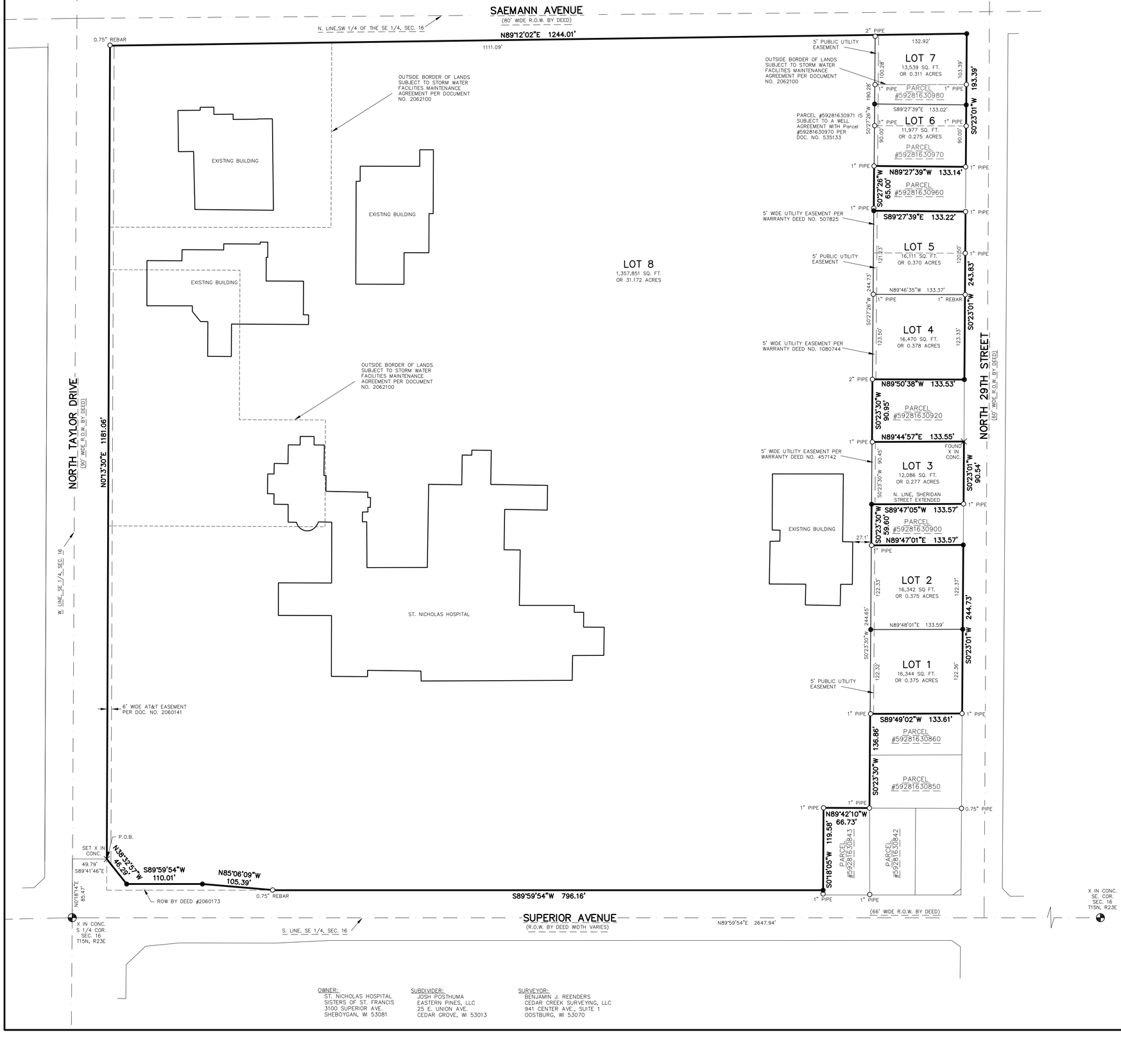
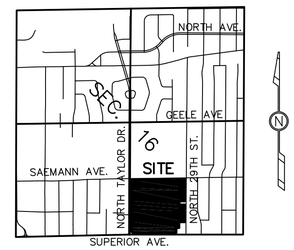
29TH STREET SUBDIVISION

Part of the SW 1/4 of the SE 1/4, Section 16, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin.





LOCATION MAP

SCALE: 1" = 2000'

UTILITY EASEMENT NOTE:

- No poles or cables shall be placed such that the installation would disturb any survey monument of 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. Utility easements set forth herein are for the use of public bodies and private public utilities having the right to serve this subdivision.

NOTES:

- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST HUNDREDTH OF A FOOT.
- ALL DISTANCES SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
- NOTHING IS BEING DEDICATED TO THE PUBLIC FOR ROAD RIGHT OF WAY PURPOSES.

