

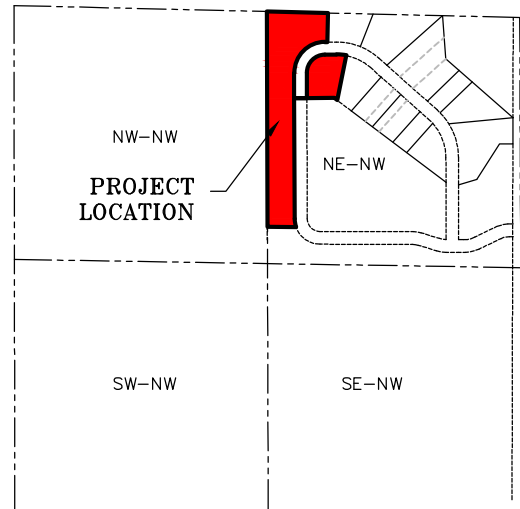
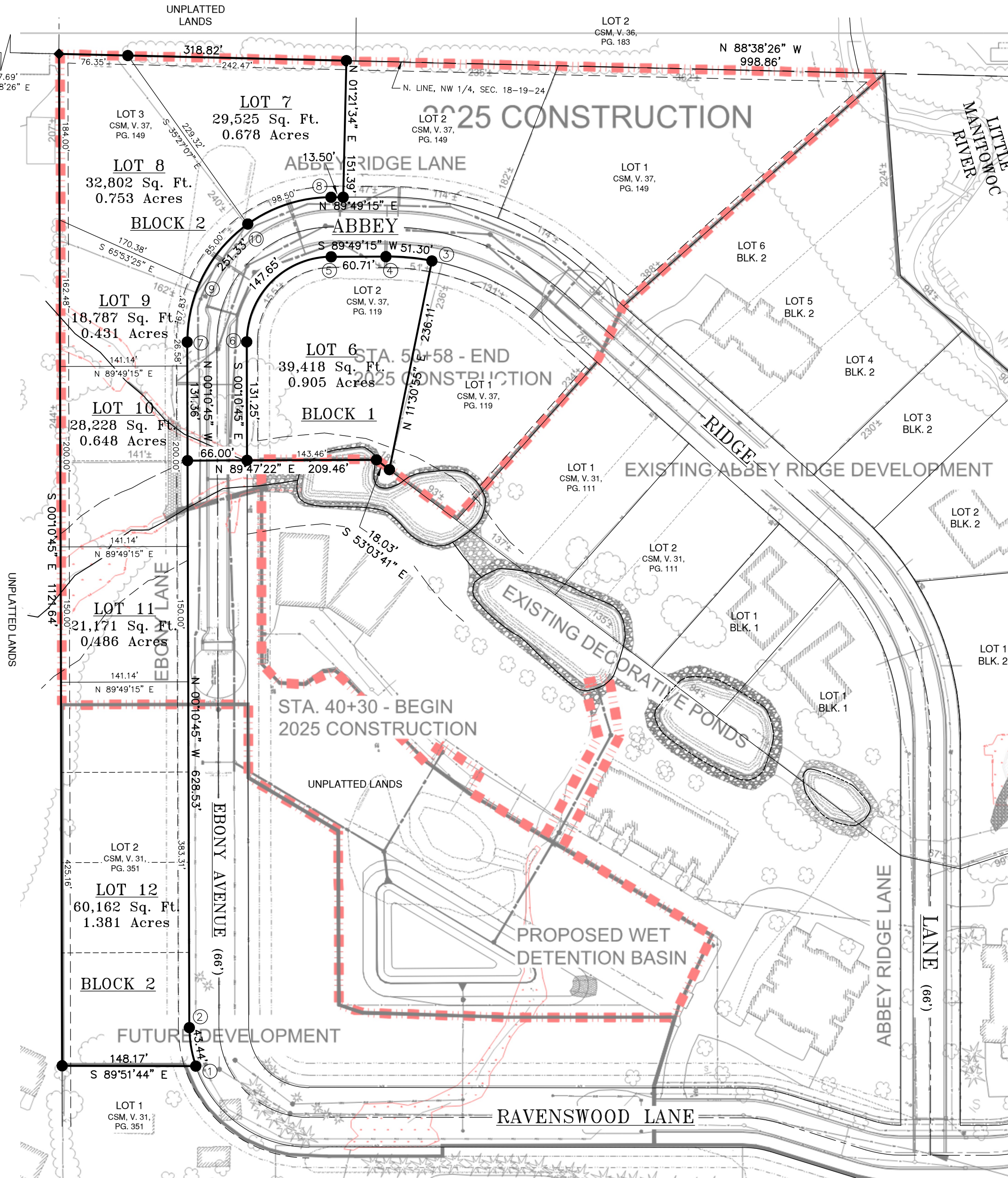
PRELIMINARY PLAT

ABBAY RIDGE SUBDIVISION NO. 2

LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 31, PAGE 351; LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 37, PAGE 119; LOT 3 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 37, PAGE 149, ALL 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

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

N 1/4 CORNER
SEC 18-19-24
(EXISTING 1" IRON PIPE)
MTWC CO. COORDS.
N: 312668.526
E: 230334.115



NW 1/4 OF SECTION 18, T19N, R24E.

