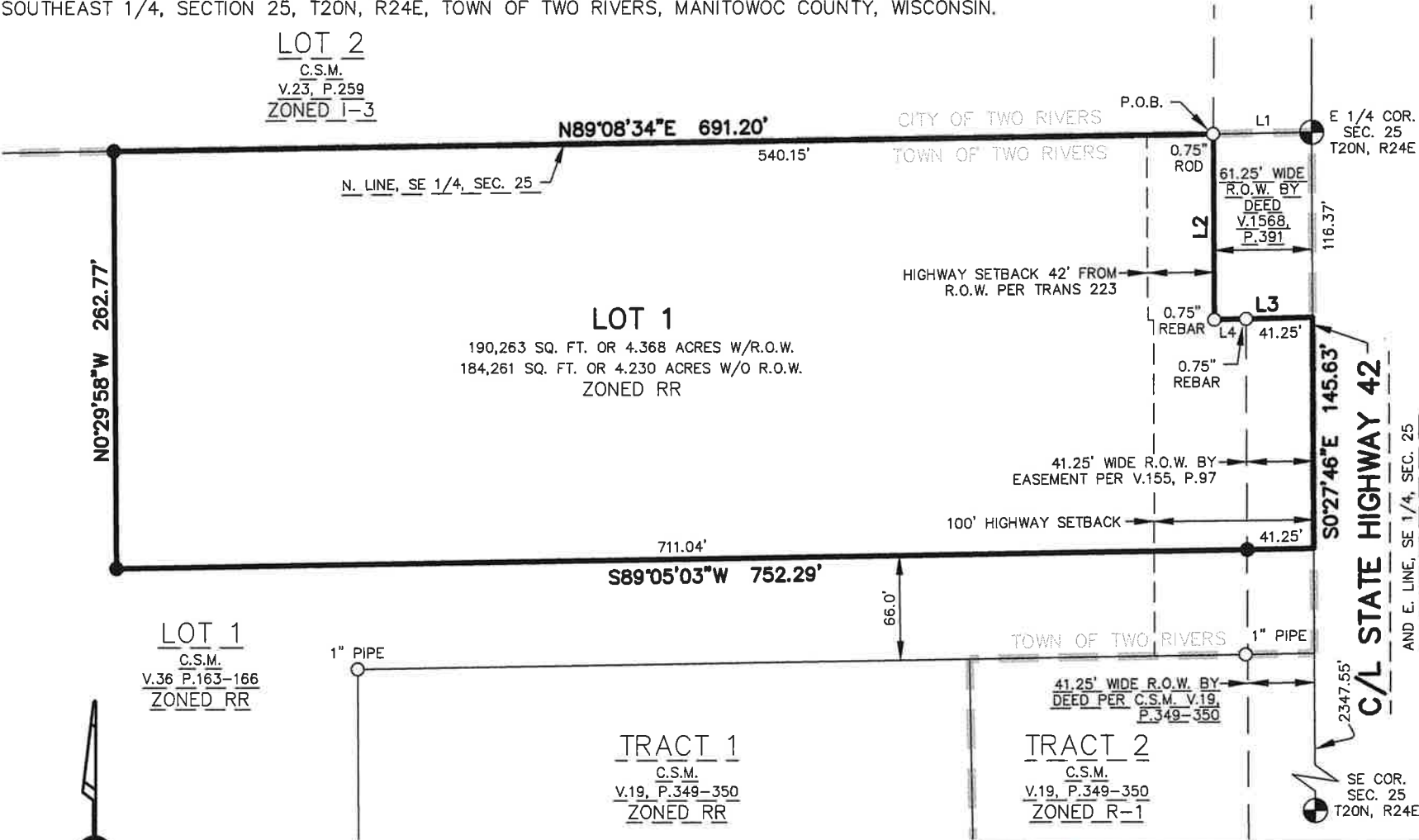


CERTIFIED SURVEY MAP

FOR VAN DER BROHE ARBORETUM
PART OF LOT 1, C.S.M. V.36 P.163-166, BEING LOCATED IN THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4, SECTION 25, T20N, R24E, TOWN OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.

