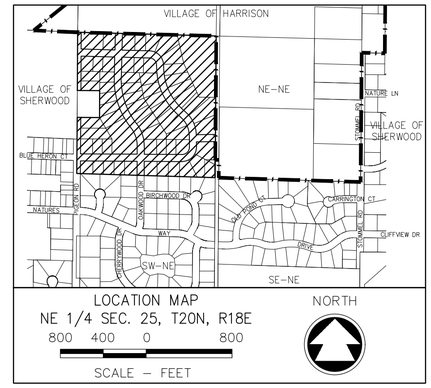
# LAKESHORE ESTATES NORTH

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.


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: Amy Sedlar



asedlar, W:\PROJECTS\B0632\092200147\CADD\Civil3D\Survey Documents\MARKETING MAP\Lakeshore Estates North.dwg, Plot Date: 10/2/2023 12:22 PM