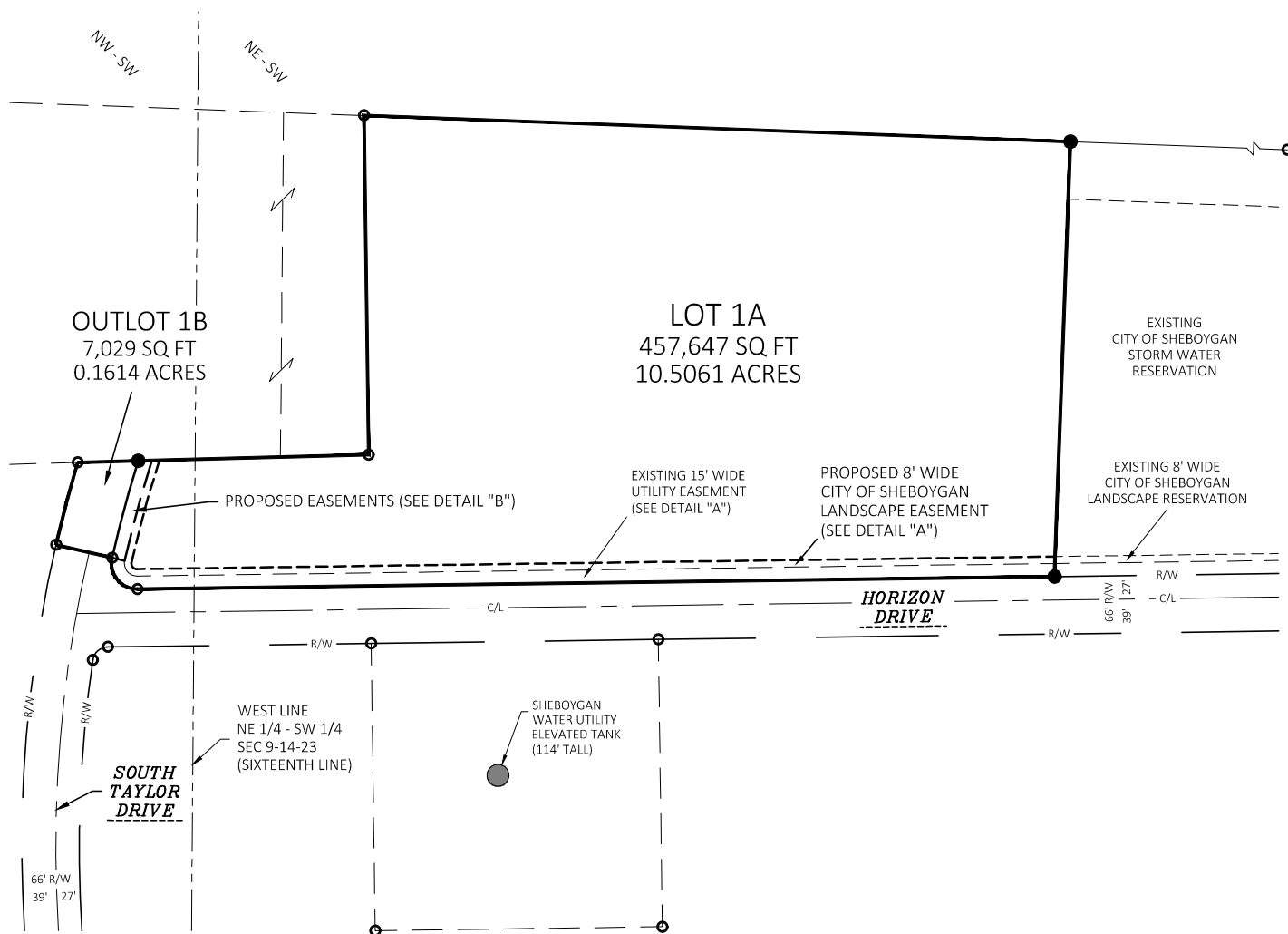
City of Sheboygan
Department of Public Works
Engineering Division
2026 New Jersey Avenue
Sheboygan, WI 53081

Only if the surveyor's signature or stamp is
in **RED** is this an original copy. Anything
other than an original copy may contain
unauthorized alterations to the original.
The surveyor accepts no responsibility for
non-original copies of this document.

