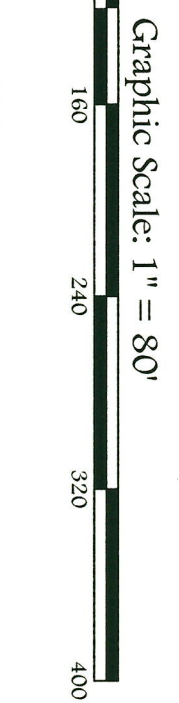
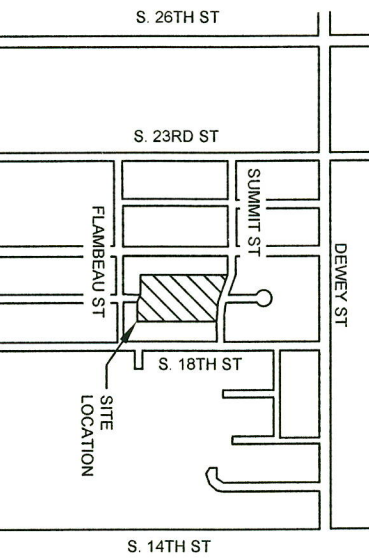


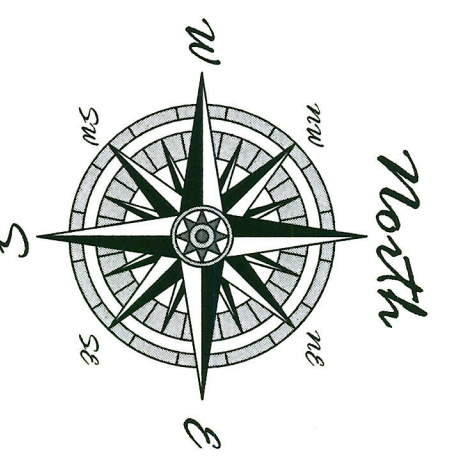
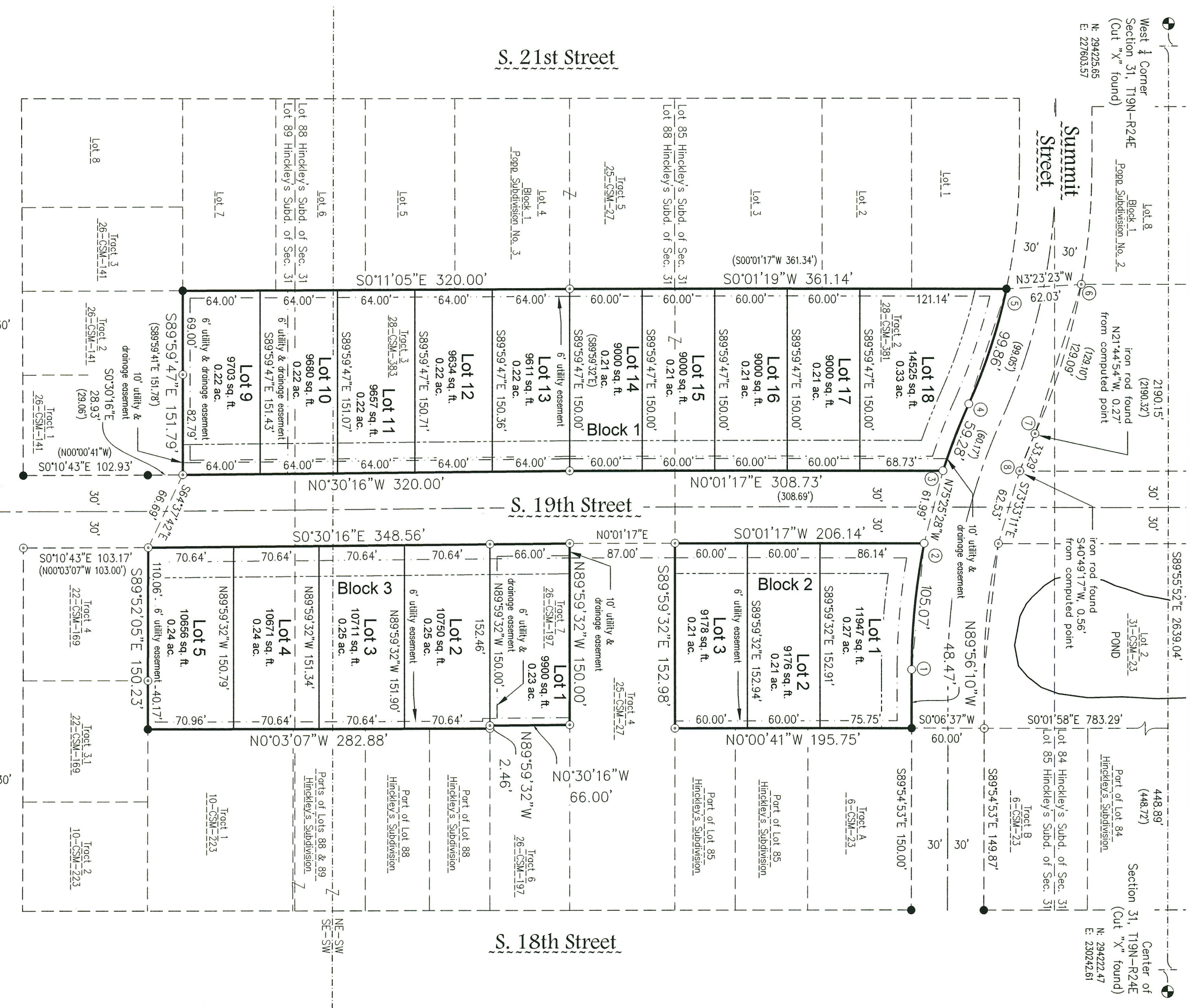
Popp Subdivision No. 4