LOCATION SKETCH

SCALE: 1" = 1000'



0 25 50 100
SCALE 1" = 100'

SURVEYOR'S CERTIFICATE

I, Jeffrey A. DeZeeuw, Professional Land Surveyor with Corner Point, do hereby certify that I have surveyed and mapped the following preliminary plat of Abbey Ridge Subdivision No. 2, described parcel:

Lot 2 of a Certified Survey Map recorded in Volume 31, Page 351; Lot 2 of a Certified Survey Map recorded in Volume 37, Page 119; Lot 3 of a Certified Survey Map recorded in Volume 37, Page 149, all 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 Section 18; Thence N 88°38'26" W, 998.86 feet coincident with the north line of said NW 1/4, to the point of beginning; Thence N 88°38'26" W, 318.82 feet; Thence S 00°10'45" E, 1121.64 feet; Thence S 89°51'44" E, 148.17 feet; Thence Northerly, 43.44 feet coincident with the arc of a 133.00 foot radius curve to the right, the chord of which bears N 09°32'12" W, 43.25 feet; Thence N 00°10'45" W, 628.53 feet; Thence N 89°43'18" E, 66.00 feet; Thence N 89°49'15" E, 143.46 feet; Thence S 53°03'41" E, 18.03 feet; Thence N 11°30'55" E, 236.11 feet; Thence Northwesterly, 51.30 feet coincident with the arc of a 267.00 foot radius curve to the left, the chord of which bears N 84°40'30" W, 51.22 feet; Thence S 89°49'15" W, 60.71 feet; Thence Southwesterly, 147.65 feet coincident with the arc of a 94.00 foot radius curve to the left, the chord of which bears S 44°49'15" W, 132.94 feet; Thence S 00°10'45" E, 131.25 feet; Thence S 89°43'18" W, 66.00 feet; Thence N 00°10'45" W, 131.36 feet; 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; Thence N 89°49'15" E, 13.50 feet; Thence N 01°21'34" E, 151.39 feet to the point of beginning.

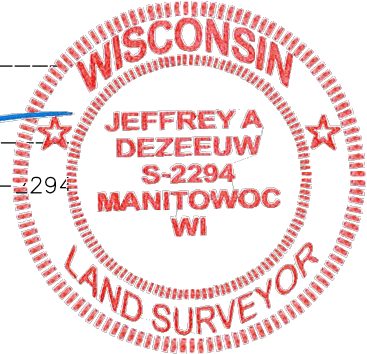
Said parcel contains 230,093 Square Feet (5.282 Acres) of land.

That I have made such survey, land division and map at the direction of John Lukas.

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 City of Manitowoc Subdivision Regulations.

Dated 4/15/2025

Jeffrey A. DeZeeuw
Professional Land Surveyor, S-2294

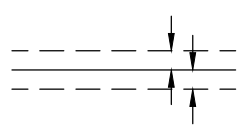


CURVE TABLE						
CURVE	LOT NO.	BLOCK NO.	RADIUS LENGTH	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE
1-2	12	2	133.00'	43.25'	N 09°32'12" W	18°42'54"
3-4	6	1	267.00'	51.22'	N 84°40'30" W	11°00'31"
5-6	6	1	94.00'	132.94'	S 44°49'15" W	90°00'00"
7-8	7-9	2	160.00'	226.27'	N 44°49'15" E	90°00'00"
7-9	7	2	160.00'	67.32'	N 11°57'55" E	241°7'20"
9-10	8	2	160.00'	84.00'	N 39°19'44" E	30°26'18"
10-8	9	2	160.00'	96.95'	N 72°11'04" E	35°16'22"

ALL BEARINGS ARE REFERENCED TO THE CITY OF MANITOWOC GPS GRID BEARINGS, MANITOWOC COUNTY COORDINATES NAD 83, (1991), THE NORTH LINE OF THE NW 1/4 OF SECTION 18 BEARS N88°38'26"W (RECORDED AS N88°39'45"W) AS RELATED TO THESE GRID POINTS

LEGEND

○ - 1 1/4"x18" IRON ROD WEIGHING 4.17 LBS./LIN. FT.
ALL OTHER CORNERS 3/4"x18" IRON RODS SET WEIGHING 1.13 LBS./LIN. FT.



UTILITY AND DRAINAGE EASEMENTS
SYMMETRICAL ABOUT LOT LINE,
6' WIDTH TYPICAL UNLESS SHOWN
DIFFERENTLY ON PLAT.

NOTE:
ALL MEASUREMENTS HAVE BEEN MADE
TO HUNDREDTHS OF A FOOT.