

Plan Commission  
Thursday, July 8, 2021  
4:15 PM Plan Commission Meeting

**LOCATION OF MEETING: 96 RUSSELL DRIVE- WITH A VIRTUAL GOTO MEETING OPTION**

MEETING ID NUMBER: 145-833-757

CALL IN: (toll free) 1 866 899 4679

MEETING LINK: <https://global.gotomeeting.com/join/145833757>

**NOTICE:** Pursuant to the current recommendation of the Center for Disease Control and Prevention limiting the size of public gatherings and the various federal and state orders implementing that recommendation, this meeting will be offering a virtual option through the **GoToMeeting** platform with each member accessing the meeting remotely.

# AMENDED

## Agenda

PLAN COMMISSION MEETING - 4:15 PM

1. Call to Order, Roll Call.
2. Review and Recommendation to the Village Board Approval of the Certified Survey Map Submitted by Scholler Development, LLC, Creating Lot 1; Consisting of 7.136 Acres Along Orth Drive (The west line of the SE ¼ of Sec. 35-13-21 has a field determined bearing of N 00°01'12"E).
3. Review and Recommendation to the Village Board Approval of the Extra-Territorial Review of the Certified Survey Map Submitted by Edward and Sharon Ritger - PRT SW SE, SEC 27 COM N89 DEG 36'22"E 18'FROM S1/4 COR SD SEC, TH CONT N89 DEG 36'22" E 986.40' N9 DEG 3'38"W 347.65', N2+ DEG 39'22"E 202.90' N24 DEG 35'07"E 1.14', WLY 141.24' ALG CURVE, S60 DEG 26'22"W 194.94', S21 DEG 09'31"W 110.56', SLY 105.60'ALG CURVE, S89DEG 36'22"W 101.84', NLY 71.01'ALG CURVE, N49 DEG 45'44"W 48.39' SWLY 248'ALG CURVE, S89 DEG 36'22"W 38.45', THSO DEG 0' 21"W 33' TO BEG, EXC THAT PRT ANNEXED TO VILLAGE OF RADOMLAKE BY FILE #1342332
4. Adjourn.

Notice is hereby given that a majority of the members of the Random Lake Village Board may attend this meeting to gather information about a subject over which they have decision-making responsibility.

**96 Russell Drive, P.O. Box 344, Random Lake, WI 53075**  
**Telephone: (920) 994-4852 Facsimile: (920) 994-2390 Website: [www.randomlakewi.com](http://www.randomlakewi.com)**

# Certified Survey Map

Sheet 1 of 3

Part of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 35, Township 13 North, Range 21 East, Village of Random Lake, Sheboygan County, Wisconsin.

Bearings are referenced to the Sheboygan County Coordinate System (WISCRS).

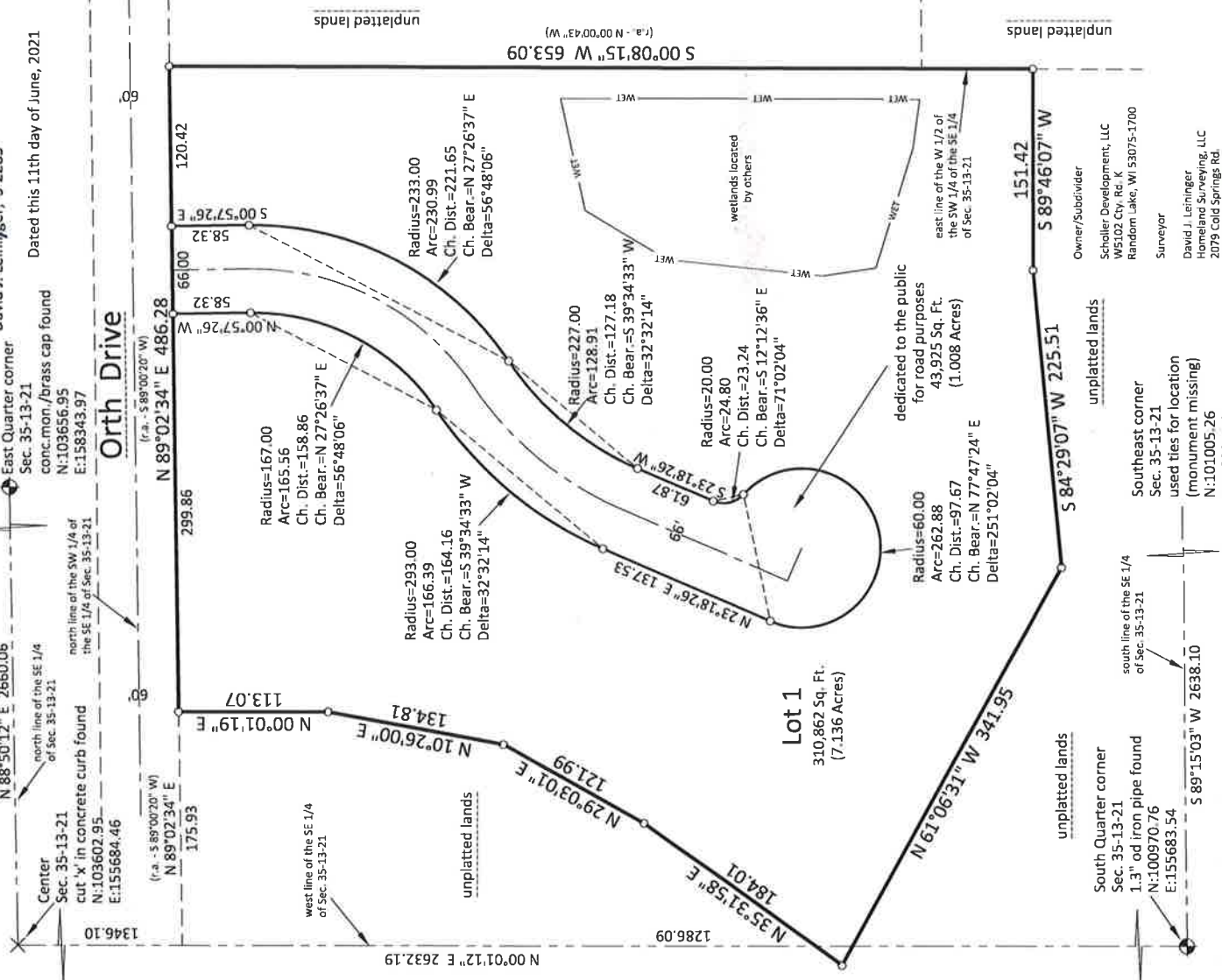
Location of section corners have been physically located. The west line of the SE 1/4 of Sec. 35-13-21 has a field determined bearing of N 00°01'12" E.



