

## Report to the Manitowoc Plan Commission

**Meeting Date:** February 22, 2023

**Request:** PC 1-2023: Street Dedication: Community Development Authority of the City of Manitowoc, located in Blocks 148, 169, and 170 of the Original Plat of the City of Manitowoc and Adjacent Vacated Streets being part of Government Lot 3, Section 30, T19N, R24E, City of Manitowoc

**Report:** The street dedication for River Point Drive and Buffalo Street is related to the redevelopment of the River Point District. The Certified Survey will be the instrument used to dedicate the right-of-ways so a recommendation to the Council from the Plan Commission is needed. The Council will accept the right-of-ways at their September 18<sup>th</sup> meeting.

**Recommendation:** Approve the right-of-way dedication for River Point Drive and Buffalo Street.

# CERTIFIED SURVEY MAP

LOCATED IN BLOCKS 148, 169, AND 170 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
- △ = MAG NAIL SET
- = EXISTING 3/4" IRON ROD
- ▲ = EXISTING MAG NAIL
- (000) = "RECORDED AS" DIMENSION

## TOTAL AREA

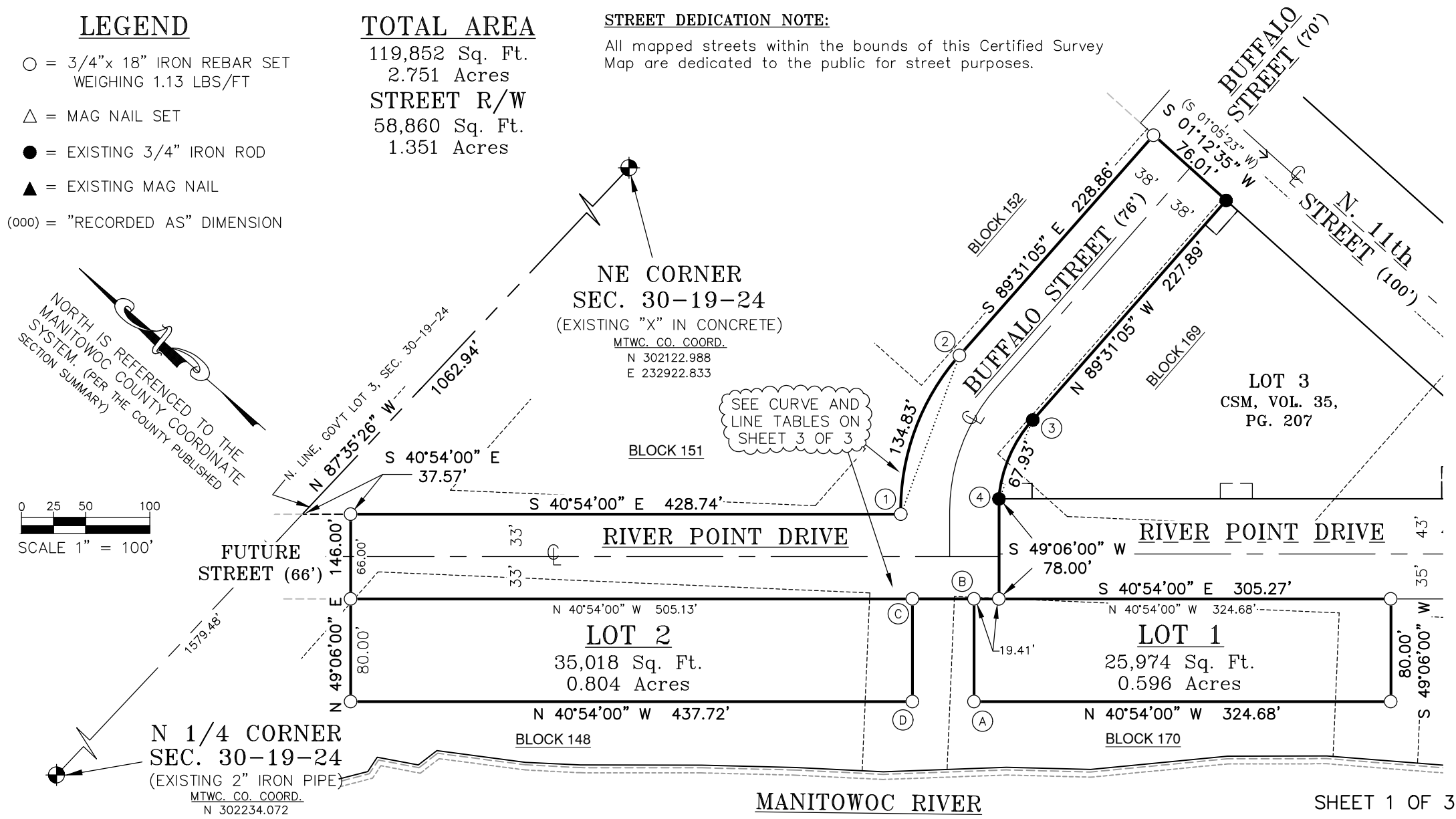
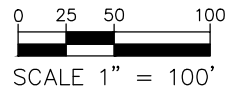
119,852 Sq. Ft.  
2.751 Acres  
**STREET R/W**  
58,860 Sq. Ft.  
1.351 Acres

