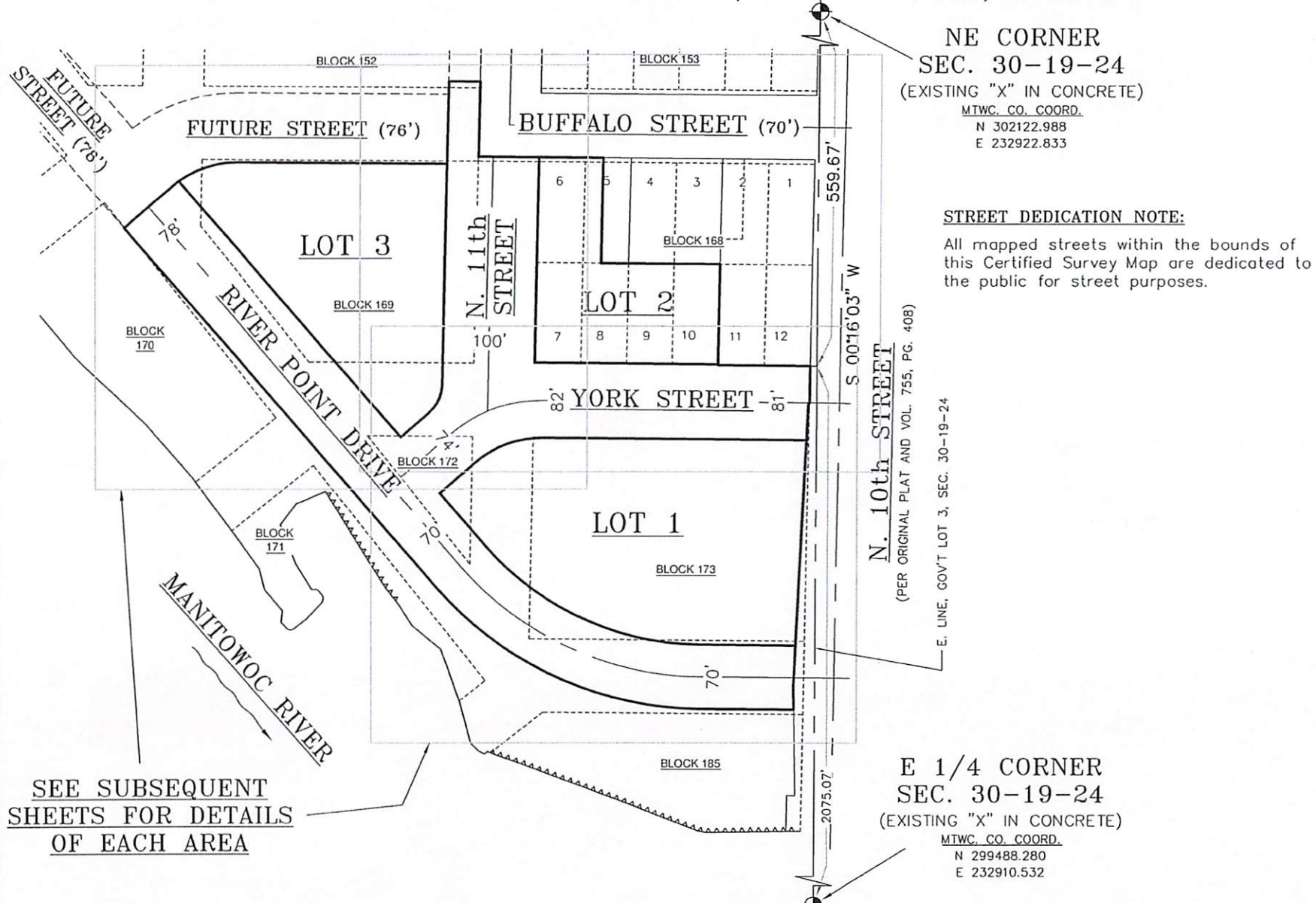


CERTIFIED SURVEY MAP

LOCATED IN BLOCKS 168, 169, 170, 172, AND 173 OF THE ORIGINAL PLAT OF THE CITY OF MANITOWOC AND ADJACENT VACATED STREETS, BEING PART OF GOVERNMENT LOT 3 OF SECTION 30, TOWN 19 NORTH, RANGE 24 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN



3510 S. 26th Street
Manitowoc, WI 54220
Ph 920.682.6105



NE CORNER
SEC. 30-19-24
(EXISTING "X" IN CONCRETE)
MTWC. CO. COORD.
N 302122.988
E 232922.833

STREET DEDICATION NOTE:
All mapped streets within the bounds of this Certified Survey Map are dedicated to the public for street purposes.



