



P.O. BOX 87 Two Rivers, WI 54241-0087

Memorandum

Department of Public Works

Date: November 4, 2024

To: Plan Commission

City Council

Greg Buckley, City Manager

From: Matthew R Heckenlaible, PE

City Engineer / Public Works Director

Re: Sandy Bay Highlands Subdivision No. 3

**Final Plat Comments** 

The Final Plat for Sandy Bay Highlands Subdivision No. 3 was received by the City Clerk on November 1, 2024 and forwarded onto myself as the City Engineer for conformity with the requirements of Title 12 Subdivision and Platting.

This report will be presented to the City's Plan Commission on November 11, 2024.

### Sec. 12-1-7. Preliminary plat requirements.

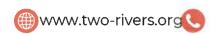
A preliminary FINAL plat shall be clear and legibly drawn on tracing paper or tracing cloth of good quality and all prints or copies thereof shall be clear and legible. The size of the tracing shall be 22 inches by 30 inches. It shall be on a scale of not more than 100 feet equals one inch to show clearly all detail thereof.

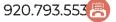
The plat that is shown on Sheet 1 of 3 is drawn at a 1 to 60 scale.

- B. A preliminary FINAL plat, together with accompanying sheets of data and other materials as are needed for the purpose, shall contain the following data:
  - (1) Proposed name of the subdivision. Sandy Bay Highlands Subdivision No. 3
  - (2) North point arrow, the map scale, preferably a scale of one inch equals 100 feet, and date of preparation. – North arrow shown and the Final Plat approved by the State dated October 25, 2024, is at a scale of 1" = 60.
  - (3) Names and addresses of the owners, lien holder, subdivider, surveyor or engineer and designer.

The Owner and Subdivider is the City of Two Rivers.

The surveyor is Douglas E Woelz of McMahon Associaties, Inc.









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The engineers are from McMahon Associates and the City of Two Rivers, Department of Public Works – Engineering Division.

(4) Sufficient description to define the location of and boundary of the land to be divided and the location and names of all existing subdivisions, streets (and street widths) and unsubdivided property adjoining the proposed land division between it and the nearest existing streets, and for a distance of not less than 600 feet beyond the boundaries of the subdivision. A small-scale vicinity plan shall be submitted when necessary to define the location of the land to be divided.

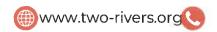
A description along with location map provided on the submitted both on the preliminary plat dated October 30, 2023, and the Final Plat approved by the State dated October 25, 2024.

- (5) A sketch approximately to scale clearly indicating an ultimate street and block layout for the entire ownership when only a portion is proposed to be divided.
  - Remainder of the property owned by the City of Two Rivers is shown to be subdivided as represented by the Final Plat.
- (6) Locations, names, widths and existing and proposed finished grades of all streets, highways, major thoroughfares, alleys and ways in the subdivision.
  - Location of all streets along with final street names identified, along with the final established right-of-way widths are also identified.
  - Finished grades/elevations are identified as part of the infrastructure plans and the final grading / stormwater management plan coordinated between McMahon Associates and the Public Works Department to ensure proper overland and street drainage along with the treatment of the stormwater runoff.
- (7) Locations and widths of all easements and rights-of-way for drainage, sewerage, public utilities or railroads, or easements for other purpose.

There are multitude of different easements for different applications as summarized below. There are 12-foot general utility easements shown adjacent to all proposed street rights-of-way.

There are 'Drainage Easements' are located along most of the rear property lines within the Final Plat. Lot 17, Block 2 is a large parcel that will need to implement it's own internal drainage plan once it is further developed within the future. Other backyards a-but various wetlands and wetland easements that have their own restrictions. Restrictions pertaining to the Drainage Easements are identified on Sheet 3 of 3 of the Final Plat.

There are "Stormwater Conservation Easements" within Lot 17 and Lot 18, Block 4, along with Lot 25, Block 2, that have restrictions identified on Sheet 3 of 3 of the Final Plat. These areas are for the implementation and maintenance of required stormwater management features for the subdivision.



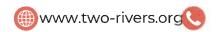


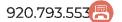


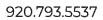
1717 E. Park Street P.O. BOX 87 Two Rivers, WI 54241-0087

There are "Conservation Drainage Easements" around a majority of the wetlands identified within the Final Plat. These "Conservation Drainage Easements" were part of a jurisdictional agreement. Restrictions pertaining to the "Conservation Drainage Easements" can be found on Sheet 3 of 3 of the Final Plat.

