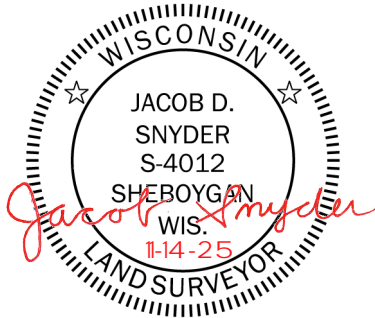


OWNER/SUBDIVIDER
VACANT LAND SQUAD LLC
W218N16046 TIGER LILY DR
JACKSON, WISCONSIN 53037

SURVEYOR
JACOB D. SNYDER, NO. S-4012
WAGNER EXCAVATING, INC.
3437 PAINE AVENUE
SHEBOYGAN, WISCONSIN 53081

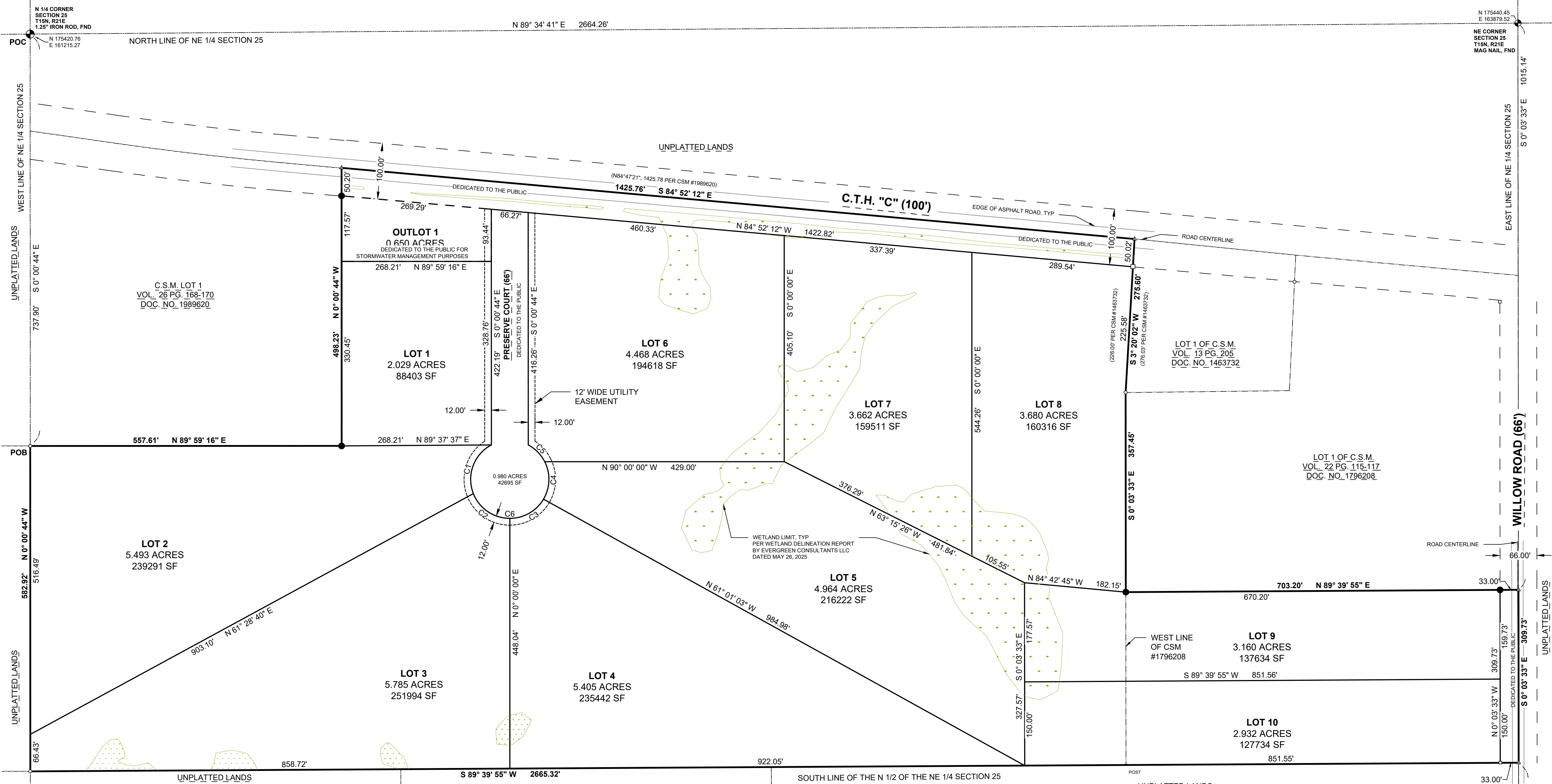
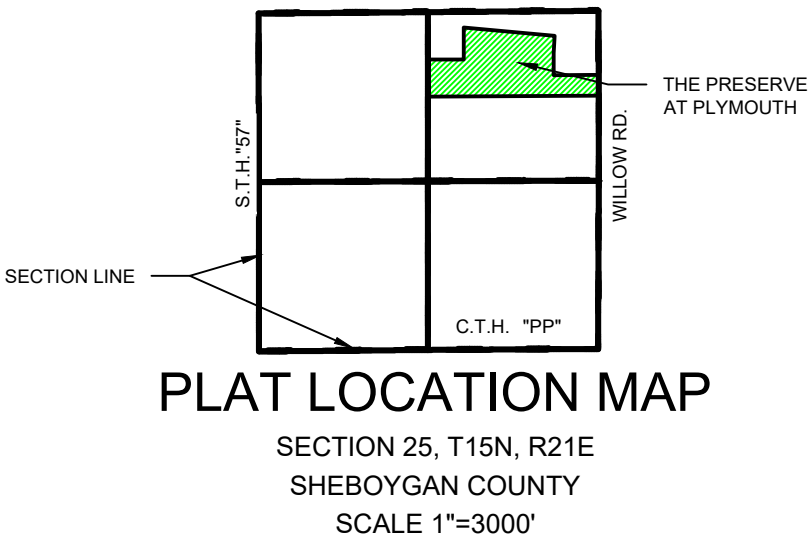
APPROVING AUTHORITIES
• TOWN OF PLYMOUTH
• CITY OF PLYMOUTH
• SHEBOYGAN COUNTY PLANNING AND
CONSERVATION DEPT.
OBJECTING AUTHORITIES
• WISCONSIN DOA - PLAT REVIEW PROGRAM
UTILITY COMPANIES
• ALLIANT ENERGY CORP - ELECTRIC



