

Hangen # 370

SCALE 1" = 80'

DRAWN BY NDK

Final Plat

Mau & Associates, LLP LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING

Townline1, LLC

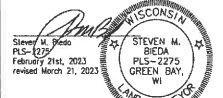
PROJECT NO. L-22021 SHEET NO. 1 of 1 DRAWING NO. P-2553

SURVEYOR'S CERTIFICATE

I, Steven M. Beda, Professional Land Surveyor, PLS-2275, hereby certify: That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Village of Ephraim and under the direction of the owners listed herein, I have surveyed, divided and mapped "Velvaere" and that each plat correctly represents all relevant boundaries and the subdivision of the land surveyed and is part of the Southeast 1/4 of the Northeast 1/4 of Section 12, T31N-R27E, in the Village of Ephraim, Door County, Wisconsin, more fully described as follows:

Commencing at the East 1/4 Corner of Section 12, T31N-R27E, thence N210°25'W, 200.00 feet along the East line of the Southeast 1/4 of the Northeast 1/4 of said Section 12 to the point of beginning; thence continuing N210°25'W, 458.54 feet along said East line; thence S87°14'W, 1322.01 feet; thence S21°11'E, 658.34 feet along the West line of said Southeast 1/4 of said Northeast 1/4; thence N87°29'E, 969.78 feet along the North line of Lot 1, Volume 3, Certified Survey Maps, Page 5, Map Number 508, Document Number 544650, Door County Records, and the North line of Lot 4 of the recorded plat of "Shannon Square" (Volume 205, Plots, Page 2, Document Number 400351, Door County Records) and the North line of "North Ephraim Condominium" (Hangen 275, Document Number 707575, Door County Records); thence N210°25'W, 200.00 feet along the West line of "10450 Town Line Road Condominium" (Hangen 203, Document Number 621777, Door County Records); thence N88°12'09"E, 354.00 feet along the North line of "10450 Town Line Road Condominium" to the point of beginning.

Parcel contains 800.891 square feet / 18.38 acres, more or less to the section line. Road dedication contains 15,332 square feet / 0.35 acres, more or less. Parcel subject to easements and restrictions of record.



CERTIFICATE OF THE VILLAGE OF EPHRAIM

Approved for the Village of Ephraim this 22nd day of June 2023. Andrea Collet, Village Clerk.

CERTIFICATE OF THE TREASURER

As duly elected Door County Treasurer and Village of Ephraim Treasurer, we hereby certify that the records in our offices show no unrecorded tax sales and no unpaid taxes or special assessments affecting any of the lands included in this Plat as of the dates listed below.

Curve Table with columns: Curve #, Arc Length, Radius, Chord, Bearing, Central Angle, Tangent. Includes 15 curve entries.

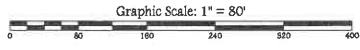
Easement Curve Table with columns: Curve #, Arc Length, Radius, Chord, Bearing, Central Angle, Tangent. Includes 3 easement curve entries.

Easement Line Table with columns: Line #, Length, Direction. Includes 14 easement line entries.

- Legend: 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot; 1" iron pipe found; 1.5" iron pipe found; Door County monument - type noted; all other lot corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.88 lbs/lin. foot; all linear measurements have been made to the nearest hundredth of a foot; all distances on curves are arc lengths; () recorded as bearing / distance; existing building.

