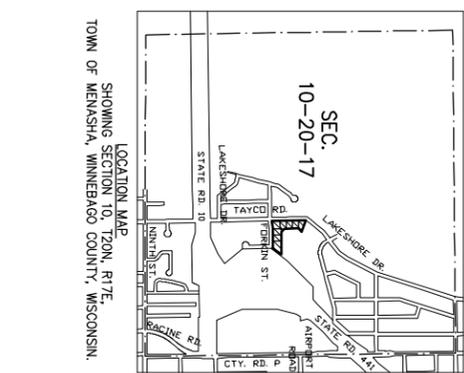
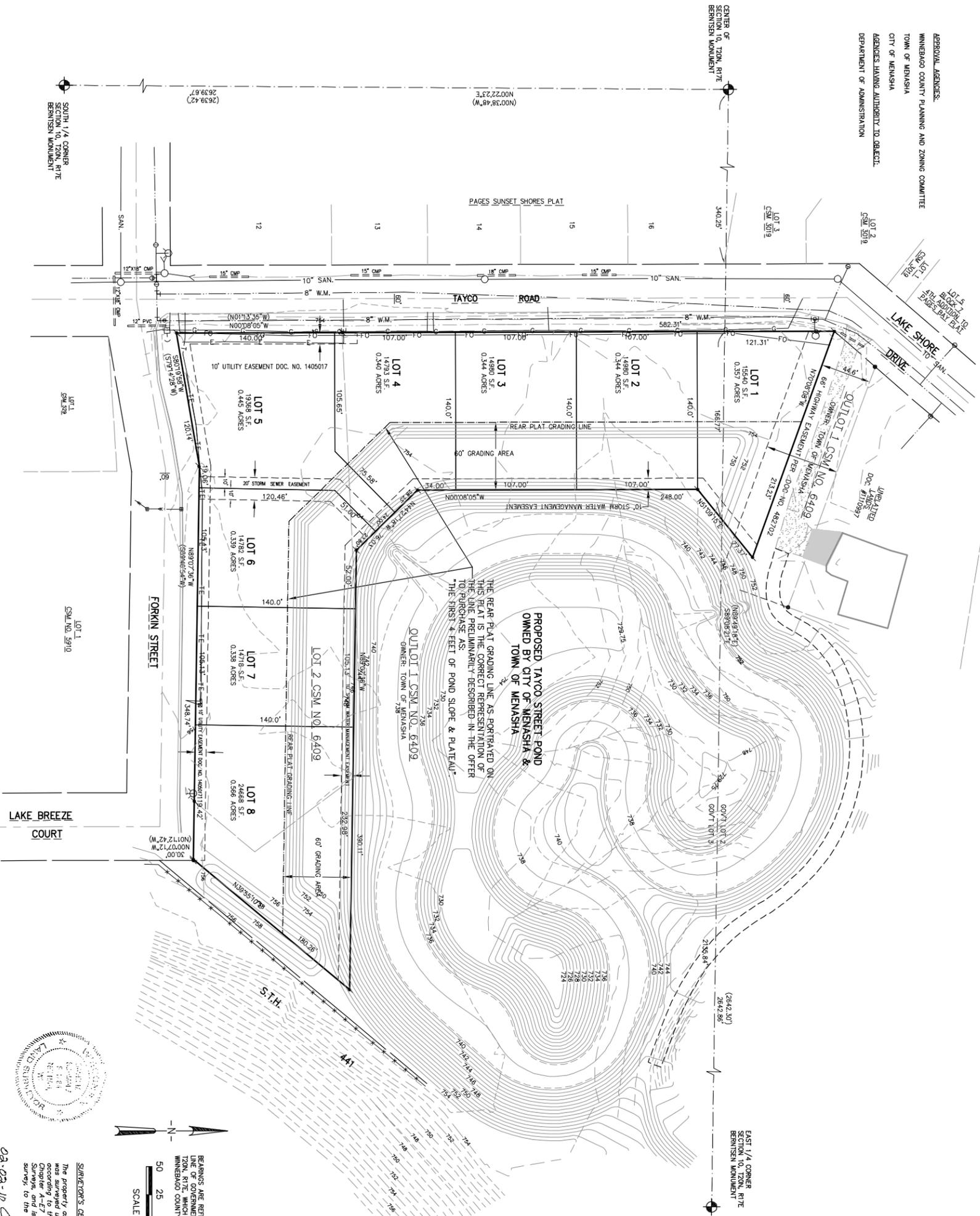