THE PRESERVE AT PLYMOUTH

BEING A REPLAT OF LOT 2 OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 26,
PAGES 168-170, DOCUMENT NO. 1989620 AND A PART OF LOT 1 OF A CERTIFIED SURVEY
MAP AS RECORDED IN VOLUME 22, PAGES 115-117, DOCUMENT NO. 1796208
ALL LOCATED IN THE NE 1/4 AND NW 1/4 OF THE NE 1/4
SECTION 25, T15N, R21E,
TOWN OF PLYMOUTH
SHEBOYGAN COUNTY, WISCONSIN

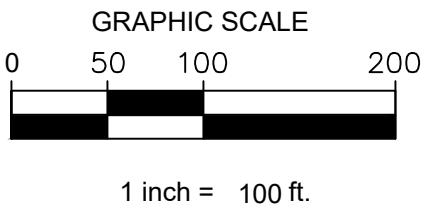
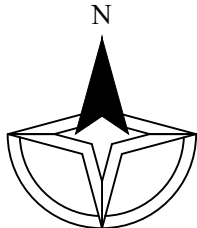
CURRENT ZONING: R-1 SINGLE FAMILY RESIDENTIAL
TOTAL PLAT AREA: 1,963,581 SF (45.077 AC.)



CURVE TABLE						
CURVE NUMBER	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT IN
C1	101.57	70.00	92.89	S20° 17' 32.0" W	83° 08' 13"	S61° 51' 38.55" W
C2	83.96	70.00	79.01	S55° 38' 10.3" E	68° 43' 11"	S21° 16' 34.57" E
C3	72.86	70.00	69.61	N60° 11' 13.0" E	59° 38' 02"	S89° 59' 46.04" E
C4	70.05	70.00	67.16	N1° 42' 10.5" E	57° 20' 03"	N30° 22' 12.06" E
C5	42.66	70.00	42.01	N44° 25' 28.8" W	34° 55' 16"	N26° 57' 51.05" W
C6	371.10	70.00	66.00	N89° 59' 16.0" E	303° 44' 45"	S61° 51' 38.55" W

BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE NE 1/4 OF SECTION 25, T15N, R21E
THAT BEARS S 89° 34' 41" W, BASED ON THE
SHEBOYGAN COUNTY COORDINATE SYSTEM

