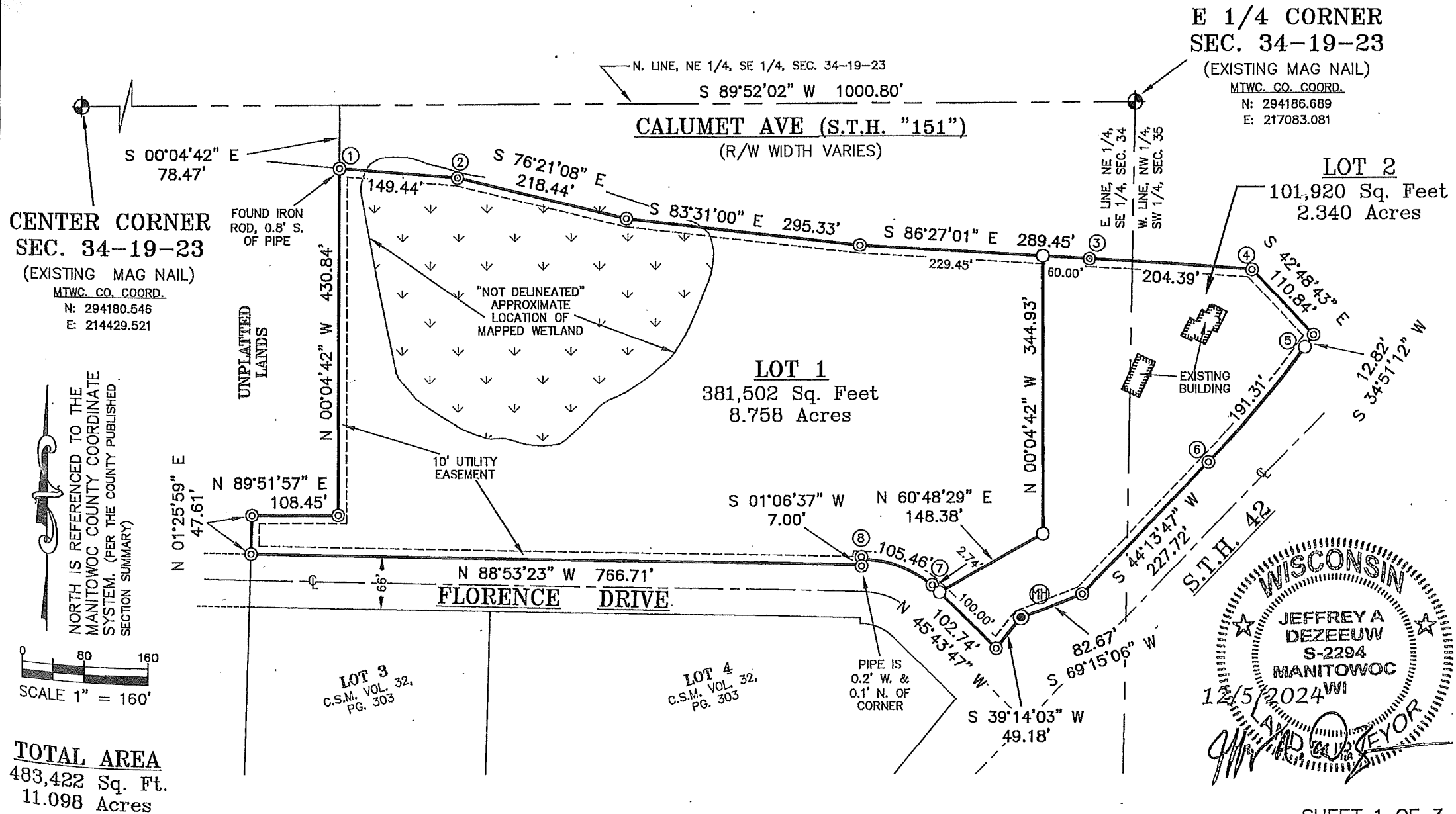


CERTIFIED SURVEY MAP

LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 32, PAGE 45, LOCATED IN NE 1/4 OF THE SE 1/4 OF SECTION 34 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 35 ALL IN TOWN 19 NORTH, RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN



CERTIFIED SURVEY MAP
LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 32, PAGE 45 LOCATED IN NE 1/4 OF THE SE 1/4
OF SECTION 34 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 35 ALL IN TOWN 19 NORTH, RANGE 23 EAST,
CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