LOT 2
C.S.M.
V.23, P.259
ZONED I-3



LEGEND

- = Set 3/4"x18" Rebar min. 1.13 lbs. per foot
- = Found Iron Pipe
- ⊙ = Section Corner Monument
- = City Limits

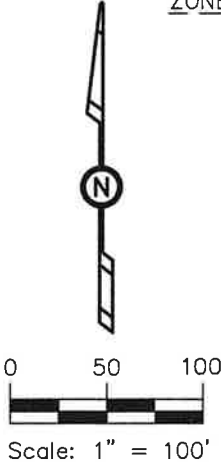
SETBACKS:

SETBACK REQUIREMENTS PER CURRENT ZONING ORDINANCE:

DISTRICT RR
FRONT YARD: 100 FEET FROM C/L OR 42' FROM R.O.W. WHICHEVER ONE IS GREATER
SIDE YARD: ACCESSORY STRUCTURES: 10 FEET
PRINCIPAL STRUCTURES: 25 FEET
REAR YARD: ACCESSORY STRUCTURES: 10 FEET
PRINCIPAL STRUCTURES: 25 FEET



This instrument was drafted by Benjamin J. Reenders.



NOTES:

OWNER AND SUBDIVIDER:
KAREN STEINGRABER
BEARINGS ARE BASED ON THE EAST LINE OF
THE SE 1/4 OF SECTION 25, T20N, R24E, AS
BEING S0°27'46"E PER THE MANITOWOC
COUNTY COORDINATE SYSTEM.

Parcel Line Table		
Line #	Direction	Length
L1	S89°08'34"W	61.25'
L2	S0°27'46"E	116.80'
L3	N88°44'27"E	61.25'
L4	N88°44'27"E	20.00'



941 Center Avenue, Suite 1
Oostburg, WI 53070
920-547-0599

CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

FILE No.: 2022178 DATE: 12/2/2025 SHEET: 1 OF 3

CERTIFIED SURVEY MAP

FOR VAN DER BROHE ARBORETUM
PART OF LOT 1, C.S.M. V.36 P.163-166, BEING LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 25, T20N, R24E, TOWN OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Benjamin J. Reenders, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a part Lot 1, Certified Survey Map recorded in V.36, P.163-166 being part of the Northeast 1/4 of the Southeast 1/4 of Section 25, T20N, R24E, Town of Two Rivers, Manitowoc County, Wisconsin bounded and described as follows:

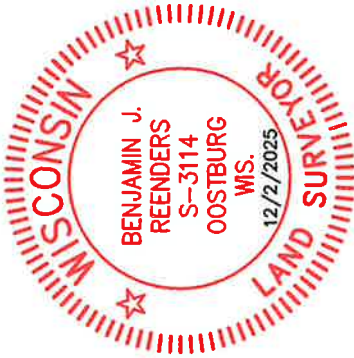
Commencing at the East 1/4 Corner of said Section 25; thence S89°08'34"W 61.25 feet along the North line of the Southeast 1/4 of said Section 25 to the Northeast corner of said Lot 1 and the POINT OF BEGINNING of this description; thence S0°27'46"E 116.80 feet along the West Right-of-Way line of State Highway "42"; thence N88°44'27"E 61.25 feet; thence S0°27'46"E 145.63 feet along the East line of the Southeast 1/4 of said Section 25 and the Centerline of State Highway "42"; thence S89°05'03"W 752.29 feet along a line that is 66 feet north of and parallel with the North line of Tract 1 of CSM V.19, P.349; thence N0°29'58"W 262.77 feet; thence N89°08'34"E 691.20 feet to the point of beginning.

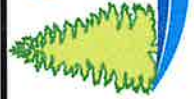
This Parcel contains 190,263 square feet or 4.368 acres and is subject to Highway Right-of-Way over the Easterly 41.25 feet as depicted on this map.

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 Section 12.07 of the Manitowoc County Subdivision Regulation and the Municipal Codes of the Town of Two Rivers in surveying, dividing and mapping the same.

Benjamin J. Reenders Dated this 2nd day of December, 2025
Benjamin J. Reenders PLS S-3114





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920-547-0599

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FILE No.: 2022178 DATE: 12/2/2025 SHEET: 2 OF 3

CERTIFIED SURVEY MAP

FOR VAN DER BROHE ARBORETUM
PART OF LOT 1, C.S.M. V.36 P.163-166, BEING LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4,
SECTION 25, T20N, R24E, TOWN OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.

