



**TWO
RIVERS**
WISCONSIN

PUBLIC WORKS
Engineering Division



1717 E. Park Street
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

MRH

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. 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 Associates, 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.





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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, where 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.





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- 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.

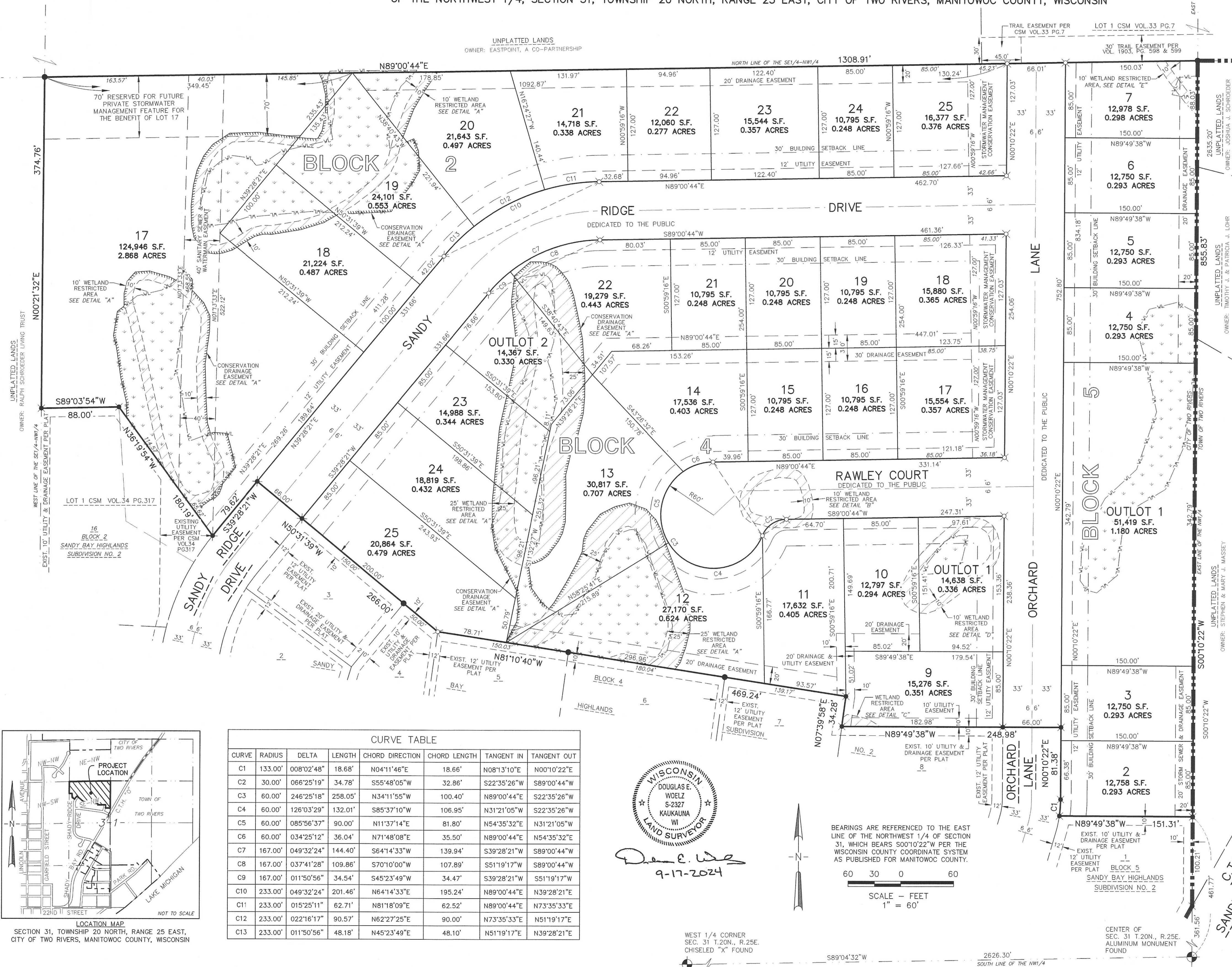
After receipt and review of the submitted Final Plat for Sandy Bay Highlands Subdivision No. 3, the drainage and stormwater management plans, the infrastructure plans, easements, and other applicable information associated with this development, I recommend the approval of the Final Plat.



