LAKESHORE 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:

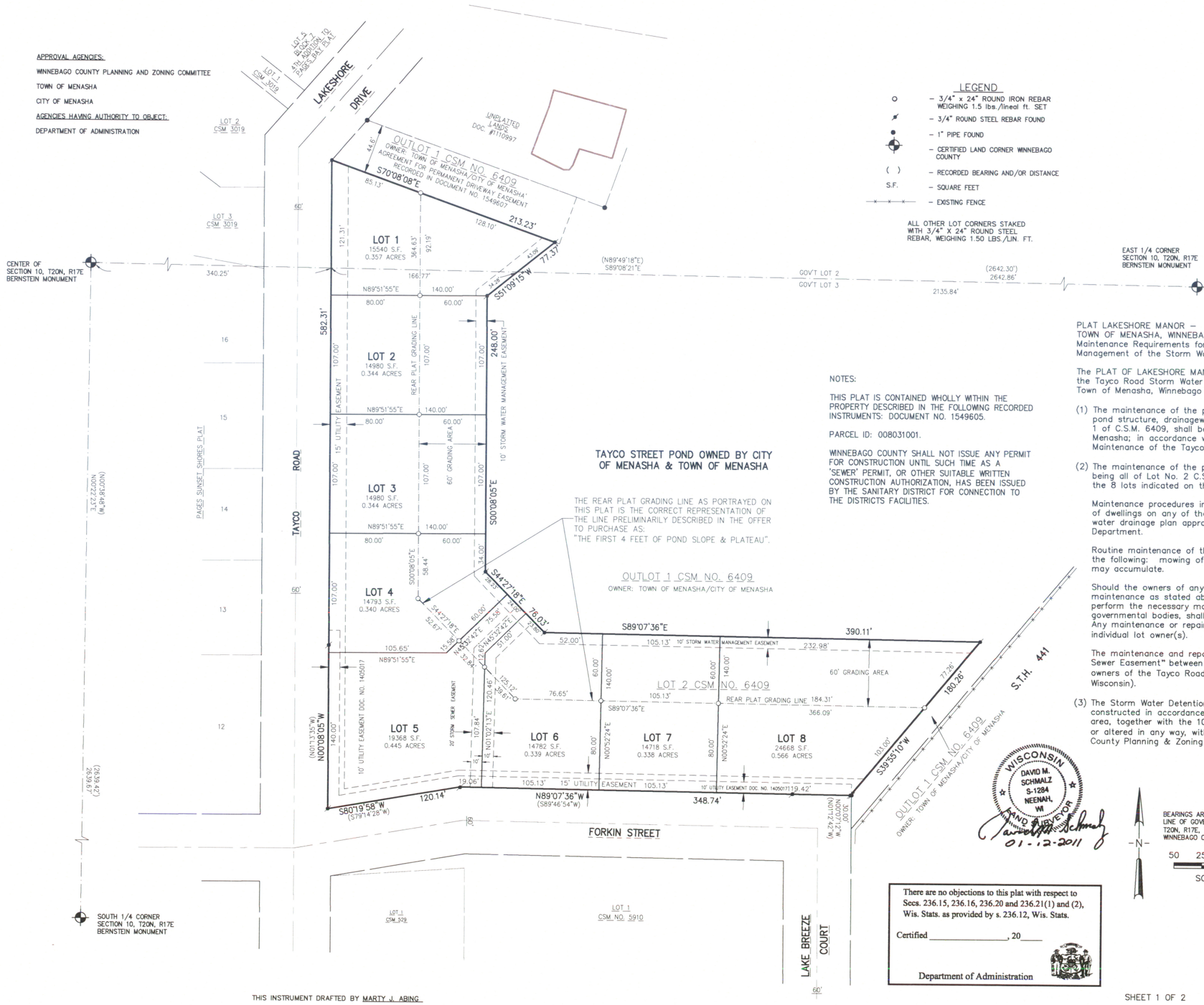
WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE

