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2178447
SHEBOYGAN COUNTY, WI
RECORDED ON
05/21/2025 12:48 PM
ELLEN R. SCHLEICHER
REGISTER OF DEEDS
RECORDING FEE: 30.00
TRANSFER FEE:
EXEMPTION #
Cashier ID: 4
PAGES: 4

VOL 32 PAGE 86

CERTIFIED SURVEY MAP

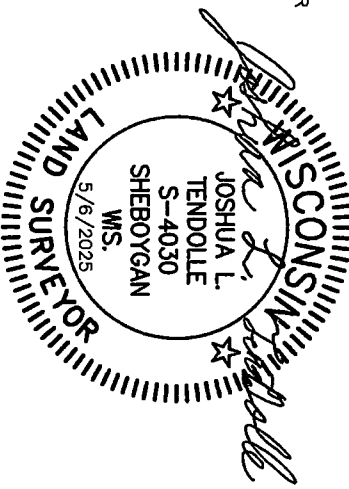
PART OF THE N. 1/2, S. 1/2 OF THE SE 1/4, SECTION 4,
T15N, R23E, TOWN OF SHEBOYGAN AND CITY OF SHEBOYGAN,
SHEBOYGAN COUNTY, WISCONSIN.

NOTES:

OWNER AND SUBDIVIDER 1: CHESTER A. BAHR & LUANN BAHR
OWNER AND SUBDIVIDER 2: DALE A. BAHR & VICKY BAHR
BEARINGS ARE BASED ON THE EAST LINE OF
THE SE 1/4 OF SECTION 4, T15N, R23E, AS
BEING NO.4540"W PER THE SHEBOYGAN
COUNTY COORDINATE SYSTEM.

As no soil tests have been completed on the
following lots, they are deemed as outlots. Outlots
1, 2, 3 & 4 are considered unbuildable by the
Sheboygan County Planning and Conservation
Department. If soil tests are received which depict
areas suitable for a private onsite wastewater
treatments system then the outlots will be
reclassified as lots and considered to be buildable.

This instrument was drafted by Joshua L. Tendolle.



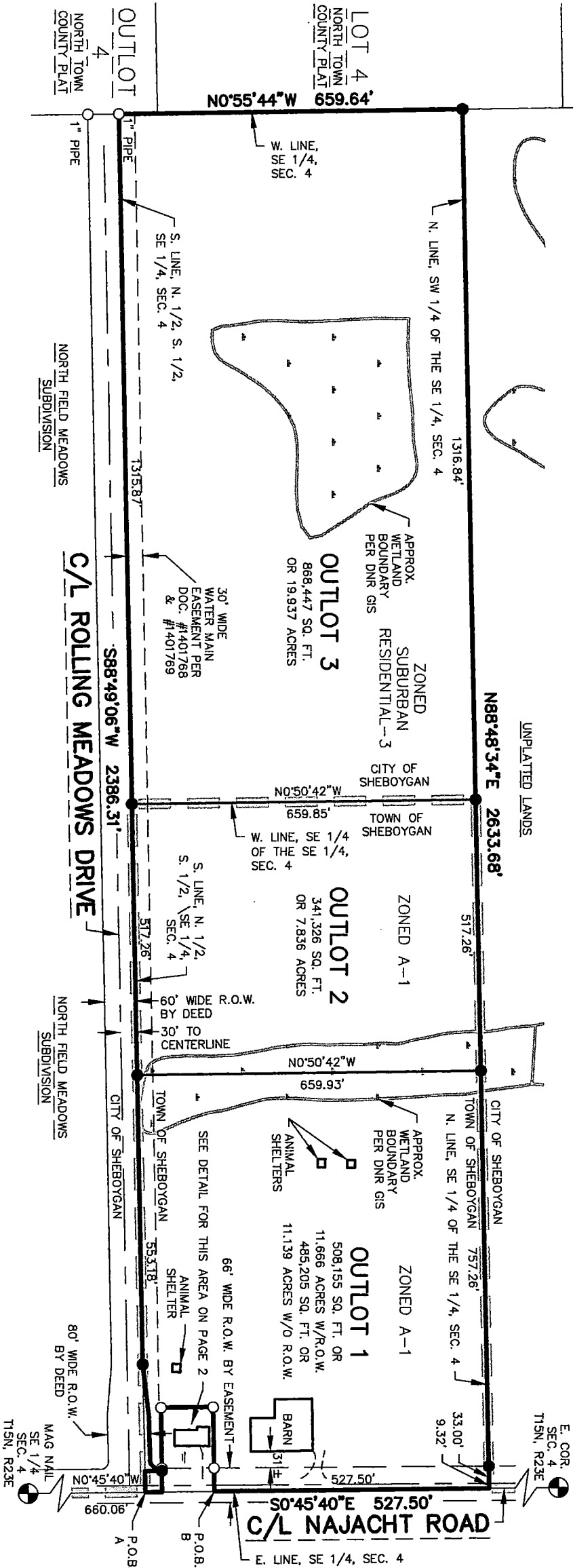
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100 South 10th Street
Oostburg, WI 53070
920-647-0599

