PRELIMINARY PLAT

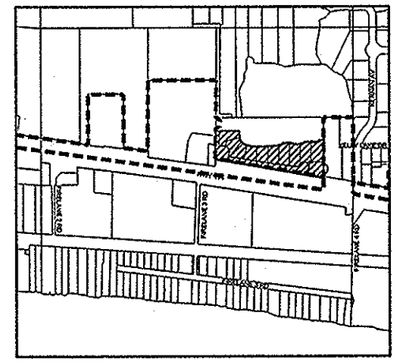
LAKE COTTAGE ESTATES

A PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 2980 AS RECORDED IN VOLUME 24 OF MAPS ON PAGE 288 AS DOCUMENT NO. 414583 AND A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN.

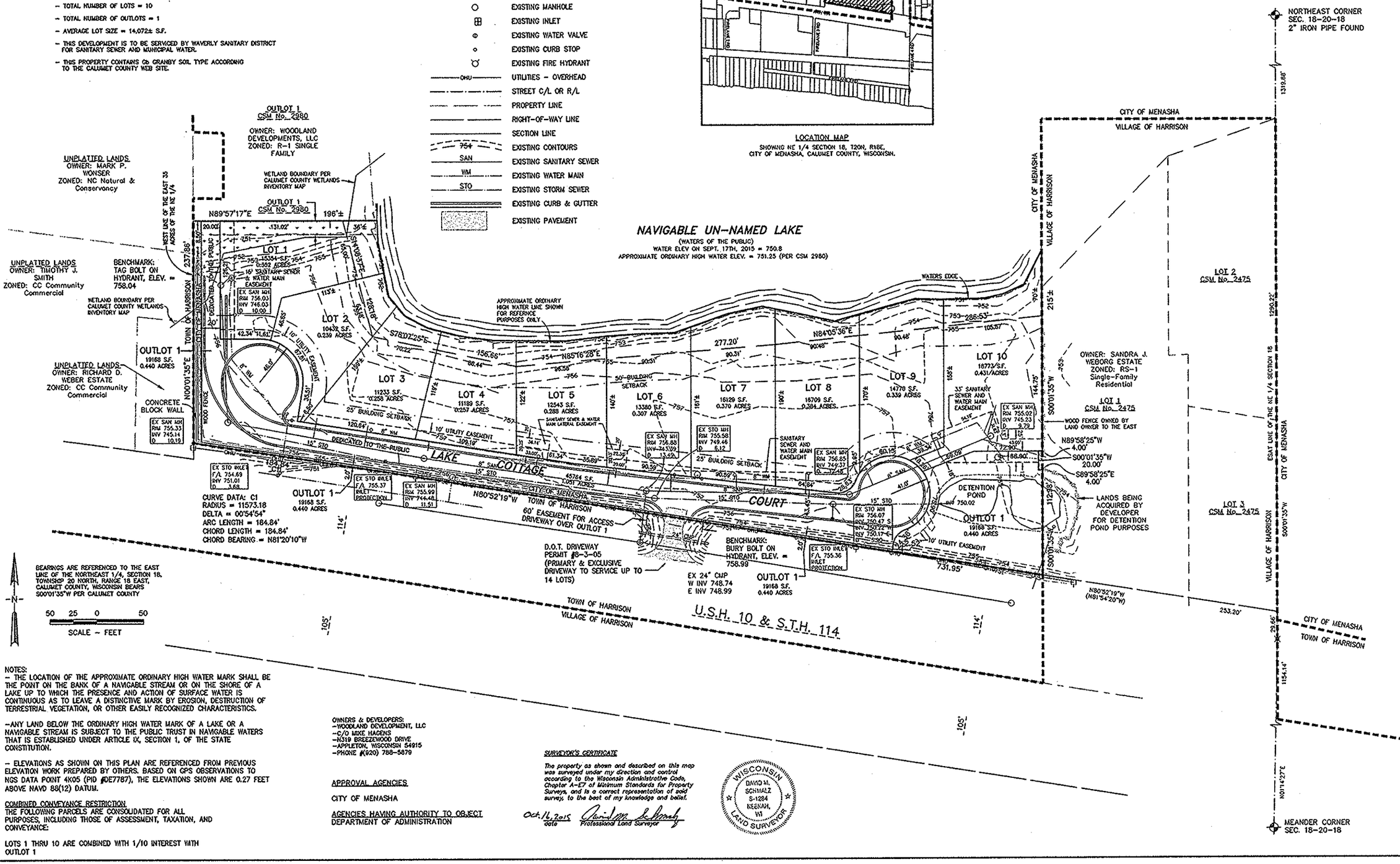
NOTES:
- THIS PROPERTY IS PRESENTLY ZONED: R-1 SINGLE FAMILY RESIDENCE DISTRICT
- THE PROPOSED ZONING IS TO BE: R-1 SINGLE FAMILY RESIDENCE DISTRICT
- ALL EASEMENTS TO BE SHOWN ON THE FINAL PLAT
- FRONTYARD BUILDING SETBACKS TO BE 25 FEET
- TOTAL AREA OF DEVELOPMENT = 4.7± ACRES
- DEDICATED STREET AREA = 1.051 ACRES
- NET SUBDIVIDED AREA = 3.6± ACRES
- TOTAL NUMBER OF LOTS = 10
- TOTAL NUMBER OF OUTLOTS = 1
- AVERAGE LOT SIZE = 14,072± S.F.
- THIS DEVELOPMENT IS TO BE SERVICED BY WAVERLY SANITARY DISTRICT FOR SANITARY SEWER AND MUNICIPAL WATER.
- THIS PROPERTY CONTAINS Gb GRANBY SOIL TYPE ACCORDING TO THE CALUMET COUNTY WEB SITE.