○ - indicates a 0.75" x 18" rebar weighing 1.50lbs./ft. set.  
 (r.a.) - means "recorded as"



*David J. Leininger*  
 David J. Leininger, S-2285  
 Dated this 11th day of June, 2021



This instrument was drafted David J. Leininger, S-2285

Owner/Subdivider  
 Scholler Development, LLC  
 W5102 Cty. Rd. K  
 Random Lake, WI 53075-1700  
 Surveyor  
 David J. Leininger  
 Homeland Surveying, LLC  
 2079 Cold Springs Rd.  
 Saukville, WI 53080

# Certified Survey Map

Part of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 35, Township 13 North, Range 21 East, Village of Random Lake, Sheboygan County, Wisconsin.

## Surveyor's Certificate:

I, David J. Leininger, professional land surveyor, hereby certify that by the direction of Scholler Development LLC, that I have surveyed, divided, and mapped the land shown and described hereon, being part of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 35, Township 13 North, Range 21 East, Village of Random Lake, Sheboygan County, Wisconsin, which is bounded and described as follows:

Commencing at the south quarter corner of said Section 35; thence N 00°01'12" E, along the west line of said SE 1/4, 1286.09 feet to a point in the south right of way line of Orth Drive, thence N 89°02'34" E, along said south right of way line of Orth Drive, 175.93 feet to the point of beginning of lands herein described; thence continuing N 89°02'34" E, along said south right of way line of Orth Drive, 486.28 feet to a point in the east line of the W 1/2 of said SW 1/4 of the SE 1/4; thence S 00°08'15" W, along said east line of the W 1/2 of the SW 1/4 of the SE 1/4, 653.09 feet; thence S 89°46'07" W, 151.42 feet; thence S 84°29'07" W, 225.51 feet; thence N 61°06'31" W, 341.95 feet; thence N 35°31'58" E, 184.01 feet; thence N 29°03'01" E, 121.99 feet; thence N 10°26'00" E, 134.81 feet; thence N 00°01'19" E, 113.07 to the point of beginning.

Containing 354,787 square feet (8.144 acres) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Town of Sherman Land Division Ordinance in surveying, dividing and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 11th day of June, 2021

  
David J. Leininger, S-2285



## Owner's Certificate:

As members of Scholler Development, LLC, we hereby certify that we caused the land shown and described herein to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval:

Village of Random Lake

\_\_\_\_\_  
John Scholler- Member

\_\_\_\_\_  
Gordon Veldboom - Member

STATE OF WISCONSIN)  
SHEBOYGAN COUNTY)s.s.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named members of Scholler Development, LLC are to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal)  
\_\_\_\_\_  
Wisconsin.

\_\_\_\_\_  
Notary Public,

My commission expires \_\_\_\_\_

# Certified Survey Map

Part of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 35, Township 13 North, Range 21 East, Village of Random Lake, Sheboygan County, Wisconsin.

## Village of Random Lake Plan Commission Approval:

This land division is hereby approved by the Village of Random Lake Plan Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Michael San Felippo - Chairperson

\_\_\_\_\_  
Jo Ann Lesser - Secretary


## Village of Random Lake Village Board Approval:

This land division is hereby approved by the Village of Random Lake Village Board this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Michael San Felippo - President

\_\_\_\_\_  
Jo Ann Lesser - Village Clerk



  
David J. Leininger, S-2285



Jo Ann Lesser <clerktreasurer@randomlakewi.com>

## Certified Survey Map-Condo Project

1 message

**Jo Ann Lesser** <clerktreasurer@randomlakewi.com>

To: johnscholler@gmail.com

Cc: Joe Huiras <jhuiras@randomlakewi.com>, Michael Sanfelippo <msanfelippo@randomlakewi.com>

Tue, Jun 29, 2021 at 11:52 AM

Hi Jack,

I'm writing today to explain that the Village's Engineer has reviewed the submitted CSM for the condo project along Orth Drive.

I've attached a copy of the letter describing his recommendations, please know that the corrections will need to be completed before the Plan Commission or Village Board can sign off on the CSM. Their approvals can be done based on contingents with regards to the letter and signing can be completed once those corrections have been made. That process is at the sole discretion of the Commission and Board, it could be required to come back to both bodies for approval of a clean survey.

Please let me know if you have any questions or concerns.