FILE No.: 2025027s DATE: 5/6/2025 PAGE: 1 OF 4

LEGEND

- = Set 3/4"x18" Rebar min. 1.13 lbs. per foot
- = Found Iron Pipe
- ⊙ = Section Corner Monument
- (XXX) = Recorded Dimension
- = Municipal Boundary



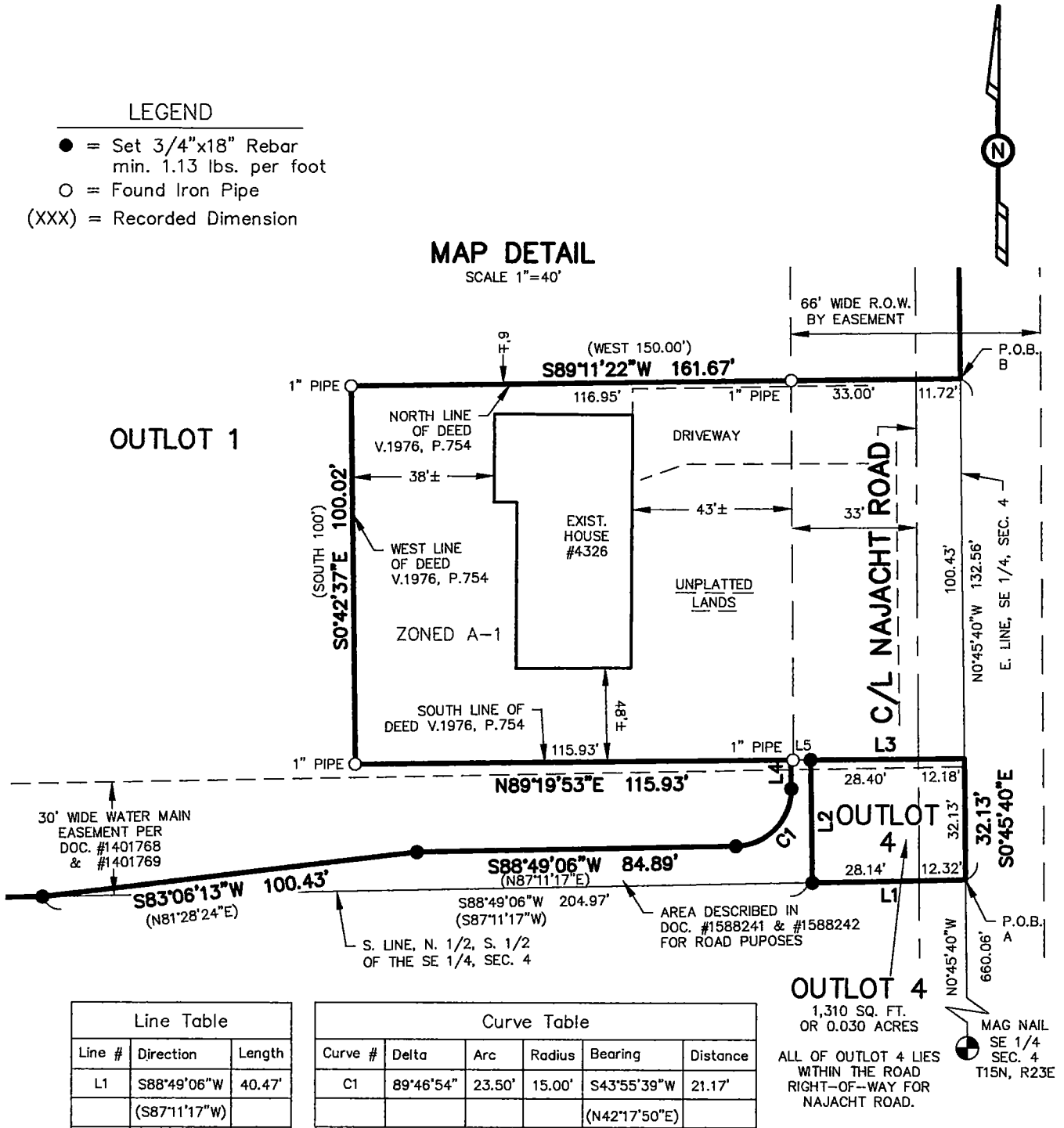
CERTIFIED SURVEY MAP

PART OF THE N. 1/2, S. 1/2 OF THE SE 1/4, SECTION 4, T15N, R23E, TOWN OF SHEBOYGAN AND CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

LEGEND

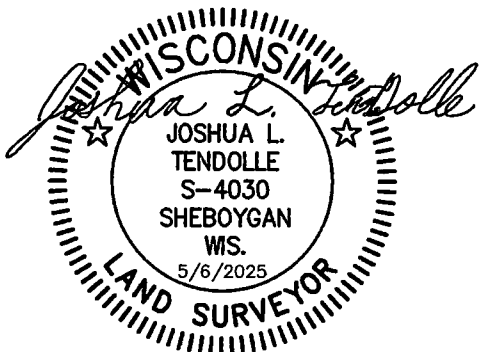
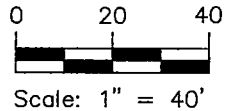
- = Set 3/4"x18" Rebar min. 1.13 lbs. per foot
- = Found Iron Pipe
- (XXX) = Recorded Dimension

MAP DETAIL
SCALE 1"=40'



Line Table		
Line #	Direction	Length
L1	S88°49'06"W (S87°11'17"W)	40.47'
L2	N0°57'48"W (S02°35'37"E) (33.79')	32.50'
L3	N89°19'53"E (EAST)	40.58'
L4	S0°57'48"E (N02°35'37"W) (8.83')	7.60'
L5	N89°19'53"W (N88°59'09"E)	5.25'

Curve Table					
Curve #	Delta	Arc	Radius	Bearing	Distance
C1	89°46'54"	23.50'	15.00'	S43°55'39"W (N42°17'50"E)	21.17'



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CERTIFIED SURVEY MAP

PART OF THE N. 1/2, S. 1/2 OF THE SE 1/4, SECTION 4, T15N, R23E, TOWN OF SHEBOYGAN AND CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Joshua L. TenDolle, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a part of the North 1/2 of the South 1/2 of the Southeast 1/4 of Section 4, T15N, R23E, Town of Sheboygan and City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

Part of the North 1/2 of the South 1/2 of the Southeast 1/4 of Section 4, T15N, R23E, Town of Sheboygan and City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

Commencing at the Southeast Corner of said Section 4; thence N00°45'40"W 660.06 feet along the East line of the Southeast 1/4 of said Section 4 to the POINT OF BEGINNING of this description; thence S88°49'06"W 40.47 feet along the South line of the North 1/2 of the South 1/2 of the Southeast 1/4 of said Section 4; thence N00°57'48"W 32.50 feet along the West right-of-way line of Najacht Road as described in deed #1588241; thence N89°19'53"E 40.58 feet to the East line of the Southeast 1/4 of said Section 4; thence S00°45'40"E 32.13 feet along said East line to the Point of Beginning.

This parcel contains 1,310 square feet or 0.030 acres and lies entirely within the Right-of-Way for Najacht Road.