OWNERS CERTIFICATES

As owner, I hereby certify that I 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 Two Rivers, City of Two Rivers, and the Manitowoc County Planning and Park Commission for approval.

Karen Steingraber Dated 12/3, 2025

TOWN OF TWO RIVERS APPROVAL CERTIFICATE

Resolved that the Certified Survey Map in the Town of Two Rivers is hereby approved by the town board of the Town of Two Rivers.

on this 15th day of December, 2025.

[Signature]
Town Chairman

[Signature]
Town Clerk

CITY OF TWO RIVERS EXTRATERRITORIAL APPROVAL CERTIFICATE

Resolved that the Certified Survey Map in the Town of Two Rivers is hereby approved by the City of Two Rivers.
on this _____ day of _____, 2025.

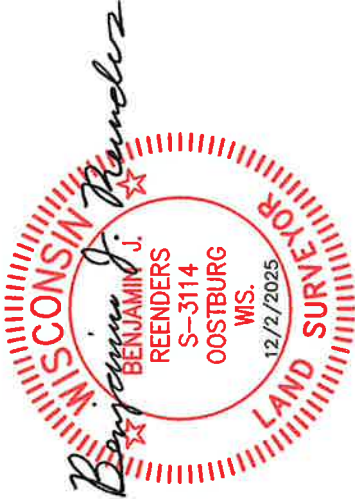
Signature

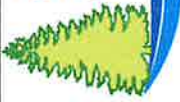
COUNTY OF MANITOWOC PLANNING DEPARTMENT CERTIFICATE

Resolved that the Certified Survey Map in the Town Two Rivers is hereby approved by the Manitowoc County Planning Department.

on this _____ day of _____, 2025.

