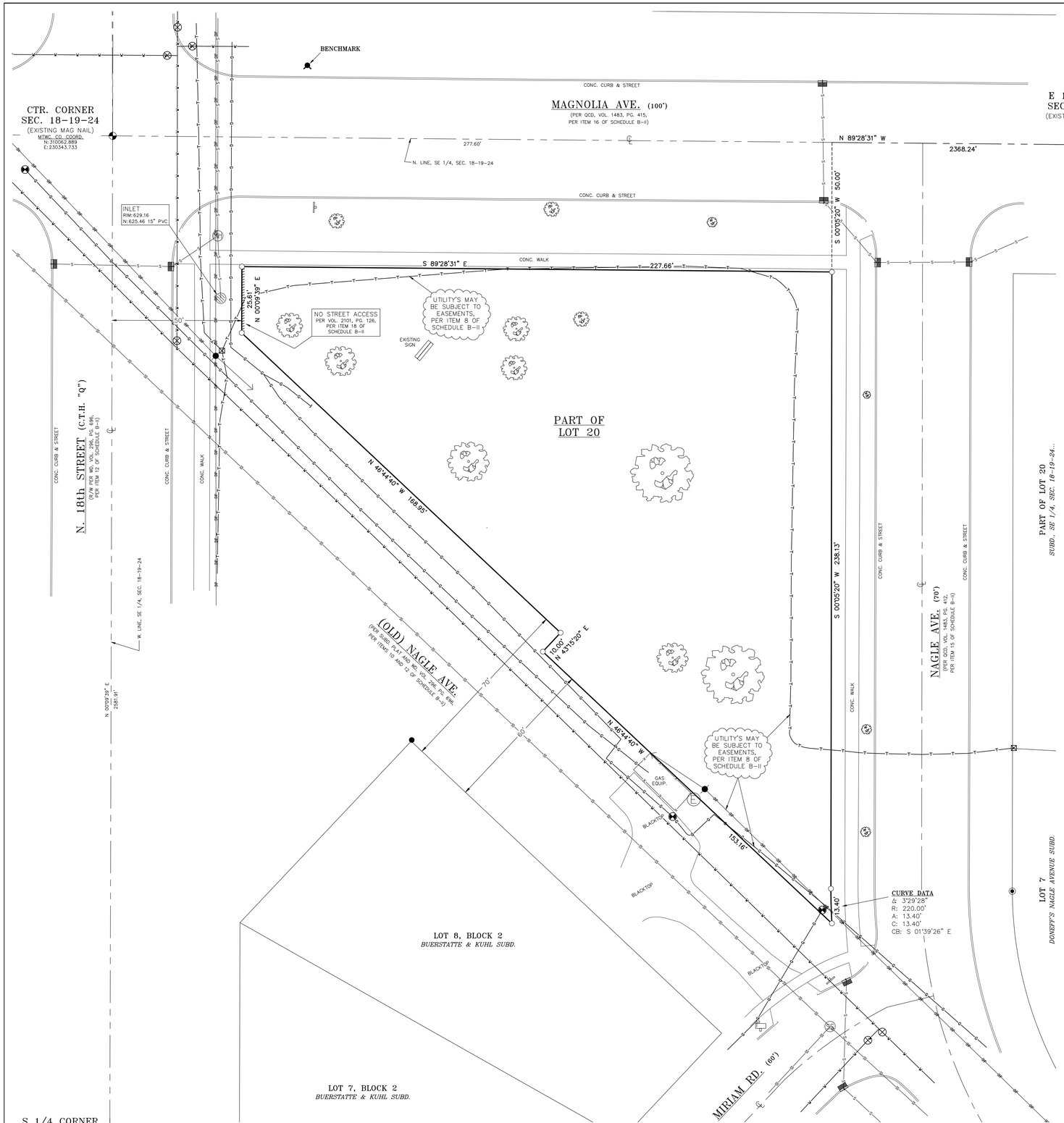




0 5 10 20
SCALE 1" = 20'

TOTAL AREA

31,426 Sq. Ft.
0.721 Ac.

ADDRESS:
1795 Nagle Avenue
Manitowoc, WI 54220

PARCEL NUMBER:
052-818-402-013.00

LEGEND

- ○ = 3/4"x 18" IRON REBAR SET WEIGHING 1.13 LBS/FT
- ● = EXISTING 1" IRON PIPE
- ◉ = EXISTING 1 1/4" IRON ROD
- (SS) = EXISTING SANITARY MANHOLE
- (MH) = EXISTING STORM MANHOLE
- = EXISTING STORM INLET
- = EXISTING CURB INLET
- (E) = EXISTING ELECTRIC METER
- = EXISTING STREET SIGN
- = EXISTING GAS VALVE
- = EXISTING UTILITY POLE W/GUY
- = EXISTING TREES
- = EXISTING MAILBOX
- ⊗ = EXISTING WATER VALVE
- = EXISTING HYDRANT
- ⊠ = EXISTING TELEPHONE PEDESTAL
- -x-x- = CHAINLINK FENCE
- -OP-OP- = OVERHEAD POWER LINE
- -T-T- = TELEPHONE LINE
- -G-G- = GAS LINE
- -W-W- = WATER LINE
- -S-S- = STORM SEWER LINE
- -SS-SS- = SANITARY SEWER LINE
- = NO ACCESS