STANDARD SYMBOLS

- 1 1/4" REBAR FOUND
- 1" (1.315 OD) IRON PIPE FOUND
- COUNTY MONUMENT
- POWER POLE W/GUY WIRE
- TELEPHONE OR TELEVISION PEDESTAL
- EXISTING SPOT ELEVATION
- EXISTING MANHOLE
- EXISTING INLET
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING FIRE HYDRANT
- OHU — UTILITIES - OVERHEAD
- STREET C/L OR R/L
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- 754 — EXISTING CONTOURS
- SAN — EXISTING SANITARY SEWER
- WM — EXISTING WATER MAIN
- STO — EXISTING STORM SEWER
- EXISTING CURB & GUTTER
- EXISTING PAVEMENT



LOCATION MAP
SHOWING NE 1/4 SECTION 18, T20N, R18E, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4, SECTION 18, TOWNSHIP 20 NORTH, RANGE 18 EAST, CALUMET COUNTY, WISCONSIN BEARS S00°01'35"W PER CALUMET COUNTY

50 25 0 50
SCALE - FEET

NOTES:
- THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.

-ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

- ELEVATIONS AS SHOWN ON THIS PLAN ARE REFERENCED FROM PREVIOUS ELEVATION WORK PREPARED BY OTHERS. BASED ON GPS OBSERVATIONS TO NGS DATA POINT 4K05 (PID #DE7787), THE ELEVATIONS SHOWN ARE 0.27 FEET ABOVE NAVD 88(12) DATUM.

COMBINED CONVEYANCE RESTRICTION
THE FOLLOWING PARCELS ARE CONSOLIDATED FOR ALL PURPOSES, INCLUDING THOSE OF ASSESSMENT, TAXATION, AND CONVEYANCE:

LOTS 1 THRU 10 ARE COMBINED WITH 1/10 INTEREST WITH OUTLOT 1

OWNERS & DEVELOPERS:
-WOODLAND DEVELOPMENT, LLC
-C/O MIKE HAGENS
-N319 BREEZEWOOD DRIVE
-APPLETON, WISCONSIN 54915
-PHONE #(920) 788-5879

APPROVAL AGENCIES

CITY OF MENASHA

AGENCIES HAVING AUTHORITY TO OBJECT
DEPARTMENT OF ADMINISTRATION

SURVEYOR'S CERTIFICATE

The property as shown and described on this map was surveyed under my direction and control according to the Wisconsin Administrative Code, Chapter A-E7 of Minimum Standards for Property Surveys, and is a correct representation of said survey, to the best of my knowledge and belief.

Oct. 16, 2015
date

David M. Schmalz
Professional Land Surveyor

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

McMAHON
ENGINEERS ARCHITECTS
1445 McMAHON DRIVE NEENAH, WI 54956
NEENAH, WI 920.751.4200 MADISON, WI 608.241.1505
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NO.	DATE	REVISION

LAKE COTTAGE ESTATES - SECTION 18, T20N. R18E,
CITY OF MENASHA, CALUMET COUNTY, WISCONSIN
PRELIMINARY PLAT

DESIGNED	DRAWN
	MJA

PROJECT NO. W0942-940274.00
DATE SEPTEMBER, 2015
SHEET NO. 1

dwoelz, W:\PROJECTS\W0942\940274\00\Prel Plat LAKE COTTAGE ESTATES.dwg, model, Plot Date: 10/16/2015 9:36 AM, xrefs: (parcels_co_calumet_2014_05, z, wetland_co-calumet, hor01)