Title



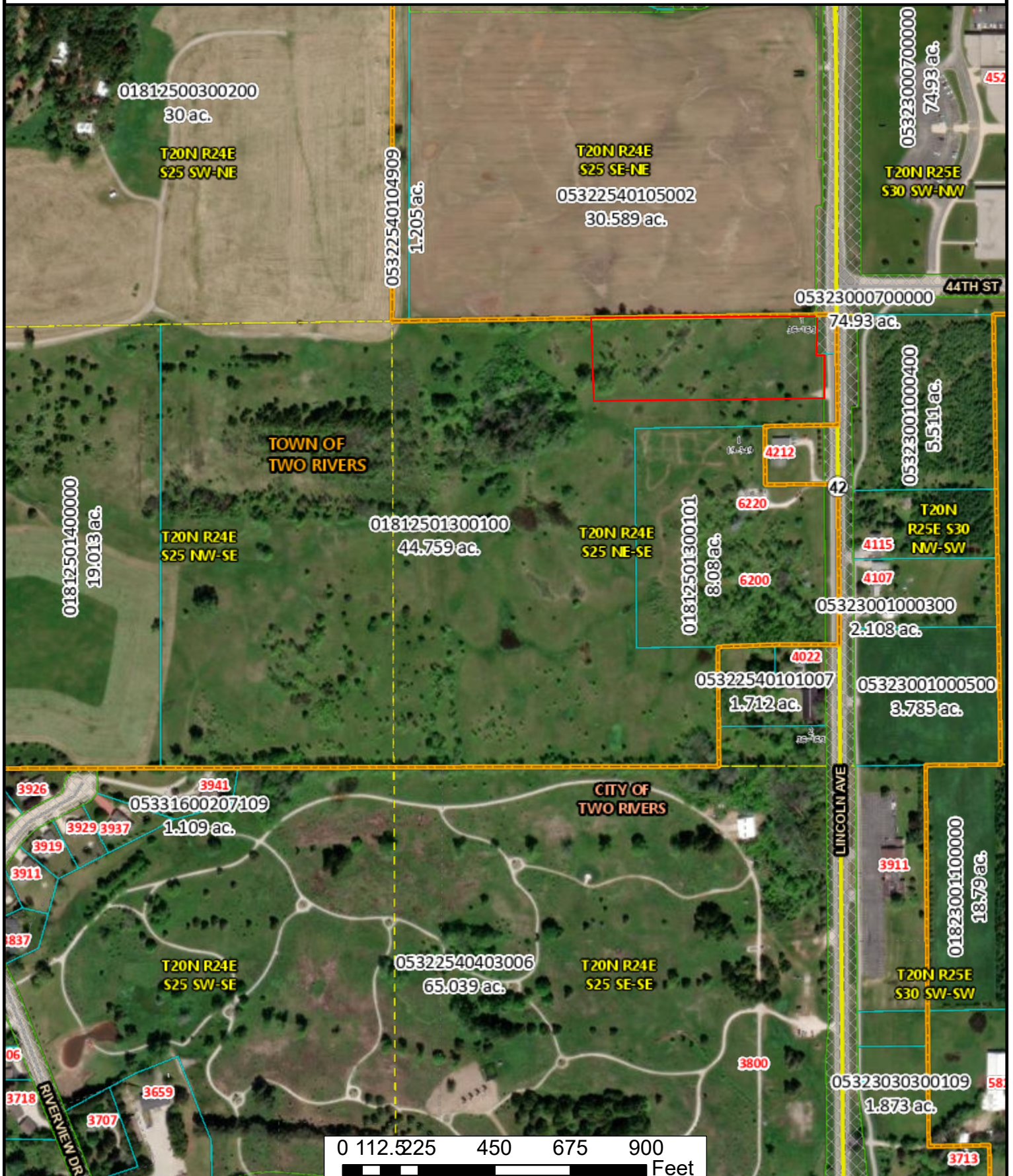


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FILE No.: 2022178 DATE: 12/2/2025 SHEET: 3 OF 3

Manitowoc County Parcel Viewer

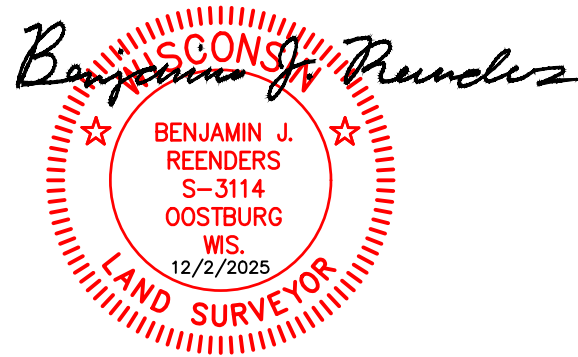


LEGAL DESCRIPTION:

Part of Lot 1 and 2, C.S.M V.36 P.163-166, located in the Northeast 1/4 of the Northeast 1/4 of Section 25, T20N, R24E, Town of Two Rivers and City of Two Rivers, Manitowoc County, Wisconsin described as follows:

Commencing at the East 1/4 Corner of said Section 25; thence S89°08'34"W 752.45 feet along the North line of the Southeast 1/4 of said Section 25 to the POINT OF BEGINNING of this description; thence S0°29'58"E 262.77 feet; thence N89°05'03"E 752.29 feet; thence S0°27'46"E 66.00 feet along the East line of said Section 25; thence S89°05'03"W 601.19 feet along the North line of Tract 1 of C.S.M. V.19, P.349-150; thence S0°29'58"E 650.01 feet along the West line of said Tract 1; thence N89°22'15"E 240.61 feet along the South line of said Tract 1; thence S0°29'27"E 236.56 feet; thence N89°22'37"E 318.78 feet; thence S0°27'46"E 120.46 feet along the West Right-of-Way line of State highway "42"; thence S89°48'02"W 1973.95 feet; thence N0°00'13"W 1315.36 feet; thence N89°08'34"E 1252.24 feet to the point of beginning.

This parcel contains 1,987,740 square feet or 45.632 acres.



