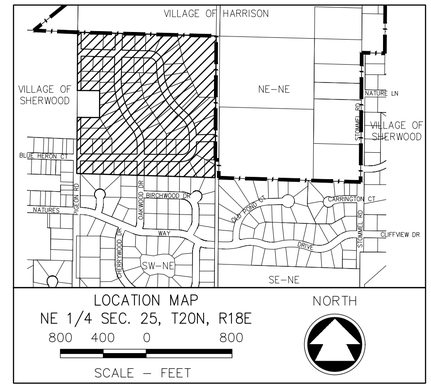
LAKESHORE ESTATES NORTH

A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 25, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF SHERWOOD, CALUMET COUNTY, WISCONSIN.



LEGEND

- ⊗ – 1 1/4" x 18" ROUND STEEL REBAR WEIGHING 4.30 LBS./LINEAL FT. SET
- ◉ – 3/4" REBAR FOUND
- ● – 1" INSIDE DIAMETER IRON PIPE FOUND
- ⊙ – 1 1/4" REBAR FOUND
- ⊕ – CERTIFIED LAND CORNER CALUMET COUNTY
- ( ) – RECORDED BEARING AND/OR DISTANCE
- S.F. – SQUARE FEET
- ☀ – POTENTIAL STREET LIGHT LOCATION (LOCATION MAY ADJUST UPON FINAL DESIGN BY WISCONSIN ELECTRIC POWER COMPANY)
- 15' UTILITY EASEMENT UNLESS OTHERWISE NOTED
- POTENTIAL LOCATION 8' ASPHALT PEDESTRIAN TRAIL
- CORPORATE BOUNDARY LINE

ALL OTHER LOT CORNERS STAKED WITH 3/4" X 18" ROUND STEEL REBAR, WEIGHING 1.50 LBS./LIN. FT.