Best Regards,

Jo Ann Lesser, CMC, WCMC  
Clerk/Treasurer  
Village of Random Lake  
96 Russell Drive  
PO Box 344  
Random Lake, WI 53075  
920-994-4852  
920-994-2390 fax  
Pop. 1572

- ✓ Register to vote for the first time
- ✓ Change your address or name
- ✓ Confirm your voter registration

at

 <https://elections.wi.gov/sites/default/files/images/MyVote.png>

**<https://myvote.wi.gov/en-us/>**

 **Kapur CSM Review-condo.pdf**  
45K



June 18, 2021

Jo Ann Lesser  
Clerk/Treasurer  
Village of Random Lake  
96 Russell Dr.  
Random Lake, WI 53075

RE: Scholler Certified Survey Map  
Village of Random Lake

Dear Ms. Lesser,

I have reviewed the above noted CSM per Chapter 236.34 of the Wisconsin State Statutes, along with the requirements of Chapter 32, of the Village of Random Lake Municipal Code, and have compiled the following comments:

**Sheet 1 of 3**

1. For installation and future maintenance of the proposed sanitary sewer within Orth Drive, the Village requests the addition of a 10' wide municipal sanitary sewer easement to the Village of Random Lake, parallel with and 10' south of the south right of way line of Orth Drive.
2. Electric and communication easements need to be added to serve the proposed development. The developer should contact the local utility companies for required easement widths and locations.
3. A note should be placed on the CSM stating that the final grade established by the subdivider on the utility easements, shall not be altered by more than 6 inches by the subdivider or his agent, or by subsequent owners of the lots on which such utility easements are located, except with written consent of the utility or utilities involved.
4. The street name for the road dedication should be shown.

**Sheet 2 of 3**

5. Within the last paragraph of the Surveyor's Certificate, the reference to the Town of Sherman Land Division Ordinance should be revised to read the Village of Random Lake Land Division Ordinance.

**Sheet 3 of 3**

6. Within the Village of Random Lake Village Board Approval, between the words approved and by, please add "and the road dedication as shown hereon accepted".





If you have any questions or concerns, please call or reply.

Regards,  
KAPUR & ASSOCIATES, INC.

A handwritten signature in cursive script, reading "Erik A. Gustafson". The signature is written in black ink and is positioned to the right of the typed name.

Erik A. Gustafson, P.L.S.  
Project Surveyor



COPY

# Certified Survey Map

Sheet 1 of 3

Part of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 35, Township 13 North, Range 21 East, Village of Random Lake, Sheboygan County, Wisconsin.



Bearings are referenced to the Sheboygan County Coordinate System (WISCRS).

Location of section corners have been physically located. The west line of the SE 1/4 of Sec. 35-13-21 has a field determined bearing of N 00°01'12" E.

o - indicates a 0.75" x 18" rebar weighing 1.50lbs./ft. set.

(r.a.) - means "recorded as"

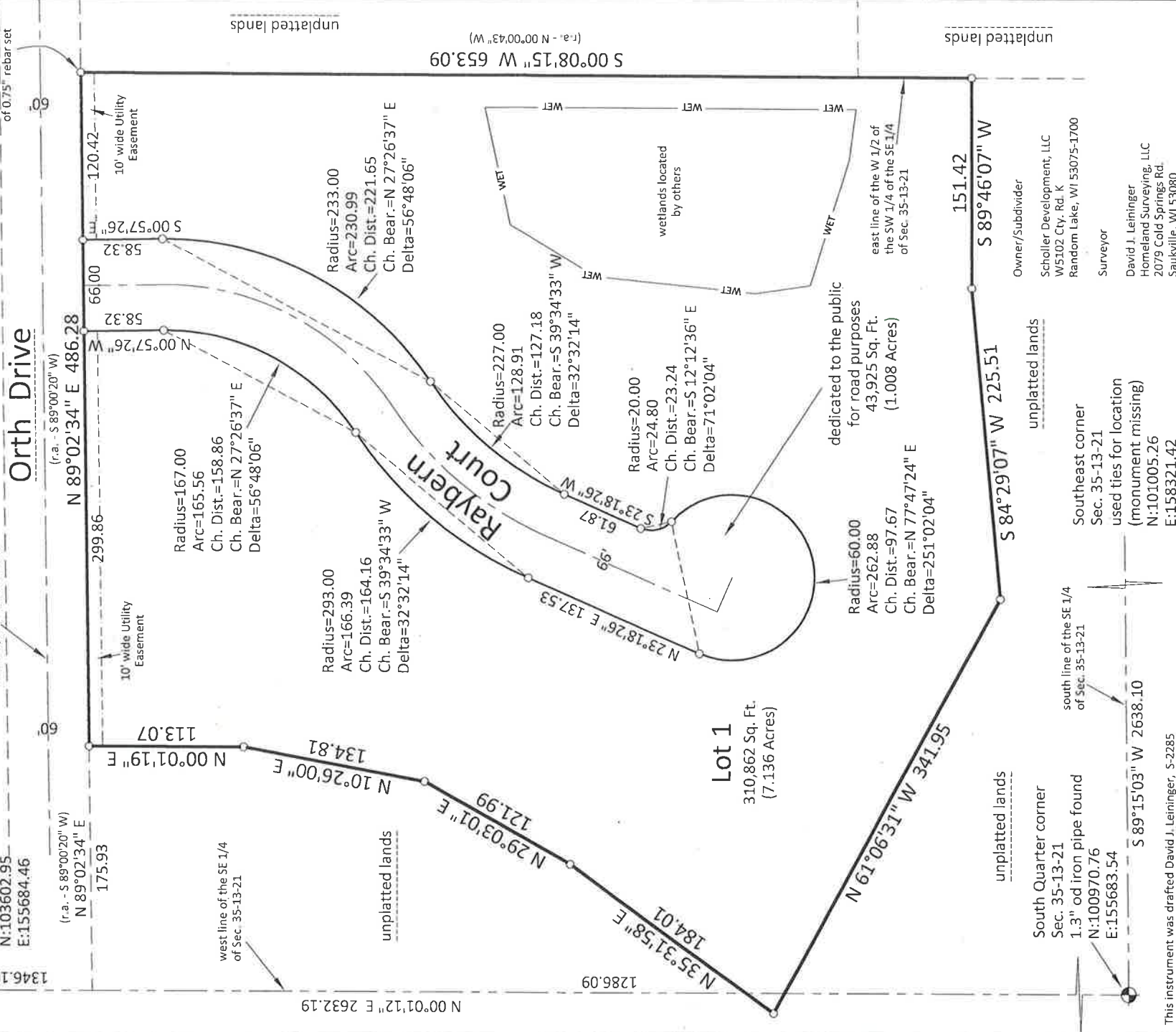


David J. Leininger

East Quarter corner Sec. 35-13-21 conc. mon./brass cap found  
N:103656.95  
E:158343.97

