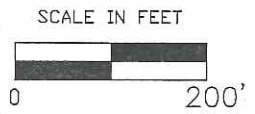


17349CS

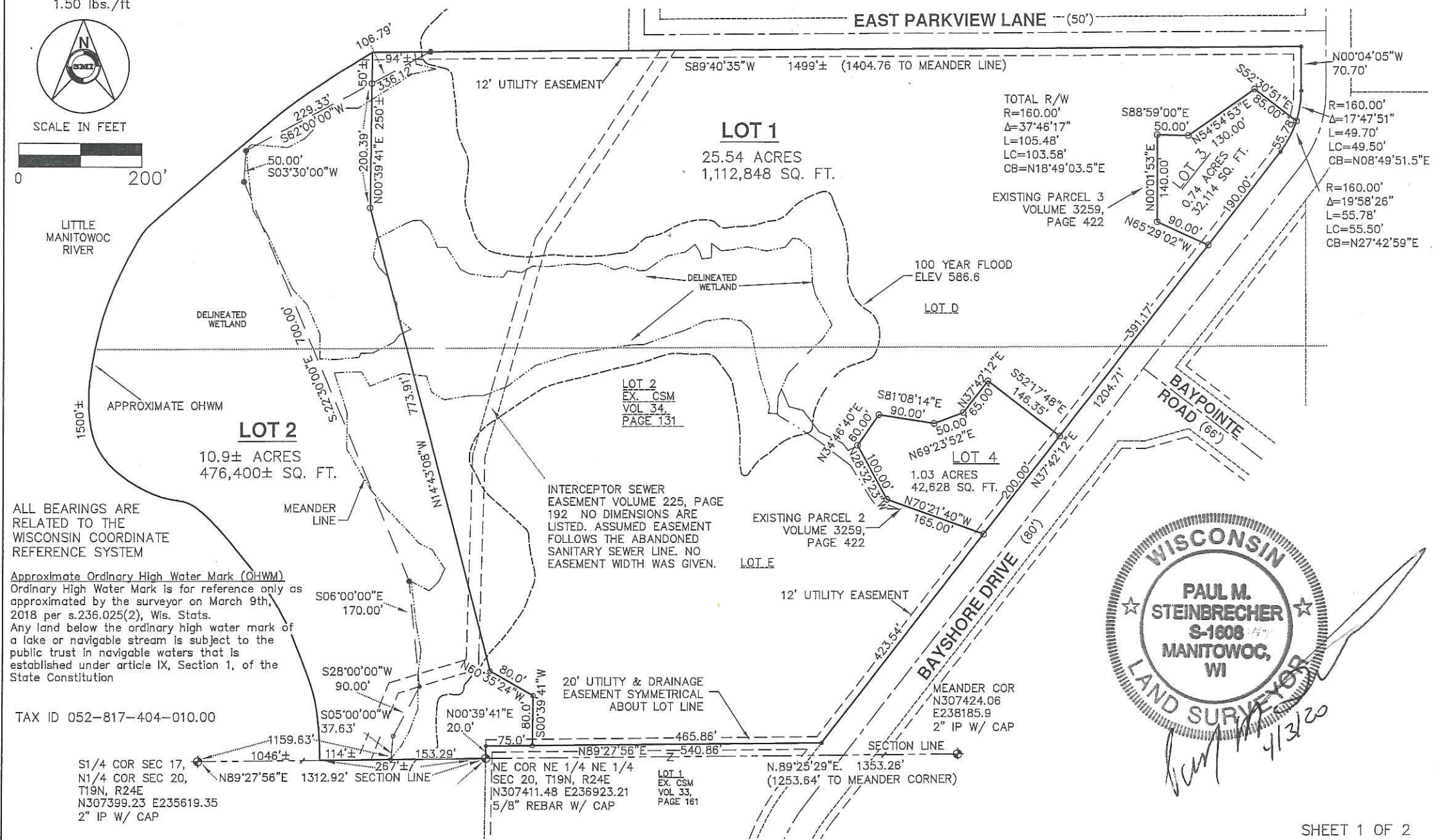
CERTIFIED SURVEY MAP LOCATED IN LOTS D AND E OF THE SUBDIVISION OF THE SE1/4 OF SECTION 17, T19N, R24E, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN ALSO BEING A RESURVEY OF LOT 2 OF A CERTIFIED SURVEY RECORDED IN VOLUME 34, PAGE 131