MICHAEL P. BORN
WISCONSIN PROFESSIONAL LAND SURVEYOR - S-2984

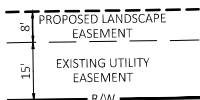
CERTIFIED SURVEY MAP

PART OF LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN
VOLUME 28 ON PAGES 322 TO 330 AS DOCUMENT 2061658
BEING LOCATED IN PARTS OF
THE NW 1/4 OF THE SW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF
SECTION 9, TOWNSHIP 14 NORTH, RANGE 23 EAST,
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



DETAIL "A"

N.T.S.



HORIZON DRIVE

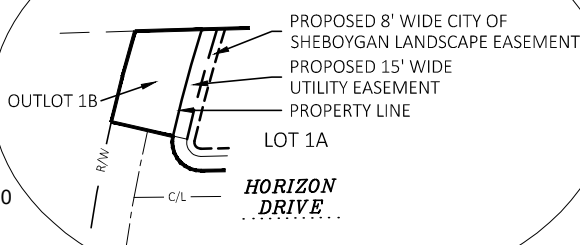
--- C/L ---



SCALE (FEET)

DETAIL "B"

N.T.S.



LOT 1A

HORIZON DRIVE

--- C/L ---

ZONING & COVENANT NOTE:

THIS LOT IS ZONED SUBURBAN INDUSTRIAL (SI). THE CITY OF SHEBOYGAN - PLANNING & DEVELOPMENT DEPARTMENT HAS ESTABLISHED, AND HAS ON FILE, THE PROTECTIVE COVENANTS GOVERNING THIS LOT.

UTILITY EASEMENT NOTE:

THE EXISTING AND PROPOSED 15 FOOT WIDE UTILITY EASEMENT IS TO BE USED BY THE UTILITY COMPANIES THAT DISTRIBUTE NATURAL GAS, ELECTRICITY, TELEPHONE, CABLE TV, FIBER OPTICS, AND OTHER FORMS OF COMMUNICATION FOR CONSTRUCTION AND MAINTENANCE OF THEIR FACILITIES.

CITY OF SHEBOYGAN PUBLIC WORKS

City of Sheboygan
Department of Public Works
Engineering Division
2026 New Jersey Avenue
Sheboygan, WI 53081

Only if the surveyor's signature or stamp is in **RED** is this an original copy. Anything other than an original copy may contain unauthorized alterations to the original. The surveyor accepts no responsibility for non-original copies of this document.

MICHAEL P. BORN
WISCONSIN PROFESSIONAL LAND SURVEYOR - S-2984

CERTIFIED SURVEY MAP

PART OF LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN
VOLUME 28 ON PAGES 322 TO 330 AS DOCUMENT 2061658
BEING LOCATED IN PARTS OF
THE NW 1/4 OF THE SW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF
SECTION 9, TOWNSHIP 14 NORTH, RANGE 23 EAST,
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Michael P. Born, Wisconsin Professional Land Surveyor, hereby certify:

That I have surveyed, divided, and mapped the parcel of land described below.

That I have made such Certified Survey by the direction of David H. Biebel, Director of Public Works, bounded and described as follows:

Part of Lot 1 of a Certified Survey Map recorded in Volume 28 of Certified Survey Maps on Pages 322 to 330 as Document 2061658 in the Sheboygan County Register of Deeds Office being located in parts of the Northwest 1/4 of the Southwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin and being more particularly described as follows:

Commencing at the Northeast corner of said Lot 1 and the Westerly right of way line of South Business Drive / CTH "OK", thence North 87°52'52" West along the North line of said Lot 1, a distance of 777.26 feet to the Point of Beginning for this description; thence South 02°07'08" West, a distance of 499.87 feet to the North right of way line of Horizon Drive; thence South 89°13'05" West along said North right of way line, a distance of 1053.74 feet to a point of curvature; thence Northwesterly a distance of 53.39 feet along said North right of way line and the arc of a curve to the right having a radius of 29.50 feet and chord which bears North 38°55'53" West a distance of 46.40 feet to the terminus of the South Taylor Drive right of way; thence North 77°04'51" West along said terminus, a distance of 66.00 feet to the East line of Outlot 1 of a Certified Survey Map recorded in Volume 29 of Certified Surveys Maps on Pages 49 to 53 as Document 2067130 in the Sheboygan County Register of Deeds Office; thence Northeasterly a distance of 97.80 feet along said East line of Outlot 1 and the arc of a curve to the right having a radius of 1549.00 feet and a chord which bears North 14°43'41"E a distance of 97.79 feet to the North line of said Lot 1; thence North 88°27'41" East along the North line of said Lot 1, a distance of 334.47 feet to the West line of said Lot 1; thence North 00°46'55" West along the West line of said Lot 1, a distance of 389.57 feet to the Northwest corner of said Lot 1; thence South 87°52'52" East along the North line of said Lot 1, a distance of 812.27 feet to the Point of Beginning.