TOWN OF MENASHA

CITY OF MENASHA

AGENCIES HAVING AUTHORITY TO OBJECT:

DEPARTMENT OF ADMINISTRATION



TAYCO STREET POND OWNED BY CITY OF MENASHA & TOWN OF MENASHA

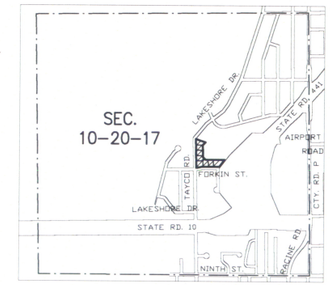
THE REAR PLAT GRADING LINE AS PORTRAYED ON THIS PLAT IS THE CORRECT REPRESENTATION OF THE LINE PRELIMINARILY DESCRIBED IN THE OFFER TO PURCHASE AS: "THE FIRST 4 FEET OF POND SLOPE & PLATEAU".

OUTLOT 1 CSM NO. 6409
OWNER: TOWN OF MENASHA/CITY OF MENASHA

LEGEND

- o – 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- – 3/4" ROUND STEEL REBAR FOUND
- – 1" PIPE FOUND
- – CERTIFIED LAND CORNER WINNEBAGO COUNTY
- ( ) – RECORDED BEARING AND/OR DISTANCE
- S.F. – SQUARE FEET
- – EXISTING FENCE

ALL OTHER LOT CORNERS STAKED WITH 3/4" X 24" ROUND STEEL REBAR, WEIGHING 1.50 LBS./LIN. FT.



LOCATION MAP
SHOWING SECTION 10, T20N, R17E,
TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

NOTES:

THIS PLAT IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS: DOCUMENT NO. 1549605.

PARCEL ID: 008031001.

WINNEBAGO COUNTY SHALL NOT ISSUE ANY PERMIT FOR CONSTRUCTION UNTIL SUCH TIME AS A 'SEWER' PERMIT, OR OTHER SUITABLE WRITTEN CONSTRUCTION AUTHORIZATION, HAS BEEN ISSUED BY THE SANITARY DISTRICT FOR CONNECTION TO THE DISTRICTS FACILITIES.

PLAT LAKESHORE MANOR –
TOWN OF MENASHA, WINNEBAGO COUNTY, WI
Maintenance Requirements for the
Management of the Storm Water Detention Easements

The PLAT OF LAKESHORE MANOR DRAINAGE PLAN has been incorporated into the "Master Plan of the Tayco Road Storm Water Detention Pond" to be constructed on Outlot 1 of C.S.M. 6409, Town of Menasha, Winnebago County, Wisconsin.

(1) The maintenance of the property know as "Outlot 1 of C.S.M. 6409", together with detention pond structure, drainageways and associated drainage structures to be constructed on Outlot 1 of C.S.M. 6409, shall be the sole responsibility of the Town of Menasha and the City of Menasha; in accordance with the INTERMUNICIPAL AGREEMENT for the "Operation & Maintenance of the Tayco Road Detention Pond," dated January 22, 2010.

(2) The maintenance of the property known as "Lakeshore Manor, an 8 Lot Subdivision Plat," being all of Lot No. 2 C.S.M. 6409, shall be the sole responsibility of the owner or owners of the 8 lots indicated on the plat.

Maintenance procedures include, the use of erosion control structures during the construction of dwellings on any of the 8 lots within the subdivision and compliance with the surface water drainage plan approved by the Town of Menasha & Winnebago County Planning & Zoning Department.

Routine maintenance of the Lakeshore Manor Subdivision Lots includes, but is not limited to the following: mowing of surface lawn or vegetation and the removal of debris or trash that may accumulate.

Should the owners of any of the 8 lots within the subdivision fail to perform the required maintenance as stated above, the Town of Menasha and Winnebago County retain the right to perform the necessary maintenance. Any charges for maintenance performed by either governmental bodies, shall be equally assessed among the Lakeshore Manor property owners. Any maintenance or repairs required on a specific lot or lots, will be assessed to that individual lot owner(s).

