

**Report to the
Manitowoc Plan Commission**

Meeting Date: June 26, 2019

Request: Certified Survey Map : PC 1-2019 Bay Pointe Developers II, LLC; Section 17 & Section 20 Township 19 North, Range 24 East, City of Manitowoc.

Report: This Certified Survey Map is related to the change in zoning amendment discussed earlier in the meeting. Plan Commission must take action on the CSM because the CSM will be the legal document which is dedicating the rights-of-way for Bayshore Drive and the Un-named street connecting Bayshore Drive and Memorial Drive. The Common Council approved the CSM at their June 17th meeting. The Council approved the CSM prior to Plan Commission action because a closing is scheduled prior to the next Council meeting.

Recommendation: Approve the Certified Survey Map and acceptance of the rights-of-way for Bayshore Drive and the un-named street as depicted on the certified map.

CERTIFIED SURVEY MAP LOCATED IN LOTS D AND E OF THE SUBDIVISION OF THE SE1/4 OF SECTION 17, T19N, R24E AND IN LOTS 8 AND 9 OF THE SUBDIVISION OF GOVERNMENT LOT 1 OF SECTION 20, T19N, R24E, SAID LOT 8 WAS FORMERLY PART OF RAINE'S SUBDIVISION OF LOTS 6, 7, AND 8 OF THE SUBDIVISION OF SAID GOVERNMENT LOT 1 WHICH IS NOW VACATED; ALL BEING IN THE CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN ALSO BEING A RESURVEY OF LOT 4 OF A CERTIFIED SURVEY RECORDED IN VOLUME 33, PAGE 161





W+E TAX ID 052-817-404-010.00,
020.00

$$1'' = 200'$$

S89°40'35"W 1506'± (1411.76 TO MEANDER LINE)

R=160.00'
 $\Delta=37^{\circ}46'17''$
 L=105.48'
 LC=103.58'
 CB=N18°49'03.5"E

38.2± ACRES
1,664,000± SQ. FT.

LOT 3

1.04 AC
45,135
SQ. FT.

PARCEL 052-817-404-010.00

LOT 1

9.34 ACRES
407,022 SQ. FT.

SHEET 2 OF 3

SMI
CIVIL & STRUCTURAL ENGINEERS
102 REVERE DRIVE
MANITOWOC, WI. 54220-3147
PHONE 924-5583 FAX 924-5584



CERTIFIED SURVEY MAP LOCATED IN LOTS D AND E OF THE SUBDIVISION OF THE SE1/4 OF SECTION 17, T19N, R24E AND IN LOTS 8 AND 9 OF THE SUBDIVISION OF GOVERNMENT LOT 1 OF SECTION 20, T19N, R24E, SAID LOT 8 WAS FORMERLY PART OF RAINE'S SUBDIVISION OF LOTS 6, 7, AND 8 OF THE SUBDIVISION OF SAID GOVERNMENT LOT 1 WHICH IS NOW VACATED; ALL BEING IN THE CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN ALSO BEING A RESURVEY OF LOT 4 OF A CERTIFIED SURVEY RECORDED IN VOLUME 33, PAGE 161

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 and in Lots 8 and 9 of the Subdivision of Government Lot 1 of Section 20, T19N, R24E, said Lot 8 was formerly part of Raine's Subdivision of Lots 6, 7, and 8 of the Subdivision of said Government Lot 1 which is now vacated; all being in the City of Manitowoc, Manitowoc County, Wisconsin, including a resurvey of Lot 4 of a Certified Survey recorded in Volume 33, Page 161, 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°39'40"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 S52°17'48"E 80.00 feet to the easterly right of way of Bayshore Drive, thence S37°42'12"W along said right of way 89.72 feet to the point of curvature of a 260.00 foot radius right of way curve to the left, thence southwesterly along the arc of said curve 279.05 feet (chord S06°57'22"W, 265.85 feet) thence S23°47'28"E 122.48 feet to the north right of way of Waldo Boulevard thence S74°29'14"E along said right of way 63.23 feet, thence N56°06'07"E along said right of way 191.00 feet, thence N67°31'48"E along said right of way 57.60 feet to the northerly right of way of Memorial Drive, thence N37°46'02"E (recorded as N37°42'49"E) along said right of way 783.45 feet to the west right of way of Johnston Drive, thence N00°04'05"W along said right of way 886.85 feet (recorded as 887.07 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 1,506 feet more or less (1411.76 feet to the meander line), thence southerly along said ordinary high water mark 1500 feet more or less (meander line S62°00'00"W 336.12 feet, 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 51.3 acres more or less (2,234,100 square feet more or less) including streets to be dedicated.

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 _____

Paul M. Steinbrecher
Professional Land Surveyor, S-1608

CERTIFICATE FOR THE CITY OF MANITOWOC
This certified survey map has been submitted to and approved by

the City of Manitowoc This _____ day of _____, 2019

Deborah Neuser, Clerk

Justin Nickels, Mayor

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 _____

Owner: Bay Pointe Developers II, LLC — Peter C. Allie, Managing Member