Dated this 11th day of June, 2021

0.75" od iron pipe found N 49°36'05" W 1.24' of 0.75" rebar set





# Certified Survey Map

Part of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 35, Township 13 North, Range 21 East, Village of Random Lake, Sheboygan County, Wisconsin.

## Surveyor's Certificate:

I, David J. Leininger, professional land surveyor, hereby certify that by the direction of Scholler Development LLC, that I have surveyed, divided, and mapped the land shown and described hereon, being part of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 35, Township 13 North, Range 21 East, Village of Random Lake, Sheboygan County, Wisconsin, which is bounded and described as follows:

Commencing at the south quarter corner of said Section 35; thence N 00°01'12" E, along the west line of said SE 1/4, 1286.09 feet to a point in the south right of way line of Orth Drive, thence N 89°02'34" E, along said south right of way line of Orth Drive, 175.93 feet to the point of beginning of lands herein described; thence continuing N 89°02'34" E, along said south right of way line of Orth Drive, 486.28 feet to a point in the east line of the W 1/2 of said SW 1/4 of the SE 1/4; thence S 00°08'15" W, along said east line of the W 1/2 of the SW 1/4 of the SE 1/4, 653.09 feet; thence S 89°46'07" W, 151.42 feet; thence S 84°29'07" W, 225.51 feet; thence N 61°06'31" W, 341.95 feet; thence N 35°31'58" E, 184.01 feet; thence N 29°03'01" E, 121.99 feet; thence N 10°26'00" E, 134.81 feet; thence N 00°01'19" E, 113.07 to the point of beginning.

Containing 354,787 square feet (8.144 acres) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Village of Random Lake Land Division Ordinance in surveying, dividing and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 11th day of June, 2021

  
David J. Leininger



## Owner's Certificate:

As members of Scholler Development, LLC, we hereby certify that we caused the land shown and described herein to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval:

Village of Random Lake

John Scholler- Member \_\_\_\_\_ Gordon Veldboom - Member \_\_\_\_\_

STATE OF WISCONSIN)  
SHEBOYGAN COUNTY)s.s.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named members of Scholler Development, LLC are to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_  
Wisconsin.

My commission expires \_\_\_\_\_

# Certified Survey Map

Part of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 35, Township 13 North, Range 21 East, Village of Random Lake, Sheboygan County, Wisconsin.

## Village of Random Lake Plan Commission Approval:

This land division is hereby approved by the Village of Random Lake Plan Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Michael San Felippo - Chairperson

Jo Ann Lesser - Secretary

## Village of Random Lake Village Board Approval:

This land division is hereby approved and the road dedication as shown hereon accepted by the Village of Random Lake Village Board this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Michael San Felippo - President

Jo Ann Lesser - Village Clerk

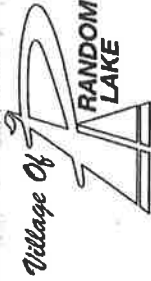
### Note:

The final grade established by the subdivider on the utility easements, shall not be altered by more than 6 inches by the subdivider or his agent, or by subsequent owners of the lots on which such utility easements are located, except with written consent of the utility or utilities involved.

Utility easements are to be created by separate document.



*David J. Leinger*  
David J. Leinger



Jo Ann Lesser, Clerk/Treasurer  
Joe Huiras, Zoning Administrator  
(920)994-4852 FAX (920)994-2390

A publication fee is charged to all applicants when a publication notice is required.

**MISSION DEADLINE:** 4:00PM on Monday, 2 weeks prior to the next meeting. You must supply the Village with information regarding your application; which is listed below. The Plan Commission meets the 1st or 3rd Monday of the month, when needed and is subject to change at the Village's discretion. The above statement may not pertain to your specific case and the timeline can and will change accordingly.

**APPLICATION FOR VILLAGE OF RANDOM LAKE**  
*\*\*\*Required submittals shall include one (1) set original-size drawings and original paperwork as well as one electronic copy of all submittals; such as 11" x 17" drawings and paperwork for the electronic packet.*

Owner Edward and Stephenie Ritger Daytime Phone Number (920)-994 - 4313

Applicant Edward and Stephenie Ritger Daytime Phone Number (920)-994 - 4313  
(if different from owner)


Property Address 675 Wolf Road, Random Lake, WI 53075  
Mailing Address (if different) P.O. Box 371, Random Lake, WI 53075


Zoning Classification \_\_\_\_\_ Land Use Plan Designation Daycare

Legal Description PRT SW SE, SEC 27 COM N89 DEG 36'22"E 18' FROM S1/4 COR SD SEC. TH CONT N89 DEG 36'22"E 966.40' N9 DEG 3'38"W 347.65' N16 DEG 39' 22"E 202.90' N24 DEG 35'07"E 1.14' WLY 141.24' ALG CURVE, S60 DEG 56'22"W 491.94', S21 DEG 09'31"W 110.56' SLY 105.60' ALG CURVE, S89 DEG 36' 22"W 101.84' NLY 71.01' ALG CURVE, N49 DEG 45'44"W 48.39' SWLY 248' ALG CURVE, S89 DEG 36'22"W 38.45', TH S0 DEG 0' 21"W 33' TO BEG. EXC. THAT PRT ANNEXED TO VILLAGE OF RANDOM LAKE BY FILE #1342332

- Certified Survey Map \$95
  - Zoning Amendment \$250
  - Variance \$200
  - Conditional Use \$175
  - Subdivision (SEE FEE SCHEDULE)
  - Land Use Plan Amendment \$500
  - Other: \_\_\_\_\_
- DETAILS OF PROPOSAL:** Owners have 4.72 acre parcel on which is located professional building and daycare building.  
The owners are selling daycare building and dividing the parcel.