CURVE TABLE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
1-2	8524.37'	149.44'	149.44'	S 85°28'33" E	1°00'16"
3-4	8684.37'	204.39'	204.39'	S 86°05'53" E	1°20'55"
5-6	1213.57'	191.31'	191.11'	S 39°40'20" W	9°01'55"
7-8	140.00'	105.46'	102.98'	N 67°18'35" W	43°09'36"

LEGEND

- = 3/4" x 18" IRON REBAR SET
WEIGHING 1.13 LBS/FT
- ⊙ = EXISTING 3/4" IRON PIPE
- = EXISTING ROD
- ⊙ = EXISTING 1" IRON PIPE W/CAP
- Ⓜ = EXISTING MANHOLE
- (000) = "RECORDED AS" DIMENSIONS



CERTIFIED SURVEY MAP

LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 32, PAGE 45 LOCATED IN NE 1/4 OF THE SE 1/4 OF SECTION 34 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 35 ALL IN TOWN 19 NORTH, RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Jeffrey A. DeZeeuw, Professional Land Surveyor with Corner Point, do hereby certify that I have surveyed and mapped the following described parcel:

Lot 1 of a Certified Survey Map recorded in Vol. 32, Pg. 45, located in the NE 1/4 of the SE 1/4 of Section 34 and the NW 1/4 of the SW 1/4 of Section 35 all in Town 19 North, Range 23 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the E 1/4 Corner of said Section; Thence S 89°52'02" W, 1000.80 feet coincident with the north line of the SE 1/4 of said Section; Thence S 00°04'42" E, 78.47 feet to the point of beginning; Thence Southeasterly, 149.44 feet along the arc of a 8524.37 foot radius curve to the left, the chord of which bears S 85°28'33" E, 149.44 feet; Thence S 76°21'08" E, 218.44 feet; Thence S 83°31'00" E, 295.33 feet; Thence S 86°27'01" E, 289.45 feet; Thence Southeasterly, 204.39 feet along the arc of a 8684.37 foot radius curve to the right, the chord of which bears S 86°05'53" E, 204.39 feet; Thence S 42°48'43" E, 110.84 feet; Thence S 34°51'12" W, 12.82 feet; Thence Southwesterly, 191.31 feet along the arc of a 1213.57 foot radius curve to the right, the chord of which bears S 39°40'20" W, 191.11 feet; Thence S 44°13'47" W, 227.72 feet; Thence S 69°15'06" W, 82.67 feet; Thence S 39°14'03" W, 49.18 feet; Thence N 45°43'47" W, 102.74 feet; Thence Northwesterly, 105.46 feet along the arc of a 140.00 foot radius curve to the left, the chord of which bears N 67°18'35" W, 102.99 feet; Thence S 01°06'37" W, 7.00 feet; Thence N 88°53'23" W, 766.71 feet; Thence N 01°25'59" E, 47.61 feet; Thence N 89°51'57" E, 108.45 feet; Thence N 00°04'42" W, 430.84 feet to the point of beginning.

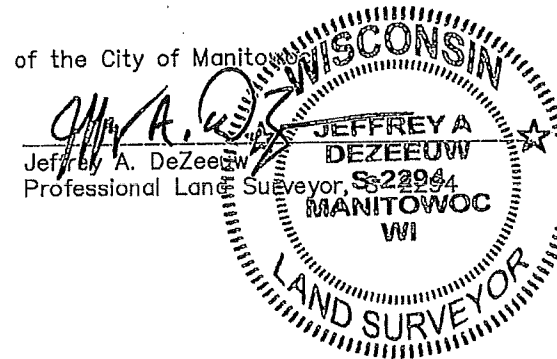
Said parcel contains 483,422 Square Feet (11.098 Acres) of land.

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

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 Municipal Code of the City of Manitowoc

Dated 12/5/2024



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 this 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" as recorded in Volume 1252, Page 498 at Manitowoc County Register of Deeds Office. We hereby consent to the granting of utility and drainage easement to the Manitowoc Public Utilities, City of Manitowoc, the Telephone Company and the Cable TV Company as 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 12/17/2024

Florence I. Pleuss Revocable Trust,
Florence Pleuss
Sharon A. Hanson
Trustee

CERTIFICATE OF PLANNING AGENCY

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

12/11/2024
Dated

Paul Braun
Paul Braun