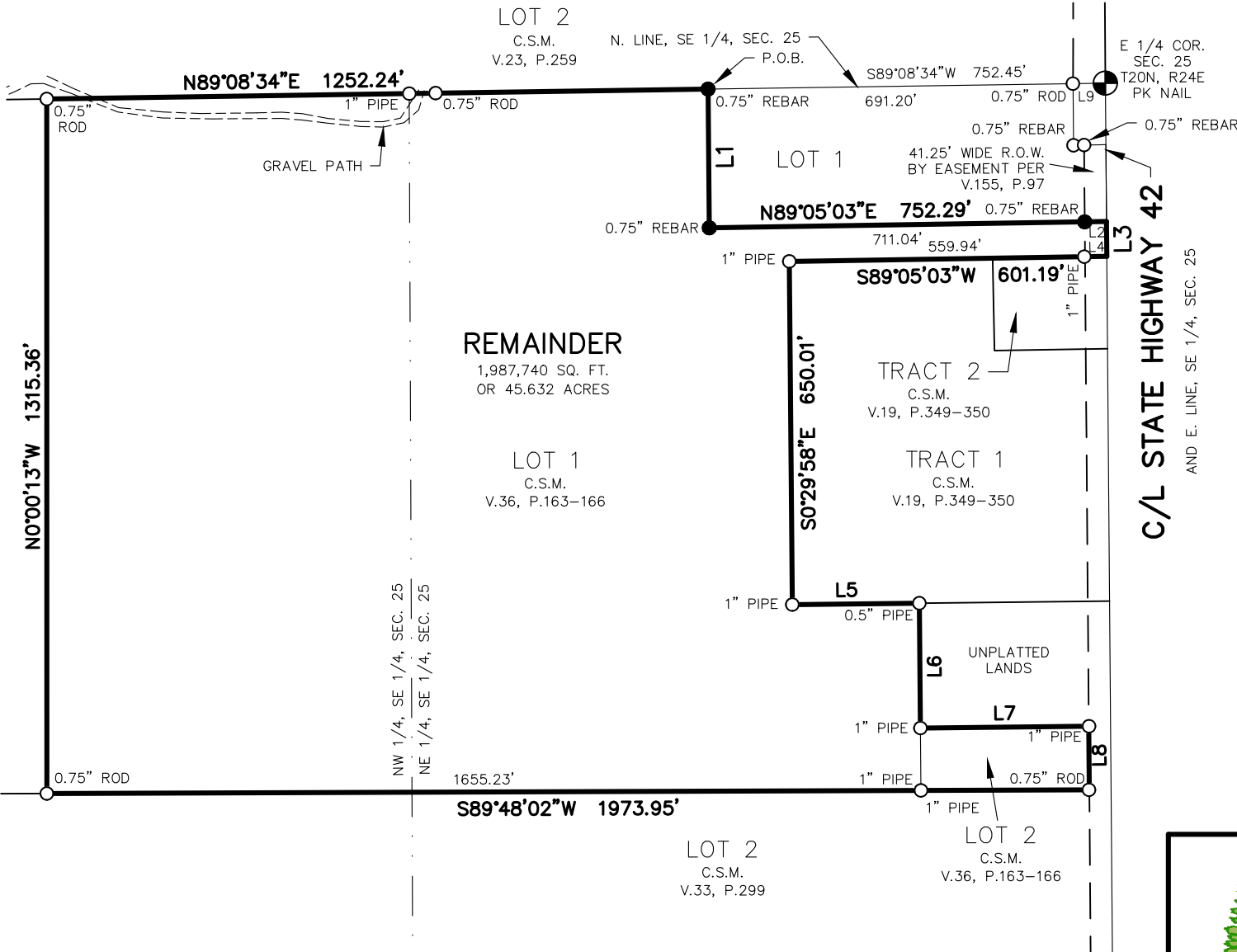
I Benjamin J. Reenders do hereby certify that this survey is correct to the best of my knowledge and belief.

Previous Plat of Survey for reference

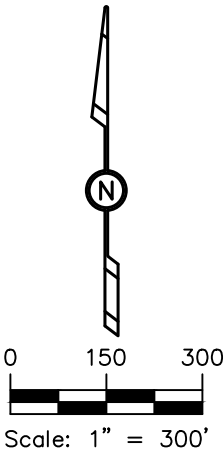
PLAT OF SURVEY

FOR VAN DER BROHE ARBORETUM

PART OF LOT 1 AND 2, C.S.M. V.36 P.163-166, BEING LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 25, T20N, R24E, TOWN OF TWO RIVERS AND CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.



Line Table		
Line #	Direction	Length
L1	S0°29'58"E	262.77'
L2	N89°05'03"E	41.25'
L3	S0°27'46"E	66.00'
L4	S89°05'03"W	41.25'
L5	N89°22'15"E	240.61'
L6	S0°29'27"E	236.56'
L7	N89°22'37"E	318.78'
L8	S0°27'46"E	120.46'
L9	S89°08'34"W	61.25'



LEGEND

- = County Monument
- = Iron Stake Found

100 South 10th Street
Oostburg, WI 53070

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