WETLANDS DELINEATED BY STACEY CAPLAN & GAREK HOLLEY MCMAHON ASSOCIATES DATED OCTOBER 21, 2016

Curve Table

Curve #	Radius	Delta	Length	Chord Direction	Chord Length	Tangent	Bearing
C1	267.00'	38°34'51"	179.79'	S18°56'30"E	176.41'		N38°13'56"W
C2	733.00'	39°45'16"	508.59'	S18°21'18"E	498.45'	N38°13'56"W	
C3	733.00'	8°55'02"	114.09'	S33°46'24"E	113.97'		
C4	733.00'	7°04'52"	90.59'	S25°46'27"E	90.53'		
C5	733.00'	6°45'02"	86.36'	S18°51'31"E	86.31'		
C6	733.00'	6°45'02"	86.36'	S12°06'29"E	86.31'		
C7	733.00'	6°45'02"	86.36'	S05°21'27"E	86.31'		
C8	733.00'	3°30'16"	44.83'	S00°13'48"E	44.83'		
C9	667.00'	39°45'16"	462.79'	N18°21'18"W	453.57'		S38°13'56"E
C10	667.00'	4°45'19"	55.36'	N00°51'20"W	55.34'		
C11	667.00'	9°07'46"	106.27'	N07°47'52"W	106.16'		
C12	667.00'	8°55'13"	103.84'	N16°49'21"W	103.74'		
C13	667.00'	8°27'21"	98.44'	N25°30'38"W	98.35'		
C14	667.00'	8°29'37"	98.88'	N33°59'07"W	98.79'		
C15	333.00'	38°34'51"	224.23'	N18°56'30"W	220.02'	S38°13'56"E	
C16	333.00'	14°18'24"	83.15'	N31°04'44"W	82.93'		
C17	333.00'	13°23'54"	77.87'	N17°13'35"W	77.69'		
C18	333.00'	10°52'33"	63.21'	N05°05'21"W	63.11'		
C19	67.00'	91°13'28"	106.68'	S44°44'11"W	95.76'		
C20	217.00'	50°12'41"	190.17'	S25°58'54"E	184.14'		N51°05'14"W
C21	217.00'	23°54'59"	90.58'	S12°50'03"E	89.92'		
C22	217.00'	26°17'42"	99.59'	S37°56'23"E	98.72'		
C23	603.00'	52°20'23"	550.84'	S24°55'02"E	531.89'	N51°05'14"W	N01°15'09"E
C24	603.00'	3°15'12"	34.24'	S49°27'38"E	34.23'		
C25	603.00'	8°34'58"	90.33'	S43°32'33"E	90.24'		
C26	603.00'	8°34'58"	90.33'	S34°57'35"E	90.24'		
C27	603.00'	8°34'58"	90.33'	S26°22'37"E	90.24'		
C28	603.00'	8°34'58"	90.33'	S17°47'39"E	90.24'		
C29	603.00'	7°46'11"	81.76'	S09°37'05"E	81.71'		
C30	603.00'	6°59'08"	73.52'	S02°14'25"E	73.47'		
C31	67.00'	89°43'49"	104.93'	S43°36'46"E	94.53'	N01°15'09"E	
C32	133.00'	89°43'49"	208.29'	N43°36'46"W	187.65'		S01°15'09"W
C33	133.00'	20°29'08"	47.55'	N78°14'06"W	47.30'		
C34	133.00'	32°29'36"	75.43'	N51°44'44"W	74.42'		
C35	133.00'	32°29'36"	75.43'	N19°15'08"W	74.42'		
C36	133.00'	4°15'29"	9.88'	N00°52'36"W	9.88'		
C37	537.00'	52°20'23"	490.55'	N24°55'02"W	473.67'	S01°15'09"W	S51°05'14"E
C38	537.00'	10°17'14"	96.42'	N03°53'27"W	96.28'		
C39	537.00'	12°23'08"	116.08'	N15°13'38"W	115.86'		
C40	537.00'	12°23'08"	116.08'	N27°36'46"W	115.86'		
C41	537.00'	12°23'08"	116.08'	N39°59'55"W	115.86'		
C42	537.00'	4°53'45"	45.89'	N48°38'21"W	45.87'		
C43	283.00'	50°12'41"	248.01'	N25°58'54"W	240.15'	S51°05'14"E	S00°52'33"E
C44	283.00'	10°23'49"	51.35'	N45°53'19"W	51.28'		
C45	283.00'	18°09'07"	89.66'	N31°36'51"W	89.28'		
C46	283.00'	21°39'45"	107.00'	N11°42'26"W	106.36'		
C47	133.00'	91°13'28"	211.76'	N44°44'11"E	190.09'		
C48	133.00'	28°46'01"	66.78'	N13°30'27"E	66.08'		
C49	133.00'	35°23'10"	82.14'	N45°35'02"E	80.84'		
C50	133.00'	27°04'17"	62.84'	N76°48'46"E	62.26'		

NOTES

1. Per US Army Corps of Engineers Regulatory File No. 2016-04156-NTD and Regulatory File No. 2016-04156-MWM, wetlands shown on the plat are not subject to federal jurisdiction. Wetland areas allowed to be filled by State of Wisconsin Department of Natural Resources letter dated February 13, 2023 as File EXE-NE-2023-8-00190 are not shown on this map.
2. Property is zoned I-R2:
   Front yard setback any building is 30 feet.
   Sideyard setback: Principal Building is 8' minimum non driveway side. Minimum both sides total is 20 feet.
   Rear yard setback principal building is 25 feet.
   Side yard setback accessory building is 3 feet.
   Rear yard setback accessory building is 3 feet.
3. 10' Building setbacks are to be enforced from all wetland boundaries that remain in place.
4. Outlots to be owned and maintained by a Home Owners Association.
5. The potential cluster mailbox locations are shown for reference purposes only and could possibly change locations.

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THIS INSTRUMENT DRAFTED BY: Amy Sedlar

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