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

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, T15N, R23E, AS BEING N89°59'54"E PER THE SHEBOYGAN COUNTY COORDINATE SYSTEM

0 40 80

Scale: 1" = 80'

LEGEND

- ○ = Found Property Corner
- ● = Set 1-1/4"x18" Rebar min. 3.65 lbs. per foot
  Set 3/4"x18" Rebar min. 1.13 lbs. per foot at all other lot corners
- ◒ = Found Section Corner Monument
- (R.A.##.##') = Recorded As Dimension

BENJAMIN J. REENDERS S-3114 OOSTBURG WIS. 5/16/2024 LAND SURVEYOR

OWNER:
ST. NICHOLAS HOSPITAL
SISTERS OF ST. FRANCIS
3100 SUPERIOR AVE.
SHEBOYGAN, WI 53081

SUBDIVIDER:
JOSH POSTHUMA
EASTERN PINES, LLC
25 E. UNION AVE.
CEDAR GROVE, WI 53013

SURVEYOR:
BENJAMIN J. REENDERS
CEDAR CREEK SURVEYING, LLC
941 CENTER AVE., SUITE 1
OOSTBURG, WI 53070

941 Center Avenue, Suite 1
Oostburg, WI 53070
920-547-0599
CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

29TH STREET SUBDIVISION

Part of the SW 1/4 of the SE 1/4, Section 16, T15N, R23E, City of Sheboygan,
Sheboygan County, Wisconsin.

SURVEYOR'S CERTIFICATE

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

That I have surveyed, divided, and mapped 29th Street Subdivision, being a part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, described as follows:

Commencing at the South 1/4 corner of said Section 16; thence N0°18'14"E 85.47 feet along the West line of said Southeast 1/4; thence S89°41'46"E 49.79 feet to the East right-of-way line of North Taylor Drive and the POINT OF BEGINNING of this description; thence N0°13'30"E 1181.06 feet along said East right-of-way line; thence N89°12'02"E 1244.01 feet along the South right-of-way line of Saemann Avenue; thence S0°23'01"W 193.39 feet along the West right-of-way line of North 29th Street; thence N89°27'39"W 133.14 feet; thence S0°27'26"W 65.00 feet; thence S89°27'39"E 133.22 feet; thence S0°23'01"W 243.83 feet along said West right-of-way line; thence N89°50'38"W 133.53 feet; thence S0°23'30"W 90.95 feet; thence N89°44'57"E 133.55 feet; thence S0°23'01"W 90.54 feet along said West right-of-way line; thence S89°47'05"W 133.57 feet; thence S0°23'30"W 59.60 feet; thence N89°47'01"E 133.57 feet; thence S0°23'01"W 244.73 feet along said West right-of-way line; thence S89°49'02"W 133.61 feet; thence S0°23'30"W 136.86 feet; thence N89°42'10"W 66.73 feet; thence S0°18'05"W 119.58 feet; thence S89°59'54"W 796.16 feet along the North right-of-way line of Superior Avenue; thence N85°06'09"W 105.39 feet along said North right-of-way line; thence S89°59'54"W 110.01 feet along said North right-of-way line; thence N38°32'57"W 46.29 feet along said North right-of-way line to the point of beginning.

I further certify that I have made such survey, land-division, and plat by the direction of Eastern Pines, LLC developer of said land.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision ordinance of the City of Sheboygan, Wisconsin, in surveying, dividing, and mapping the same.

Dated this 16th day of May, 2024.

Benjamin J. Reenders

Benjamin J. Reenders

WISCONSIN
BENJAMIN J. REENDERS
S-3114
OOSTBURG
WIS.
5/16/2024
LAND SURVEYOR

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

OWNER'S CERTIFICATE OF DEDICATION

St. Nicholas Hospital Sisters of St. Francis, a company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

St. Nicholas Hospital Sisters of St. Francis, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Sheboygan
Wisconsin Department of Administration

St. Nicholas Hospital Sisters of St. Francis

_____
Managing Member

_____
Manager Member

STATE OF WISCONSIN)
SS
_____ COUNTY)

Personally came before me this _____ day of _____, 2024, the above property owners to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public _____

My Commission expires _____

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by St. Nicholas Hospital Sisters of St. Francis, Grantor, to

Sheboygan Utilities, Grantee,
Alliant Energy, Grantee
Wisconsin Public Service Corporation, Grantee,
AT&T, Grantee, and
Charter Communications, LLC d/b/a/ Spectrum Communications, 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, natural 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 reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably 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, natural gas facilities, or telephone and cable TV 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 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.

CERTIFICATE OF CITY TREASURER

I, _____, being the duly appointed, qualified and acting treasurer of the City of Sheboygan, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____, 2024, on any of the lands included in 29th Street Subdivision.

Dated this _____ day of _____, 2024.

_____
City Treasurer

CERTIFICATE OF COUNTY TREASURER

I, Laura Henning-Lorenz, being the duly elected, qualified and acting treasurer of the County of Sheboygan, do hereby certify that in accordance with the records in my office, there are no unredeemed tax sales or no unpaid taxes or special assessments as of _____, 2024 on any of the lands included in 29th Street Subdivision.

Dated this _____ day of _____, 2024.

_____
Laura Henning-Lorenz, Sheboygan County Treasurer

CITY OF SHEBOYGAN RESOLUTION

Resolved that this plat titled "29th Street Subdivision" located in the City of Sheboygan, being developed by St. Nicholas Hospital Sisters of St. Francis, is hereby APPROVED by the Common Council of the City of Sheboygan.

_____ _____
Approved Date
Ryan Sorenson, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Sheboygan.

_____ _____
Meredith DeBruin, Clerk Date

OWNER:
ST. NICHOLAS HOSPITAL SISTERS OF ST. FRANCIS
3100 SUPERIOR AVE.
SHEBOYGAN, WI 53081

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