All of Tract 2, Volume 28, Certified Survey Maps, Page 381; Document Number 1081223, Manitowoc County Records, all of Tract 3, Volume 28, Certified Survey Maps, Page 383; Document Number 1081224, Manitowoc County Records, all of Tract 7, Volume 26, Certified Survey Maps, Page 197; Document Number 1018738, and parts of Lots 85, 88 and 89 of Hinckley's Subdivision of Section 31, all being located in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of Section 31, T19N-R24E, City of Manitowoc, Manitowoc County, Wisconsin.



Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD	BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	105.07	537.24	104.90	N84°20'00"W	117°20'	N78°43'50"W
2-3	99.28	537.24	99.25	N68°57'46"W	81°17'	N85°48'01"W
4-5	99.86	477.24	99.67	N71°43'05"W	119°18'	N65°47'26"W
5-6	123.09	437.24	122.76	S72°40'34"E	134°48'	S65°47'30"E
6-7	78.29	477.24	78.26	S87°47'23"E	35°29'	S85°51'28"E
7-8	55.89	477.24	55.86	S87°47'23"E	35°29'	S85°51'28"E



Legend

○ 2.38" (o.d.) x 18" iron pipe
○ weighting 3.65 lbs/lin. foot set
● 1" iron pipe found
● 3/4" iron rod found
● Manitowoc County monument - type noted
- all other lot corners marked with a 1.32" (o.d.) x 18" iron pipe weighting 1.68 lbs/lin. foot.
- all linear measurements have been made to the nearest hundredths of a foot.
- all distances on curves are arc lengths.
() recorded as bearing / distance

25" building setback (unless noted)
12" utility easement (unless noted)
2'

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, hereby certify that I am in full compliance with the provisions of Chapter 226, Wisconsin Statutes, and the subdivision regulations of the City of Manitowoc and that the subdivision shown on the attached plat was lawfully surveyed and shown to be correct. The survey shown on the attached plat represents all exterior boundaries and the subdivision of the land surveyed and is all of Tract 2, Volume 28, Certified Survey Maps, Page 381; Document Number 1081223, Manitowoc County Records, all of Tract 3, Volume 28, Certified Survey Maps, Page 383; Document Number 1081224, Manitowoc County Records, all of Tract 7, Volume 26, Certified Survey Maps, Page 197; Document Number 1018738, and parts of Lots 85, 88 and 89 of Hinckley's Subdivision of Section 31, all being located in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, T19N-R24E, City of Manitowoc, Manitowoc County, Wisconsin, more fully described as follows:

Commencing at the West 1/4 corner of Section 31, T19N-R24E, thence S89°55'32"E 790.15 feet along the North line of the Southwest $\frac{1}{4}$ of said Section 31; thence S07°01'58"E 783.29 feet to the North right of way of Summit Street; also being the South line of Lot 2, Vol. 31, of said Certified Survey Maps, Pg. 23, Doc. No. 1135792, Manitowoc County Records; thence S00°57'37"W 60.00 feet to the South right of way of Summit Street; also being the North line of Tract "A", Vol. 6, Certified Survey Maps, Pg. 23, Doc. No. 495642, Manitowoc County Records and the point of beginning; thence N88°56'10"W 48.47 feet along said South right of way; thence 105.07 feet along the arc of a 537.24 foot radius curve to the right, whose long chord bears N84°20'00"W, 104.90 feet along said South right of way to the East right of way of S. 19th Street; thence N75°25'28"W, 61.99 feet to the West right of way of S. 19th Street; also being the East line of Tract 2, Vol. 28, Certified Survey Maps; Pg. 381, Doc. No. 1081223, Manitowoc County Records; thence 59.28 feet along the arc of a 537.24 foot radius curve to the right, whose long chord bears N68°57'46"W, 59.25 feet along said South right of way; thence 99.86 feet along the arc of a 477.24 foot radius curve to the left, whose long chord bears N71°43'05"W, 99.67 feet along said East right of way to the North line of Flambeau Street; also being the East line of Lot 85, 88 and 89 of Hinckley's Subdivision of Section 31, all being located in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, T19N-R24E, City of Manitowoc, Manitowoc County, Wisconsin, more fully described as follows:
- all other lot corners marked with a 1.32" (o.d.) x 18" iron pipe weighting 1.68 lbs/lin. foot.
- all linear measurements have been made to the nearest hundredths of a foot.
- all distances on curves are arc lengths.
() recorded as bearing / distance
25" building setback (unless noted)
12" utility easement (unless noted)
2'

Steven M. Bieda
PLS-2275
GREEN BAY, WI
Revised: June 6, 2024

LIMITED LIABILITY COMPANY OWNERS' CERTIFICATE

Popp Enterprises LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that the above named Member of said limited liability company, as the same appears hereon, has been duly admitted as a member and identified as represented herein. Popp Enterprises LLC also certifies that this Plat is required by S.226.10 or S.226.12 to be submitted to the following for approval or objection:

CITY OF MANITOWOC
MANITOWOC COUNTY COMMISSION
DEPT. OF ADMINISTRATION
In Witness Whereof, the said _____ LLC has caused these presents to be signed by _____ Member, on this _____ day of _____, 20____.

Personally came before me this _____ day of _____, 20____, the above named Member of said limited liability company, by its authority.

Notary Public
County, Wisconsin
My Commission Expires _____

STATE OF WISCONSIN)
COUNTY OF MANITOWOC)

COMMON COUNCIL RESOLUTION

WHEREAS the Final Plat of Popp Subdivision No. 4 has been reviewed by the City Plan Commission on _____ and WHEREAS the City Plan Commission did recommend the acceptance of the Final Plat with the following conditions: _____ and _____

- 1) That the subdivider and future owners consent to comply with the established drainage plan.
- 2) That the Final Plat meet all of the requirements of the City of Manitowoc Subdivision Code, Chapter 226 of the Statutes of the State of Wisconsin and the City's Comprehensive Plan adopted Dec. 21, 2009 in accordance with S.226.10 of the Statutes of the State of Wisconsin.
- 3) That all minimum required improvements be approved by the City of Manitowoc's Director of Public Infrastructure.
- 4) That the subdivider's engineer certify that all improvements have been installed as per plans and specifications to the satisfaction of the City and the Director of Public Infrastructure, and City Engineer.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council that the Final Plat of Popp Subdivision No. 4 be accepted, based upon compliance with the aforementioned conditions.

INTRODUCED _____
APPROVED _____
MAYOR Justin W. Nickels, Mayor

Dated this _____ day of _____, 20____.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified November 22, 2024

Don Jirina
Department of Administration



PROJECT NO. P-12123
SHEET NO. 1 of 1
DRAWING NO. P-2601

Popp Enterprises, LLC

400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670
vierbicher planners engineers advisors

TAX PARCEL NO. Multiple Parcels

Popp Subdivision No. 4

Final Plat

1" = 80'
SCALE
DRAWN BY CPM
DWG NO. P-12123