The parcel described above contains 10.6675 Acres (464,676 Square Feet) of land, more or less, and is subject to all easements and restrictions of record, both recorded and unrecorded.

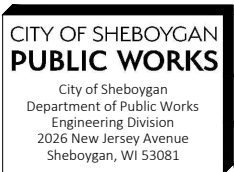
End of description.

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

That I have fully complied with Section 236.34 of the Wisconsin Statutes and Chapter 103 - Subdivisions of the Municipal Code of the City of Sheboygan in surveying, dividing, and mapping the same.

Dated this _____ day of _____, 2023.

Michael P. Born
Wisconsin Professional Land Surveyor, S-2984
City of Sheboygan
Department of Public Works
Engineering Division
2026 New Jersey Avenue
Sheboygan, WI 53081



Only if the surveyor's signature or stamp is in **RED** is this an original copy. Anything other than an original copy may contain unauthorized alterations to the original. The surveyor accepts no responsibility for non-original copies of this document.

CERTIFIED SURVEY MAP

PART OF LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN
VOLUME 28 ON PAGES 322 TO 330 AS DOCUMENT 2061658
BEING LOCATED IN PARTS OF
THE NW 1/4 OF THE SW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF
SECTION 9, TOWNSHIP 14 NORTH, RANGE 23 EAST,
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

MUNICIPAL OWNER'S CERTIFICATE

The City of Sheboygan, a Wisconsin municipal corporation organized 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 this Certified Survey Map to be surveyed, divided, and mapped as represented hereon.

The City of Sheboygan does further certify that this Certified Survey Map is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

1. City of Sheboygan - Planning & Development Department

WITNESS the hand and seal of said owner(s) this _____ day of _____, 2023.

In presence of:

Ryan Sorenson, Mayor

Witness

Meredith DeBruin, City Clerk

Witness

STATE OF WISCONSIN)
SHEBOYGAN COUNTY) SS

Personally came before me this _____ day of _____, 2023, the above named Ryan Sorenson and Meredith DeBruin of the above named municipality, to me known to be the persons who executed the foregoing instrument, and to me known to be such Mayor and City Clerk of said municipality, and acknowledged that they executed the foregoing instrument as such officers as the deed of said municipality, by its authority.

Notary Public, _____, Wisconsin

My commission expires _____

CITY OF SHEBOYGAN - PLANNING & DEVELOPMENT

This Certified Survey Map is approved for recording by the City of Sheboygan - Planning & Development Department.

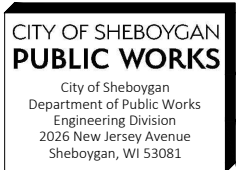
Dated this _____ day of _____, 2023

Diane McGinnis-Casey, Director of Planning & Development

UTILITY EASEMENT NOTE

The final grade established by the subdivider on the utility easements shall not be altered by more than six inches by the subdivider, his agent, or by subsequent owners of the lots on which the utility easements are located, except with written consent of the utility or utilities involved.

No utility pole, pedestal or cable shall be placed so as to disturb any survey monument or obstruct vision along any lot or street line. The unauthorized disturbance of a survey monument is a violation of s.236.32 of Wisconsin Statutes.



*Only if the surveyor's signature or stamp is in **RED** is this an original copy. Anything other than an original copy may contain unauthorized alterations to the original. The surveyor accepts no responsibility for non-original copies of this document.*

MICHAEL P. BORN
WISCONSIN PROFESSIONAL LAND SURVEYOR - S-2984