PRELIMINARY PLAT
LAKE SHORE MANOR
 ALL OF LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 6409 AS RECORDED IN VOLUME 1 OF MAPS ON PAGE 6409, BEING PART OF
 GOVERNMENT LOTS 2 AND 3 OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

APPROVAL AGENCIES:
 WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE
 TOWN OF MENASHA
 CITY OF MENASHA
 AGENCIES HAVING AUTHORITY TO OBJECT:
 DEPARTMENT OF ADMINISTRATION



NOTES:
 - THERE ARE NO MAPPED FLOODPLAINS AND/OR WETLANDS THAT EFFECT THIS PROPERTY ACCORDING TO THE WINNEBAGO COUNTY GIS MAPPING.
 - THIS PROPERTY IS ZONED R-1 RURAL RESIDENTIAL DISTRICT AND IS LOCATED WITHIN THE SHORELAND ZONING.
 - THE PROPOSED ZONING IS TO BE: SINGLE FAMILY RESIDENTIAL.
 - ALL EASEMENTS TO BE SHOWN ON THE FINAL PLAT
 - FRONTIARD BUILDING SETBACKS TO BE 30 FEET
 - TOTAL AREA OF DEVELOPMENT = 3.072 ACRES
 - DEDICATED STREET AREA = 0 ACRES
 - NET SUBDIVIDED AREA = 3.072 ACRES
 - TOTAL NUMBER OF LOTS = 8
 - AVERAGE LOT SIZE = 16,729 S.F.
 - TOTAL NUMBER OF OUTLOTS = 0
 - THIS DEVELOPMENT IS TO BE SERVICED BY TOWN OF MENASHA SANITARY DISTRICT WITH MUNICIPAL SANITARY SEWER AND WATER.

- LEGEND**
- 3/4" ROUND STEEL REBAR FOUND
 - 1" PIPE FOUND
 - CERTIFIED LAND CORNER WINNEBAGO COUNTY
 - () - RECORDED BEARING AND/OR DISTANCE
 - S.F. - SQUARE FEET
 - SQUARE FEET
 - EXISTING FENCE
 - EXISTING POWER POLE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING HYDRANT

BEARINGS ARE REFERENCED TO THE NORTH LINE OF GOVERNMENT LOT 3 OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 17 EAST, WINNEBAGO COUNTY COORDINATE SYSTEM.

SCALE - FEET

0 25 50

SURVEYOR'S CERTIFICATE

The property as shown and described on this map according to the Wisconsin Administrative Code, Chapter A-ET of Minimum Standards for Property Surveys, and is a correct representation of said survey, to the best of my knowledge and belief.