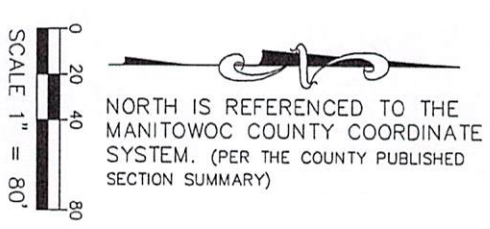
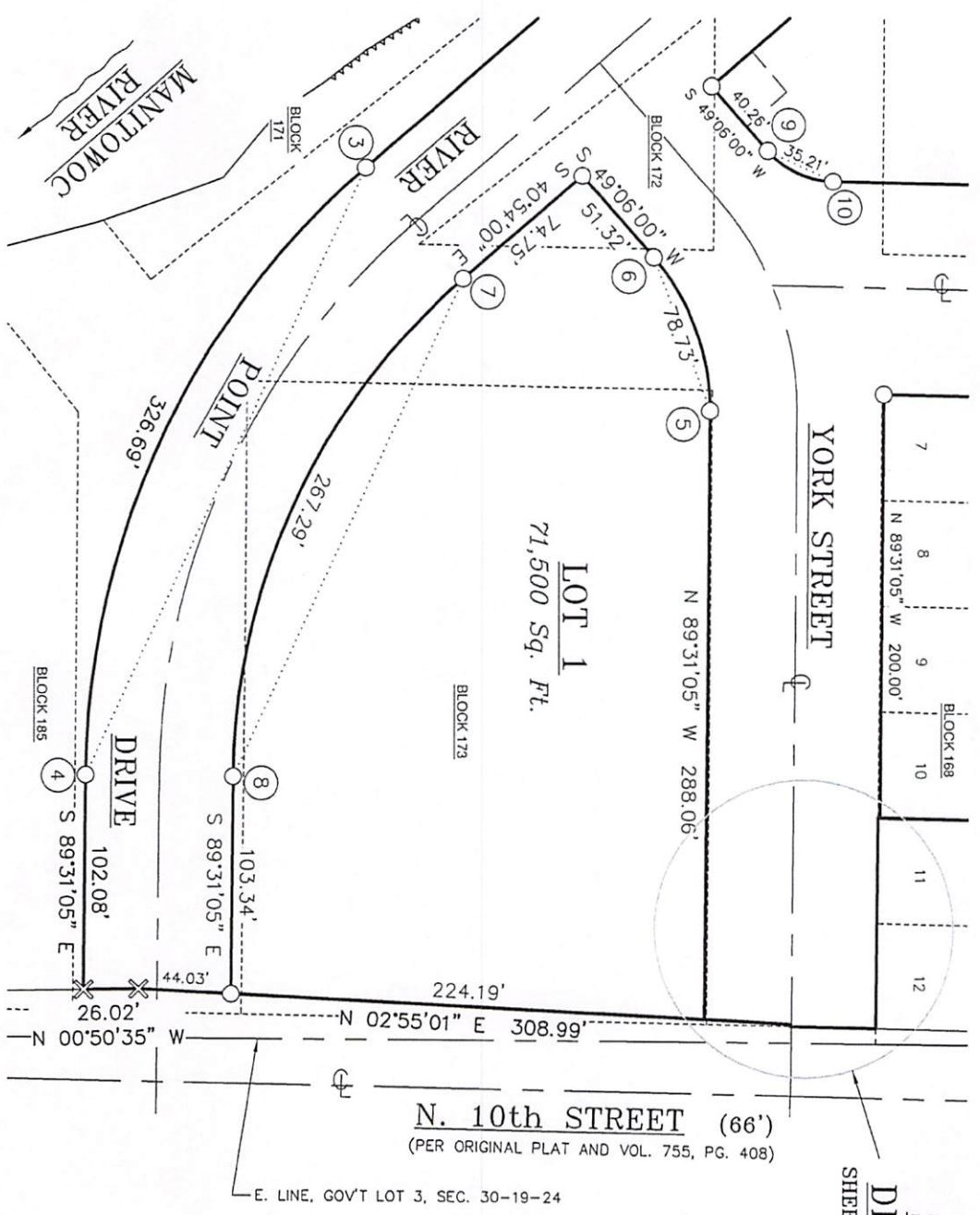
TOTAL AREA	
282,423 Sq. Ft.	
6.484 Ac.	
LOT 1	
71,500 Sq. Ft.	
LOT 2	
29,848 Sq. Ft.	
LOT 3	
51,224 Sq. Ft.	
STREET R/W	
129,851 Sq. Ft.	

