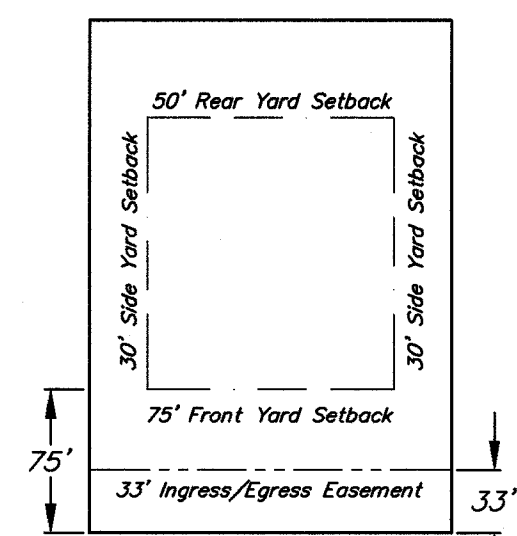


Hanger 682

TYPICAL BUILDING ZONE



The depicted building zones are based on setbacks in effect at time of final approval and should not be relied upon without first obtaining written verification thereof from the Village of Ephraim.

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 Everett Acres to be surveyed, divided, mapped and dedicated as represented hereon. 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:

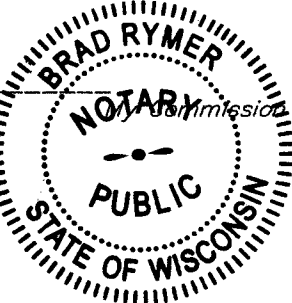
VILLAGE OF EPHRAIM
DEPARTMENT OF ADMINISTRATION
DOOR COUNTY

In Witness Whereof, the said Townline 1, LLC, has caused these presents to be signed by Keith Gurot, its Member, on this 22 day of October, 2025

Keith Gurot
Member

Personally came before me this 20 day of October, 2025, 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.

Notary Public
State of Wisconsin
County of Dane
My Commission Expires 5-20-29



CERTIFICATE OF MORTGAGEE

One Community Bank

(print name)
Mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this plat and does hereby consent to the above certificate of Townline 1, LLC, owners of said lands.

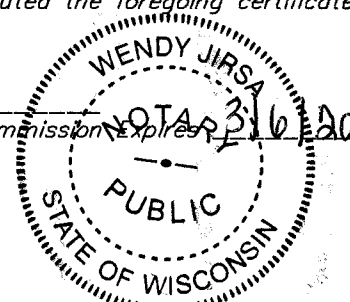
witness the hand and seal of,

Daniel Mattes
(signature)
AVP Commercial Banking Officer, 10/22/2025
(print title) (date)

Daniel Mattes
(print name)

personally came before me this 22 day of October, 2025, the above named officer of said corporation to me known to be the persons who executed the foregoing certificate and acknowledged the same.

Notary Public
State of Wisconsin
County of Dane
My Commission Expires 10-23-28



SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, 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 hereon, I have surveyed, divided and mapped "Everett Acres" and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is part of the Northwest 1/4 of Section 19, T31N-R28E, in the Village of Ephraim, Door County, Wisconsin, more fully described as follows:

Commencing at the West 1/4 corner of Section 19, T31N-R28E; thence S00°02'16"W, 700.96 feet along the West line of the Southwest 1/4 of said Section 19, also being the centerline of Townline Road, to the point of beginning; thence N89°50'31"E, 1327.62 feet along the South line of Lot 1, Volume 17, Certified Survey Maps, Page 114, Map No. 2830, Document No. 777163, Door County Records, also being the South line of Lot 3, Volume 17, Certified Survey Maps, Page 137, Map No. 2839, Document No. 778118, Door County Records; thence S00°03'39"E, 623.80 feet along the East line of the Northwest 1/4 of said Southwest 1/4 to the Southeast corner of said quarter-quarter; thence S89°51'49"W, 1328.69 feet along the North line of Lots 1, 2 and 3, Volume 19, Certified Survey Maps, Page 177, Map No. 3151, Document No. 809876, Door County Records, also being the South line of said quarter-quarter to said West line and centerline; thence N00°02'16"E, 623.31 feet along said West line and centerline to the point of beginning.

Parcel contains 828,173 square feet / 19.01 acres, more or less.
Road dedication contains 20,569 square feet / 0.47 acres, more or less.
Parcel subject to easements and restrictions of record.

SURVEY LEGEND

PUBLIC LAND CORNER AS NOTED

FOUND 1" Ø IRON PIPE

() INDICATES RECORDED AS

ALL OTHER LOT CORNERS MARKED WITH A 1.32" (O.D.) X 18" IRON PIPE WEIGHING 1.68 LBS/LIN. FOOT.

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST HUNDREDTH OF A FOOT.

ALL DISTANCES ON CURVES ARE ARC LENGTHS.

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 September 15, 2025

Steven M. Bieda
Department of Administration



Everett Acres

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, T31N-R28E, IN THE VILLAGE OF EPHRAIM, DOOR COUNTY, WISCONSIN.