I, the undersigned, have been advised that pursuant to the Village of Random Lake Ordinance to utilize Section ss.66.0627, Wisconsin Statutes, if the Village of Random Lake Attorney, Engineer, or any other Village Professional provides services to the Village as a result of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village. Also, I have been advised that prior to obtaining final approval, all costs incurred by the Village must be paid in full. If a dispute arises as to the amount of the fees incurred, said dispute shall be forwarded to the Village of Random Lake Village Board of Trustees for resolution.

  
(Property Owner-Signature)  
Edward J. Ritger  
(Property Owner-Print Name)  
June 25, 2021  
(Date)

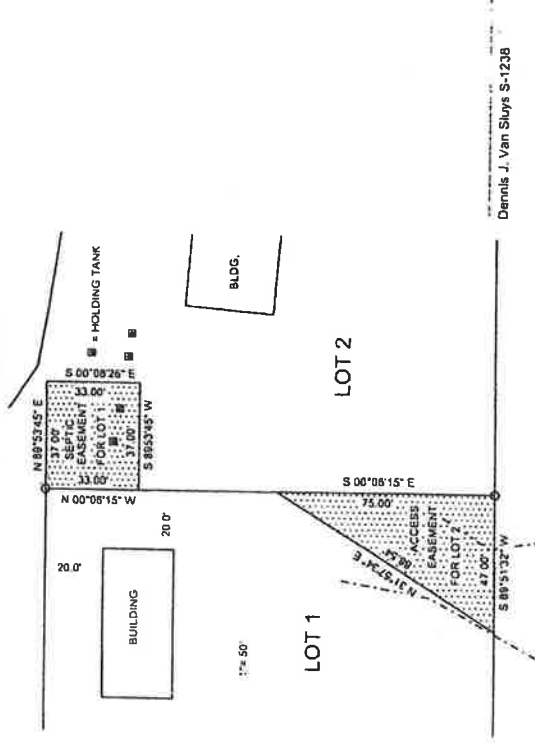
  
(Applicant-Signature)  
Edward J. Ritger  
(Applicant-Print Name)  
  
(Village Representative Accepting Form)

CERTIFIED SURVEY MAP  
STATE OF WISCONSIN  
SHEBOYGAN COUNTY) SHEET 1 OF 3

PROPOSED LOT SPLIT

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27,  
T.13 N., R.21 E., TOWN OF SHERMAN, SHEBOYGAN COUNTY,  
WISCONSIN

EASEMENT DETAIL



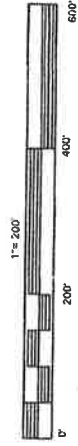
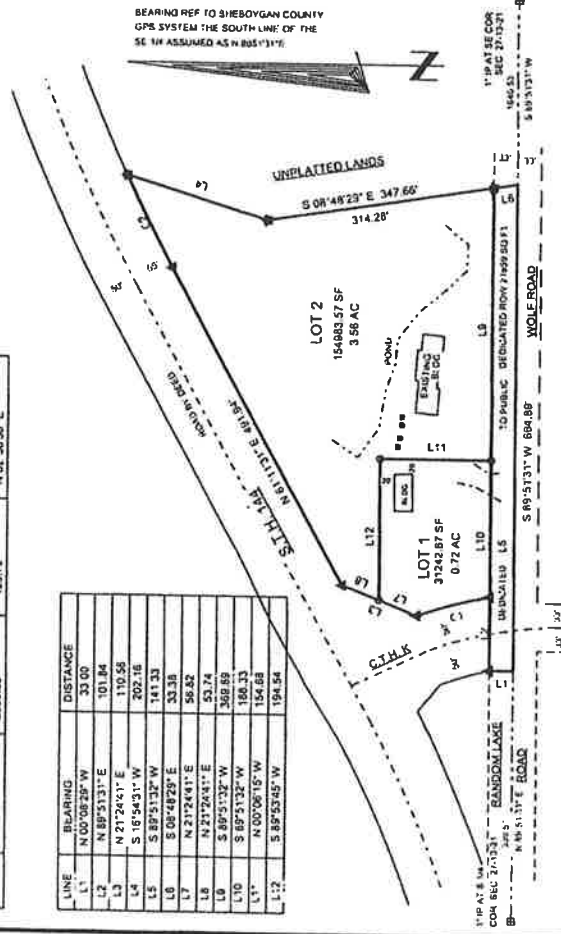
Dennis J. Van Sluys S-1238

dated this 26th day of May, 2021

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	125.50	822.86	126.47	N 14°58'04\" W
C2	136.79	2226.83	138.76	N 67°38'56\" E

LINE	BEARING	DISTANCE
L1	N 00°08'28\" W	33.00
L2	N 89°53'31\" E	101.84
L3	N 21°24'41\" E	110.56
L4	S 16°54'31\" W	202.16
L5	S 89°51'32\" W	141.33
L6	S 05°48'29\" E	33.38
L7	N 21°24'41\" E	56.82
L8	N 21°24'41\" E	53.74
L9	S 89°51'32\" W	388.89
L10	S 89°51'32\" W	188.33
L11	N 00°08'15\" W	154.68
L12	S 89°53'45\" W	194.54