AND:

Part of the North 1/2 of the South 1/2 of the Southeast 1/4 of Section 4, T15N, R23E, Town of Sheboygan and City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

Commencing at the Southeast Corner of said Section 4; thence N00°45'40"W 792.62 feet along the East line of the Southeast 1/4 of said Section 4 to the POINT OF BEGINNING of this description; thence S89°11'22"W 161.67 feet along the North line of the parcel described in Deed V.1976, P.754; thence S00°42'37"E 100.02 feet along the West line of said parcel; thence N89°19'53"E 115.93 feet along the South line of said parcel; thence S00°57'48"E 7.60 feet along the West line of the road right-of-way for Rolling Meadows Drive as described in Deed #1588241; thence Southwesterly 23.50 feet along said right-of-way on a 15.00 foot radius curve to the right, the chord of which bears S43°55'39"W 21.17 feet; thence S88°49'06"W 84.89 feet along the North line of said right-of-way; thence S83°06'13"W 100.43 feet along said North right-of-way line; thence S88°49'06"W 2386.31 feet along said North right-of-way line for Rolling Meadows Drive and the South line of the North 1/2 of the South 1/2 of the Southeast 1/4 of said Section 4; thence N00°55'44"W 659.64 feet along the West line of the Southeast 1/4 of said Section 4; thence N88°48'34"E 2633.68 feet along the North line of the Southeast 1/4 of said Section 4; thence S00°45'40"E 527.50 feet along the East line of the Southeast 1/4 of said Section 4 to the Point of Beginning.

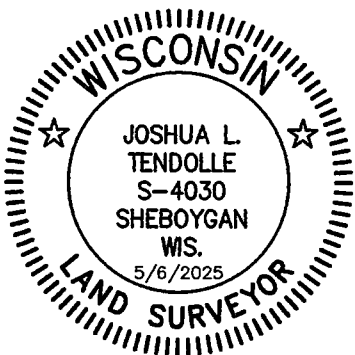
This parcel contains 1,717,928 square feet or 39.438 acres and is subject to highway right-of-way for Najacht Road over the Easterly portion as depicted on this map.

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

That I have fully complied with provisions of Section 236.34 of the Wisconsin Statutes and the subdivision regulation of the Town of Sheboygan and the City of Sheboygan in surveying, dividing and mapping the same.

Joshua L. TenDolle
Joshua L. TenDolle PLS S-4030

Dated this 6th day of May, 2025



This instrument was drafted by Joshua L. TenDolle.



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CERTIFIED SURVEY MAP

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OWNERS CERTIFICATES

As owners, we hereby certify that we have caused the lands described herein to be surveyed, divided, and mapped as represented on this map. We also certify that this map is required to be submitted to the Town of Sheboygan, City of Sheboygan and the Sheboygan County Planning Department for approval.

Chester A Bahr Dated 5/16/25, 2025
Chester A. Bahr

Luanin Bahr Dated 5/16/2025, 2025
Luanin Bahr

Dale A. Bahr Dated 5-16-25, 2025
Dale A. Bahr

Vicky Bahr P.O.A. Dated 5-16-25, 2025
Vicky Bahr

CITY PLANNING COMMISSION APPROVAL CERTIFICATE

Resolved that the Certified Survey Map in the City of Sheboygan is hereby approved by the Planning Commission of the City of Sheboygan.
on this 21st day of May, 2025.

Elise Rose
Planner

TOWN OF SHEBOYGAN APPROVAL CERTIFICATE

Resolved that the Certified Survey Map in the Town of Sheboygan is hereby approved by the town board of the Town of Sheboygan.
on this 20 day of MAY, 2025.

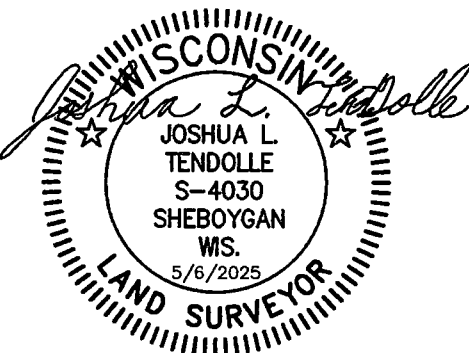
Quinn Allen
Town Chairman

J. Pischen
Town Clerk

COUNTY OF SHEBOYGAN PLANNING DEPARTMENT CERTIFICATE

Resolved that the Certified Survey Map in the Town of Sheboygan and City of Sheboygan is hereby approved by the Sheboygan County Planning Department.
on this 21 day of May, 2025.

Tyler D. Strub
Planner Deputy Director



This instrument was drafted by Joshua L. TenDolle.



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