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Deerbrook Crossing Subdivision No. 1

PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, T19N–R23E, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN.

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, MANITOWOC COUNTY, THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 11, T19N–R23E, ASSUMED TO BE S89°29'36"W.

THE COUNTY MONUMENTS USED IN THIS SURVEY ARE SHOWN AND THEIR TIES HAVE BEEN FOUND AND VERIFIED AND/OR MANITOWOC COUNTY PLANNING AND ZONING DEPARTMENT HAS BEEN NOTIFIED OF ANY DISCREPANCIES.

ALL EASEMENTS ARE SUBJECT TO "STANDARD UTILITY EASEMENT CONDITIONS" AS RECORDED AT THE MANITOWOC COUNTY REGISTER OF DEEDS IN VOLUME 1252, PAGE 498, AS DOCUMENT NUMBER 798738.

SEE CURVE TABLE ON SHEET 2.

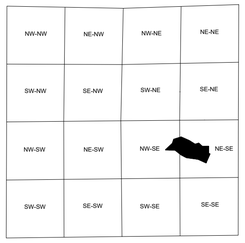
STEVEN M. BIEDA
PLS–2275
MAY 28TH, 2026
REVISED:
JUNE 17TH, 2026

WISCONSIN — STEVEN M. BIEDA — PLS-2275 — GREEN BAY, WI — LAND SURVEYOR

LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1" ø IRON PIPE
- FOUND 1 1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD
- SEE NOTE FOR EACH LOCATION
- 2.38" (O.D.) X 18" IRON PIPE WEIGHING 3.65 LBS/LIN. FOOT SET
- ( ) INDICATES RECORDED AS
- – ALL OTHER LOT CORNERS MARKED WITH A 1.32" (O.D.) X 18" IRON PIPE WEIGHING 1.68 LBS\LIN. FOOT.
- – ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST HUNDREDTH OF A FOOT.
- – ALL DISTANCES ON CURVES ARE ARC LENGTHS.
- 25' BUILDING SETBACK (UNLESS NOTED)
- 12' UTILITY EASEMENT (UNLESS NOTED)
- DELINEATED WETLANDS PER 'EVERGREEN CONSULTANTS, LLC' WETLAND DELINEATION FILE MAN25–051–01, DATED SEPTEMBER 3, 2025.
- ESA — ENVIRONMENTALLY SENSITIVE AREA (ESA)

LOCATION MAP



SECTION 11, T19N-R23E
CITY OF MANITOWOC
MANITOWOC COUNTY
WISCONSIN

CENTER OF SECTION 11, T19N–R23E
(MONUMENT WITH ALUM. CAP FOUND)
N: 315224.60296.3261
E: 219741.043071587

EAST 1/4 CORNER SECTION 11, T19N–R23E
(1" IRON PIPE FOUND)
N: 315248.315842345
E: 222422.628915753

S89°29'36"W 2681.69'
2003.09'
678.60'

N72°23'02"E 174.23'
N18°12'07"E 95.99'
N46°49'14"E 215.67'
N89°44'44"W 215.56'
S01°3'43"W 140.00'
S01°3'43"W 246.79'
N51°33'49"W 173.81'
N62°18'24"W 140.48'
N82°00'18"W 266.54'
N65°32'14"W 198.84'
S01°5'40"W 158.35'
S01°5'40"W 601.73'
126.81'
N88°29'36"E 141.79'
S47°01'21"E 111.01'
N72°28'19"E 87.17'
S57°36'07"E 160.93'
S66°15'18"E 199.56'
N89°47'06"W 121.35'
N66°15'18"W 36.30'
N89°44'44"W 6.34'
N01°3'43"E 48.71'
N89°46'17"W 5.00'
N01°3'43"E 21.94'
S82°02'23"E 135.46'
S82°02'23"E 125.08'
N82°22'42"W 270.30'
S17°17'42"W 23.30'
S17°17'42"W 24.47'
S66°33'18"E 33.83'
S66°33'18"E 150.50'
S66°33'18"E 110.00'
N23°26'42"E 14.62'
S23°26'42"W 219.22'
S66°33'18"E 102.75'