The maintenance and repair of the "Storm Sewer Piping" within the 20 foot wide "Storm Sewer Easement" between Lot 5 and Lot 6 of the plat, shall be the sole responsibility of the owners of the Tayco Road Detention Pond (the Town of Menasha and the City of Menasha, Wisconsin).

(3) The Storm Water Detention, Storm Water Management & Drainageway areas shall be constructed in accordance with the "Approved Drainage Plan". The 60 foot wide "grading area, together with the 10 foot wide storm water management easement", may not be filled or altered in any way, without the consent of the Town of Menasha and/or the Winnebago County Planning & Zoning Department.

WISCONSIN
DAVID M. SCHMALZ
S-1284
NEENAH, WI
LAND SURVEYOR
01-12-2011

BEARINGS ARE REFERENCED TO THE NORTH LINE OF GOVERNMENT LOT 3 OF SECTION 10, T20N, R17E, WHICH BEARS S89°08'21"E PER WINNEBAGO COUNTY COORDINATE SYSTEM.

N

50 25 0 50
SCALE – FEET

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

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

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

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

THIS INSTRUMENT DRAFTED BY MARTY J. ABING

mcmahon W:\PROJECTS\W00053\gis\arcmap\26\Final Plat LakeShore Manor.dwg 01/13/11 8:01 AM (2011-01)

LAKESHORE 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

SURVEYOR'S CERTIFICATE:

I hereby certify that the plat of LakeShore Manor, being 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. containing 3.072 acres of land and described as follows:

Commencing at the East 1/4 corner of said Section 10; Thence N89°08'21"W, 2135.84' along the North line of said Government Lot 3 to the East line of said Lot 2 and the Point of Beginning; Thence S51°09'15"W, 34.28 feet along said East line; Thence S00°08'05"E, 248.00 feet along said East line; Thence S44°27'18"E, 76.03 feet along said East line to the North line of said Lot 2; Thence S89°07'36"E, 390.11 feet along said North line to the east line of said Lot 2; Thence S39°55'10"W, 180.26 feet along the East line of said Lot 2 to the South line of said Lot 2 and the North right-of-way line of Forkin Street; Thence N89°07'36"W, 348.74 feet along the South line of said Lot 2 and the North right-of-way line of Forkin Street; Thence S80°19'58"W, 120.14 feet along the South line of said Lot 2 and the North right-of-way line of Forkin Street to the West line of said Lot 2 and the East right-of-way line of Tayco Road; Thence N00°08'05"W, 582.31 feet along the West line of said Lot 2 and the East right-of-way line of Tayco Road to the North line of said Lot 2; Thence S70°08'08"E, 213.23 feet along said North line to the East line of said Lot 2; Thence S51°09'15"W, 43.09 feet along the East line of said Lot 2 to the point of beginning.

That I have made such survey, land division, and plat under the directions of the owners 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 the TOWN OF MENASHA and Winnebago County Subdivision Ordinances in surveying, dividing and mapping the same.

Dated this 12th day of January, 2011.

David M. Schmalz, RLS-1284

WISCONSIN DAVID M. SCHMALZ S-1284 MENAH, WI LAND SURVEYOR

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRICAL AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY: KENNETH C. SYRING, GRANTORS TO:

WE-ENERGIES, AT & T AND TIME WARNER CABLE

GRANTEES TO 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 FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED AND FOR SOUNDS AND SIGNALS, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS 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 TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSED 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. THE RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES OR COMMUNICATIONS FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" 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 FOUR INCHES WITHOUT THE WRITTEN CONSENT OF THE GRANTEES.

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 POLES, PEDESTALS, TRANSFORMERS OR BURIED CABLES ARE TO BE PLACED WITHIN 2 FEET OF A SURVEY STAKE.