BEARING REF TO SHEBOYGAN COUNTY  
GPS SYSTEM THE SOUTH LINE OF THE  
SE 1/4 ASSUMED AS N 89°51'31\" W



- ▲ = ROW POST
- = 1" (OD) x 18" IRON PIPE WEIGHING 1.13 LBS/FT
- ⊙ = 1" IRON PIPE FOUND

THIS INSTRUMENT DRAFTED BY DENNIS J VAN SLUYS DATA/SHER/HEULE/WOLFCSM MAP L-24215

CERTIFIED SURVEY MAP  
STATE OF WISCONSIN  
SHEBOYGAN COUNTY) SHEET 2 OF 3

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27,  
T.13 N., R.21 E., TOWN OF SHERMAN, SHEBOYGAN COUNTY,  
WISCONSIN

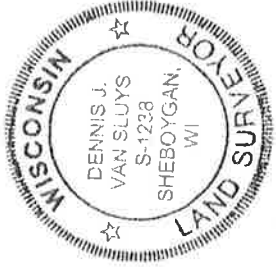
SURVEYOR'S CERTIFICATE

I, Dennis J. Van Sluys, Wisconsin Registered Land Surveyor of D & H Land Surveys LLC certify that under the direction of ED RITGER (owner), I have surveyed, divided, mapped and delineated a part of the SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, T.13 N., R.21 E., TOWN OF SHERMAN, SHEBOYGAN COUNTY, WISCONSIN and described as COMMENCING AT THE SOUTH QUARTER CORNER SAID SECTION 27; THENCE N 89°51'31" E, 336.51 FEET TO THE POINT OF BEGINNING; THENCE N 00°08'29" W, 333.00 FEET; THENCE N 89°51'31" E, 101.84 FEET; THENCE NORTH-WESTERLY 105.60 FEET ALONG THE ARC OF A 622.96 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD OF N 14°58'04" W, 105.47 FEET; THENCE N 21°24'41" E, 110.56 FEET; THENCE N 61°11'31" E, 491.94 FEET; THENCE NORTHEASTERLY 139.79 FEET ALONG THE ARC OF A 2236.63 FOOT RADIUS CURVE TO THE RIGHT AND A CHORD OF N 52°58'56" E, 139.76 FEET; THENCE S 16°54'31" W, 202.16 FEET; THENCE S 08°48'29" E, 347.66 FEET; THENCE S 89°51'31" W, 664.89 FEET TO THE POINT OF BEGINNING

I do further certify that I have complied with section 236.34 of the Wisconsin Statutes and the Town of Sherman Subdivision Ordinance in surveying and mapping the same. Such plat correctly represents all exterior boundaries and the subdivision of the land surveyed.

Dated this 26th day of June, 2021.

*Dennis J. Van Sluys*  
Dennis J. Van Sluys W.R.L.S. S-1238  
D & H Land Surveys LLC  
1626 Georgia Ave  
Sheboygan, WI



OWNER'S CERTIFICATE

As Owner (s), I (We) hereby certify that I (We) caused the land described on this map to be surveyed, divided, mapped and delineated as represented on this map.

Date, 6/25/21

*Edward J. Ritger*  
EDWARD J. RITGER

*Stephanie A. Ritger*  
STEPHANIE A. RITGER

NOTARY CERTIFICATE

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named to me known to be the persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal)

Notary Public

My commission expires \_\_\_\_\_

CERTIFIED SURVEY MAP  
STATE OF WISCONSIN)  
SHEBOYGAN COUNTY) SHEET 3 OF 3

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27,  
T 13 N., R. 21 E., TOWN OF SHERMAN, SHEBOYGAN COUNTY,  
WISCONSIN

TOWN BOARD RESOLUTION

Resolved, that the Certified Survey Map in the Town of Sherman  
is hereby approved and dedication is accepted by the Town Board of the Town of Sherman.

Town Chairman \_\_\_\_\_  
Date \_\_\_\_\_

I hereby certify that the foregoing is a copy of a resolution adopted  
by the Town Board of the Town of Sherman

Town Clerk \_\_\_\_\_

VILLAGE EXTRATERRITORIAL APPROVAL

Resolved, that the Certified Survey Map in the Town of Sherman is hereby  
approved by the Village Board of the Village of Random Lake

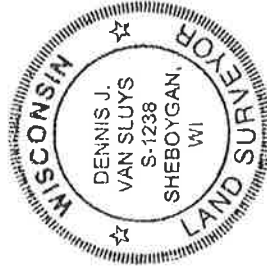
Village President \_\_\_\_\_

Village Clerk \_\_\_\_\_  
Date \_\_\_\_\_

CERTIFICATE OF COUNTY PLANNING AGENCY

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND APPROVED AND IS ACCEPTED BY  
THE SHEBOYGAN COUNTY PLANNING AND CONSERVATION DEPARTMENT.