E 1/4 CORNER
SEC. 30-19-24
(EXISTING "X" IN CONCRETE)
MTWC. CO. COORD.
N 299488.280
E 232910.532

SEE SUBSEQUENT SHEETS FOR DETAILS OF EACH AREA

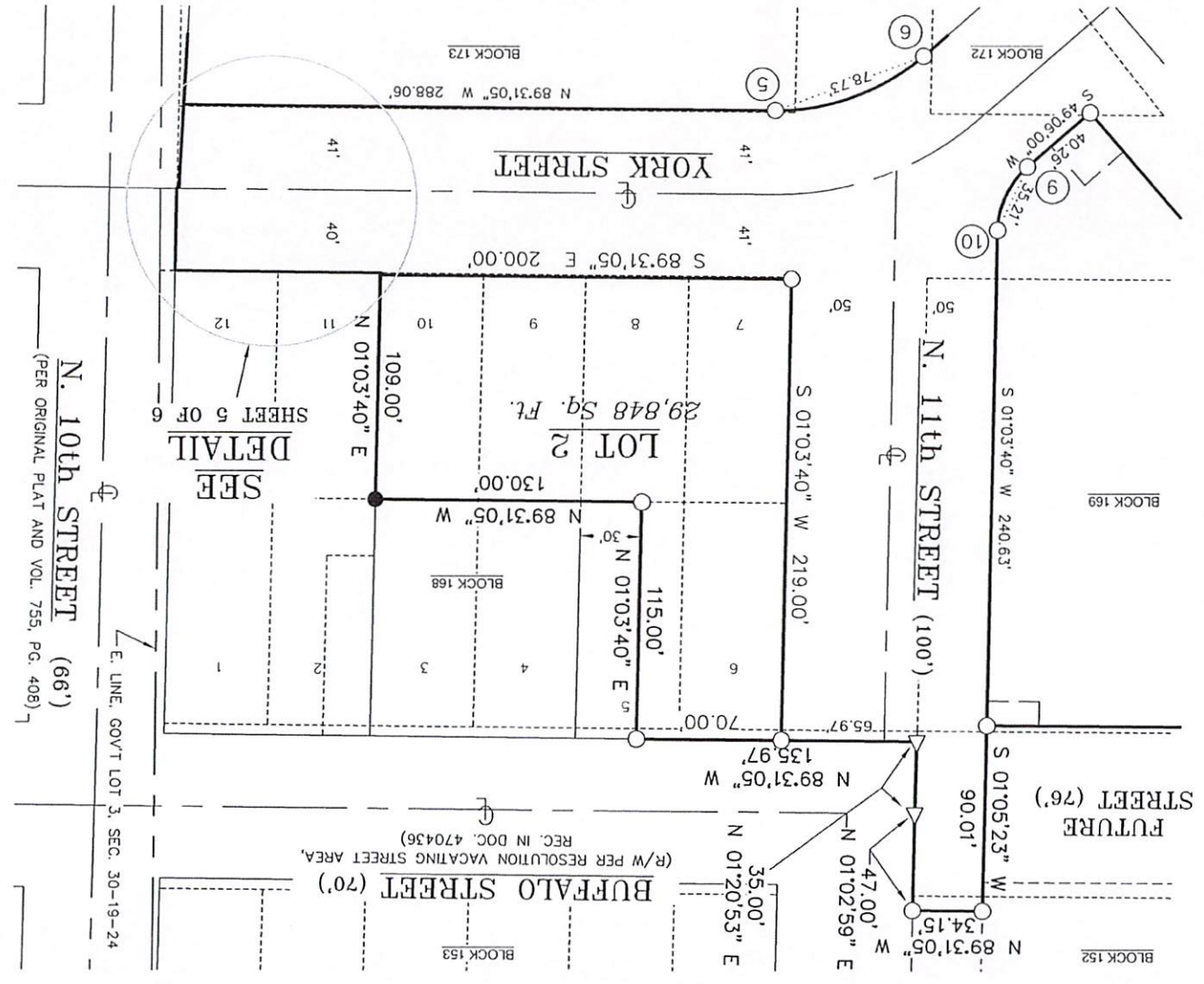
CERTIFIED SURVEY MAP

LOCATED IN BLOCKS 168, 169, 170, 172, AND 173 OF THE ORIGINAL PLAT OF THE CITY OF MANITOWOC AND ADJACENT VACATED STREETS, BEING PART OF GOVERNMENT LOT 3 OF SECTION 30, TOWN 19 NORTH, RANGE 24 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

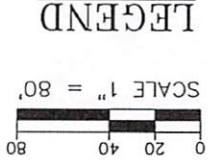


- LEGEND**
- = 3/4" x 18" IRON REBAR SET WEIGHING 1.13 LBS/FT
 - ⊗ = SET CHISELED "X" IN CONCRETE
 - △ = SET 7" IRON SPIKE
 - = EXISTING IRON ROD

CERTIFIED SURVEY MAP
 LOCATED IN BLOCKS 168, 169, 170, 172, AND 173 OF THE ORIGINAL PLAT OF THE CITY OF MANITOWOC AND
 ADJACENT VACATED STREETS, BEING PART OF GOVERNMENT LOT 3 OF SECTION 30, TOWN 19 NORTH, RANGE 24 EAST,
 CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN



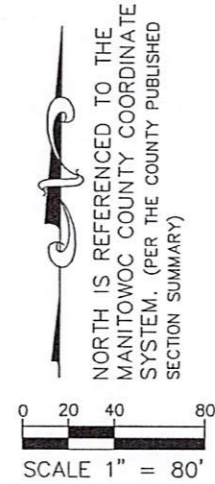
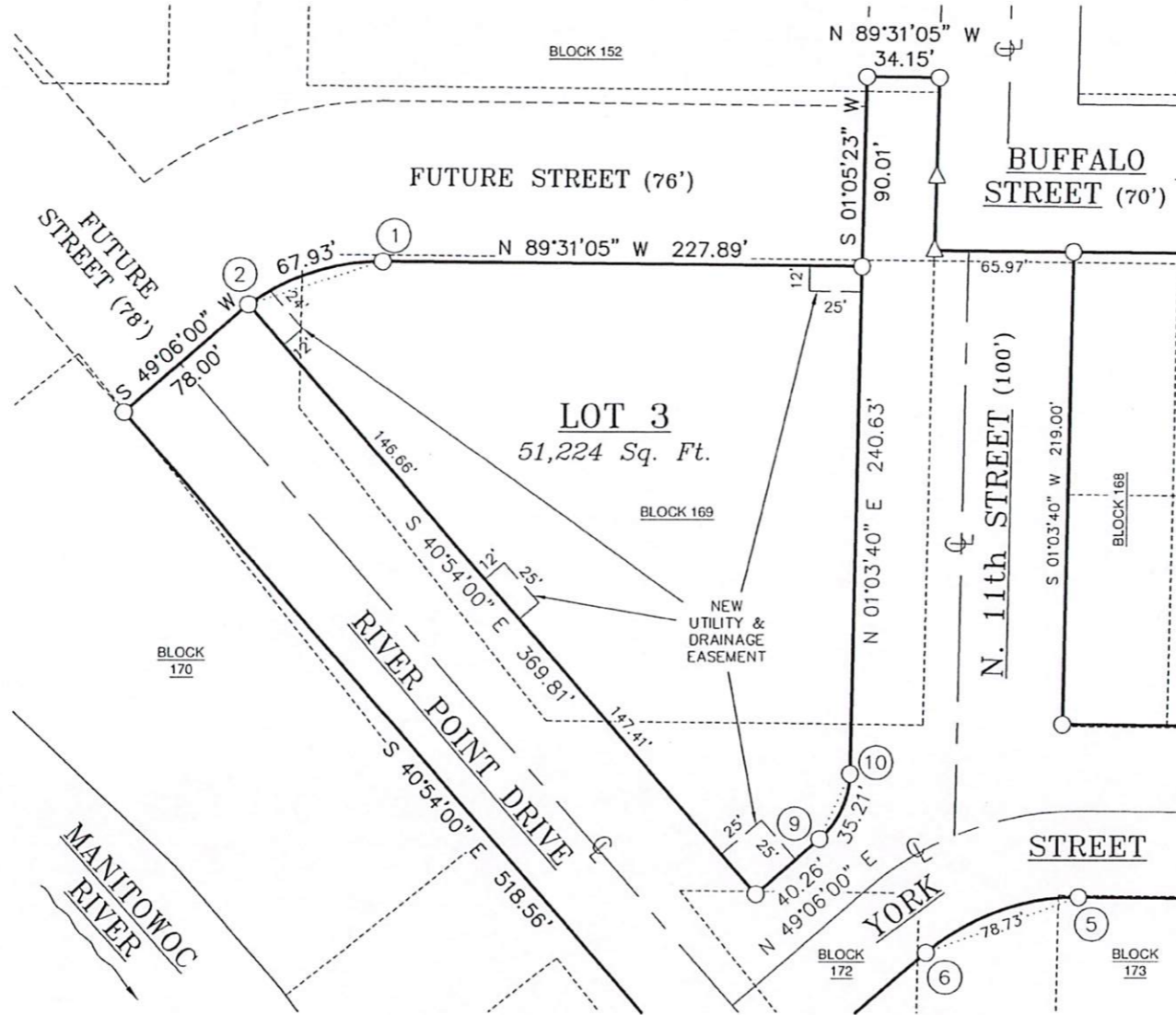
- = 3/4" x 18" IRON REBAR SET WEIGHING 1.13 LBS/FT
- ⊗ = SET CHISELED "X" IN CONCRETE
- ▽ = SET 7" IRON SPIKE
- = EXISTING IRON ROD



NORTH IS REFERENCED TO THE
 MANITOWOC COUNTY COORDINATE
 SYSTEM. (PER THE COUNTY PUBLISHED
 SECTION SUMMARY)