CERTIFICATE OF THE TREASURERS

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

Ryan Schley 10-29-2025
Ryan Schley
Door County Treasurer

Andrea Collok 10/29/2025
Andrea Collok
Village Treasurer

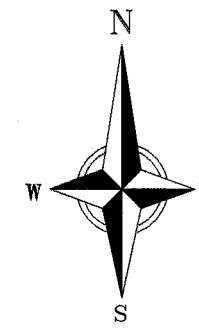
CERTIFICATE OF THE VILLAGE OF EPHRAIM

Approved for the Village of Ephraim this 14th day of October, 2025

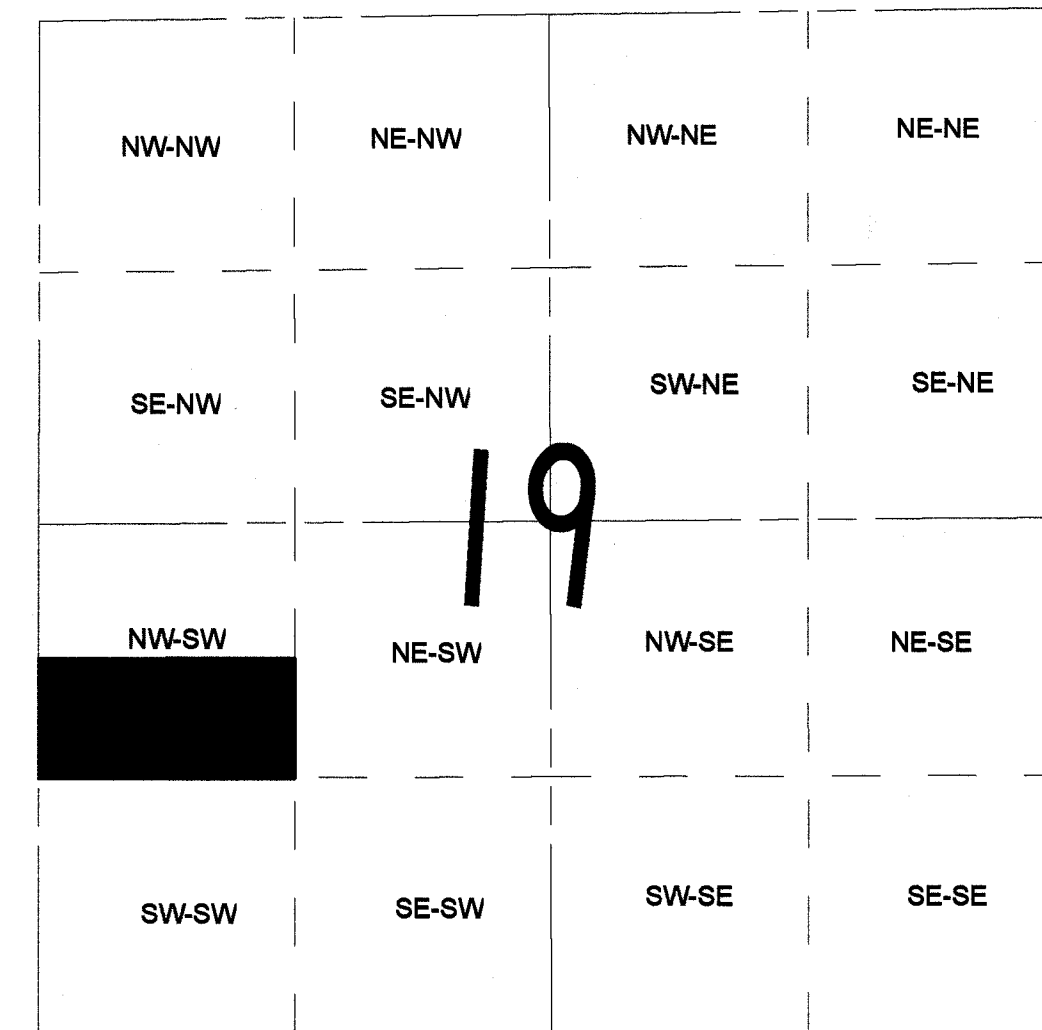
Andrea Collok
Andrea Collok
Village Clerk

BEARINGS REFERENCED TO THE WEST LINE OF SOUTHWEST 1/4 OF SECTION 19, T31N-R28E, ASSUMED TO BE S00°02'16"W.