## STREET DEDICATION NOTE:

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



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



**CERTIFIED SURVEY MAP**  
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**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 148, 169, and 170 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 N 87°35'26" W, 1062.94 feet coincident with the north line of said Government Lot 3; Thence S 40°54'00" E, 37.57 feet coincident with the northwesterly extension of the northerly line of River Point Drive, to the point of beginning; Thence continuing S 40°54'00" E, 428.74 feet; Thence Northeasterly, 134.83 feet coincident with the arc of a 183.00 foot radius curve to the right, the chord of which bears N 69°22'31" E, 131.80 feet; Thence S 89°31'05" E, 228.86 feet to the west right-of-way line of N. 11th Street; Thence S 01°12'35" W (recorded as S 01°05'23" W), 76.01 feet to the northeast corner of Lot 3 of a Certified Survey Map recorded in volume 35, page 207; Thence N 89°31'05" W, 227.89 feet; Thence Southwesterly, 67.93 feet coincident with 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, all coincident with said north line of Lot 3; Thence S 49°06'00" W, 78.00 feet to the southerly right-of-way line of said River Point Drive; Thence S 40°54'00" E, 305.27 feet coincident with said southerly right-of-way line; Thence S 49°06'00" W, 80.00 feet; Thence N 40°54'00" W, 324.68 feet; Thence N 49°06'00" E, 80.00 feet to the northwesterly extension of said southerly right-of-way line; Thence N 40°54'00" W, 48.00 feet coincident with said southerly right-of-way line; Thence S 49°06'00" W, 80.00 feet; Thence N 40°54'00" W, 437.72 feet; Thence N 49°06'00" E, 146.00 feet to the point of beginning.

Said parcel contains 119,852 Square Feet (2.751 Acres) of land.

That I have made such survey, land division and map at the direction of Adam Tegen, City of Manitowoc.

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.

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

My Commission Expires: \_\_\_\_\_



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**CERTIFICATE OF PLANNING AGENCY**

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

Dated\_\_\_\_\_

\_\_\_\_\_  
 Paul Braun, City Planner

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1-2	42°12'50"	183.00'	134.83'	131.80'	N 69°22'31" E
3-4	36°22'20"	107.00'	67.93'	66.79'	S 72°17'45" W

LINE TABLE		
LINE	BEARING	DISTANCE
A-B	N 49°06'00" E	80.00'
B-C	N 40°54'00" W	48.00'
C-D	S 49°06'00" W	80.00'

**COMMON COUNCIL APPROVAL CERTIFICATE**

Resolved, that this Certified Survey Map in the City of Manitowoc has been approved by the Common Council on \_\_\_\_\_. The City further accepts the dedication of the streets as represented on this map.

Dated\_\_\_\_\_

\_\_\_\_\_  
 Justin M. Nickels, Mayor

Dated\_\_\_\_\_

\_\_\_\_\_  
 Mackenzie Reed, Clerk