THE DISTURBANCE OR A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

Office of the Register of Deeds

_____ County, Wisconsin

Received for Record _____, 20

at _____ o'clock _____ M as document #

_____ in

Register of Deeds

CERTIFICATE OF TOWN TREASURER:

STATE OF WISCONSIN)
)SS
WINNEBAGO COUNTY)

I, MYRA R PIERGROSSI, BEING THE DULY APPOINTED, QUALIFIED AND ACTING TOWN TREASURER OF THE TOWN OF MENASHA, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ ON ANY OF THE LAND INCLUDED IN THE PLAT OF "LAKESHORE MANOR"

_____
MYRA R PIERGROSSI, TOWN TREASURER DATED

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
)SS
WINNEBAGO COUNTY)

I, MARY KRUEGER, BEING THE DULY ELECTED QUALIFIED AND ACTING TREASURER OF THE COUNTY OF WINNEBAGO, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENT AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF "LAKESHORE MANOR".

_____
MARY KRUEGER, COUNTY TREASURER DATED

CITY OF MENASHA COMMON COUNCIL APPROVAL CERTIFICATE:

THIS PLAT KNOWN AS "LAKESHORE MANOR", IN THE TOWN OF MENASHA, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF MENASHA.

APPROVED: _____
DONALD MERKES MAYOR DATED

SIGNED: _____
DONALD MERKES MAYOR DATED

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MENASHA.

_____
DEBORAH A. GALEAZZI, CLERK DATED

STATE OF WISCONSIN)
)SS
WINNEBAGO COUNTY)

I, DEBORAH A. GALEAZZI, BEING THE DULY ELECTED, QUALIFIED AND ACTING CLERK OF THE CITY OF MENASHA, DO HEREBY CERTIFY THAT THE COMMON COUNCIL OF THE CITY OF MENASHA, PASSED RESOLUTION NUMBER _____ ON _____ AUTHORIZING ME TO ISSUE A CERTIFICATE OF APPROVAL OF THE FINAL PLAT OF LAKESHORE MANOR UPON SATISFACTION OF CERTAIN CONDITIONS, KENNETH C. SYRING AND I DO HEREBY CERTIFY THAT ALL CONDITIONS WERE SATISFIED AND THE APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ DAY OF _____ 20____.

_____
DEBORAH A. GALEAZZI, CLERK DATED

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

OWNER'S CERTIFICATE

KENNETH C. SYRING, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS PLAT.

DATED THIS _____ DAY OF _____, 20____.

WE ALSO CERTIFY THAT THIS PLAT REQUIRED BY S. 236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

TOWN OF MENASHA
CITY OF MENASHA
WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE
DEPARTMENT OF ADMINISTRATION

_____ _____
KENNETH C. SYRING WITNESS

STATE OF WISCONSIN)
)SS
_____ COUNTY)

PERSONALLY APPEARED BEFORE ME ON THE _____ DAY OF _____, 20____, THE ABOVE NAMED OWNER TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____
NOTARY PUBLIC

_____ COUNTY, _____

MY COMMISSION EXPIRES _____

TOWN BOARD APPROVAL CERTIFICATE:

RESOLVED, THAT THE PLAT OF LAKESHORE MANOR IN THE TOWN OF MENASHA, WINNEBAGO COUNTY, IS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF MENASHA.

APPROVED: _____
JEFFREY S. STURGELL, TOWN ADMINISTRATOR DATED

SIGNED: _____
JEFFREY S. STURGELL, TOWN ADMINISTRATOR DATED

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF MENASHA.

_____
KAREN J. BACKMAN, CLERK DATED

WINNEBAGO COUNTY APPROVAL:

I HEREBY CERTIFY THAT THIS PLAT KNOWN AS LAKESHORE MANOR IN THE TOWN OF MENASHA WAS APPROVED BY THE WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE ON THIS _____ DAY OF _____, 20____.

_____
COMMITTEE CHAIRPERSON, DATED