PRELIMINARY PLAT
POND VIEW ESTATES

SURVEYOR'S CERTIFICATE:

I, MICHAEL J. FRANK, WISCONSIN REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE VILLAGE OF SHERWOODD SUBDIVISION ORDINANCE.

DATED THIS 19th DAY OF March, 2019

Michael J. Frank

MICHAEL J. FRANK S-2123
WISCONSIN REGISTERED LAND SURVEYOR

PARCEL TO R/W 875,325 SQ FT (20.095 AC)
RIGHT-OF-WAY 16,125 SQ FT (0.370 AC.)
TOTAL AREA 891,450 SQ FT (20.465 AC.)

LEGAL DESCRIPTION

BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF SHERWOOD, CALUMET COUNTY, WISCONSIN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 25; THENCE NORTH 00 DEGREES 30 MINUTES 08 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25, A DISTANCE OF 514.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 03 MINUTES 57 SECONDS WEST, ALONG THE NORTH LINE OF LANDS DESCRIBED IN JACKET 5394 IMAGES 17~18, A DISTANCE OF 1,321.13 FEET (RECORDED AS 1,321.18 FEET); THENCE NORTH 00 DEGREES 25 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25, A DISTANCE OF 804.23 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25, A DISTANCE OF 832.08 FEET; THENCE SOUTH 01 DEGREE 43 MINUTES 40 SECONDS WEST, ALONG THE WESTERLY LINE OF SHERWOOD ESTATES, A SUBDIVISION OF RECORD) A DISTANCE OF 228.26 FEET, THENCE SOUTH 24 DEGREES 46 MINUTES 11 SECONDS EAST, ALONG SAID WESTERLY LINE, 193.72 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SHERWOOD ESTATES, 146.40 FEET; THENCE NORTH 60 DEGREES 48 MINUTES 16 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 144.67 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 51 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 140.00 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 08 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25, A DISTANCE OF 489.02 FEET TO THE POINT OF BEGINNING, CONTAINING 891,450 SQUARE FEET (20.465 ACRES) OF LAND, MORE OR LESS. AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BENCHMARKS

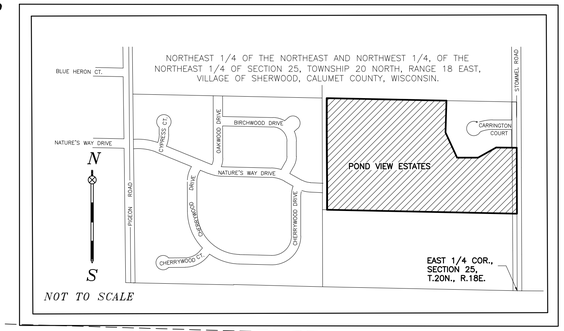
1 BM TAG BOLT OF HYD. ELEV. = 792.30
HYDRANT LOCATED SOUTHWEST CORNER NATURES WAY DR. @ CHERRYWOOD DR.

