



NW CORNER
SEC. 18-19-24
(EXISTING 2" IRON PIPE)
MTWC. CO. COORD.
N: 312731.054
E: 227699.489

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

0 60 120
SCALE 1" = 120'

DESCRIPTION:

PARCEL 1 - City of Manitowoc to Abbey Ridge, LLC

Part of Ebony Avenue and Abbey Ridge Lane, being located in the NE 1/4 of the NW 1/4 of Section 18, Town 19 North, Range 24 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the N 1/4 Corner of said Section 18; Thence N 88°38'26" W, 1176.49 feet coincident with the north line of said NW 1/4; Thence S 00°10'45" E, 156.10 feet to the northwest corner of the intersection of Ebony Avenue and Abbey Ridge Lane, being the point of beginning; Thence continuing S 00°10'45" E, 160.00 feet coincident with the west line of Ebony Avenue; Thence Northeasterly, 251.33 feet coincident with the arc of a 160.00 foot radius curve to the right, the chord of which bears N 44°49'15" E, 226.27 feet to the north line of said Abbey Ridge Lane; Thence S 89°49'15" W, 160.00 feet to the point of beginning.

Said parcel contains 5,494 Square Feet (0.126 Acres) of land.

PARCEL 2 - John Lukas to City of Manitowoc

Part of Lot 2 of a Certified Survey Map recorded in volume 37, page 119, Document No. 1272212, being located in the NE 1/4 of the NW 1/4 of Section 18, Town 19 North, Range 24 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the N 1/4 Corner of said Section 18; Thence N 88°38'26" W, 1110.47 feet coincident with the north line of said NW 1/4; Thence S 00°10'45" E, 220.33 feet to the southeast corner of the intersection of Ebony Avenue and Abbey Ridge Lane, being the point of beginning; Thence continuing S 00°10'45" E, 94.00 feet coincident with the east line of Ebony Avenue; Thence Northeasterly, 147.65 feet coincident with the arc of a 94.00 foot radius curve to the right, the chord of which bears N 44°49'15" E, 132.94 feet to the south line of said Abbey Ridge Lane; Thence S 89°49'15" W, 94.00 feet to the point of beginning.

Said parcel contains 1,896 Square Feet (0.044 Acres) of land.

CENTER CORNER
SEC. 18-19-24
(EXISTING MAG NAIL W/TAG)
MTWC. CO. COORD.
N: 310062.889
E: 230343.733

PROPOSED STREET CHANGE - ABBEY RIDGE DEVELOPMENT

LOT 3 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 31, PAGE 351 AND LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 37, PAGE 119, BEING LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 18, TOWN 19 NORTH, RANGE 24 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN



JOHN LUKAS
4820 MORGAN DRIVE
MANITOWOC, WI 54220

FIELD WORK COMPLETION DATE: 10/19/2023
DRAWN BY: JAD/BLB
JOB NO.: S724023
CAD FILE: DWG\CITY\MTWC\LUKAS\S724023
SCALE: 1" = 120'
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