SURVEY LEGEND
○ 1" O.D. IRON PIPE FOUND
□ 0.5" OR 0.75" IRON ROD FOUND
□ 1.25" IRON ROD FOUND
▲ PK NAIL, SET
● 2" O.D. X 18" IRON PIPE, 3.65 LBS/LF, SET
▲ ALL OTHER LOT CORNERS
0.75" O.D. X 18" IRON ROD, 1.50 LBS/LF, SET
⊕ SECTION CORNER MONUMENT



Wagner
EXCAVATING Inc.
3437 PAINE AVENUE SHEBOYGAN, WI 53081
(920) 458-9082

E 1/4 CORNER
SECTION 25
T15N, R21E
1.25" IRON
ROD, FND
N 1727° 90.80
E 163882.16

SHEET 1 OF 2
DRAWING DATE
11-14-2025

THE PRESERVE AT PLYMOUTH

BEING A REPLAT OF LOT 2 OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 26,
PAGES 168-170, DOCUMENT NO. 1989620 AND A PART OF LOT 1 OF A CERTIFIED SURVEY
MAP AS RECORDED IN VOLUME 22, PAGES 115-117, DOCUMENT NO. 1796208
ALL LOCATED IN THE NE 1/4 AND NW 1/4 OF THE NE 1/4
SECTION 25, T15N, R21E,
TOWN OF PLYMOUTH
SHEBOYGAN COUNTY, WISCONSIN

CURRENT ZONING: R-1 SINGLE FAMILY RESIDENTIAL
TOTAL PLAT AREA: 1,963,581 SF (45.077 AC.)

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

VACANT LAND SQUAD LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND
EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN;
AS OWNER DO HEREBY CERTIFY THAT VACANT LAND SQUAD LLC CAUSED THE LAND
DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED ON THIS
PLAT. VACANT LAND SQUAD LLC ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY
S. 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR
OBJECTION:

DEPARTMENT OF ADMINISTRATION, SHEBOYGAN COUNTY PLANNING AND
CONSERVATION DEPARTMENT, CITY OF PLYMOUTH AND TOWN OF PLYMOUTH

STATE OF WISCONSIN, COUNTY OF SHEBOYGAN

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

ON THIS ____ DAY OF _____, 20__

DYLAN RUSCH, MANAGER

(NOTARY SEAL)
PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2022, THE ABOVE
NAMED MANAGER IS TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE
FOREGOING CERTIFICATE AND ACKNOWLEDGED THE SAME.

_____, NOTARY PUBLIC
PRINT NAME

MY COMMISSION EXPIRES _____

TOWN TREASURER'S CERTIFICATE

IN ACCORDANCE WITH THE RECORDS IN THE OFFICE OF THE TOWN OF PLYMOUTH TREASURER;
THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS
INCLUDED IN THIS PLAT.

JULIE KLEMMME, TOWN TREASURER

DATE

COUNTY TREASURER'S CERTIFICATE
IN ACCORDANCE WITH THE RECORDS IN THE OFFICE OF THE SHEBOYGAN COUNTY TREASURER;
THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS
INCLUDED IN THIS PLAT.

LAURA HENNING-LORENZ, COUNTY TREASURER

DATE

COUNTY PLANNING CERTIFICATE
REVIEWED AND APPROVED BY THE SHEBOYGAN COUNTY PLANNING AND CONSERVATION
DEPARTMENT

TYLER BETRY, DEPUTY DIRECTOR

DATE

CITY OF PLYMOUTH COMMON COUNCIL RESOLUTION
RESOLVED, THAT THE PLAT OF THE PRESERVE AT PLYMOUTH IN THE TOWN OF PLYMOUTH,
VACANT LAND SQUAD LLC, OWNER, IS HEREBY APPROVED BY THE COMMON COUNCIL.

DONALD POHLMAN, MAYOR

DATE

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION
ADOPTED BY THE COMMON COUNCIL OF THE CITY OF PLYMOUTH.

ANNA VOIGT, CITY CLERK

DATE

TOWN BOARD RESOLUTION
RESOLVED, THAT THE PLAT OF THE PRESERVE AT PLYMOUTH, A SUBDIVISION IN THE TOWN OF
PLYMOUTH, VACANT LAND SQUAD LLC, OWNER, IS HEREBY APPROVED BY THE TOWN BOARD.