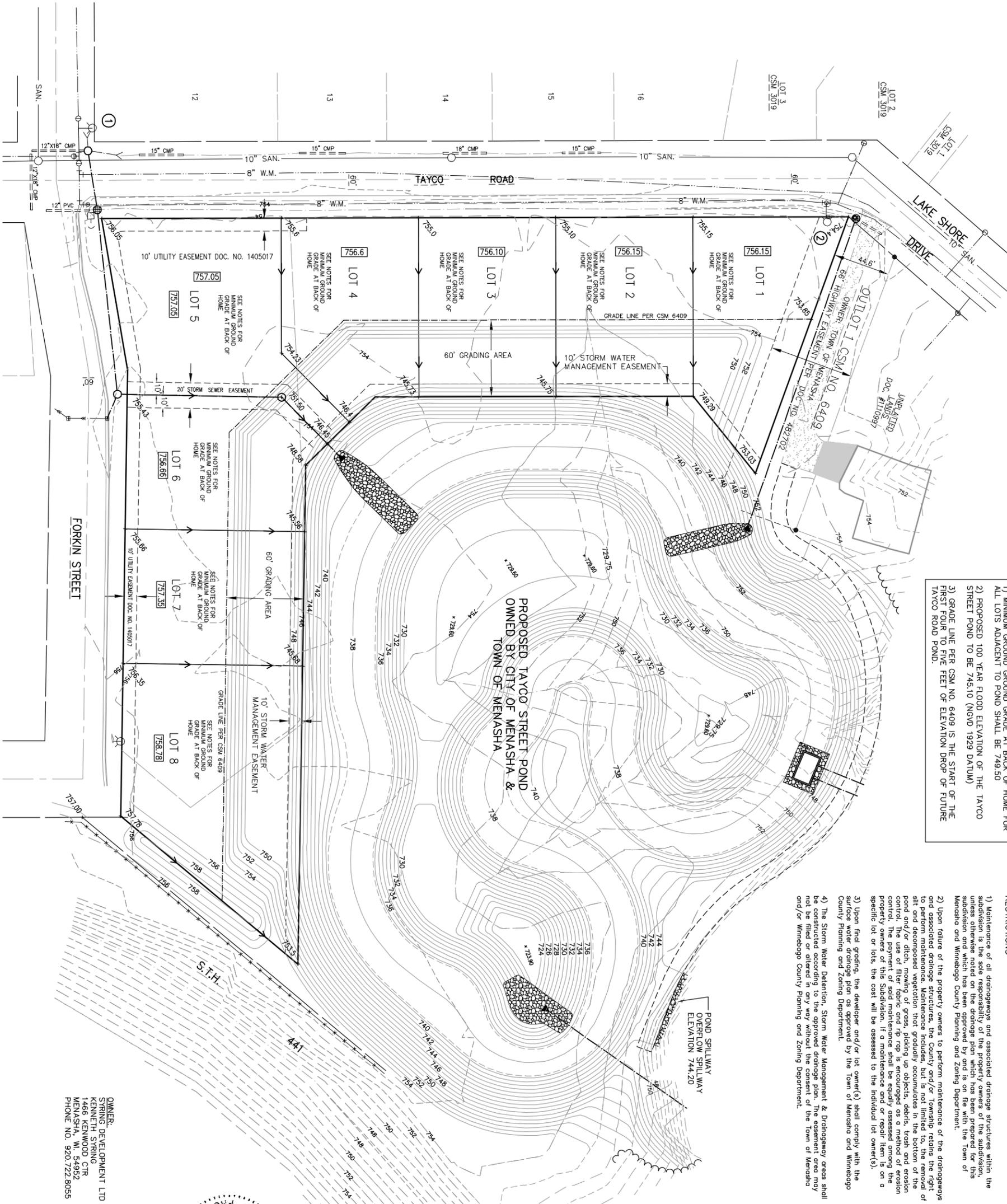
02.02.10
 Registered Land Surveyor



OWNER:
 STRYKER DEVELOPMENT LTD
 1445 MENASHA DRIVE, MENASHA, WI 54952
 PHONE: #920.720.7100
 Fax: #920.720.7116

DEVELOPER:
 STRYKER DEVELOPMENT LTD
 1445 MENASHA DRIVE, MENASHA, WI 54952
 PHONE: #920.722.8085

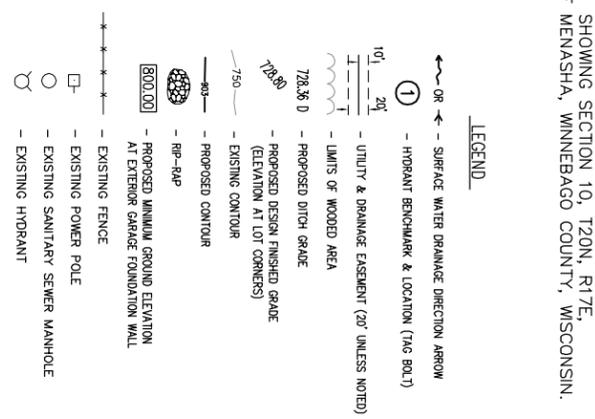
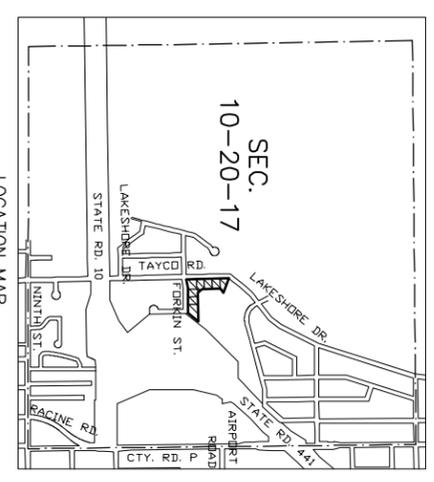
McMAHON
 1445 MENASHA DRIVE, MENASHA, WI 54952
 PHONE: #920.722.8085
 FAX: #920.720.7100
 www.mcmahon.com