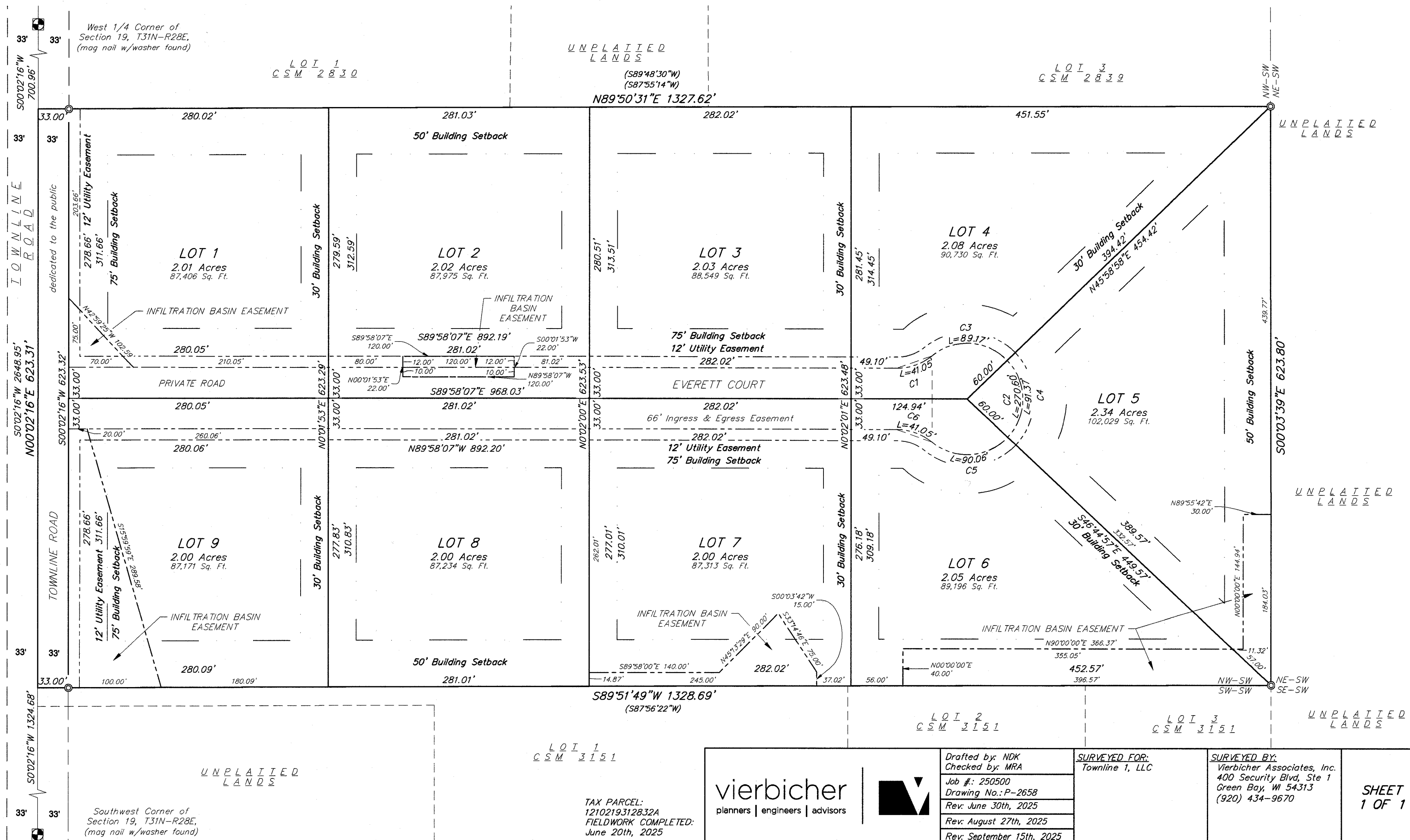
GRAPHIC SCALE: 1" = 80'
0 40 80 160



Curve Table							
Curve #	Length	Radius	Delta	Chord Length	Chord Dir.	Tangent Bearing	Tangent Bearing
C1	41.05'	60.00'	39°11'42"	40.25'	N70°26'02"E	S89°58'07"E	N50°50'11"E
C2	270.60'	60.00'	258°23'24"	93.01'	S00°01'53"W	N50°50'11"E	N50°46'25"W
C3	89.17'	60.00'	85°08'52"	81.19'	S86°35'22"E	N50°50'11"E	S44°00'56"E
C4	91.37'	60.00'	87°14'47"	82.80'	S00°23'33"E	S44°00'56"E	S43°13'51"W
C5	90.06'	60.00'	85°59'45"	81.84'	S86°13'43"W	S43°13'51"W	N50°46'25"W
C6	41.05'	60.00'	39°11'42"	40.25'	N70°22'16"W	N50°46'25"W	N89°58'07"W

LOCATION MAP
NOT TO SCALE

SECTION 19, T31N-R28E
VILLAGE OF EPHRAIM
DOOR COUNTY
WISCONSIN



TAX PARCEL:
1210219312832A
FIELDWORK COMPLETED:
June 20th, 2025

vierbicher
planners | engineers | advisors



Drafted by: NDK
Checked by: MRA
Job #: 250500
Drawing No.: P-2658
Rev: June 30th, 2025
Rev: August 27th, 2025
Rev: September 15th, 2025

SURVEYED FOR:
Townline 1, LLC

SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

SHEET
1 OF 1