2 BM TAG BOLT OF HYD. ELEV. = 792.75
E END NATURES WAY DR.
SOUTH SIDE

3 BM TAG BOLT OF HYD. ELEV. = 791.29
30' E OF E END NATURES WAY DR.

4 BM TAG BOLT OF HYD. ELEV. = 793.90
HYDRANT SOUTHWEST COR STOMMEL & CLIFFVIEW DR

LOCATION SKETCH

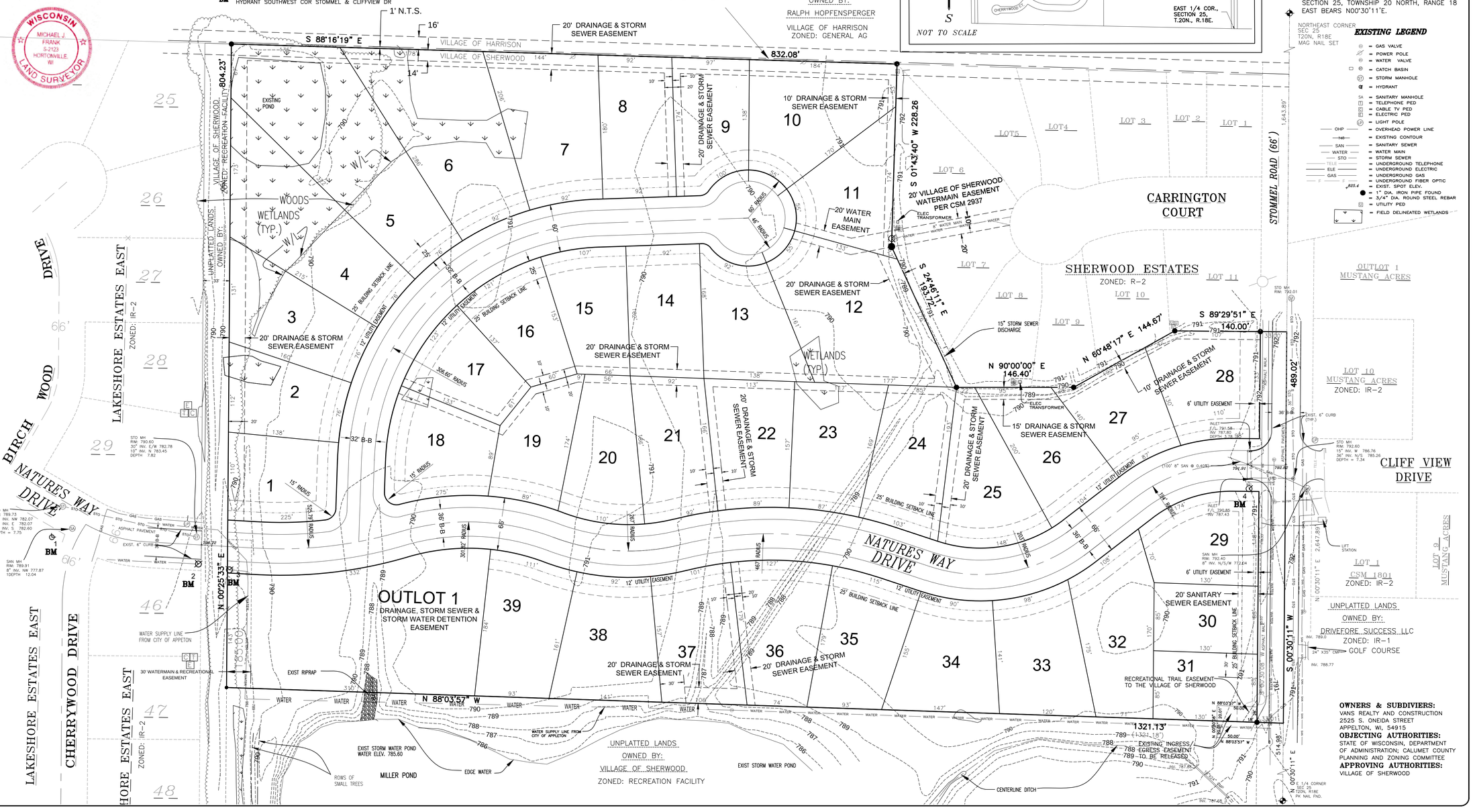


GENERAL NOTES

TOTAL ACRES = 20.465
PROPOSED NUMBER OF LOTS: 40
MINIMUM LOT SIZE= 8,500 SQ. FT.
MINIMUM LOT WIDTH AT SETBACK = 75'
PROPOSED TYPICAL DIMENSIONS ARE 90' x 150'
PROPOSED TOTAL LENGTH OF NEW STREET: 2,156'

PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
ZONED R-1

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, FOR CALUMET, EAST LINE OF THE NORTHEAST 1/4 SECTION 25, TOWNSHIP 20 NORTH, RANGE 18 EAST BEARS N00°30'11"E.



EXISTING LEGEND

- GAS VALVE
- POWER POLE
- WATER VALVE
- CATCH BASIN
- STORM MANHOLE
- HYDRANT
- SANITARY MANHOLE
- TELEPHONE PED
- CABLE TV PED
- ELECTRIC PED
- LIGHT POLE
- OHP — OVERHEAD POWER LINE
- 788 — EXISTING CONTOUR
- SAN — SANITARY SEWER
- WATER — WATER MAIN
- STO — STORM SEWER
- TELE — UNDERGROUND TELEPHONE
- ELE — UNDERGROUND ELECTRIC
- GAS — UNDERGROUND GAS
- F — UNDERGROUND FIBER OPTIC
- 835.4 — EXIST. SPOT ELEV.
- 1" DIA. IRON PIPE FOUND
- 3/4" DIA. ROUND STEEL REBAR
- UTILITY PED
- FIELD DELINEATED WETLANDS

OWNERS & SUBDIVIERS:
VANS REALTY AND CONSTRUCTION
2525 S. ONEIDA STREET
APPELTON, WI, 54915

OBJECTING AUTHORITIES:
STATE OF WISCONSIN, DEPARTMENT OF ADMINISTRATION; CALUMET COUNTY PLANNING AND ZONING COMMITTEE

APPROVING AUTHORITIES:
VILLAGE OF SHERWOOD

REVISIONS

SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
2711 N. MASON STREET, Suite F APPLETON, WI 54914 (920) 734-9107

PRELIMINARY PLAT
POND VIEW ESTATES
VILLAGE OF SHERWOOD, CALUMET COUNTY, WISCONSIN
FOR: VANS REALTY AND CONSTRUCTION
2525 S. ONEIDA ST
APPLETON, WI 54915

DRAWN MJF
DATE 03/18/19
SCALE 1"=60'
JOB NO. 4526
SHEET 1 OF 1 SHEETS

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