CERTIFIED SURVEY MAP NO.

Part of the Northwest 1/4 of the Southwest 1/4 of Section 26, Township 19 North, Range 23 East, in the Township of Manitowoc Rapids, Manitowoc County, Wisconsin.

- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- O INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
-) RECORD DIMENSIONS

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 26, T 19 N, R 23 E, WHICH BEARS NORTH 0014'25" EAST. MANITOWOC

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Sheet 1 of 6 Sheets

COUNTY COORDINATE SYSTEM. A INDICATES SET MAG NAIL UNLESS NOTED TOTAL AREA: 761,935 SQUARE FEET OR 17.4916 ACRES TRACT 16 CSM VOL. 28, PG 35 TAX ID: 010-026-010-002.00 40.0 ZONED RR N89'55'09"E 2625.45 FOUND MAG NAIL N89'55'09"E 656.36 NW CORNER OF N70*51'09*W SW 1/4 OF SEC 26-19-23 N: 299437.013 E: 217090 25 LOCATION MAP SOUTHWEST 1/4 OF SECTION 26, T 19 N, R 23 E 149.08 LOT 3 186,603 SQ.FT. 4.2838 ACRES ZONED RR (RURAL RESIDENTIAL) 551. N89'45'35" UNPLATTED LANDS 33.00 ZONED NA S0015'32" (NATURAL AREA) S81°32'03"W 448.(289.02 86 LOT 2 193,513 SQ.FT. **GRAPHIC SCALE 4.4424 ACRES** 80.0' OFFICIAL MAP STREET ZONED RR (RURAL RESIDENTIAL) WISCONSIN CENTRAL LTD RR 33.0' (1" = 200')S85°05'01"W 658.84 50 පු <u>SETBACKS</u> SOUTH PARKVIEW ROAD N85'05'01"E 658.81" 25' PRINCIPAL OR 60' FROM CENTERLINE OF TRACT 7, CSM VOL. 7 PG. 429 ROAD. ZONED RR 40.0' 10' ACCESSORY 75' ORDINARY HIGH 33.0 (S0015'30"W) (S00'55'15"E) WATER MARK LOT 1 381,819 SQ.FT. PRINCIPAL AND 8.7654 ACRES ACCESSORY SETBACKS S0015'32"W 611 ARE FROM THE PROPERTY LINE ZONED RR (RURAL RESIDENTIAL) RIGHT-OF-WAY EXISTING BUILDINGS NOTE: WETLANDS WERE DELINEATED <u>TRACT 2</u> <u>CSM VOL. 3 PG.</u> 3<u>05</u> CENTERLINE BY raSmith, OF PARKVIEW RD. October 2019. FOUND SAW CUT SW CORNER OF THE NW 1/4 OF THE SW 1/4 ZONED RR 0 N89**°**48'41"W 655.94 655.93 8 WEST CUSTER STREET 80.0 SEC 26-19-23 N: 298136.931 E: 217084.928 N89'48'41"W 1311.86' SE COR OF BLIC R.O.W.

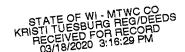
BLIC R.O.W.

AICHAEL J. VARIABLE WIDTH PUBLIC R.O.W. NW 1/4 OF SW 1/4 OF FOUND SAW CUT N: 298132.610 E: 218396.779 CENTERLINE OF CUSTER ST FOUND 2" IRON PIPE SW CORNER OF THE SW 1/4 SEC 26-19-23 S-2236 16745 W Blue Brookfield, WI 53005-5938 WAUKESHA N: 296812.651 E: 217079.376 (262) 781-1000