LOT 1 — 0.38 Acres — 16,684 Sq. Ft.
LOT 2 — 0.30 Acres — 13,202 Sq. Ft.
LOT 3 — 0.30 Acres — 13,202 Sq. Ft.
BLOCK 2 LOT 4 — 0.29 Acres — 12,757 Sq. Ft.
LOT 5 — 0.26 Acres — 11,255 Sq. Ft.
LOT 6 — 0.31 Acres — 13,425 Sq. Ft.
BLOCK 3 LOT 1 — 0.44 Acres — 19,369 Sq. Ft.
LOT 8 — 0.32 Acres — 13,944 Sq. Ft.
LOT 7 — 0.28 Acres — 12,375 Sq. Ft.
LOT 6 — 0.32 Acres — 14,085 Sq. Ft.
BLOCK 1 LOT 5 — 0.30 Acres — 13,016 Sq. Ft.
LOT 4 — 0.28 Acres — 12,103 Sq. Ft.
LOT 3 — 0.29 Acres — 12,647 Sq. Ft.
LOT 2 — 0.29 Acres — 12,618 Sq. Ft.
LOT 1 — 0.29 Acres — 12,655 Sq. Ft.
BLOCK 3 LOT 2 — 0.42 Acres — 18,214 Sq. Ft.

DEERBROOK LANE — DEDICATED TO THE PUBLIC — 31,320 SQ. FT / 0.85 ACRES
TAMARACK TRAIL — DEDICATED TO THE PUBLIC
DEERBROOK LANE — DEDICATED TO THE PUBLIC (DEERBROOK LANE) PER DOC. #977816
DEDICATED TO THE PUBLIC (KELLNER STREET) PER DOC. #977820
CLUSTER MBX UNIT DEDICATED TO THE PUBLIC 100 SQ. FT. / 0.00 ACRES
KELLNER STREET
RIDGE COURT

LOT 14 — LOT 15 — LOT 16 — BLOCK 12 — ROYAL OAKS SUBDIVISION NO. 4
LOT 13 — BLOCK 13 — ROYAL OAKS SUBDIVISION NO. 3
LOT 5 — LOT 4 — LOT 3 — LOT 2 — LOT 1 — BLOCK 10 — ROYAL OAKS SUBDIVISION NO. 1
LOT 11 — LOT 10 — LOT 9 — BLOCK 6 — ROYAL OAKS SUBDIVISION NO. 2
TRACT 15.1 Z6CSM211
TRACT 16.1 Z6CSM211
TRACT 12.1 Z6CSM202
LOT 3 BLOCK 2 — LOT 2 — LOT 1 BLOCK 1 — WICSM141

P.O.B.
1–1/4" IRON ROD FOUND S35°16'22"W, 0.40' FROM ACTUAL CORNER
CORNER LOCATION IN BASE OF CEDAR TREE UNABLE TO SET CORNER
CORNER LOCATION ON UTILITY VAULT COVER, UNABLE TO SET CORNER
1" IRON PIPE FOUND S83°27'05"W, 0.34' FROM ACTUAL CORNER
STEEL FENCE ±7.8' EAST OF LINE
WIRE FENCE ±15.0' WEST OF LINE
6' UTILITY EASEMENT
60' Drainage Easement: the reference line of the drainage ditch is the lot line and the centerline of the easement
Building restriction line is the 100 year storm limits as established by the Airport Drainage Study prepared by Rust for the City of Manitowoc, 1994 or the 30' easement line, which ever is more restrictive

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

Certified _____, 20____

Department of Administration

GRAPHIC SCALE: 1" = 40'
0 20 40 80

TAX PARCEL: 052811401021000, 052811401013000, 052811402014000
FIELDWORK COMPLETED: 09/26/2025

PARCEL ZONED OFFICE–RESIDENTIAL DISTRICT(B–1), SINGLE AND TWO FAMILY DISTRICT(R–4), CONSERVANCY DISTRICT(P–1) PER 2025 CITY OF MANITOWOC ZONING MAP FOR THOSE PARTS OF THE PARCEL LOCATED IN THE CITY OF MANITOWOC.

