

LAKE COTTAGE ESTATES

A CONDOMINIUM PLAT

SURVEYOR'S CERTIFICATE: I, DAVID M. SCHMALZ, WISCONSIN PROFESSIONAL LAND SURVEYOR S-1284, HEREBY CERTIFY THAT IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 703 OF THE WISCONSIN STATUTES, I HAVE SURVEYED AND MAPPED 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, CONTAINING 205,444 SQUARE FEET (4.716 ACRES) OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE S00°01'35"W (RECORDED AS S01°01'40"E), 1299.34 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18 TO THE SOUTHEAST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NO. 2475 AS RECORDED IN VOLUME 19 OF MAPS ON PAGE 117; THENCE N80°51'05"W (RECORDED AS N81°54'20"W), 253.20 FEET ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP NO. 2475 TO THE SOUTHWEST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 2475; THENCE N00°01'35"E (RECORDED AS N01°01'40"W), 9.02 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE N80°52'19"W, 731.95 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF U.S.H. 10 AND S.T.H. 114 TO THE START OF A 11,573.18 FOOT RADIUS CURVE TO THE LEFT; THENCE 184.84 FEET ALONG THE ARC OF SAID CURVE BEING THE NORTH RIGHT-OF-WAY LINE OF SAID U.S.H. 10 & S.T.H. 114 HAVING A 184.84 FOOT CHORD WHICH BEARS N81°20'10"W TO THE WEST LINE OF THE EAST 35 ACRES OF SAID NORTHEAST 1/4; THENCE N00°01'35"E, 237.86 FEET ALONG SAID WEST LINE TO A POINT 15.00 FEET NORTH OF THE SOUTHWEST CORNER OF OUTLOT 1 OF SAID CERTIFIED SURVEY MAP NO. 2980; THENCE N89°57'17"E, 159.52 FEET ALONG A LINE 15 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID OUTLOT 1 TO THE STARTING POINT OF A MEANDER LINE TO THE SOUTHERLY SHORE OF WOODLAND LAKE, SAID POINT BEARS S89°57'17"W, 36 FEET MORE OR LESS FROM SAID SOUTHERLY SHORE; THENCE THE FOLLOWING FOUR CALLS ALONG SAID MEANDER LINE; THENCE S14°08'37"E, 128.18 FEET; THENCE S78°07'25"E, 156.66 FEET; THENCE N85°16'28"E, 277.20 FEET; THENCE N84°05'36"E, 286.53 FEET TO THE WEST LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 2475 AND THE TERMINATION POINT OF SAID MEANDER LINE; SAID POINT BEARS S00°01'35"W (RECORDED AS S01°01'40"E), 70 FEET MORE OR LESS FROM THE SOUTHERLY SHORE OF SAID WOODLAND LAKE; THENCE S00°01'35"W (RECORDED AS S01°01'40"E), 144.75 FEET ALONG THE WEST LINE OF SAID LOT 1; THENCE N89°58'25"W, 4.00 FEET; THENCE S00°01'35"W, 20.00 FEET; THENCE S89°58'25"E, 4.00 FEET TO THE WEST LINE OF SAID LOT 1; THENCE S00°01'35"W (RECORDED AS S01°01'40"E), 112.98 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. INCLUDING ALL THOSE LANDS LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE SOUTHERLY SHORE OF WOODLAND LAKE AND THE RESPECTIVE LOT LINE EXTENDED TO SAID SOUTHERLY SHORE.

I FURTHER CERTIFY THAT THIS CONDOMINIUM PLAT CORRECTLY REPRESENTS THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND COMMON ELEMENT CAN BE DETERMINED FROM THE PLAT.

DAVID M. SCHMALZ, PLS-1284 _____ DATED _____

CITY OF MENASHA APPROVAL:

We hereby certify that Lake Cottage Estates, A Condominium Plat in the City of Menasha, Calumet County was approved and accepted by the City of Menasha on this _____ day of _____, 20____.

Mayor – Don Merkes _____ Date _____

STATE OF WISCONSIN)ss
COUNTY OF _____

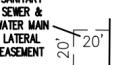
I, Deborah A. Galeazzi, being the duly elected, qualified and acting clerk of the City of Menasha, Winnebago and Calumet Counties do hereby certify that the Common Council of the City of Menasha passed by voice vote on this _____ day of _____, 20____ authorizing me to issue a certificate of approval of the condominium plat of Lake Cottage Estates, Woodland Development, LLC. upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THIS _____ day of _____, 20____.

Dated _____ Clerk – Deborah A. Galeazzi _____

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.

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH	TANGENT BEARINGS
C1	11573.18'	0°54'54"	184.84'	N 81°20'10" W	184.84'	N 80°52'42" W N 81°47'37" W
C2	46.00'	98°55'34"	69.92'	S 40°30'37" E	79.42'	S 89°58'25" E S 08°57'10" W
C3	46.00'	60°32'07"	46.37'	N 59°42'21" W	48.60'	
C4	46.00'	38°23'28"	30.25'	N 10°14'34" W	30.82'	
C5	20.00'	76°17'23"	24.71'	N 58°25'46" E	26.63'	S 83°25'32" E N 20°17'05" E
C6	41.00'	229°31'59"	74.46'	N 44°56'56" W	164.25'	
C7	41.00'	13°53'52"	9.92'	S 27°14'01" W	9.95'	
C8	41.00'	84°03'05"	54.90'	S 76°12'30" W	60.15'	
C9	41.00'	93°42'48"	59.83'	S 14°54'34" E	67.06'	
C10	41.00'	37°52'14"	26.61'	S 50°52'57" W	27.10'	
C11	20.00'	69°47'28"	22.88'	S 34°55'19" W	24.36'	N 20°17'05" E S 69°49'04" W
C12	11575.19'	0°52'26"	176.57'	N 81°18'56" W	176.57'	N 80°52'42" W N 81°45'09" W

LEGEND

-  - 1 1/4" x 30" ROUND STEEL REBAR WEIGHING 4.30 lbs./lineal ft. SET
-  - 1 1/4" ROUND STEEL REBAR FOUND
-  - 3/4" ROUND STEEL REBAR FOUND
-  - CERTIFIED LAND CORNER CALUMET COUNTY
-  - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET
- L.C.E. - LIMITED COMMON ELEMENT
-  - CORPORATE BOUNDARY
-  ALL OTHER L.C.E. CORNERS STAKED WITH 3/4" X 24" ROUND STEEL REBAR, WEIGHING 1.50 LBS./LIN. FT.
-  UTILITY EASEMENT (12' UNLESS NOTED)
-  ACCESS RESTRICTED ROAD
-  SANITARY SEWER & WATER MAIN LATERAL EASEMENT
-  LOW VALUE WETLANDS

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 MAKE 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.

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.mcmgp.com