Velvaere

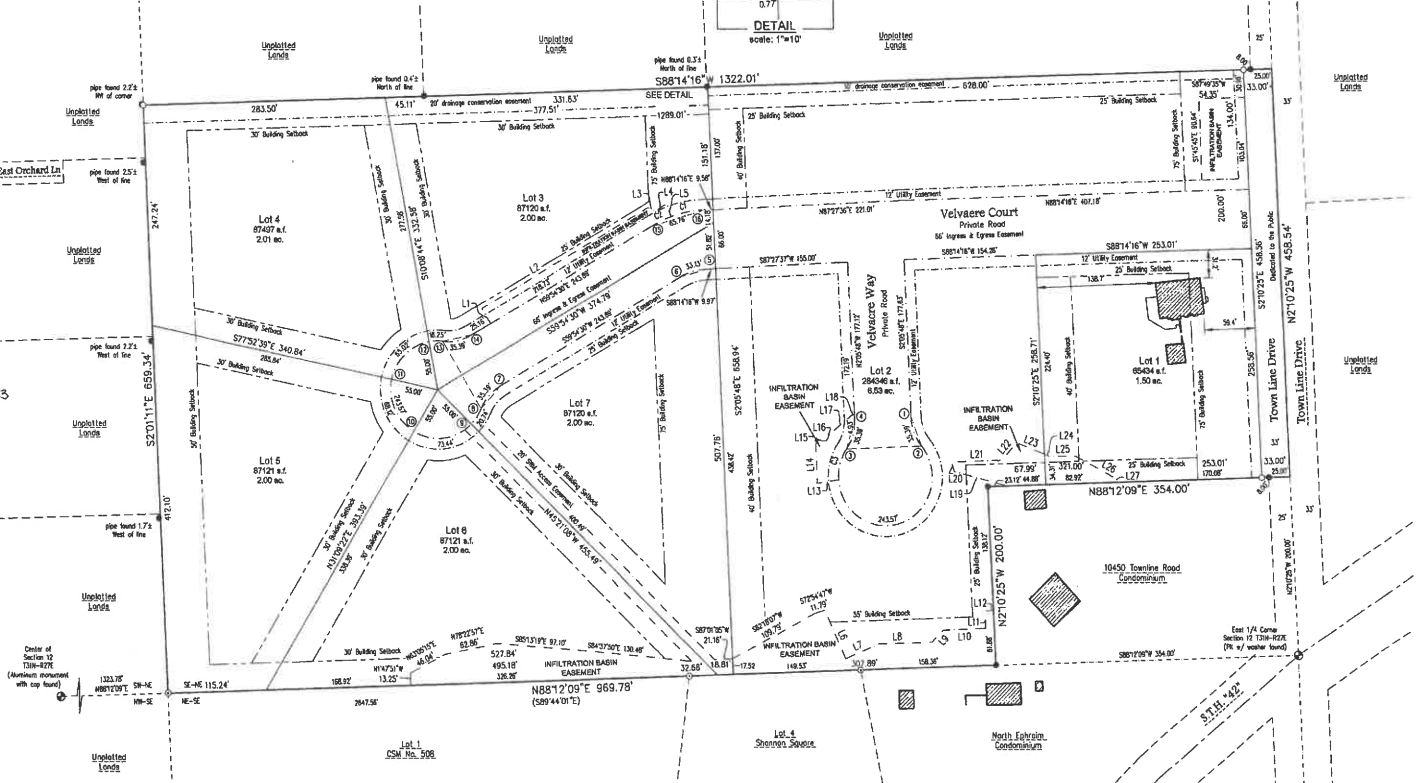
Part of the Southeast 1/4 of the Northeast 1/4 of Section 12, T31N-R27E, in the Village of Ephraim, Door County, Wisconsin



RESTRICTIVE COVENANTS: The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water. Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks. No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, or a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes. Plat to be designed and constructed to meet local and state approved grading plan and to be approved by the Village of Ephraim and the Wisconsin Department of Transportation prior to commencement of any earth moving activities.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats. Certified May 12, 2023. Permit Power Department of Administration.

DOC #: 862100 RECORDED ON: 04/28/2023 02:41:18 PM CREW: PETERSLUK REGISTER OF DEEDS DOOR COUNTY, WI FEE AMOUNT PAID: \$0.00



LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

Townline 1, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that we caused the land described on Velvaere to be surveyed, divided, mapped and dedicated as represented herein. Townline 1, LLC also certifies that this Plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

VILLAGE OF EPHRAIM DEPT. OF ADMINISTRATION DOOR COUNTY. In Witness Whereof, the said Townline 1, LLC has caused these presents to be signed by CAROLINE SMITH, its Member, on this 22nd day of June, 2023.

Signature of Caroline Smith, Member of Townline 1, LLC.

Personally came before me this 22nd day of June, 2023, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company by its authority.