vierbicher advisors / engineers / surveyors

Drafted by: NKOV/BRYM	
Checked by: MLON/SDIS	
Job #: 250456	
Date: 05/28/2026	
Rev: 06/17/2026	
Rev:	
Rev:	

SURVEYED FOR: TLG HOMES LLC, 1701 WASHINGTON STREET, MANITOWOC, WI 54220

DRAWING NO. P–2712

SURVEYED BY: Vierbicher Associates, Inc., 400 Security Blvd, Ste 1, Green Bay, WI 54313, (920) 434–9670

SHEET 1 OF 2

14 Jul 2026 - 1:42p G:\TLG_Homes\250456 TLG Deerbrook Lane Manitowoc\CADD\250456 Final Plat.dwg by: brym

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Deerbrook Crossing Subdivision No. 1

PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, T19N–R23E, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS–2275, hereby certify:

that in full compliance with the provisions of Chapter 236, Wisconsin statutes, and the subdivision regulations of the City of Manitowoc and under the direction of the owners listed hereon, I have surveyed, divided, mapped and dedicated Deerbrook Crossing Subdivision No. 1 and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and is part of the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 11, T19N–R23E, City of Manitowoc, Manitowoc County, Wisconsin, more fully described as follows;

Commencing at the East 1/4 of Section 11, T19N–R23E; thence S89°29'36"W, 678.60 feet along the North line of the Northeast 1/4 of the Southeast 1/4 of said Section 11 to a point on the West line of Lot 8, Block 10 of the recorded "Royal Oaks Subdivision No. 3", (Cabinet D, Plats, Jacket 19, Doc. No. 982939, Manitowoc County Records); thence S01°5'40"W, 601.73 feet along said West line and its extension to the Point of Beginning; thence continuing S01°5'40"W, 158.35 feet along said West line and its extension to the Southwest corner of Lot 1, Block 10 of said "Royal Oaks Subdivision No. 3", also being the Northerly right of way of Deerbrook Lane; thence N66°33'18"W, 62.36 feet along said Northerly right of way; thence 64.34 feet along said Northerly right of way being the arc of 233.00 foot radius curve to the left whose long chord bears N78°29'00"W, 64.14 feet; thence N82°22'42"W, 270.30 feet along said Northerly right of way; thence 49.25 feet along said Northerly right of way being the arc of 167.00 foot radius curve to the right whose long chord bears N73°55'47"W, 49.07 feet; thence N65°28'52"W, 111.59 feet along said Northerly right of way; thence 98.84 feet along said Northerly right of way being the arc of 233.00 foot radius curve to the left whose long chord bears N77°37'59"W, 98.10 feet; thence N89°47'06"W, 121.35 feet along said Northerly right of way; thence 78.20 feet along West right of way of Kellner Street being the arc of 273.00 foot radius curve to the left whose long chord bears S10°28'22"W, 77.93 feet; thence S89°44'44"E, 6.34 feet; thence S51°33'49"E, 93.75 feet; thence N00°13'43"E, 48.71' feet along East right of way of Kellner Street; thence 78.20 feet along said East right of way being the arc of 193.00 foot radius curve to the right whose long chord bears N12°34'27"E, 82.53 feet; thence S66°15'18"E, 203.22 feet along the South right of way of Deerbrook Lane; thence 128.38 feet along said South right of way being the arc of 466.00 foot radius curve to the left whose long chord bears S74°08'50"E, 127.98 feet; thence S82°02'23"E, 125.08 feet along said South right of way; thence 108.10 feet said South right of way being the arc of 400.00 foot radius curve to the right whose long chord bears S74°17'51"E, 107.78 feet; thence S66°33'18"E, 150.50 feet along said South right of way; thence S23°26'42"W, 153.22 feet to the Southwest corner of Lot 1, Vol. 31, Certified Survey Maps, Page 141, Doc. No. 1144687, Manitowoc County Records, also being a point on the Northerly line of Lot 8, Block 6 of the recorded "Royal Oaks Subdivision No. 2", (Cabinet D, Plats, Jacket 14, Doc. No. 939102, Manitowoc County Records); thence N65°32'14"W, 198.84 feet along said Northerly line and its extension to a point on the Northerly line of Lot 10, Block 6 of said "Royal Oaks Subdivision No. 2"; thence N82°00'18"W, 266.54 feet along a Northerly line of said Lot 10 and its extension to a point on the Northerly line of Tract 15.1, Vol. 26, Certified Survey Maps, Pg. 211, Doc. No. 1019028, Manitowoc County Records; thence N62°18'24"W, 140.48 feet along a Northerly line of said Tract 15.1 to a point on the Northerly line of said Tract 15.1; thence N51°33'49"W, 173.81 feet along said Northerly line and its extension; thence N89°44'44"W, 215.56 feet along the North line of Lots 14, 15 and 16, Block 12 of the recorded "Royal Oaks Subdivision No. 4", (Cabinet D, Plats, Jacket 15, Doc. No. 979951, Manitowoc County Records); thence N46°49'14"E, 215.67 feet; thence N18°12'07"E, 95.99 feet; thence N72°23'02"E, 174.23 feet; thence S66°15'18"E, 199.56 feet; thence S57°36'07"E, 160.93 feet; thence N72°28'19"E, 87.17 feet; thence S47°01'21"E, 111.01 feet; thence N88°29'36"E, 141.79 feet to the point of beginning;