CERTIFIED SURVEY MAP

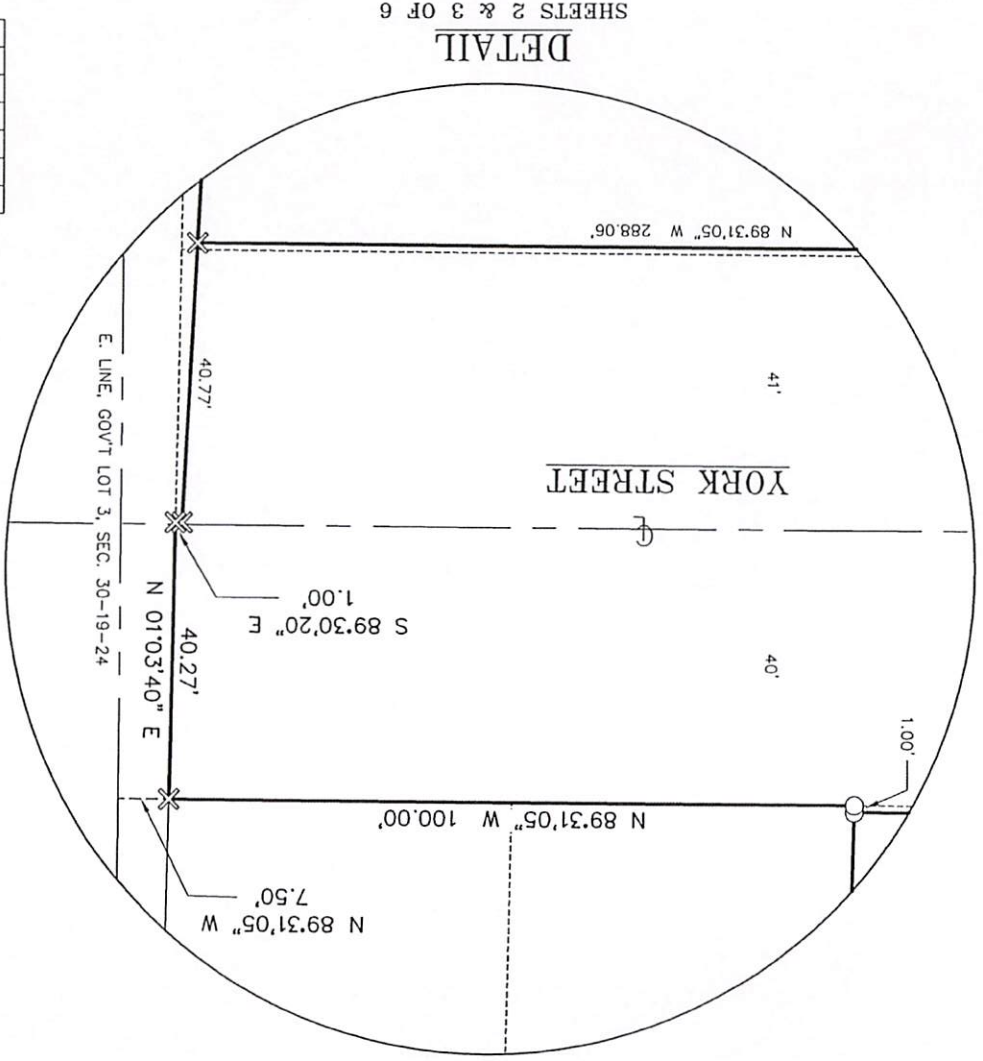
LOCATED IN BLOCKS 168, 169, 170, AND 173 OF THE ORIGINAL PLAT OF THE CITY OF MANITOWOC AND ADJACENT VACATED STREETS, BEING PART OF GOVERNMENT LOT 3 OF SECTION 30, TOWN 19 NORTH, RANGE 24 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN



LEGEND

- = 3/4" x 18" IRON REBAR SET WEIGHING 1.13 LBS/FT
- ⊗ = SET CHISELED "X" IN CONCRETE
- △ = SET 7" IRON SPIKE
- = EXISTING IRON ROD

CERTIFIED SURVEY MAP
 LOCATED IN BLOCKS 168, 169, 170, 172, AND 173 OF THE ORIGINAL PLAT OF THE CITY OF MANITOWOC AND
 ADJACENT VACATED STREETS, BEING PART OF GOVERNMENT LOT 3 OF SECTION 30, TOWN 19 NORTH, RANGE 24 EAST,
 CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN



SHEETS 2 & 3 OF 6

DETAIL

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1-2	36.22'20"	107.00'	67.93'	66.79'	S 72°17'45" W
3-4	48.37'04"	385.00'	326.69'	316.98'	S 65°12'32" E
5-6	41.22'56"	109.00'	78.73'	77.03'	S 69°47'28" W
7-8	48.37'04"	315.00'	267.29'	259.34'	S 65°12'32" E
9-10	48.02'20"	42.00'	35.21'	34.19'	N 25°04'50" E

CURVE TABLE

- = 3/4" x 18" IRON REBAR SET WEIGHING 1.13 LBS/FT
- ⊗ = SET CHISELED "X" IN CONCRETE
- △ = SET 7" IRON SPIKE
- = EXISTING IRON ROD

LEGEND

NOT TO SCALE

NORTH IS REFERENCED TO THE
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 SECTION SUMMARY)