- (8) Lot lines with approximate Final dimensions. Final lot dimensions and areas are shown for each Lot and Outlot. Bearings and curve data for Lot lines and rights-of-way are also shown and referenced to appropriate Public Land Survey Section monumentation for Section 31, Township 20 North, Range 25 East, within the City of Two Rivers, Manitowoc County, State of Wisconsin.
- (9) The water elevations of adjoining lakes or streams at the date of the survey and approximate high- and low-water elevations of such lake or stream, all referenced to USGS datum. N/A
- (10) Designation of areas which, before improvement, are subject to inundation or stormwater overflow, and location of all watercourses and drainage ditches.
  - Stormwater runoff will flow overland and in most cases be captured and treated within an identified stormwater management feature. In some instances, the stormwater will be detained within the existing wetland areas prior to continuing its flow towards the east. In most cases, the stormwater will then be routed towards the corner of Sandy Bay Road (C.T.H. "O") and Lake Breeze Way, were it will flow under Sandy Bay Road and continue towards Lake Michigan via existing overland and channelized flow patterns.
- (11) Clear designation of any reservations and their proposed uses, and of proposed public street easements and other areas proposed to be dedicated for public purposes.
  - Outlot 1, Outlot 2, of Block 4, and Outlot 1 of Block 5, along with the "Stormwater Management Easements" within Lot 17 and Lot 18, Block 4, and Lot 25, Block 2 are intended as public stormwater management features (biofiltration and dry detention facilities).
  - There is a 70-foot wide strip of land reserved within Lot 17, Block 2, for the future implementation of a private stormwater management feature.
  - All street rights-of-way will be dedicated to the public.
  - Rawley Trail will be located within the Orchard Lane public right-of-way.
- (12) The locations and types of existing structures, the locations of large trees and other ground cover and contour lines at vertical intervals of two feet or less, referenced to USGS datum.
  - There were no existing 'structures' (buildings, wells, septic systems, etc.) identified within the Preliminary or Final Plat.
  - Trees, ground cover and contour lines were shown within the Preliminary Plat and are not required to be shown within the Final Plat.
- (13) Locations and approximate sizes and grades of existing and proposed water, sewer, gas, telephone and electric lines, sidewalks, curbs, gutters, roadways, paving, tree plantings and other landscaping.









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The Department of Public Works along with McMahon Associates coordinated efforts to develop appropriate infrastructure plans for sanitary sewer, storm sewer, water main, stormwater management features along with roadway elevations for the final phase of the Sandy Bay Highlands development.

Coordination with Two Rivers Electric along with other private utilities (WPS Gas and various telecom providers) was completed by McMahon Associates in the development of appropriate easements.

(14) Standard street cross sections and all variations from standard, each showing location of property lines, locations and sizes of sidewalks, curbs, roadways, pavements, tree plantings, landscaping, sewer, gas, water, electric and telephone lines.

The Department of Public Works along with McMahon Associates coordinated efforts to develop appropriate infrastructure plans

(15) A profile showing existing and proposed center-line grades of streets and sidewalks, gutters and sewers, and containing notations as to gradient and vertical curvature.

The Department of Public Works along with McMahon Associates coordinated efforts to develop appropriate infrastructure plans

(16) Approximate radii of all curves.

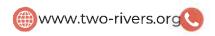
Appropriate curve and line data can be found on Sheet 1 of 3 and Sheet 2 of 3.

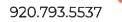
(17) Statement of the improvements proposed to be made or installed and of the time of completion of improvements.

Appropriate infrastructure is being installed with all public and private infrastructure anticipated to be available late spring of 2025.

(18) A drainage plan for each block within the proposed subdivision as well as reasonable distance beyond the subdivision limits. This drainage plan shall include the final grade elevations to be maintained along rear lot lines. Should the approved drainage plan require any grading or the installation of stormwater drainage facilities within any block or blocks, the subdivider shall cause such grading or other improvements to be installed at his expense at the same time the subdivision improvements are being installed. Contour information in the drainage plan shall be at vertical intervals of not more than two feet where the slope is less than ten percent and not more than five feet where the slope is greater than ten percent. All elevations shall be based on the verified datum plan of the City of Two Rivers.

A drainage / stormwater management plan has been developed by McMahon Associates and was finalized as part of the contracted Platting and Stormwater Management agreement that they had with the City and is on file with the Department of Public Works — Engineering Division.









C. To insure compliance with the approved drainage plan, a covenant shall be included on the face of the final plat referring to the drainage plan at the time of approval of the plat requiring compliance therewith by the developer.

Drainage Easement Restrictions are called out on Sheet 3 of 3 of the Final Plat.

### Sec. 12-1-13. - Survey and final plat requirement.

The subdivider or owner shall cause the survey and the land division to be made in conformity with the preliminary plat as tentatively approved within the requirements of the platting act. When the survey and land division is completed, the subdivider or owner may then cause a final plat thereof to be made in accordance with the requirements of the platting act. Accompanying the final plat shall be a final plan of all the improvements to be installed by the owner or subdivider with final grades and profiles for those improvements, the grades and profiles of which were required with the preliminary plat. The affidavits and certificates appearing on the final plat shall be at least all those required in the platting act.

Final infrastructure plans have been developed and are presently being constructed / installed along Orchard Lane, Rawley Court and Sand Ridge Drive (Orchard Lane to approximately 600 feet west of Orchard Lane).

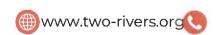
Appropriate certificates are shown on Sheet 3 of 3 of the Final Plat.

### Sec. 12-1-14. - Time limit for filing.

Unless the filing of a final plat is within 36 months from the date of action by the council on the preliminary plat, the subdivider shall again file the original preliminary plat of a new preliminary plat unless a variation from this requirement following a written request therefor, with reasons, is permitted by the council. – The recording of the Final Plat is within the 36 month time frame.

### Sec. 12-1-15. - Filing of final plat.

The final plat and all accompanying data required by this chapter and by the platting act, and a tracing thereof, shall be filed with the city clerk, who shall present same to the council at its next meeting. If no meeting is to be held within two weeks the city clerk shall notify the members of the council of the receipt of the plat, and a meeting to consider it shall be held within two weeks after such receipt. Within one day after receipt, the city clerk shall deliver one copy of the final plat and all accompanying data to the city engineer and shall deliver one copy thereof to the city plan commission with a notification of the date of the council meeting for consideration of the final plat. The city clerk shall require the subdivider to file sufficient copies of the final plat to enable him to comply with Wis. Stats. § 236.12, and he shall do so.









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Final Plat was submitted to the City Clerk on November 1, 2024.