Parcel contains 258,970 square feet / 5.95 acres more or less.
Road dedication contains 37,420 square feet / 0.86 acres, more or less.
Parcel subject to easements and restrictions of record.

WISCONSIN
STEVEN M. BIEDA
PLS-2275
GREEN BAY, WI
LAND SURVEYOR

STEVEN M. BIEDA
PLS–2275
MAY 28TH, 2026
REVISED:
JUNE 17TH, 2026

Curve Table							
Curve #	Length	Radius	Delta	Chord Length	Chord Dir.	Tangent	Tangent
C1	64.34'	233.00'	15°49'21"	64.14'	N78°29'00"W	N86°23'41"W	N70°34'19"W
C2	49.25'	167.00'	16°53'50"	49.07'	N73°55'47"W	N65°28'52"W	N82°22'42"W
C3	98.84'	233.00'	24°18'14"	98.10'	N77°37'59"W	N89°47'06"W	N65°28'52"W
C4	78.20'	273.00'	16°24'40"	77.93'	S10°28'22"W	S18°40'42"W	S2°16'01"W
C5	83.17'	193.00'	24°41'27"	82.53'	N12°34'27"E	N24°55'10"E	N0°13'43"E
C6	128.38'	466.00'	15°47'06"	127.98'	S74°08'50"E	S66°15'18"E	S82°02'23"E
C7	108.10'	400.00'	15°29'05"	107.78'	S74°17'51"E	S66°33'18"E	S82°02'23"E
C8	19.79'	400.00'	2°50'07"	19.79'	S67°58'22"E	S66°33'18"E	S69°23'25"E
C9	88.31'	400.00'	12°38'58"	88.13'	S75°42'54"E	S69°23'25"E	S82°02'23"E
C10	52.42'	466.00'	6°26'41"	52.39'	S78°49'03"E	S75°35'42"E	S82°02'23"E
C11	75.97'	466.00'	9°20'25"	75.88'	S70°55'30"E	S66°15'18"E	S75°35'42"E
C12	106.76'	273.00'	22°24'19"	106.08'	N13°28'11"E	N24°40'20"E	N2°16'01"E
C13	28.56'	273.00'	5°59'38"	28.55'	N21°40'31"E	N24°40'20"E	N18°40'42"E
C14	53.56'	133.00'	23°04'31"	53.20'	N54°43'02"W	N43°10'46"W	N66°15'18"W
C15	77.66'	67.00'	66°24'36"	73.38'	S33°03'00"E	S66°15'18"E	S0°09'18"W
C16	110.20'	400.00'	15°47'06"	109.85'	S74°08'50"E	S82°02'23"E	S66°15'18"E
C17	42.89'	400.00'	6°08'37"	42.87'	S69°19'36"E	S66°15'18"E	S72°23'55"E
C18	67.31'	400.00'	9°38'29"	67.23'	S77°13'09"E	S72°23'55"E	S82°02'23"E
C19	90.12'	200.00'	25°49'05"	89.36'	N00°23'09"E	N12°31'23"W	N13°17'42"E
C20	40.71'	466.00'	5°00'18"	40.69'	N15°01'32"W	N12°31'23"W	N17°31'41"W
C21	68.72'	266.00'	14°48'05"	68.53'	S05°53'39"W	S13°17'42"W	S1°30'24"E
C22	49.53'	466.00'	6°05'21"	49.50'	S69°35'59"E	S66°33'18"E	S72°38'39"E