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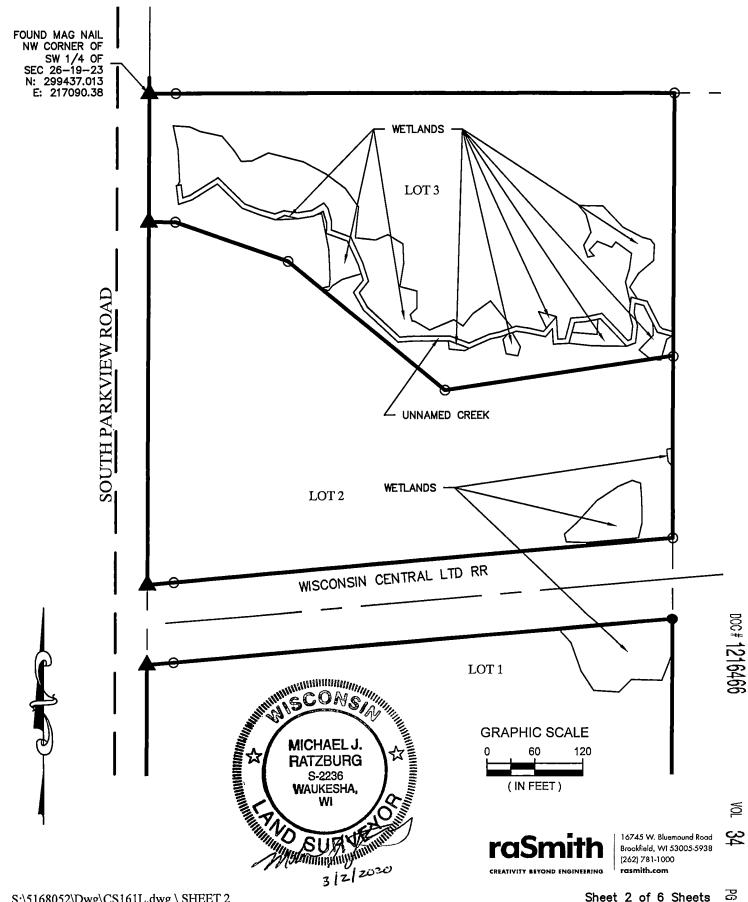


CERTIFIED SURVEY MAP NO.

Part of the Northwest 1/4 of the Southwest 1/4 of Section 26, Township 19 North, Range 23 East, in the Township of Manitowoc Rapids, Manitowoc County, Wisconsin.

WETLAND & UNNAMED CREEK DETAIL

WETLANDS ARE DELINEATED BY raSmith, October 2019.



STATE OF WI - MTWC CO KRISTI TUESBURG REG/DEEDS RECEIVED FOR RECORD 03/18/2020 3:16:29 PM

CERTIFIED SURVEY MAP NO.

Part of the Northwest 1/4 of the Southwest 1/4 of Section 26, Township 19 North, Range 23 East, in the Township of Manitowoc Rapids, Manitowoc County, Wisconsin.

SURVEYOR'S CERTIFICATE

I. MICHAEL J. RATZBURG, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a portion of lands in the Northwest 1/4 of the Southwest 1/4 of Section 26, Township 19 North, Range 23 East, in the Town of Manitowoc Rapids, Manitowoc County, Wisconsin, bounded and described as follows:

Beginning at the Northwest corner of said 1/4 Section; thence North 89°55′09" East along said North line 656.36 feet to a point in the East line of the West 1/2 of said 1/4 Section; thence South 00°15′32" West along said East line 551.45 feet to a point on the North line of Wisconsin Central LTD Railroad; thence South 85°05′01" West along said North line 658.84 feet to a point on the West line of said 1/4 Section; thence North 00°14′25" East along said West line 606.99 feet to the point of beginning.

Also,

Commencing at the Northwest corner of said 1/4 Section; thence South 00°14'25" West along the West line of said 1/4 Section 707.39 feet to a point on the South line of Wisconsin Central LTD Railroad and the point of beginning; thence North 85°05'01" East along said South line 658.81 feet to a point in the East line of the West 1/2 of said 1/4 Section; thence South 00°15'32 West along said East line 611.32 feet to a point; thence North 89°48'41" West 655.94 feet to a point on the West line of said 1/4 Section; thence North 00°14'25" East along said West line 552.70 feet to the point of beginning.

Containing 761,935 square feet or 17.4916 acres.

THAT I have made such survey, land division and map by the direction of JEFF MAZANEC, owner.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Section 12.07 of the Manitowoc County Subdivision Regulations in surveying, dividing and mapping said lands.