Copies of the Final Plat were provided to the City Engineer on November 1, 2024 and the Zoning Administrator on November 4, 2024, for inclusion on the November 11, 2024, Plan Commission agenda for potential action (approval).

City Clerk (City Manager) informed the City Council at the November 4, 2024, City Council Meeting, the Final Plat had been received and that copies have been provided to the City Engineer and Zoning Administrator. City Council took action to request the Plan Commission to review and provide a recommendation back to the City Council for the November 18, 2024, regularly schedule council meeting.

### Sec. 12-1-16. - Action on final plat.

The city engineer shall check the final plat and accompanying data for conformity with the requirements of this chapter and of the platting act and shall give a verbal or written report thereon to the city plan commission. Such agency shall then give its conclusions and recommendations as to the adequacy of the final plat to the council at said meeting. The council shall approve or reject the final plat within 60 days after it is received by the city clerk.

After receipt and review of the submitted Final Plat for Sandy Bay Highlands Subdivision No. 3, the drainage and stormwater management plans, the infrastructure plans, easements, and other applicable information associated with this development, I recommend the approval of the Final Plat.





#### NORTH 1/4 CORNER SANDY BAY HIGHLANDS SUBDIVISION NO. 3 SEC. 31 T.20N., R.25E. 1" IRON PIPE FOUND ALL OF LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MANITOWOC COUNTY, WISCONSIN ON DECEMBER 17, 2020 IN VOLUME 35 OF MAPS ON PAGES 19-20, AS DOCUMENT NO. 1229222, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 31, TOWNSHIP 20 NORTH, RANGE 25 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN 30' TRAIL EASEMENT PER VOL. 1903, PG. 598 & 599 OWNER: EASTPOINT, A CO-PARTNERSHIP 1308.91 NORTH LINE OF THE SE1/4-NW1/4 N89°00'44"E 131.97 10' WETLAND RESTRICTED 20' DRAINAGE EASEMENT 1092.87 AREA, SEE DETAIL "E" 70' RESERVED FOR FUTURE OWNERS & SUBDIVIDERS: PRIVATE STORMWATER RESTRICTED AREA SEE DETAIL "A" 12,978 S.F. 22 MANAGEMENT FEATURE FOR 1717 EAST PARK STREET 33' 16,377 S.F. THE BENEFIT OF LOT 17 0.298 ACRES TWO RIVERS, WI 54241 10,795 S.F. 15,544 S.F. 12,060 S.F. 14,718 S.F. 0.376 ACRES 0.248 ACRES 0.357 ACRES 0.277 ACRES 0.338 ACRES 150 00' 21,643 S.F. LAND SURVEYOR: N89°49'38"W 0.497 ACRES 30' BUILDING SETBACK LINE DOUGLAS E. WOELZ MCMAHON ASSOCIATES 1445 MCMAHON DRIVE 12' UTILITY EASEMENT NEENAH, WISCONSIN 54956 85.00 122.40 12,750 S.F. ,32.68 PHONE #920-751-4200 19 0.293 ACRES N89°00'44"E 24,101 S.F. APPROVING AUTHORITIES: CITY OF TWO RIVERS DRIVE 0.553 ACRES 150.00' RIDGE N89°49'38"W DEDICATED TO THE PUBLIC CONSERVATION OBJECTING AUTHORITIES: — DEPARTMENT OF ADMINISTRATION DRAINAGE EASEMENT S89°00'44"W 85.00 80.03 85.00' MANITOWOC COUNTY 124,946 S.F. 12,750 S.F. EASEMENT 2.868 ACRES 30' BUILDING SETBACK LINE 0.293 ACRES 21,224 S.F. 0.487 ACRES THIS SUBDIVISION IS ALL OF TAX PARCEL NUMBER 18 19 150.00 15,880 S.F. 10,795 S.F. 10,795 S.F. 10,795 S.F. N89°49'38"W 19,279 S.F. • OUTLOTS 1 AND 2, BLOCK 4; AND OUTLOT 1, BLOCK 5 0.365 ACRES 0.248 ACRES 0.248 ACRES 0.248 ACRES ARE CREATED FOR STORM WATER PURPOSES WHICH 0.443 ACRES ARE TO BE OWNED AND