DATE \_\_\_\_\_ TITLE \_\_\_\_\_



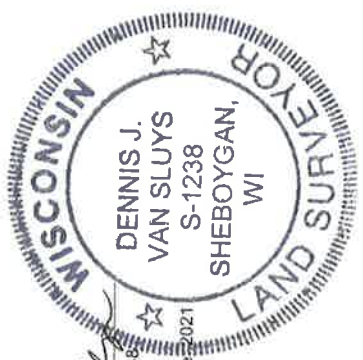
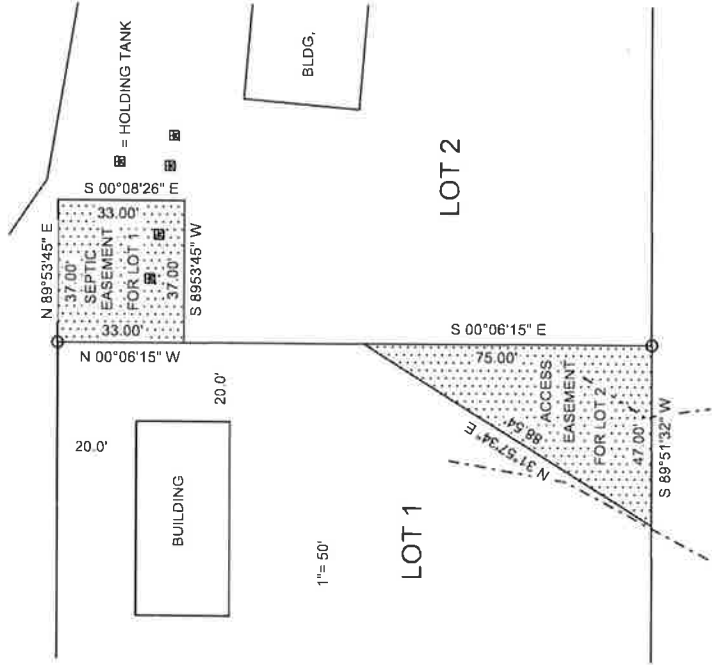
*Dennis J. Van Sluys*  
Dennis J. Van Sluys S-1238

dated this 25th day of June, 2022.

CERTIFIED SURVEY MAP

STATE OF WISCONSIN  
 SHEBOYGAN COUNTY) SHEET 1 OF 3  
 PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27,  
 T.13 N., R.21 E., TOWN OF SHERMAN, SHEBOYGAN COUNTY,  
 WISCONSIN.

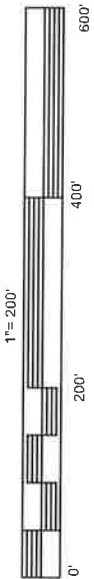
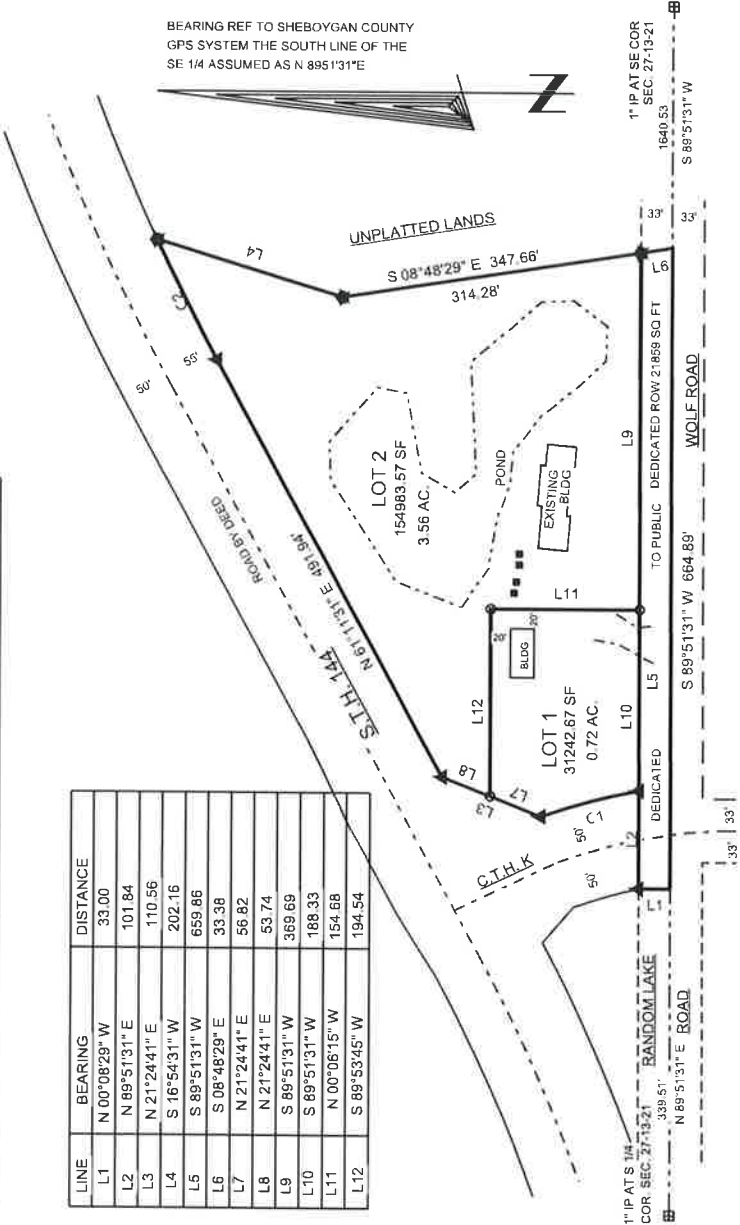
EASEMENT DETAIL



*Dennis J. Van Sluys*  
 Dennis J. Van Sluys S-1238  
 dated this 26th day of June 2021

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	105.60	622.96	105.47	N 14°58'04" W
C2	139.79	2236.83	139.76	N 62°58'56" E

LINE	BEARING	DISTANCE
L1	N 00°08'29" W	33.00
L2	N 89°51'31" E	101.84
L3	N 21°24'41" E	110.56
L4	S 16°54'31" W	202.16
L5	S 89°51'31" W	659.86
L6	S 08°48'29" E	33.38
L7	N 21°24'41" E	56.82
L8	N 21°24'41" E	53.74
L9	S 89°51'31" W	369.69
L10	S 89°51'31" W	188.33
L11	N 00°06'15" W	154.68
L12	S 89°53'45" W	194.54



▲ = ROW POST  
 ○ = 1" (OD) x 18" IRON PIPE WEIGHING 1.13 LBS/FT  
 ★ = 1" IRON PIPE FOUND

THIS INSTRUMENT DRAFTED BY DENNIS J VAN SLUYS DATA/SHER/HEULE/WOLFCSM MAP L-24215



CERTIFIED SURVEY MAP  
STATE OF WISCONSIN)  
SHEBOYGAN COUNTY) SHEET 2 OF 3

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27,  
T.13 N., R.21 E., TOWN OF SHERMAN, SHEBOYGAN COUNTY,  
WISCONSIN.