3/2/2020 DATE

Mto J. Attay MICHAEL J. RATZBURG,

PROFESSIONAL LAND SURVEYOR S-2236



STATE OF WI - MTWC CO KRISTI TUESBURG REG/DEEDS RECEIVED FOR RECORD

CERTIFIED SURVEY MAP NO.

Part of the Northwest 1/4 of the Southwest 1/4 of Section 26, Township 19 North, Range 23 East, in the Township of Manitowoc Rapids, Manitowoc County, Wisconsin.

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 the 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" recorded at the Manitowoc County Register of Deeds on November 7, 1997 in Volume 1252, Page 498 of Records, Document No. 798738 and as may be amended from time to time. We hereby consent to the granting of utility, access and drainage easement to the Manitowoc Public Utilities, City of Manitowoc, the Telephone Company and the Cable TV Company if 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.

of this Certified Survey for the purpose of granting to repair and maintain applicable utilities. Said comp granted shall run with the land and be binding upon the	liance with the drainage and plan easements
GEORGE MAZANEC, Owner	
STATE OF WISCONSIN } Manifoldoc county }	
PERSONALLY came before me thisabove named	
Poly & Mary	Notary Public, State of My commission expires 33,000 8/11/35
ROBERT MAZANEO, Owner	
STATE OF WISCONSIN } Many ovoc county }	
above named Robert MG290e the foregoing instrument and acknowledged the same.	_ day of, 2020, the, to me known to be the person who executed
	Notary Public, State of \(\sqrt{1} \) My commission expires \(\sqrt{1} \)
JEFF MAZANEC, Owner	
STATE OF WISCONSIN } SS Waykesha county }	
PERSONALLY came before me this and above named Teff Mazanec (the foregoing instrument and acknowledged the same.	day of, 2020, the, to me known to be the person who executed
MINING ONS IN THE REST OF THE PARTY OF THE P	Notary Public, State of
the foregoing instrument and acknowledged the same. MICHAEL J. RATZBURG S-2236 WAUKESHA, WI	HOTAP, BY
WAUKESHA, WI SURVENIMENT ZOZO	Sheet 4 of 6 Sheets
Manuallining Z/ Z/	O MEO

poc# 1216466

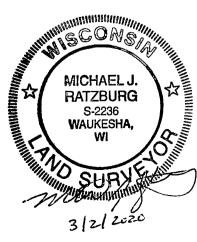
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STATE OF WI - MTWC CO KRISTI TUESBURG REG/DEEDS RECEIVED FOR RECORD 03/18/2020 3:16:29 PM

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 of the Southwest 1/4 of Section 26, Township 19 North, Range 23 East, in the Township of Manitowoc Rapids, Manitowoc County, Wisconsin.

PATRICIA MAZANEC, Owner	
STATE OF <u>Illinois</u> } SS COUNTY } PERSONALLY came before me this <u>10</u> above named <u>Patricia Mazanec</u>	_day of <u>March</u> , 2020, the _, to me known to be the person who executed
the foregoing instrument and acknowledged the same.	Notary Public, State of <u>Illinois</u> My commission expires <u>4/6/2021</u>
Debra Jan DEBRA LEONI, Owner	OFFICIAL SEAL SAMANTHA JO ROBERTSON NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 04/06/2021
STATE OF Missouri } Cape county }	
PERSONALLY came before me this above named	day of
	-



CARRIE GROJEAN
Notary Public - Notary Seal
Cape Girardeau County - State of Missouri
Commission Number 18363437
My Commission Expires Oct 14, 2022

DOC# 1216466

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Sheet 5 of 6 Sheets

CERTIFIED	SURVEY MAP	NO.
		INO.

Part of the Northwest 1/4 of the Southwest 1/4 of Section 26, Township 19 North, Range 23 East, in the Township of Manitowoc Rapids, Manitowoc County, Wisconsin.

PLANNING COMMISSION

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

Paul Braun, City Planner



CERTIFICATE OF PLANNING AGENCY

certified survey map has been submitted to and approved by the tower County Planning and Park Commission as complying with the



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