MAINTAINED BY THE CITY OF - CONSERVATION DRAINAGE EASEMENT SEE DETAIL "A" 12,750 S.F. 0.293 ACRES SEE SHEET 2 FOR DETAILS OF THE "WETLAND N89°00'44"E OUTLOT 85.00 85.00 RESTRICTED AREAS" PER WETLAND CONSERVATION 30' DRAINAGE EASEMENT 85.00' 14,367 S.F. EASEMENT RECORDED AS DOCUMENT NO. 974802 153.26 150.00' 0.330 ACRES CONSERVATION N89°49'38"W LEGEND 16 - 1 1/4" x 18" ROUND STEEL REBAR 10,795 S.F. 10,795 S.F. 15,554 S.F. 17,536 S.F. WEIGHING 4.3 lbs./lineal ft. SET 0.248 ACRES 0.248 ACRES 0.357 ACRES 0.403 ACRES 14,988 S.F. - 1" O.D. IRON PIPE FOUND 0.344 ACRES - 1 1/4" IRON ROD FOUND 30' BUILDING SETBACK LINE - ALL OTHER LOT CORNERS STAKED WITH 1 5/16" OUTSIDE DIAMETER X 18" ROUND IRON PIPE, WEIGHING 1.68 LBS./LIN. FT. 85.00 85.00 39.96 - CERTIFIED LAND CORNER 331.14 MANITOWOC COUNTY RAWLEY COURT 18,819 S.F. 30,817 S.F. SQUARE FEET DEDICATED TO THE PUBLIC 0.432 ACRES 0.707 ACRES ( ) - RECORDED BEARING AND/OR DISTANCE LOT 1 CSM VOL.34 PG.317 - UTILITY EASEMENT (12' UNLESS NOTED) ⊸OUTLÓT 1 247.31 S89°00'44"W 51,419 S.F. 97.61 - CORPORATE BOUNDARY LINE 1.180 ACRES - CONSERVATION DRAINAGE EASEMENT 20,864 S.F. SANDY BAY HIGHLANDS 0.479 ACRES - WETLANDS AS DELINEATED BY STACY CAPLAN OF MCMAHON ASSOCIATES OUTLOT DATED AUGUST 2, 2023, SUBJECT TO EXEMPT WETLANDS PER NONFEDERAL 14,638 S.F. 12,797 S.F. WETLAND EXEMPTION DETERMINATIONS 0.336 ACRES CONSERVATION— DRAINAGE EASEMENT EXE-NE-2024-36-00734 0.294 ACRES DATED MARCH 26, 2024 AND 17,632 S.F. EXE-NE-2024-36-01904 SEE DETAIL "A" 27,170 S.F. 0.405 ACRES DATED JULY 18, 2024 0.624 ACRES RESTRICTED 10' OR 25' "WETLAND RESTRICTED AREAS" SEE DETAIL "D' RESTRICTED AREA PER WETLAND CONSERVATION EASEMENT DELINEATED BY STANTEC 94.52 RECORDED AS DOCUMENT NO. 974802 SEE DETAIL "A" EASEMENT PER PLAT 20' DRAINAGE & S89°49'38"E 179.54' 20' DRAINAGE EASEMENT 150.00 UTILITY EASEMENT N89°49'38"W BLOCK 4 15,276 S.F. There are no objections to this plat with respect to 469.24 0.351 ACRES s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. 2' EXIST. RESTRICTED AREA HIGHLANDS 12,750 S.F. 12' UTILITY EASEMENT PER PLAT Stats. as provided by s. 236.12, Wis. Stats. EASEMENT 0.293 ACRES SUBDIVISION Certified October 25, 2024 150.00 CURVE TABLE EXIST. 10' UTILITY &\_ N89°49'38"W DRAINAGE EASEMENT PER PLAT CURVE RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH | TANGENT IN | TANGENT OUT arn Jume PROJECT C1 | 133.00' | 008'02'48" | SCONS 18.68 N04°11'46"E N08'13'10"E N00'10'22"E Department of Administration LOCATION C2 | 30.00' | 066°25'19" S55'48'05"W S22'35'26"W S89'00'44"W 12,758 S.F. DOUGLAS E. 0.293 ACRES C3 | 60.00' | 246°25'18" | 258.05' N34°11'55"W N89°00'44"E S22°35'26"W WOELZ S-2327 C4 | 60.00' | 126°03'29" 132.01' S85'37'10"W N31°21'05"W S22°35'26"W KAUKAUNA N11°37'14"E C5 | 60.00' | 085\*56'37" - N89°49'38"W— -\_151.31' 90.00' N54°35'32"E N31°21'05"W BEARINGS ARE REFERENCED TO THE EAST EXIST. 10' UTILITY & J LINE OF THE NORTHWEST 1/4 OF SECTION 60.00' 034°25'12' 36.04 N71°48'08"E N89'00'44"E N54°35'32"E DRAINAGE EASEMENT 31, WHICH BEARS S00°10'22"W PER THE PER PLAT C7 | 167.00' | 049'32'24" 144.40' S64°14'33"W S39°28'21"W S89'00'44"W WISCONSIN COUNTY COORDINATE SYSTEM 12' UTILITY AS PUBLISHED FOR MANITOWOC COUNTY. C8 | 167.00' | 037'41'28" 109.86' S70°10'00"W EASEMENT S51°19'17"W S89°00'44"W PER PLAT BLOCK 5 9-17-2024 18A 60 30