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

NORTH 1/4 CORNER
SEC. 31 T.20N., R.25E.
1" IRON PIPE FOUND



OWNERS & SUBDIVIDERS:
CITY OF TWO RIVERS
1717 EAST PARK STREET
TWO RIVERS, WI 54241

LAND SURVEYOR:
DOUGLAS E. WOELZ
MCMAHON ASSOCIATES
1445 MCMAHON DRIVE
NEENAH, WISCONSIN 54956
PHONE #920-751-4200

APPROVING AUTHORITIES:
CITY OF TWO RIVERS

OBJECTING AUTHORITIES:
- DEPARTMENT OF ADMINISTRATION
- MANITOWOC COUNTY

- NOTES:**
- THIS SUBDIVISION IS ALL OF TAX PARCEL NUMBER 161-010-000-1
 - OUTLOTS 1 AND 2, BLOCK 4; AND OUTLOT 1, BLOCK 5 ARE CREATED FOR STORM WATER PURPOSES WHICH ARE TO BE OWNED AND MAINTAINED BY THE CITY OF TWO RIVERS.
 - SEE SHEET 2 FOR DETAILS OF THE "WETLAND RESTRICTED AREAS" PER WETLAND CONSERVATION EASEMENT RECORDED AS DOCUMENT NO. 974802

LEGEND

- 1 1/4" x 18" ROUND STEEL REBAR WEIGHING 4.3 lbs./lineal ft. SET
- 1" O.D. IRON PIPE FOUND
- 1 1/4" IRON ROD FOUND
- ALL OTHER LOT CORNERS STAKED WITH 1 5/16" OUTSIDE DIAMETER X 18" ROUND IRON PIPE, WEIGHING 1.68 LBS./LIN. FT.
- CERTIFIED LAND CORNER MANITOWOC COUNTY
- S.F. - SQUARE FEET
- () - RECORDED BEARING AND/OR DISTANCE
- UTILITY EASEMENT (12' UNLESS NOTED)
- CORPORATE BOUNDARY LINE
- CONSERVATION DRAINAGE EASEMENT
- WETLANDS AS DELINEATED BY STACY CAPLAN OF MCMAHON ASSOCIATES DATED AUGUST 2, 2023, SUBJECT TO EXEMPT WETLANDS PER NONFEDERAL WETLAND EXEMPTION DETERMINATIONS EXE-NE-2024-36-00734 DATED MARCH 26, 2024 AND EXE-NE-2024-36-01904 DATED JULY 18, 2024
- 10' OR 25' "WETLAND RESTRICTED AREAS" PER WETLAND CONSERVATION EASEMENT RECORDED AS DOCUMENT NO. 974802

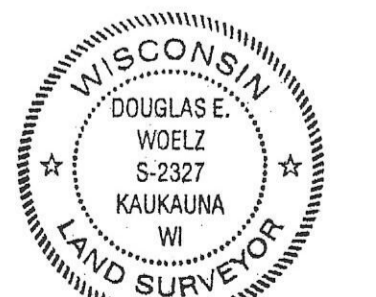
There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified October 25, 2024

Don Sims
Department of Administration

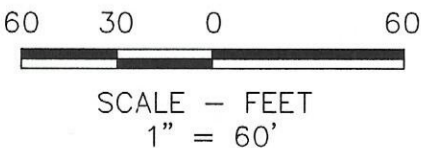


CURVE TABLE									
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT IN	TANGENT OUT		
C1	133.00'	008°02'48"	18.68'	N04°11'46"E	18.66'	N08°13'10"E	N00°10'22"E		
C2	30.00'	066°25'19"	34.78'	S55°48'05"W	32.86'	S22°35'26"W	S89°00'44"W		
C3	60.00'	246°25'18"	258.05'	N34°11'55"W	100.40'	N89°00'44"E	S22°35'26"W		
C4	60.00'	126°03'29"	132.01'	S85°37'10"W	106.95'	N31°21'05"W	S22°35'26"W		
C5	60.00'	085°56'37"	90.00'	N11°37'14"E	81.80'	N54°35'32"E	N31°21'05"W		
C6	60.00'	034°25'12"	36.04'	N71°48'08"E	35.50'	N89°00'44"E	N54°35'32"E		
C7	167.00'	049°32'24"	144.40'	S64°14'33"W	139.94'	S39°28'21"W	S89°00'44"W		
C8	167.00'	037°41'28"	109.86'	S70°10'00"W	107.89'	S51°19'17"W	S89°00'44"W		
C9	167.00'	011°50'56"	34.54'	S45°23'49"W	34.47'	S39°28'21"W	S51°19'17"W		
C10	233.00'	049°32'24"	201.46'	N64°14'33"E	195.24'	N89°00'44"E	N39°28'21"E		
C11	233.00'	015°25'11"	62.71'	N81°18'09"E	62.52'	N89°00'44"E	N73°35'33"E		
C12	233.00'	022°16'17"	90.57'	N62°27'25"E	90.00'	N73°35'33"E	N51°19'17"E		
C13	233.00'	011°50'56"	48.18'	N45°23'49"E	48.10'	N51°19'17"E	N39°28'21"E		