NOTES:
 1) MINIMUM GROUND GRADE AT BACK OF HOME FOR ALL LOTS ADJACENT TO POND SHALL BE 749.50
 2) PROPOSED 100 YEAR FLOOD ELEVATION OF THE TAYCO STREET POND TO BE 745.10 (NGVD 1929 DATUM)
 3) GRADE LINE PER CSM NO. 6409 IS THE START OF THE FIRST FOUR TO FIVE FEET OF ELEVATION DROP OF FUTURE TAYCO ROAD POND.

STORM WATER DETENTION, MANAGEMENT AND DRAINAGE EASEMENT RESTRICTIONS

- Maintenance of all drainageways and associated drainage structures within the subdivision is the sole responsibility of the property owners of the subdivision, unless otherwise noted on the drainage plan which has been prepared for this subdivision and which has been approved by the Town of Menasha and Winnebago County Planning and Zoning Department.
- Upon failure of the property owners to perform maintenance of the drainageways and associated drainage structures, the County and/or Township relating the right to perform maintenance. Maintenance includes, but is not limited to, the removal of silt and decomposed vegetation that gradually accumulates in the bottom of the pond and/or ditch, mowing of grass, picking up objects, debris, trash and erosion control. The use of filter fabric and rip rap is encouraged as a method of erosion control. The payment of said maintenance shall be equally assessed among the property owners of this Subdivision. If a maintenance and/or repair item is on a specific lot or lots, the cost will be assessed to the individual lot owner(s).
- Upon final grading, the developer and/or lot owner(s) shall comply with the storm water management plan approved by the Town of Menasha and Winnebago County Planning and Zoning Department.
- The Storm Water Detention, Storm Water Management & Drainageway areas shall be constructed according to the approved drainage plan. The easement area may not be filled or altered in any way without the consent of the Town of Menasha and/or Winnebago County Planning and Zoning Department.



OWNER:
 SYNERGY DEVELOPMENT LTD
 KENNETH SYRING
 1466 KENWOOD CTR
 MENASHA, WI 54952
 PHONE NO. 920.722.8055

SUBDIVIDER:
 TOWN OF MENASHA
 C/O MR. GEORGE DEARBORN
 DIRECTOR OF COMMUNITY
 DEVELOPMENT
 2000 MUNICIPAL DRIVE
 MENASHA, WI 54956-5663
 PHONE #920.720.7100
 Fax 920.720.7116



BENCHMARKS:
 TAG BOLT
 FIRE HYDRANT
 NGVD 1929 DATUM
 ① ELEV.=756.41
 ② ELEV.=755.94

**DRAINAGE PLAN - LAKESHORE MANOR
 TOWN OF MENASHA
 WINNEBAGO COUNTY, WISCONSIN**

NO.	DATE	REVISION

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McMAHON
 ENGINEERS ARCHITECTS

1445 McMAHON DRIVE, MEENAH, WI 54956
 Mailing: P.O. BOX 1025, MEENAH, WI 54957-1025
 Tel: (920) 751-4200 Fax: (920) 751-4284
 www.mcmgrp.com

DESIGNED: AWS
 DRAWN: MJA/DEW
 PROJECT NO: M0003_980146.24
 DATE: JAN., 2010
 SHEET NO.