SCALE - FEET 1" = 60'

ENGINEERS \ ARCHITECTS

McMAHON ASSOCIATES, INC. 1445 McMAHON DRIVE NEENAH, WI 54956 Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025 PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

THIS INSTRUMENT DRAFTED BY: Amy Sedlar SHEET 1 OF 3

SANDY BAY HIGHLANDS

SUBDIVISION NO. 2

CENTER OF

FOUND

SOUTH LINE OF THE NW1/4

SEC. 31 T.20N., R.25E.

ALUMINUM MONUMENT

C9 | 167.00' | 011'50'56"

C12 | 233.00' | 022'16'17" |

C13 | 233.00' | 011°50'56" |

C10 | 233.00' | 049\*32'24" | 201.46'

C11 | 233.00' | 015°25'11" | 62.71'

34.54

90.57

48.18

S45°23'49"W

N64°14'33"E

N81°18'09"E

N62°27'25"E

N45°23'49"E

S39°28'21"W

N89°00'44"E

N89°00'44"E

N73'35'33"E

N51°19'17"E

S51°19'17"W

N39°28'21"E

N73°35'33"E

N51°19'17"E

WEST 1/4 CORNER

SEC. 31 T.20N., R.25E.

CHISELED "X" FOUND

N39°28'21"E

34.47

195.24

62.52

90.00'

AREA SEE DETAIL "A"

S89°03'54"W

88.00'-

BLOCK 2

SUBDIVISION NO. 2

LOCATION MAP

SECTION 31, TOWNSHIP 20 NORTH, RANGE 25 EAST,

CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN

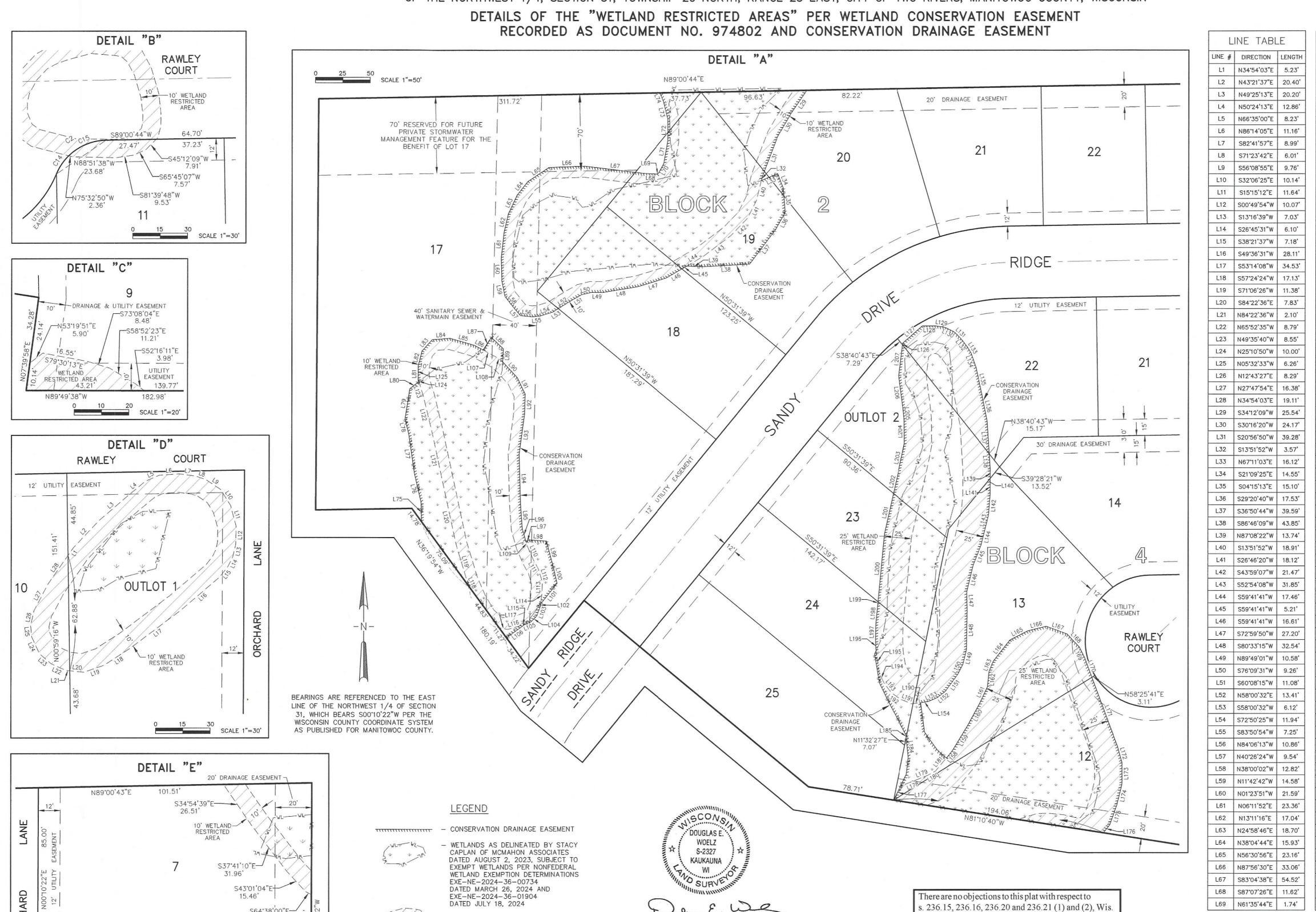
# SANDY BAY HIGHLANDS SUBDIVISION NO. 3

ALL OF LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MANITOWOC COUNTY, WISCONSIN ON DECEMBER 17, 2020 IN VOLUME 35 OF MAPS ON PAGES 19-20, AS DOCUMENT NO. 1229222, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 31, TOWNSHIP 20 NORTH, RANGE 25 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN

Stats. as provided by s. 236.12, Wis. Stats.

Department of Administration

Certified October 25, 2024



S64°38'00"E-

SCALE 1"=30'

