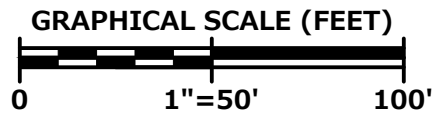


ENTERPRISE ESTATES

Lot 4 of North Town County Plat in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 4, Township 15 North, Range 23 East, Town of Sheboygan, Sheboygan County, Wisconsin.



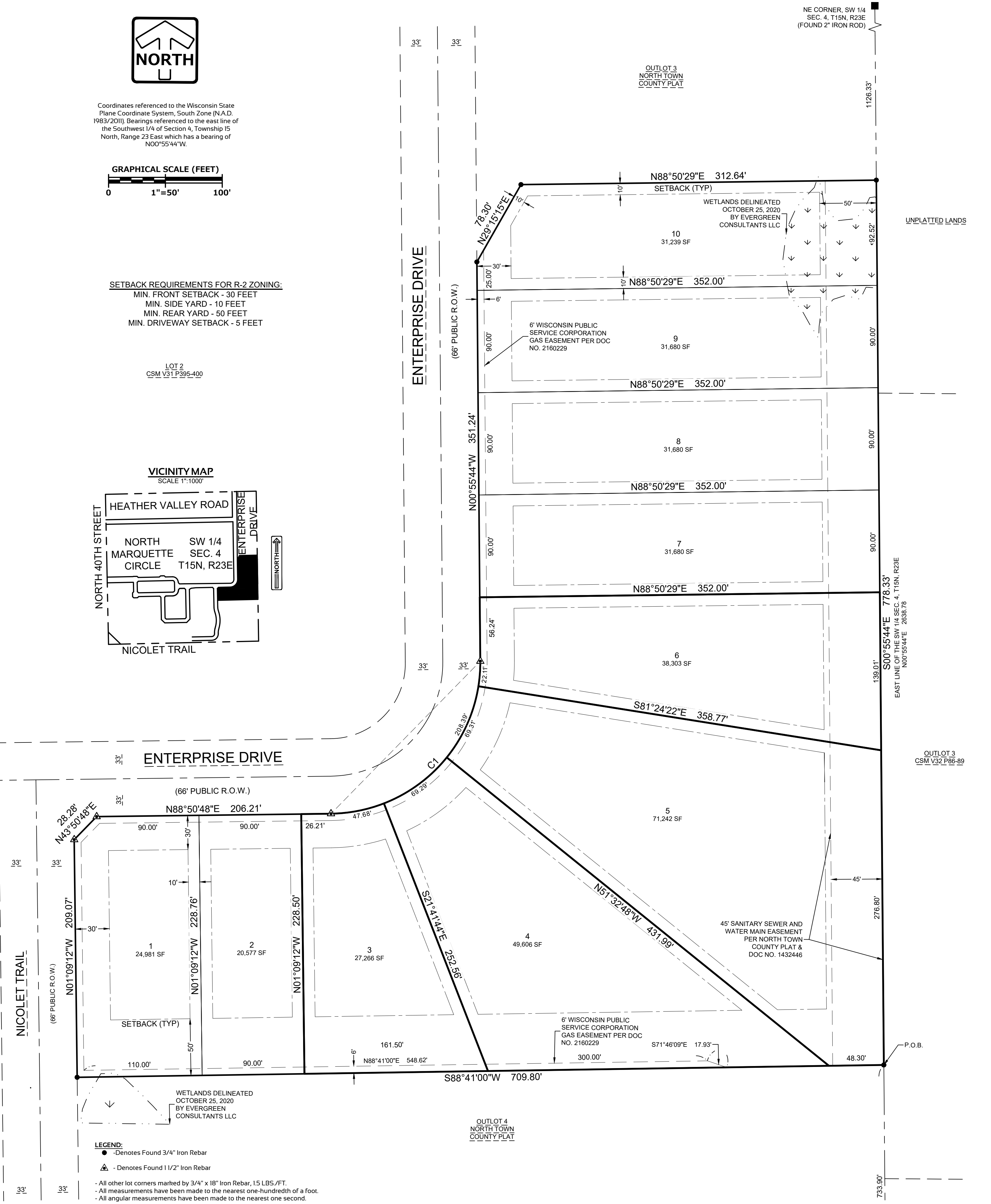
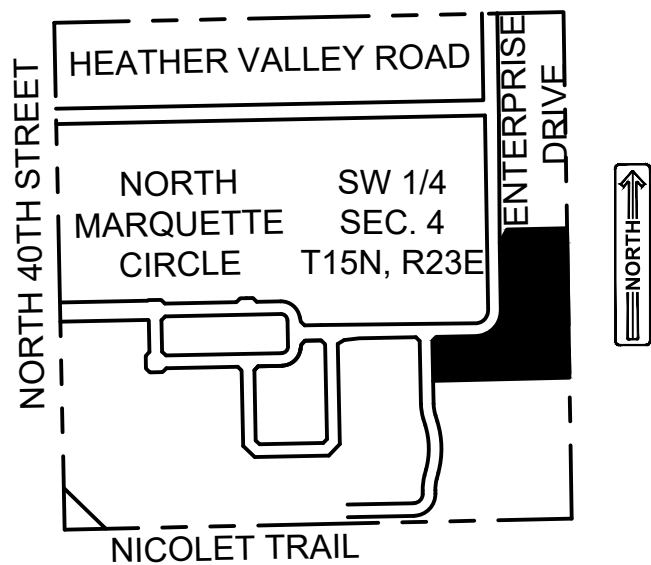
Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the east line of the Southwest 1/4 of Section 4, Township 15 North, Range 23 East which has a bearing of N00°55'44"W.



