

PRELIMINARY PLAT OF: OAKDALE ESTATES

A SUBDIVISION LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 3, T20N, R17E, TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN

OWNERS: DAN SCHULTZ AND RALPH DONATO
18 KOOLS CT. 1957 NATE CT.
APPLETON, WI. NEENAH, WI.

SURVEYOR: DALE D. RICE R.L.S. NO. S-970
303 S. BLUEMOUND DR.
APPLETON, WI.

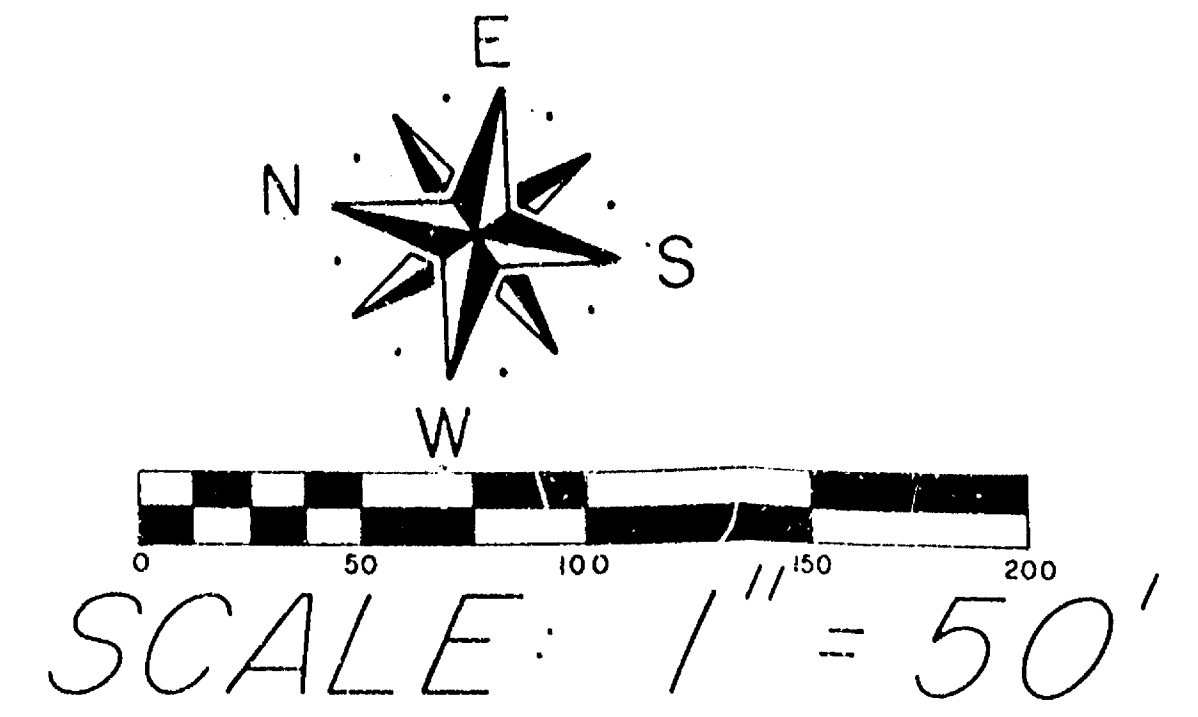
DATE OF SURVEY: 10/28/77

AGENCIES HAVING AUTHORITY TO OBJECT AND/OR APPROVE

- WINNEBAGO COUNTY
- TOWN OF MENASHA
- DEPARTMENT OF LOCAL AFFAIRS AND DEVELOPMENT
- CITY OF APPLETON
- DIVISION OF HIGHWAYS, DEPARTMENT OF TRANSPORTATION

NOTES: 1) ELEVATIONS ARE REFERRED TO MEAN SEA LEVEL DATUM.
2) 100 YEAR INTERMEDIATE REGIONAL FLOOD ELEVATION = 743' (AS PER FOX RIVER FLOOD PLAIN INFORMATION BY CORPS OF ENGINEERS)
3) PRESENT ZONING IS COMMERCIAL - B (TO BE REZONED) RESIDENTIAL
4) THIS SUBDIVISION WILL BE SERVED BY A PUBLIC SEWER SYSTEM.