1998/2015 WETLANDS Y DELINEATED BY STANTEC

- 10' OR 25' "WETLAND RESTRICTED AREAS" PER WETLAND CONSERVATION EASEMENT

RECORDED AS DOCUMENT NO. 974802

3.40

N89°49'38"W

L	INE TABL		-	INC TADE		-	INE TADL	
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENG
L1	N34'54'03"E	5.23'	L70	N28'48'47"E	9.87	L139	S00'11'02"W	8.5
L2	N43'21'37"E	20.40'	L71	N10'07'12"E	20.91	L140	S00'11'02"W	15.0
L3	N49'25'13"E	20.20'	L72	N00°10'59"E	19.82'	L141	S00'11'02"W	15.0
L4	N50°24'13"E	12.86'	L73	N13*51'51"W	16.97'	L142	S04'35'11"W	18.8
L5	N66'35'00"E	8.23'	L74	N23*19'37"W	8.39'	L143	S14'14'03"W	10.3
L6	N86"14'05"E	11.16'	L75	N01'13'25"W	17.46	L144	S13'51'49"W	16.9
L7	S82°41'57"E	8.99'	L76	N13'11'08"W	26.92'	L145	S21°34'18"W	19.8
L8	S71°23'42"E	6.01'	L77	N08'19'41"W	36.49	L146	S13'28'43"W	25.1
L9	S56'08'55"E	9.76'	L78	N14*42'06"W	13.38'	L147	S01*13'57"E	16.5
L10	S32'06'25"E	10.14'	L79	N08'52'50"E	28.11'	L148	S00*55'02"W	36.3
L11	S15"15'12"E	11.64'	L80	N51'44'44"E	9.62'	L149	S13'59'36"W	13.2
L12	S00'49'54"W	10.07	L81	N00°10'37"E	14.54	L150	S26'50'14"W	10.1
L13	S13'16'39"W	7.03'	L82	N14"14'20"E	14.34	L151	S36'15'11"W	19.5
L14	S26'45'31"W	6.10'	L83	N41'07'05"E	13.90'	L152	S52'47'26"W	9.5
L15	S38'21'37"W	7.18'	L84	N86'05'58"E	16.32'	L153	S67'05'55"W	8.2
L16	S49*36'31"W	28.11'	L85	S74'01'20"E	23.28'	L154	S80'42'26"W	7.3
L17	S53'14'08"W	34.53'	L86	S61°53'20"E	8.84'	L158	S39°22'40"W	8.5
L18	S57°24'24"W	17.13'	L87	N33°00'01"E	13.77'	L159	S31'20'32"W	26.8
L19	S71°06'26"W	11.38'	L88	S46'18'00"E	15.30'	L160	S28'35'23"W	25.0
L20	S84'22'36"E	7.83'	L89	S03'09'24"W	11.78'	L161	S25'01'04"W	14.5
L21	N84°22'36"W	2.10'	L90	S42'47'42"E	19.65	L162	S05'52'03"W	13.8
L22	N65'52'35"W	8.79'	L91	S25'39'02"E	16.71	L163	S22'14'25"W	10.1
L23	N49'35'40"W	8.55'	L92	S01°33'02"W	18.56'	L164	S38*17'25"W	24.4
L24	N25'10'50"W	10.00'	L93	S07*44'46"W	36.42'	L165	S63'23'00"W	18.7
L25	N05*32'33"W	6.26'	L94	S01°43'37"E	44.38'	L166	S76*09'31"W	17.0
L26	N12'43'27"E	8.29'	L95	S03*59'27"E	22.80'	L167	N69'52'56"W	20.5
L27	N27°47'54"E	16.38'	L96	S16'04'17"E	12.21'	L168	N43'22'18"W	16.3
L28	N34'54'03"E	19.11'	L97	N70'11'32"E	3.45'	L169	N26'41'55"W	11.1
L29	S34°12'09"W	25.54'	L98	S86'02'11"E	15.65'	L170	S20*26'00"E	18.6
L30	S30°16'20"W	24.17'	L99	S14*57'49"E	23.59'	L171	S20*26'00"E	67.0
L31	S20*56'50"W	39.28'	L100	S13'08'40"E	16.11	L172	N15'33'30"W	15.2
L32	S13'51'52"W	3.57	L101	S38*33'48"W	23.93'	L173	N0010'30"E	19.8
L33	N67'11'03"E	16.12'	L102	S06'50'38"W	1.90'	L174	N14'03'53"E	19.0
L34	S21'09'25"E	14.55'	L103	S20'21'47"W	9.59'	L175	S19'39'12"W	19.2
L35	S04°15'13"E	15.10'	L104	S45'13'06"W	7.67'	L176	N39'05'19"E	9.3
L36	S29'20'40"W	17.53	L105	S69'09'28"W	5.13'	L177	S33'22'09"W	16.5
L37	S36'50'44"W	39.59'	L106	S54*03'42"W	21.55	L178	S68*29'03"W	15.6
L38	S86'46'09"W	43.85'	L107	S61°53'20"E	13.84	L179	S69°03'51"W	7.6
L39	N87*08'22"W	13.74'	L108	S53'17'20"E	7.12	L180	S61'25'37"W	8.6
L40	S13'51'52"W	18.91'	L109	S16'04'17"E	4.21'	L181	S40°22'54"W	15.4
L41	S26'46'20"W	18.12'	L110	S24'13'34"E	14.15'	L184	N06°04'25"W	17.9
L42	S43*59'07"W	21.47	L111	S28'36'27"E	10.21	L185	N06'04'25"W	2.5
L43	S52'54'08"W	31.85'	L112	S16'31'49"E	11.65'	L190	S83'36'48"W	8.4
L44	S59'41'41"W	17.46'	L113	S01'29'09"W	9.76'		N67'29'58"W	
L44	S59'41'41"W	5.21		N06'50'38"E	1000-0100-00	L191		11.2
			L114		10.33'	L192	N54'32'12"W	10.5
L46	S59'41'41"W	16.61'	L115	S69*09'28"W	4.03'	L193	N36'21'23"W	10.6
L47	S72'59'50"W	27.20'	L116	S74°15'10"W	13.12'	L194	N25'08'31"W	10.5
L48	S80'33'15"W	32.54'	L117	N79'31'24"W	7.86'	L195	N08'14'20"W	19.6
L49	N89'49'01"W	10.58'	L118	N23'32'05"W	7.12'	L196	N02'40'55"W	8.8
L50	S76'09'31"W	9.26'	L119	N16'59'45"W	34.79'	L197	N00'57'45"E	16.2
L51	S60'08'15"W	11.08'	L120	N12°15'49"W	52.12'	L198	N05'45'30"E	17.5
L52	N58'00'32"E	13.41'	L121	N12*13'33"W	53.49'	L199	N05*21'01"E	2.0
L53	S58'00'32"W	6.12'	L122	N13'31'57"W	30.90'	L200	N05*21'01"E	62.
L54	S72*50'25"W	11.94'	L123	N17*11'04"W	12.59'	L201	N12'40'33"E	37.5
L55	S83*50'54"W	7.25'	L124	N11*55'28"W	6.84'	L202	N12'40'33"E	18.0
L56	N84*06'13"W	10.86'	L125	S00'10'37"W	9.72'	L203	N11*56'45"E	28.6
L57	N40'26'24"W	9.54'	L126	N06'49'28"E	1.45'	L204	S00'44'36"E	21.4
L58	N38'00'02"W	12.82'	L127	N48'34'26"E	23.89'	L205	N05'55'49"W	9.8
L59	N11'42'42"W	14.58'	L128	S89'48'33"E	12.78'	L206	N07*28'25"W	30.0
L60	N01*23'51"W	21.59'	L129	S80'21'14"E	8.27'	L207	N06'49'28"E	28.6
L61	N06'11'52"E	23.36'	L130	S63'17'29"E	9.62'			
L62	N13'11'16"E	17.04	L131	S44'49'16"E	7.84			
L63	N24'58'46"E	18.70'	L132	S37*59'48"E	10.23'			
L64	N38'04'44"E	15.93'	L133	S30'49'37"E	6.50'			
L65	N56'30'56"E	23.16'	L134	S19*00'34"E	13.85'			
L66	N87'56'30"E	33.06'	L135	S12'21'08"E	23.97			
L67	S83'04'38"E	54.52'	L136	S11'19'18"E	26.13'			
	S87'07'26"E	11.62'	L137	S03'46'59"E	29.50'			
L68	307 07 20 L	to an all the second se	 0.000					

DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH | TANGENT IN | TANGENT OUT

12.01'

22.15

S55'48'05"W

S34°07'59"W

S67°20'38"W

C2 30.00'

C14 | 30.00'

C15 30.00'

066°25'19" 34.78'

043'20'13" 22.69'

023'05'06"

LINE TABLE

LINE TABLE

S22°35'26"W

S22\*35'26"W | S89\*00'44"W

S45'40'32"W

## SANDY BAY HIGHLANDS SUBDIVISION NO. 3

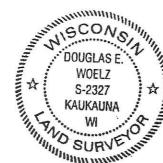
ALL OF LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MANITOWOC COUNTY, WISCONSIN ON DECEMBER 17, 2020 IN VOLUME 35 OF MAPS ON PAGES 19-20, AS DOCUMENT NO. 1229222, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 31, TOWNSHIP 20 NORTH, RANGE 25 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN

### SURVEYOR'S CERTIFICATE:

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S-2327, certify that I have surveyed, divided and mapped all of Lot 1 of Certified Survey Map recorded in the office of the Register of Deeds for Manitowoc County, Wisconsin on December 17, 2020 in Volume 35 of Maps on Pages 19-20, as Document No. 1229222, being part of the Southeast 1/4 of the Northwest 1/4, Section 31, Township 20 North, Range 25 East, City of Two Rivers, Manitowoc County, Wisconsin, containing 842,270 square feet (19.34 acres) of land.

That I have made such survey, land division, and plat under the direction of the owner of said land. That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statues and the Subdivision regulations of the City of Two Rivers in surveying, dividing and mapping the same.

Dated this	7th day of	September
4)_la	-E. W-s	
Douglas E. Woelz Wisconsin Profes	z, S-2327 sional Land Surve	evor



OWNER'S CERTIFICATE OF DEDICATION

The City of Two Rivers, a Municipal Corporation, as owner, does hereby certify that we caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented on the Plat. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

Department of Administration
Manitowoc County
City of Two Rivers

WITNIESS	the	hand	and	caal	of	eaid	OWNER	thic	day of	 20
				Seui	OI	Sulu	OMITE	uns	 uuy oi	 20
In the Pi	reser	nce of	f:							

Gregory E. Buckley, City Manager	Amanda Baryenbruch, City Clerk

State of Wisconsin)
)SS
Manitowoc County)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public,	Manitowoc	County,	WI
My Commission	n Expires:		

## UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by CITY OF TWO RIVERS. Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee, TWO RIVERS ELECTRICAL UTILITY, Grantee CHARTER TELECOMMUNICATIONS OPERATING, LLC, Grantee, and FRONTIER NORTH, INC., a Wisconsin corporation, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.

### CITY OF TWO RIVERS APPROVAL:

Resolved, that the plat of Sandy Bay Highlands Subdivision No. 3 in the City of Two Rivers, was hereby approved and accepted by the Common Council of the City of Two Rivers, Manitowoc County, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ Council President, Scott Stechmesser Date City Manager, Gregory E. Buckley Date STATE OF WISCONSIN ) COUNTY OF MANITOWOC) I, Amanda Baryenbruch, being the duly elected, qualified and acting clerk of the City of Two Rivers, Manitowoc County does hereby certify that the Common Council of the City of Two Rivers passed by voice vote on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ authorizing me to issue a certificate of approval of Sandy Bay Highlands Subdivision No. 3, City of Two Rivers as owners, upon satisfaction of certain conditions, and I do also hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE \_\_\_\_ day of \_\_\_\_\_ \_\_\_\_, 20\_\_\_\_. City Clerk, Amanda Baryenbruch CERTIFICATE OF CITY FINANCE DIRECTOR As duly appointed qualified and acting Finance Director, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in Sandy Bay Highlands Subdivision No. 3 as of the date listed below:

### CERTIFICATE OF COUNTY TREASURER

Finance Director, Kasandra L. Paider

Kathy Reissmann appointed
I, Army Kocian, being the duly elected qualified and acting County 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 affecting any of the lands included in Sandy Bay Highlands Subdivision No. 3 as of the date listed below:

County Treasurer, <del>Amy Kocian</del> Kathy Reissmann	Date	
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CITY OF TWO RIVERS DRAINAGE EASEMENT RESTRICTIONS

THE PLAT DESIGNATED AS "CONSERVATION DRAINAGE EASEMENT".