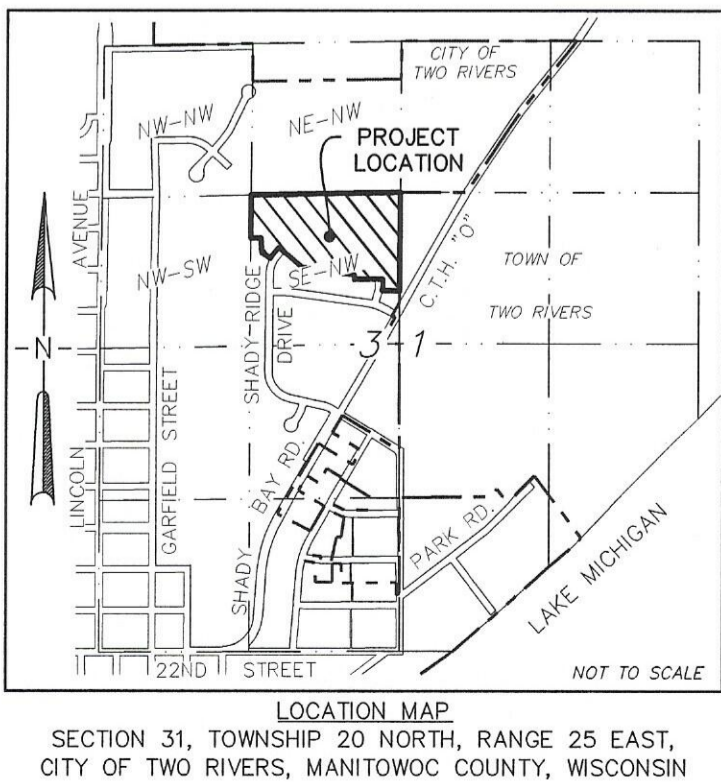
Don E. Woelz
9-17-2024

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 31, WHICH BEARS S00°10'22"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR MANITOWOC COUNTY.



WEST 1/4 CORNER
SEC. 31 T.20N., R.25E.
CHISELED "X" FOUND

CENTER OF
SEC. 31 T.20N., R.25E.
ALUMINUM MONUMENT FOUND



McMAHON
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

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 Statutes and the Subdivision regulations of the City of Two Rivers in surveying, dividing and mapping the same.

Dated this 17th day of September, 2024


Douglas E. Woelz, S-2327
Wisconsin Professional Land Surveyor



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

WITNESS the hand and seal of said owner this ____ day of _____, 20____.
In the Presence of:

Gregory E. Buckley, City Manager

Amanda Baryenbruch, City Clerk

State of Wisconsin)
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 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)
DOUGLAS E. WOELZ)ss
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____.

Dated _____
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:

Finance Director, Kasandra L. Paider Date

CERTIFICATE OF COUNTY TREASURER

~~I, Amy Kociemba, 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, ~~Amy Kociemba~~
Kathy Reissmann Date

CITY OF TWO RIVERS DRAINAGE EASEMENT RESTRICTIONS

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 THE PLAT DESIGNATED AS "CONSERVATION DRAINAGE EASEMENT".

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, DRAINING, 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.

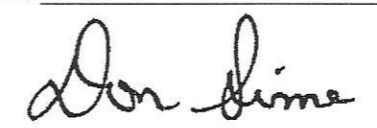
4. THERE SHALL BE NO OPERATION OF MOTORIZED VEHICLES OR EQUIPMENT WITHIN THE "CONSERVATION DRAINAGE EASEMENT", EXCEPT AS DEEMED NECESSARY BY THE CITY OF TWO RIVERS.

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 