CERTIFIED SURVEY MAP

LOCATED IN BLOCKS 168, 169, 170, 172, AND 173 OF THE ORIGINAL PLAT OF THE CITY OF MANITOWOC AND ADJACENT VACATED STREETS, BEING PART OF GOVERNMENT LOT 3 OF SECTION 30, TOWN 19 NORTH, RANGE 24 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Jeffrey A. DeZeeuw, Professional Land Surveyor with Corner Point, do hereby certify that I have surveyed and mapped the following described parcel:

Part of Blocks 168, 169, 170, 172, and 173 of the Original Plat of the City of Manitowoc and adjacent vacated streets, being part of Government Lot 3 of Section 30, Town 19 North, Range 24 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the NE Corner of said Section 30; Thence S 00°16'03" W, 559.67 feet coincident with the east line of said Government Lot 3; Thence N 89°31'05" W, 7.50 feet to a point on the west line of N. 11th street being the southeast corner of said Block 168, the point of beginning; Thence continuing N 89°31'05" W, 100.00 feet coincident with the south line of said Block 168 to the southeast corner of Lot 10; Thence N 01°03'40" E, 110.00 feet to the northeast corner of said Lot 10; Thence N 89°31'05" W, 130.00 feet to a point on the south line of Lot 5 of said Block; Thence N 01°03'40" E, 115.00 feet coincident with the west line of the east 30 feet of said Lot 5 to the south line of Buffalo Street; Thence N 89°31'05" W, 136.05 feet coincident with said south line of Buffalo Street to the west line of N. 11th Street; Thence N 01°28'18" E, 35.01 feet; Thence N 01°02'59" E, 47.00 feet all coincident with said west line of N. 11th Street; Thence N 89°31'05" W, 34.15 feet; Thence S 01°05'23" W, 90.01 feet; Thence N 89°31'05" W, 227.89 feet; Thence Westerly, 67.93 feet along the arc of a 107.00 foot radius curve to the left, the chord of which bears S 72°17'45" W 66.79 feet; Thence S 49°06'00" W, 78.00 feet; Thence S 40°54'00" E, 518.56 feet; Thence Southeasterly, 326.69 feet along the arc of a 385.00 foot radius curve to the left, the chord of which bears S 65°12'32" E 316.98 feet; Thence S 89°31'05" E, 102.08 feet to said west line of N. 11th street; Thence N 00°50'35" W, 26.02 feet; Thence N 02°55'01" E, 308.99 feet; Thence S 89°30'20" E, 1.00 feet; Thence N 01°03'40" E, 40.27 feet all coincident with said west line of N. 11th street to the point of beginning.

Said parcel contains 282,424 Square Feet (6.484 Acres) of land.

That I have made such survey, land division and map at the direction of Mike Bach with Stantec.

I further certify that the map hereon is a correct representation of the exterior boundaries of the lands surveyed and the division thereof. Also that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 21 of the Municipal Code of the City of Manitowoc.

Dated _____

Jeffrey A. DeZeeuw
Professional Land Surveyor, S-2294

OWNER'S CERTIFICATE

As owners we hereby certify that we caused the land described on this map to be surveyed, mapped, divided and dedicated as represented on this map, and that we shall comply with the established drainage plan on file at the Manitowoc City Hall and with the "Standard Utility Easement Conditions" as recorded in Volume 1252, Page 498 at Manitowoc County Register of Deeds Office. We hereby consent to the granting of utility and drainage easement to the Manitowoc Public Utilities, City of Manitowoc, the Telephone Company and the Cable TV Company as noted on the map of this Certified Survey for the purpose of granting to the applicable firm the right to access, to place, repair and maintain applicable utilities. Said compliance with the drainage and plan easements granted shall run with the land and be binding upon the owners, their successors and assigns.

Dated _____

Adam Tegen, Community Development Director
The Community Development Authority of the City of Manitowoc, Wisconsin, a Wisconsin municipality

STATE OF WISCONSIN)
MANITOWOC COUNTY) ss

Personally came before me this _____ day of _____, _____ the above named Adam Tegen to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____, WI
Notary Public, _____, WI

My Commission Expires: _____

CERTIFICATE OF PLANNING AGENCY

This certified survey map has been submitted and approved by the City of Manitowoc Plan Commission.

Dated _____

Paul Braun