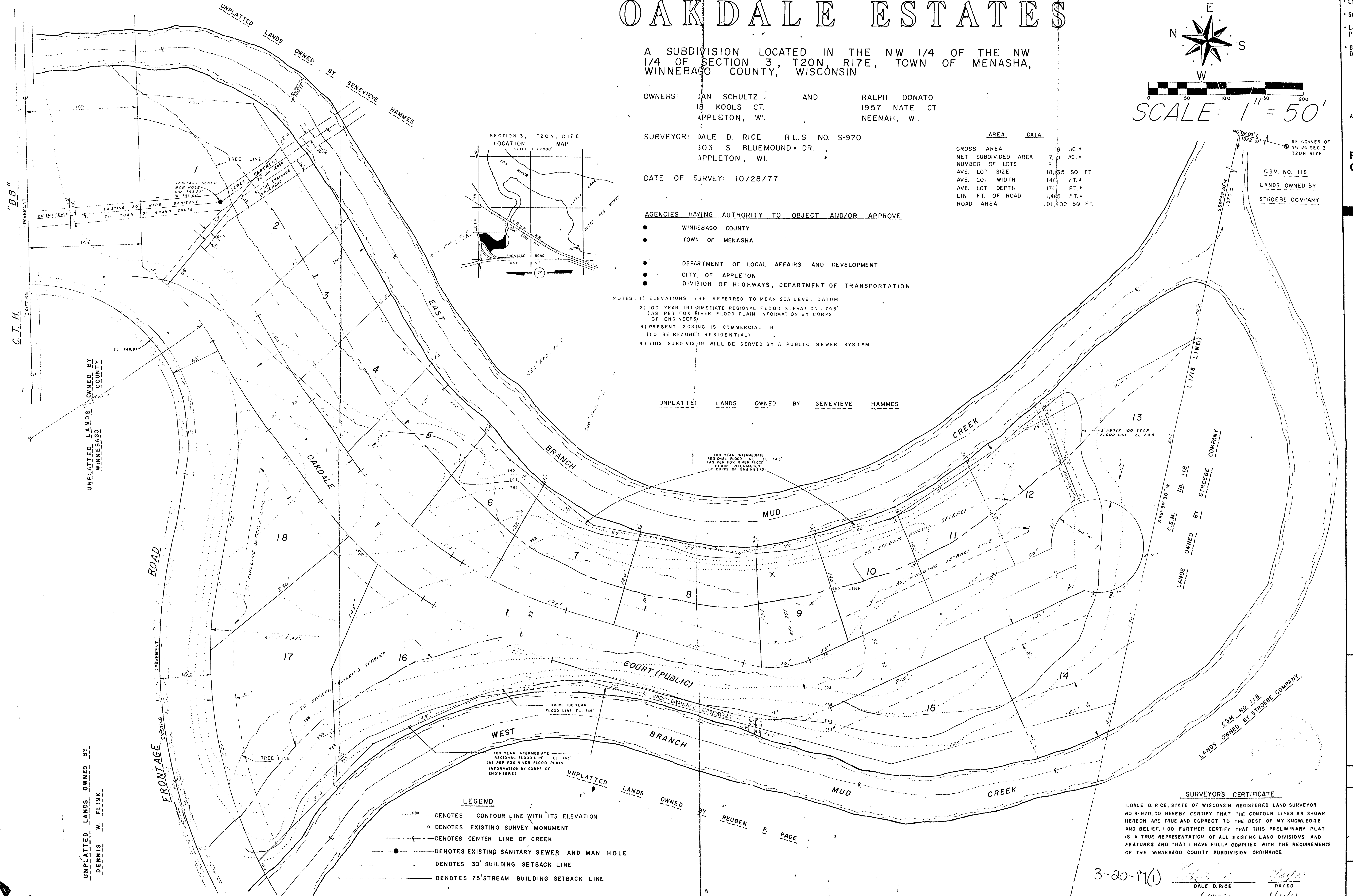
AREA	DATA
GROSS AREA	11.59 AC.±
NET SUBDIVIDED AREA	7.50 AC.±
NUMBER OF LOTS	18
AVE. LOT SIZE	18.35 SQ. FT.
AVE. LOT WIDTH	140 FT.±
AVE. LOT DEPTH	170 FT.±
LIN. FT. OF ROAD	1,425 FT.±
ROAD AREA	101,400 SQ. FT.



Engineering
Surveying
Land Planning
Building Design

APPLETON, WIS.

RICE &
ORTH
INC.



LEGEND

- DENOTES CONTOUR LINE WITH ITS ELEVATION
- o DENOTES EXISTING SURVEY MONUMENT
- e— DENOTES CENTER LINE OF CREEK
- DENOTES EXISTING SANITARY SEWER AND MAN HOLE
- DENOTES 30' BUILDING SETBACK LINE
- DENOTES 75' STREAM BUILDING SETBACK LINE

SURVEYOR'S CERTIFICATE

I, DALE D. RICE, STATE OF WISCONSIN REGISTERED LAND SURVEYOR NO. S-970, DO HEREBY CERTIFY THAT THE CONTOUR LINES AS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I DO FURTHER CERTIFY THAT THIS PRELIMINARY PLAT IS A TRUE REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES AND THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF THE WINNEBAGO COUNTY SUBDIVISION ORDINANCE.

DALE D. RICE
REVISOR

DATED
11/11/77

DESIGNED E J F
DRAWN D D R
CHECKED
SCALE 1" = 50'

DATE
10/28/77

1
OF 1 SHEETS
FILE NO.

P-681