1. MAINTENANCE OF ALL SIDE YARD AND BACK YARD DRAINAGE SWALES OR DRAINAGE WAYS AND ASSOCIATED STRUCTURES WITHIN THE SUBDIVISION OR SERVING THE SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER(S) WITHIN THE SUBDIVISION.

2. UPON FAILURE OF THE PROPERTY OWNER(S) TO PERFORM MAINTENANCE OF THE DRAINAGEWAYS AND ASSOCIATED STRUCTURES, THE CITY OF TWO RIVERS RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS. THE PAYMENTS OF SAID MAINTENANCE AND/OR REPAIRS SHALL BE ASSESSED AMONG THE PROPERTY OWNER(S) OF THE SUBDIVISION WITH A DRAINAGE COVENANT.

3. A DRAINAGE PLAN AND STORM WATER MANAGEMENT PLAN HAS BEEN FILED WITH THE CITY OF TWO RIVERS WHICH STATES THE REQUIRED LEVELS OF MAINTENANCE FOR ALL THE IDENTIFIED STORM WATER MANAGEMENT SYSTEMS.

CITY OF TWO RIVERS CONSERVATION DRAINAGE EASEMENT RESTRICTIONS

1. THE PURPOSE OF THE "CONSERVATION DRAINAGE EASEMENT" IS TO ENSURE THAT EXISTING WETLANDS AND PARTS OF THE "WETLAND RESTRICTED AREAS" (PER WETLAND CONSERVATION EASEMENT DOCUMENT NO. 974802) WILL NOT BE DESTROYED OR SUBSTANTIALLY DEGRADED BY ANY SUBSEQUENT OWNER OF OR HOLDER OF INTEREST IN THE PROPERTY WITHIN THOSE AREAS OF

2. THE FOLLOWING USES AND STRUCTURES ARE PROHIBITED WITHIN ALL "CONSERVATION DRAINAGE EASEMENT" AREAS OF THE PLAT: FILLING, GRADING AND EXCAVATING; THE CULTIVATION OF CROPS, FRUITS OR VEGETABLES; DUMPING OR DEPOSITING OF ASHES, WASTE, COMPOST OR MATERIALS OF ANY KIND; THE STORAGE OF VEHICLES, EQUIPMENT, MATERIALS OR PERSONAL PROPERTY OF ANY KIND; AND CONSTRUCTING, ERECTING OR MOVING ANY BUILDING OR STRUCTURE, INCLUDING FENCES.

3. THE HYDROLOGY OF THOSE AREAS OF THE PLAT DESIGNATED AS "CONSERVATION DRAINAGE EASEMENT" WILL NOT BE ALTERED IN ANY WAY OR BY ANY MEANS INCLUDING PUMPING, DIKING, IMPOUNDING OR DIVERTING SURFACE OR GROUND WATER INTO OR OUT OF THE EASEMENT AREA, EXCEPT AS DEEMED NECESSARY BY THE CITY OF TWO RIVERS.

4. THERE SHALL BE NO OPERATION OF MOTORIZED VEHICLES OR EQUIPMENT WITHIN THE "CONSERVATION DRAINAGE EASEMENT", EXCEPT AS DEEMED NECESSARY BY THE CITY OF TWO RIVERS.

CITY OF TWO RIVERS STORMWATER MANAGEMENT CONSERVATION EASEMENT RESTRICTIONS

1. THE PURPOSE OF THE "STORMWATER MANAGEMENT CONSERVATION EASEMENT" IS FOR THE INSTALLATION, CONSTRUCTION, REPAIRING, OPERATING, INSPECTING AND MAINTENANCE OF BIO-FILTERS AND DRY POND FACILITIES.

2. MAINTENANCE (DREDGING, VEGETATION, MOWING, BURNS, ETC.) OF THE BIO-FILTERS, DRY POND AND ASSOCIATED STRUCTURES WITHIN THE SUBDIVISION OR SERVING THE SUBDIVISION IS THE RESPONSIBILITY OF THE CITY OF TWO RIVERS.

3. PROPERTY OWNERS ARE PROHIBITED WITHIN ALL "STORMWATER MANAGEMENT CONSERVATION EASEMENT" AREAS OF THE PLAT OF ANY: FILLING, DREDGING, GRADING, EXCAVATING, MOWING OR BURNING; CULTIVATION OR PLANTING OF ANY VEGETATION, CROPS, FRUITS OR VEGETABLES; CUTTING DOWN OR REPLACING NATIVE PLANTINGS WITH TURF GRASS; DUMPING OR DEPOSITING OF ASHES, WASTE, COMPOST OR MATERIALS OF ANY KIND; STORAGE OF VEHICLES, EQUIPMENT, MATERIALS OR PERSONAL PROPERTY OF ANY KIND; AND CONSTRUCTING, ERECTING OR MOVING ANY BUILDING OR STRUCTURE, INCLUDING FENCES; UNLESS PRIOR AUTHORIZATION WAS GRANTED BY THE CITY OF TWO RIVERS.

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 October 25, 2024

Department of Administration