WARREN LUEDKE, TOWN CHAIR

DATE

I HEREBY CERTIFY: THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN
BOARD OF THE TOWN OF PLYMOUTH AND THAT ALL CONDITIONS FOR APPROVAL HAVE BEEN MET.

DEBRA SCHWIND, TOWN CLERK

DATE

SURVEYOR'S CERTIFICATE

I, JACOB D. SNYDER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236, WISCONSIN STATUTES,
AND THE SUBDIVISION REGULATIONS OF SHEBOYGAN COUNTY, AND UNDER THE DIRECTION OF
OWNER, VACANT LAND SQUAD LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE PRESERVE
AT PLYMOUTH, BEING A REPLAT OF LOT 2 OF A CERTIFIED SURVEY MAP AS RECORDED IN
VOLUME 26, PAGES 168-170, DOCUMENT NO. 1989620 AND A PART OF LOT 1 OF A CERTIFIED
SURVEY MAP AS RECORDED IN VOLUME 22, PAGES 115-117, DOCUMENT NO. 1796208, ALL
LOCATED IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25,
TOWNSHIP 15 NORTH, RANGE 21 EAST, TOWN OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN,
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 25;

THENCE S 0°00'44" E, 737.90 FEET ALONG THE WEST LINE OF SAID NORTHEAST 1/4 TO THE
SOUTHWEST CORNER OF LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 26, ON
PAGES 168-170, AS DOCUMENT NO. 1989620, IN THE SHEBOYGAN COUNTY REGISTER OF DEEDS
OFFICE, WITH SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE N 89°59'16" E ALONG THE SOUTH LINE OF SAID LOT 1, 557.61 FEET TO THE SOUTHEAST
CORNER OF SAID LOT 1; THENCE N 0°00'44" W ALONG THE EAST LINE OF SAID LOT 1, 498.23 FEET
TO A POINT ON THE CENTERLINE OF COUNTY HIGHWAY 'C'; THENCE S 84°52'12" E ALONG THE
CENTERLINE OF COUNTY HIGHWAY 'C', 1,425.76 FEET TO THE NORTHWEST CORNER OF LOT 1 OF
A CERTIFIED SURVEY MAP RECORDED IN VOLUME 13, ON PAGE 205, AS DOCUMENT NO. 1463732;
THENCE S 3°20'00" W ALONG THE WEST LINE OF SAID LOT 1, 275.60 FEET TO THE NORTHWEST
CORNER OF LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 22, ON PAGES 115-117;
THENCE S 0°03'33" E ALONG THE WEST LINE OF SAID LOT 1, 357.45 FEET; THENCE N 89°39'55" E,
703.20 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25;
THENCE ALONG SAID EAST LINE S 0°03'33" E, 309.73 FEET TO A POINT ON THE SOUTH LINE OF
THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE ALONG SAID SOUTH LINE
S 89°39'55" W, 2,665.32 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID
SECTION 25; THENCE ALONG SAID WEST LINE N 0°00'44" W, 582.92 FEET TO THE POINT OF
BEGINNING.

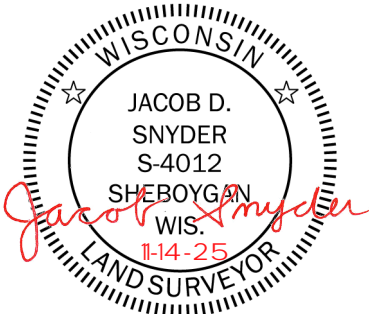
WITH SAID PARCEL CONTAINING 1,963,581 SQUARE FEET (45.077 ± ACRES) OF LAND

(c). THIS PLAT IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE
LAND SURVEYED AND THE DIVISION OF IT.

(d). THE SURVEYOR HAS FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE
WISCONSIN STATUTES IN SURVEYING, DIVIDING, AND MAPPING THE LAND.

DATED THIS 14TH DAY OF NOVEMBER, 2025

SIGNED: Jacob D. Snyder
JACOB D. SNYDER, S-4012



OWNER/SUBDIVIDER
VACANT LAND SQUAD LLC
W218N16046 TIGER LILY DR
JACKSON, WISCONSIN 53037

SURVEYOR
JACOB D. SNYDER, NO. S-4012
WAGNER EXCAVATING, INC.
3437 PAINE AVENUE
SHEBOYGAN, WISCONSIN 53081

APPROVING AUTHORITIES
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CONSERVATION DEPT.

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SHEET 2 OF 2
DRAWING DATE
11-14-2025

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EXCAVATING Inc.
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