UTILITY NOTE:

DIGGERS HOTLINE WAS CONTACTED TO MARK UNDERGROUND UTILITIES (DIGGERS HOTLINE DOES NOT MARK PRIVATE SEWER AND WATER LATERALS, A MARKING COMPANY MUST BE HIRED TO MARK LATERALS). THOSE UTILITIES SHOWN HEREON ARE BASED ON MARKINGS FROM DIGGERS HOTLINE, FIELD OBSERVATIONS AND INFORMATION PROVIDED BY THE OWNER OF THE PROPERTY.

CONTACT DIGGERS HOTLINE AND VERIFY ALL UTILITY LOCATIONS BEFORE DIGGING.

DUE TO ICE CONDITIONS, SOME FEATURES MAY NOT BE SHOWN ACCURATELY.

ALTA COMMITMENT:

EFFECTIVE DATE: March 21, 2018 at 8:30 am

FILE NUMBER: 62004

COMMITMENT NUMBER: 808, SCHEDULE B-II, EXCEPTIONS

Items 1-11, 13, 14 and 17 may apply to the parcel but may not necessarily be mapped.

Items 12, 15, 16, 18 AND 19 apply to this parcel and are shown hereon.

TABLE "A" ITEMS:

1. Corner monuments as shown.

2. Address of parcel as shown.

3. According to the FIRM (Flood Insurance Rate Map) Panel Number 55071C0306D, Effective Date August 2, 2011, this parcels is classified as Zone X (unshaded), outside the 0.2% annual chance floodplain. (Subject parcel is not in a mapped floodplain or floodway)

4. Gross land area as shown.

DESCRIPTION: ALTA Commitment No. 808

Lot 20 of the Subdivision of the W 1/2 of the W 1/2 of the SW 1/4 of Section 17 and of the SE 1/4 of Section 18, located in the NW 1/4 of the SE 1/4 of Section 18, Township 19 North, Range 24 East, in the City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the E 1/4 Corner of said Section 18; Thence N 89°28'31" W, 2368.24 feet coincident with the north line of said SE 1/4 of Section 18; Thence S 00°05'20" W, 50.00 feet to the intersection of the south right-of-way line of Magnolia Avenue with the west right-of-way line of Nagle Avenue, being the point of beginning; Thence continuing S 00°05'20" W, 238.13 feet; Thence Southerly, 13.40 feet, all coincident with said west right-of-way line, along the arc of a 220.00 foot radius curve to the left the chord of which bears S 01°39'26" E 13.40 feet; Thence N 46°44'40" W, 153.16 feet; Thence N 43°15'20" E, 10.00 feet; Thence N 46°44'40" W, 168.95 feet all coincident with the north right-of-way line of "old" Nagle Avenue to the east right-of-way line of N. 18th Street; Thence N 00°09'39" E, 25.61 feet coincident with said east right-of-way line to its intersection with said south right-of-way line of Magnolia Avenue; Thence S 89°28'31" E, 227.66 feet to the point of beginning.

Said parcel contains 31,426 Square Feet (0.721 Acres) of land.

SURVEYORS CERTIFICATE:

To Harley Estates, llc, Woodridge Development, Inc., Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, and 4 of Table A thereof. The fieldwork was completed on March 22, 2018 and that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

_____ DATE

_____ Jeffrey A. DeZeeuw, PLS #2294

ALTA/NSPS LAND TITLE SURVEY for TLC HOMES, Inc.

LOCATED IN LOT 20 OF THE SUBDIVISION OF THE W 1/2 OF THE W 1/2 OF THE SW 1/4 OF SECTION 17 AND OF THE SE 1/4 OF SECTION 18,
BEING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 18, TOWN 19 NORTH, RANGE 24 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

Corner Point
A DIVISION OF ACI SURVEYING SERVICES
3505 Jerry Street
Manitowoc, WI 54220
920.682.0978

REVISION DATA:
4/2/18 - REVISED TO INCLUDE PROPOSED UTILITY & SITE INFORMATION

TLC Homes, Inc.
Tim Frey
633 St. Clair Avenue
Sheboygan, WI 53081

DISCLAIMER:
CORNER POINT IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES AND/OR ADDITIONS TO THE HEREON MAP/PLAN.

FIELD WORK COMPLETION DATE: 3/22/2018
DRAWN BY: JAD
JOB NO.: S017018
CAD FILE: P:\WO\S017\M\TLC\MAGNOLIA\S017018.DWG
SCALE: 1" = 20'