CERTIFICATE OF THE FINANCE DIRECTOR–TREASURER

I,_____ being 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 _____, 20__ on any land included in this plat of Deerbrook Crossing Subdivision No. 1.

Dated _____ _____
Finance Director–Treasurer

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN]
] SS
COUNTY OF MANITOWOC]

I, _____, 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 _____, 20___, affecting the lands included in the plat of Deerbrook Crossing Subdivision No. 1.

Dated _____ _____
County Treasurer

CERTIFICATE

STATE OF WISCONSIN]
] SS
COUNTY OF MANITOWOC]

I, Mackenzie Reed, 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 _____, 20__

_____
Mackenzie Reed
City Clerk

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

TLG Holdings LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that we caused the land described on Deerbrook Crossing Subdivision No. 1 to be surveyed, divided, mapped and dedicated as represented hereon. TLG Holdings LLC 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:

CITY OF MANITOWOC
MANITOWOC COUNTY
DEPT. OF ADMINISTRATION

In Witness Whereof, the said TLG Holdings LLC has caused these presents to be signed by _____, its Member, on this ____ day of _____, 20__.

_____
Member

Personally came before me this _____ day of _____, 20__, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

_____
Notary Public My Commission Expires _____
County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF]

COMMON COUNCIL RESOLUTION

WHEREAS the Final Plat of Deerbrook Crossing Subdivision No. 1 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:

That the subdivider and future owners covenant to comply with the established drainage plan.
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 Dec. 21, 2009 in accordance with 62.23(3) of the Statutes of the State of Wisconsin, as amended.
That all minimum required improvements be approved by the City of Manitowoc's Director of Public Infrastructure. That the subdivider's engineer certify that all improvements have been installed as per plans and specifications to the satisfaction of the City and the Director of Public Infrastructure, and City Engineer.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Common Council that the Final Plat of Deerbrook Crossing be accepted, based upon compliance with the aforementioned conditions.

INTRODUCED_____ _____

ADOPTED _____

APPROVED_____

MAYOR _____
Justin M. Nickels, Mayor

Dated this _____ day of _____, 20__.

NOTES

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 Town and 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 owners of all Lots within Deerbrook Crossign Subdivision No. 1 are joint owners of the specified cluster box unit (CBU) structure and its foundation, who are responsible for the long–term maintenance and replacement. If the property owners do not keep the CBU in a good–looking functional state, the municipality may assess/charge the lot owners for the shared cost of repairs or replacement. The owners of said Lots are joint owners of the cluster box unit (CBU) structure on Kellner Street located in front of Lot 8, Block 1. Additional phases of Deerbrook Crossing Subdivision will assume their percentage of ownership of said cluster boxes in the same location under the same conditions.

RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

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

Certified _____, 20____

Department of Administration

vierbicher
advisors / engineers / surveyors

Drafted by: NKOV/BRYM
Checked by: MLQN/SDIS
Job #: 250456
Date: 05/28/2026
Rev: 06/17/2026
Rev: _____
Rev: _____

SURVEYED FOR:
TLG HOMES LLC
1701 WASHINGTON STREET
MANITOWOC, WI 54220

DRAWING NO. P–2712

SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434–9670

SHEET
2 OF 2

14 Jul 2026 - 1:50p G:\TLG_Homes\250456 TLG Deerbrook Lane Manitowoc\CADD\250456 Final Plat.dwg by: brym