- - EXISTING IRON PIPE
- - IRON PIPE SET WEIGHING 1.50 lbs./ft



STATE OF WI - MTWC CO
 KRISTI TUESBURG REG/DEEDS
 RECEIVED FOR RECORD
 04/08/2020 11:36:32 AM

 CIVIL & STRUCTURAL ENGINEERS
 SMT
 102 REVERE DRIVE
 MANITOWOC, WI. 54220-3147
 PHONE 684-5583 FAX 684-5584



ALL BEARINGS ARE RELATED TO THE WISCONSIN COORDINATE REFERENCE SYSTEM

Approximate Ordinary High Water Mark (OHWM)
 Ordinary High Water Mark is for reference only as approximated by the surveyor on March 9th, 2018 per s.236.025(2), Wis. Stats. Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, Section 1, of the State Constitution

TAX ID 052-817-404-010.00

S1/4 COR SEC 17,
 N1/4 COR SEC 20,
 T19N, R24E
 N307399.23 E235619.35
 2" IP W/ CAP

NE COR NE 1/4 NE 1/4
 SEC 20, T19N, R24E
 N307411.48 E236923.21
 5/8" REBAR W/ CAP

LOT 1
 EX. CSM
 VOL 33,
 PAGE 161



Handwritten signature and date: 4/13/20

17349MS

CERTIFIED SURVEY MAP LOCATED IN LOTS D AND E OF THE SUBDIVISION OF THE SE1/4 OF SECTION 17, T19N, R24E, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN ALSO BEING A RESURVEY OF LOT 2 OF A CERTIFIED SURVEY RECORDED IN VOLUME 34, PAGE 131

SURVEYOR'S CERTIFICATE

I, Paul M. Steinbrecher, Professional Land Surveyor with SMI do hereby certify that I have surveyed and mapped the following described tract:
A tract of land located in Lots D and E of the Subdivision of the SE1/4 of Section 17, T19N, R24E, City of Manitowoc, Manitowoc County, Wisconsin, including a resurvey of Lot 2 of a Certified Survey recorded in Volume 34, Page 131, described as follows:

Commencing at the N 1/4 corner of said Section 20, thence N89°27'56"E along the section line 1,046 feet more or less to the ordinary high water mark of the Little Manitowoc River, the point of real beginning (1,159.63 feet to the meander line), thence continue N89°27'56"E along said section line 267 feet more or less to the NE corner of the NE 1/4 of the NE 1/4 of Section 20 (153.29 feet from the meander line), thence N00°39'41"E along the 1/16th section line 20.0 feet, thence N89°27'56"E 540.86 feet to the westerly right of way of Bayshore Drive, thence N37°42'12"E along said right of way 1204.71 feet to the point of curvature of a 160.0 foot radius right of way curve to the left, thence Northeasterly along the arc of said curve 105.48 feet (chord N18°49'03.5"E, 103.58 feet), thence N00°04'05"W along said right of way 70.70 feet to the south right of way of East Parkview Lane, thence S89°40'35"W along said right of way extended to the said ordinary high water mark of the Little Manitowoc River 1,499 feet more or less (1404.76 feet to the meander line), thence southerly along said ordinary high water mark 1500 feet more or less (meander line thence S62°00'00"W 336.12 feet, thence S03°30'00"W 50.0 feet, thence S22°30'00"E 700.00 feet, thence S06°00'00"E 170.00 feet, S28°00'00"W 90.00 feet, S05°00'00"W 37.63 feet) to the point of real beginning.

Said tract contains 38.2 acres more or less (1,664,000 square feet more or less).

I further certify that the adjacent map is a true representation of said property and correctly shows the exterior boundary lines and correct measurements thereof. Also that I have fully complied with the requirements of Chapter 236.34 of the Wisconsin Statutes and Chapter 21 of the Municipal Code of the City of Manitowoc.

Dated 4/3/20




Paul M. Steinbrecher
Professional Land Surveyor, S-1608



CERTIFICATE OF PLANNING AGENCY

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


Dated 4/6/2020


Paul Braun, City Planner

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.

Dated 4-6-2020


Owner: Peter C. Allie - Managing Member of the Sole Member of Maritime Properties II, LLC, Managing Member of Bay Pointe Developers II, LLC, (Lots 1 and 2), Authorized Signor - Bayshore Development Landowner's Association, Inc. (Lots 3 and 4)

STATE OF WI - MTWC CO
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