SETBACK REQUIREMENTS FOR R-2 ZONING:
MIN. FRONT SETBACK - 30 FEET
MIN. SIDE YARD - 10 FEET
MIN. REAR YARD - 50 FEET
MIN. DRIVEWAY SETBACK - 5 FEET

LOT 2
CSM V31 P395-400

VICINITY MAP
SCALE 1"=1000'



LEGEND:
● - Denotes Found 3/4" Iron Rebar
▲ - Denotes Found 1 1/2" Iron Rebar
- All other lot corners marked by 3/4" x 18" Iron Rebar, 1.5 LBS./FT.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.

CURVE TABLE							
CURVE NO.	LOT	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN
C1	BOUNDARY	208.39'	133.00'	089°46'32"	N43°57'32"E	187.72'	N00°55'44"W
	LOT 3	47.68'	133.00'	020°32'32"	N78°34'32"E	47.43'	N88°50'48"E
	LOT 4	69.29'	133.00'	029°51'04"	N53°22'44"E	68.51'	N68°18'17"E
	LOT 5	69.31'	133.00'	029°51'34"	N23°31'25"E	68.53'	N38°27'12"E
	LOT 6	22.11'	133.00'	009°31'22"	N3°39'57"E	22.08'	N08°35'38"E

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 _____, 20__

Department of Administration



June 04, 2026

Prepared for:
North Town Landco, LLC &
Charles E. Van Horn
PO BOX 847
Sheboygan, WI 53092-0847

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD 1 SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888
REVIEWING AGENCIES:
-Town of Sheboygan
-City of Sheboygan
-County of Sheboygan
-Department of Administration

This instrument was drafted by John P. Konopacki, PLS-License No. S-2461

PINNACLE ENGINEERING GROUP

DRAFTED BY: SEM

ENTERPRISE ESTATES

Lot 4 of North Town County Plat in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 4,
Township 15 North, Range 23 East, Town of Sheboygan, Sheboygan County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided Lot 4 of North Town County Plat, as recorded in the Register of Deeds office for Sheboygan County as Document No. 2139422 in Volume 15, Page 311 of records, being a part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 4, Township 15 North, Range 23 East, Town of Sheboygan, Sheboygan County, Wisconsin.

Containing 358,254 square feet (8.2244 acres) of land.

That I have made such survey, land division and map by the direction of North Town Landco, LLC. and Charles E. Van Horn, owners of said land.

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

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and Chapter 337 of the Town of Sheboygan statutes in surveying, mapping and dividing the land within the subdivision.

John P. Konopacki
Professional Land Surveyor S-2461
Date: June 04, 2026



OWNER'S CERTIFICATE

North Town Landco, LLC, a Limited Liability Corporation 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 Corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

AND

Charles E Van Horn, as owner, does hereby certify that said owner caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

North Town Landco and Charles E Van Horn, as owners, do further certify that this plat is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval:

- Town of Sheboygan
- City of Sheboygan
- Sheboygan County Planning & Resources Department
- Department of Administration

IN WITNESS WHEREOF, the said North Town Landco has caused these presents to be signed by _____, (name - print) _____, (title) _____, at (city) _____, County, Wisconsin, on this _____ day of _____, 2026.

In the presence of:

Name (signature) - Title _____

Date _____ Charles E Van Horn

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, (name) _____, (title) _____, of the above named North Town Landco LLC, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ (title) of said North Town Landco LLC, and acknowledged that they executed the foregoing instrument as such officer as the deed of said North Town Landco LLC, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, Charles E Van Horn, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE - NORTH TOWN LANDCO

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said North Town Landco, has caused these presents to be signed by _____, its _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2026.

Date _____ Name - Title _____

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE - CHARLES E. VAN HORN

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said Charles E. Van Horn, has caused these presents to be signed by _____, its _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2026.

Date _____ Name - Title _____

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Town of Sheboygan on this _____ day of _____, 2026.

Date _____ Dan Hein, Chairperson,

Date _____ Peggy Fischer, Clerk

TOWN BOARD APPROVAL

Approved by the Town Board of the Town of Sheboygan on this _____ day of _____, 2026.

Date _____ Dan Hein, Chairman

Date _____ Peggy Fischer, Clerk

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Sheboygan, Wisconsin, on this _____ day of _____, 2026.

Date _____ Ryan Sorenson, Mayor

Date _____ Meredith DeBruin, City Clerk

TOWN OF SHEBOYGAN CERTIFICATE OF TREASURER

I, Peggy Fischer, being the duly elected, qualified, and acting Town of Sheboygan Clerk, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2026, on any of the land included on this map.

Date _____ Peggy Fischer - City Clerk

TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
SHEBOYGAN COUNTY) SS

I, Laura Henning-Lorenz, being duly elected, qualified and acting Treasurer of the County of Sheboygan, do hereby certify in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____ day of _____, 2026 on any of the lands in the Certified Survey Map.

Date _____ Laura Henning-Lorenz, County Treasurer

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 _____, 20 _____



Department of Administration

UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by

North Town Landco, LLC, and Charles E. Van Horn, Grantors, to

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin Corporation doing business as WE Energies, Grantee

WISCONSIN BELL, INC., d/b/a AT&T WISCONSIN, a Wisconsin Corporation, Grantee

and **TIME WARNER ENTERTAINMENT COMPANY, L.P., 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 reasonable 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 reasonable 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 the 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.