SURVEYOR'S CERTIFICATE

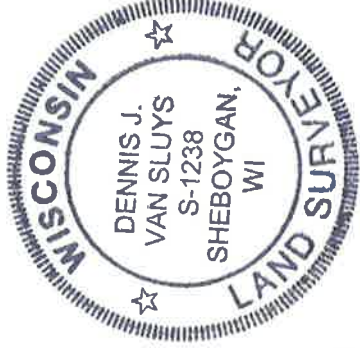
I, Dennis J. Van Sluys, Wisconsin Registered Land Surveyor of D & H Land Surveys LLC, certify that under the direction of ED RITGER (owner), I have surveyed, divided, mapped and dedicated a part of the SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, T.13 N., R.21 E., TOWN OF SHERMAN, SHEBOYGAN COUNTY, WISCONSIN and described as: COMMENCING AT THE SOUTH QUARTER CORNER SAID SECTION 27; THENCE N 89°51'31" E., 339.51 FEET TO THE POINT OF BEGINNING; THENCE N 00°08'29" W., 33.00 FEET; THENCE N 89°51'31" E., 101.84 FEET; THENCE NORTHWESTERLY 105.60 FEET ALONG THE ARC OF A 622.96 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD OF N 14°58'04" W., 105.47 FEET; THENCE N 21°24'41" E., 110.56 FEET; THENCE N 61°11'31" E., 491.94 FEET; THENCE NORTHEASTERLY 139.79 FEET ALONG THE ARC OF A 2236.83 FOOT RADIUS CURVE TO THE RIGHT AND A CHORD OF N 62°58'56" E., 139.76 FEET; THENCE S 16°54'31" W., 202.16 FEET; THENCE S 08°48'29" E., 347.66 FEET; THENCE S 89°51'31" W., 664.89 FEET TO THE POINT OF BEGINNING.

I, do further certify that I have complied with section 236.34 of the Wisconsin Statutes and the Town of Sherman Subdivision Ordinance in surveying and mapping the same. Such plat correctly represents all exterior boundaries and the subdivision of the land surveyed.

Dated this 26th day of June, 2021.

  
Dennis J Van Sluys W.R.L.S. S-1238

D & H Land Surveys LLC  
1628 Georgia Ave.  
Sheboygan, WI.

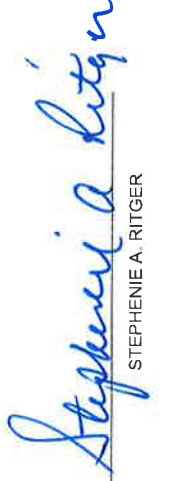


OWNER'S CERTIFICATE

As Owner (s), I (We) hereby certify that I (We) caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

Dated July 6, 2021

  
EDWARD J. RITGER

  
STEPHENIE A. RITGER

NOTARY CERTIFICATE

Personally came before me this 6th day of July, 2021, the above named to me known to be the persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal) Annette L. Otwell

Notary Public, Sheboygan County, Wisconsin

My commission expires January 22, 2022



CERTIFIED SURVEY MAP  
STATE OF WISCONSIN)  
SHEBOYGAN COUNTY) SHEET 3 OF 3

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27,  
T.13 N., R.21 E., TOWN OF SHERMAN, SHEBOYGAN COUNTY,  
WISCONSIN.

TOWN BOARD RESOLUTION

Resolved, that the Certified Survey Map in the Town of Sherman  
is hereby approved and dedication is accepted by the Town Board of the Town of Sherman.

*Dennis J. Van Sluys*  
Town Chairman,  
Dated 7/6/21

I hereby certify that the foregoing is a copy of a resolution adopted  
by the ~~Town Board~~ Board of the Town of Sherman.

*A. Stait*  
Town Clerk

VILLAGE EXTRATERRITORIAL APPROVAL

Resolved, that the Certified Survey Map in the Town of Sherman is hereby  
approved by the Village Board of the Village of Random Lake.

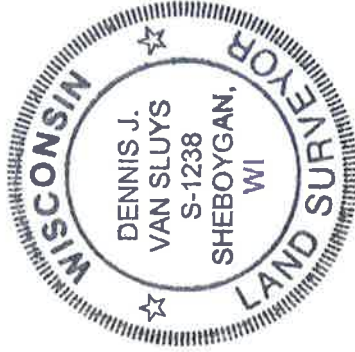
\_\_\_\_\_  
Village President

\_\_\_\_\_  
Village Clerk,  
Dated \_\_\_\_\_

CERTIFICATE OF COUNTY PLANNING AGENCY

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND APPROVED AND IS ACCEPTED BY  
THE SHEBOYGAN COUNTY PLANNING AND CONSERVATION DEPARTMENT.

DATE \_\_\_\_\_ TITLE \_\_\_\_\_



*Dennis J. Van Sluys*  
Dennis J. Van Sluys S-1238

dated this 26th day of June, 2021