# THE PRESERVE AT LINCOLN PARK

A PLANNED UNIT DEVELOPMENT

9641 SQ. FT.

0.22 ACRES

N 89°46'29" [

<u>LOT 9</u>

7475 SQ. FT.

0.17 ACRES

7475 SQ. FT.

0.17 ACRES

N 89°46'29" E

7475 SQ. FT.

0.17 ACRES

8735 SQ. FT.

0.20 ACRES

65.00'

7410 SQ. FT.

65.00'

2 0.17 ACRES 2 0.17 ACRES 2 0.17 ACRES

65.00'

7410 SQ. FT.

65.00°

Eastpoint Land Development LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that I caused the land described and easements granted on this Plat to be surveyed, divided, mapped and dedicated as

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. Eastpoint Land Development, LLC,

represented on this plat of The Preserve At Lincoln Park and that we shall comply with the established drainage plan on file at the

also certifies that this Plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

My Commision Expires \_\_\_\_\_

85.54

9349 SQ. FT.

0.21 ACRES

7369 SQ. FT.

0.17 ACRES

BLOCK 1

<u>LOT 3</u>

7470 SQ. FT.

0.17 ACRES

N 89°46'29" E

<u>LOT 4</u>

7577 SQ. FT.

0.17 ACRES

N 89°46'29" E

8922 SQ. FT.

0.20 ACRES

N 89°46'29" E 648.65'

65.00'

<u>LOT 10</u>

65.00'

CITY OF MANITOWOC

LINCOLN PARK ZOO

AND CONSERVANCY

∾ 7410 SQ. FT.

65.00'

<u>LOT 11</u>

65.00'

CORPORATE OWNER'S CERTIFICATE

WISCONSIN DEPARTMENT OF ADMINISTRATION

CITY OF MANITOWOC

Manitowoc County, Wisconsin

უ 7410 SQ. FT.

↑ 0.17 ACRES

S 89°46'29" W 696.21'

40' ACCESS EASEMENT

CENTERED ON LOT LINE PER CSM 31-227 TO BE REMOVED FROM RECORD

10991 SQ. FT.

0.25 ACRES

65.00**'** 

ත්ල 7410 SQ. FT.

0.17 ACRES

65.00'

N 89°46'29" Ē 211.68'

7410 SQ. FT.

0.17 ACRES

LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 31 ON PAGE 227 PLUS ADDITIONAL LAND, BEING PART OF LOT 4 OF THE SUBDIVISION OF THE SW 1/4 AND THE SE 1/4 OF SECTION 17, TOWN 19 NORTH, RANGE 24 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

REED AVENUE

N 89'46'29" E 507.85'

90.00'

96401 SQ. FT.

0.22 ACRES

S 89°46'29" W

7475 SQ. FT.

0.17 ACRES

<u>LOT 3</u> 7475 SQ. FT.

0.17 ACRES

S 89°46'29" W

7475 SQ. FT.

0.17 ACRES

8543 SQ. FT.

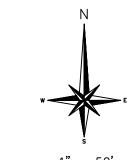
0.20 ACRES

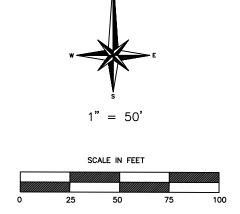
63.65

9916 SQ. FT.

0.23 ACRES

97.82'





DATE

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BELONGIA LAND SURVEYING, 1117 PHILIPPEN STREET MANITOWOC, WI. 54220-31

AST O FINA MIK

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ALL MEASUREMENTS HAVE BEEN MADE TO HUNDREDTHS OF A FOOT ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE WISCONSIN COORDINATE REFERENCE SYSTEM (PER THE COUNTY PUBLISHED SECTION SUMMARY)

> A = 308520.916 E = 235419.077 $\mathbb{B}$   $\begin{cases} N = 308519.680 \\ E = 235104.579 \end{cases}$

SETBACK WIDTH SHOWN ON PLAT

● - 1" X 18" IRON PIPE SET WEIGHING 1.13 lbs./ft O - IRON PIPE OR ROD FOUND

TYPICAL LOT MAXIMUM BUILDING AREA

12' UTILITY EASEMENT FOR

15' ACCESS EASEMENT TO THE CITY OF MANITOWOC

MPU, WPS & AT&T

CITY OF MANITOWOC

LINCOLN PARK ZOO AND CONSERVANCY

—X— —X— — X EXISTING FENCE

APPROXIMATE LOCATION

<u>LOT 1</u>

N 89°46'29" E 115.00'

<u>LOT 2</u>

7467 SQ. FT.

0.17 ACRES

BLOCK 3

<u>LOT 3</u>

7452 SQ. FT.

0.17 ACRES

S 89°46'29" W 114.53'

7437 SQ. FT.

0.17 ACRES

S 89°46'29" W 114.29'

<u>LOT 5</u>

10647 SQ. FT.

0.24 ACRES

<u>LOT 6</u> 11540 SQ. FT.

0.26 ACRES

9654 SQ. FT.

0.22 ACRES 15

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the City has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation—related activities.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Manitowoc County Planning and Land Services has been notified of any discrepancies.

PROJECT LOCATION

LOCATION SKETCH

### Home Owners Association

There is a Home Owners Association associated with this plat recorded via a seperate instrument.

### <u>Planned Unit Development</u>

A Planned Unit Development district overlays this property recorded via a seperate instrument.

### CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27	35.36'	S 45°13'31" E	90'00'00"
C2	25.00'	39.27	35.36'	S 44°46'29" W	90'00'00"
C3	25.00'	39.27	35.36'	N 45°13'31" W	90'00'00"
C4	25.00'	39.27	35.36'	S 44°46'29" W	90'00'00"
C5	65.00'	12.26'	12.25	S 84°22'11" W	10°48'35"
C6	65.00'	61.18'	58.95'	S 51°59'59" W	53°55'50"
C7	65.00'	28.66'	28.42'	S 12°24'17" W	25°15'35"
C8	25.00'	39.27	35.36'	N 44°46'29" E	90°00'00"
9 C	25.00'	39.27	35.36'	S 45°13'31" E	90'00'00"
C10	25.00'	39.27	35.36'	N 44°46'29" E	90'00'00"
C11	25.00'	39.27	35.36'	N 45°13'31" W	90'00'00"
C12	39.00'	61.26'	55.15'	S 44°46'29" W	90'00'00"

TYPICAL STREET CROSS SECTION

## SURVEYOR'S CERTIFICATE

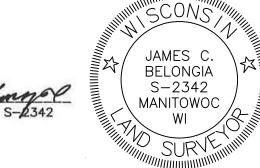
I, James C. Belongia, Professional Land Surveyor, PLS S-2342, do hereby certify:

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the City of Manitowoc and the Manitowoc County Planning Commission and under the directions of the owners listed hereon, I have surveyed, divided and mapped "The Preserve At Lincoln Park", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and further described as follows:

Commencing at the West 1/4 corner of Section 17; thence S 00°17'59" E along the section line a distance of 1247.28 feet; thence N 89°46'29" E along the southerly right of way of Reed Avenue a distance of 2428.75 feet to the northwesterly corner of Lot 2 of a Certified Survey Map recorded in Volume 31 on Page 227 and the point of real beginning; thence continue N 89°46'29" E along said right of way a distance of 507.85 feet; thence S 00°01'04" E a distance of 371.44 feet; thence S 45°58'46" W a distance of 181.39 feet; thence S 89°46'29" W a distance of 696.21 feet; thence N 00°22'54" W a distance of 217.12 feet; thence N 89°46'29" E a distance of 314.50 feet; thence N 01°09'11" E a distance of 280.08 feet to the point of real beginning.

Parcel contains 314,450 square feet or 7.22 acres of land more or less.

The above description is subject to any and all easements and restrictions of record.



# COMMON COUNCIL RESOLUTION

WHEREAS the Final Plat of The Preserve At Lincoln Park 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:

1) That the subdivider and future owners covenant to comply with the establisheddrainage plan. 2) That the Final Plat meet all of the requirements of the City of Manitowoc Subdivision Code, Chapter 236 of the Statutes of the State of Wisconsin and the City's Comprehensive Plan adopted December 21, 2009 in accordance with 62.23(3) of the Statutes of the State of Wisconsin, as amended.

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

NOW, THEREFOR BE IT RESOLVED by the Mayor and Common Councel that the Final Plat of The Preserve At Lincoln Park be accepted, based upon compliance with the aforementioned conditions.

INTRODUCED \_\_\_\_\_ APPROVED \_\_\_\_\_ Justin M. Nickels, Mayor

Dated this \_\_\_\_\_, 2024.

DEED

VOL. 271, PG. 633

OWNER: LAKESHORE UNITED METHODIST CHURCH

CERTIFICATE OF FINANCE DIRECTOR - TREASURER I, \_\_\_\_\_, being the duly appointed and acting Finance Director — Treasurer of the City of Manitowoc, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of \_\_\_\_\_, 2024, on any land included in this plat of The Preserve At Lincoln Park.

W 1/4 CORNER SECTION 17

T 19 N, R 24 E

E 232989.456

SW CORNER

SECTION 17 T 19 N, R 24 E

N 307400.498 E 233003.257

(EXISTING "X" IN STREET) N 310038.653

N 89°46'29" E 2428.75'

CSM V31 P227

OWNER: HOLY FAMILY MEMORIAL INC.

N 89°46'29" E 314.50'

65.00'

7410 SQ. FT.

O.17 ACRES

65.00'

BLOCK 4 <u>LOT 1</u>

10971 SQ. FT.

0.25 ACRES

65.00'

ଲି**ଲ 7410 SQ. FT**.

**65.00** 

 $0.17 \ ACRES \stackrel{\frown}{\leftarrow} 0.17 \ ACRES$ 

S 89°46'29" W

65.00'

<u>LOT 16</u>

64.54

Finance Director — Treasurer

## CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN

COUNTY OF MANITOWOC ]

\_\_\_\_, being duly elected and acting Treasurer of the County of Manitowoc, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of \_\_\_\_\_\_, 2024, affecting the lands included in the plat of The Preserve At Lincoln Park.

Dated \_\_\_\_\_ County Treasurer

## <u>CERTIFICATE</u>

STATE OF WISCONSIN

COUNTY OF MANITOWOC ]

I, Mackenzie Reed-Kadow, City Clerk of and for the City of Manitowoc of the State of Wisconsin, do hereby certify that I have compared the resolution on this plat with the original of said resolution on file in my office, and that said resolution is a true and correct copy of such original resolution duly and regularly adopted by the Common Council of the City of Manitowoc, Wisconsin, at a meeting held on \_\_\_\_\_

WITNESS MY HAND, and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2024

Mackenzie Reed

City Clerk

In Witness Whereof, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, on this \_\_\_\_ day of \_\_\_\_\_, 2024. \_\_\_\_\_ STATE OF WISCONSIN COUNTY OF MANITOWOC Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024 the above named officer of said corporation and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Dated 12-8-2023

satisfaction of the City and the Director of Public Infrastructure, and City Engineer.

DATE: DECEMBER 2023 DRAWN BY: JAMES C. BELONGIA APPROVED BY: JOB NO.: 202211

CAD FILE: DRAWINGS/202211.DWG SCALE: 1" = 50

SHEET: 1 OF 1