

LEGEND

○	— 3/4" X 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
✕	— 1/2" ROUND STEEL REBAR FOUND
●	— 3/4" ROUND STEEL REBAR FOUND
•	— 1" IRON PIPE FOUND
	— CERTIFIED LAND CORNER WINNEBAGO COUNTY
()	— RECORDED BEARING AND/OR DISTANCE
S.F.	— SQUARE FEET
⦿	— WATER VALVE
● GV	— GAS VALVE
	— POWER POLE
	— FIRE HYDRANT
	— CATCH BASIN
	— DECIDUOUS TREE
○	— MANHOLE
— — — — —	— TELEPHONE LINE
- - - - -	— ELECTRIC LINE
G — — — — —	— GAS LINE
■	— TELEPHONE PEDISTAL
● — — — — —	— PARKING SIGN
● — ✕ — — — — —	— LIGHT POLE
- - - - -	— FENCE
■	— ELECTRICAL PEDISTAL
— — — — —	— FIBER OPTIC LINE
— — — — —	— WATER MAIN

BEARING
 THE NO.
 RIGHT-OF-
 NINTH S
 BEARING

50 25 0 50

SCALE - FEET

1. Minimum front yard setback --- Twenty-five (25) feet or the prevailing setback.
2. Minimum side yard --- Six (6) feet and on aggregate minimum width on both sides of sixteen (16) feet.
3. Minimum rear yard --- Thirty (30) feet.
4. Maximum height --- Thirty-five (35) feet of two and one-half stories.
5. Minimum side yard and rear yard of detached garages, accessory buildings and uses that are eight (8) feet or more from the principal dwelling--- Three (3) feet side yard and three (3) feet rear yard.
6. Minimum side yard and rear yard of detached garages, accessory buildings or uses that are less than eight (8) feet from the principal dwelling--- Six (6) feet side yard and eight (8) feet rear yard.
7. Minimum lot size --- Seven thousand two hundred (7,200) square feet per dwelling.
8. Minimum lot width --- Sixty (60) feet.
9. Parking --- Refer to Article E.
10. Keeping of not more than two (2) boarders and/or roomers by transient family.
11. Minimum shoreyard --- Fifty (50) feet for a principal dwelling or use.
12. Minimum roof pitch all single family dwelling units constructed in this district after the effective date of this ordinance (4-20-99) shall have a roof pitch of 4/12 or greater.

Beginning at a point that is 941.00 feet West and 33.00 feet north of the Southeast corner of said Section 11, T20N, R18E; Thence N01°09'24"W, 250.00 feet (Recorded as M0001'00"W); Thence N27°25'59"E, 347.80 feet (Recorded as N28°15'00"E); Thence S89°54'14"E, 226.68 feet (Recorded as S89°13'00"E); Thence S01°12'07"E, 280.00 feet (Recorded as S00°03'00"W); Thence N89°19'23"E, 250.51' (Recorded as S89°13'00"E, 250.74 feet); Thence S00°23'13"E, 276.82 feet (Recorded as S00°03'00"E, 276.27 feet); Thence N89°37'48"W, 640.12 feet (Recorded as N89°31'00"W 641.39 feet) to the point of beginning.

The above described land per doc #594129

The legal description does not mathematically close, the error was placed in the last course of the legal description

McMAHON
ASSOCIATES, INC.

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- ARCHITECTS
- SCIENTISTS
- SURVEYORS

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DESIGNED	DRAWN	CHECKED
	BAB	

Clovis Grave School

SCALE	DATE	PROJECT NO.
1" = 50'	JUNE, 2001	

SHEET NO.

FILE NO.	
CAD	

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SURVEYOR'S CERTIFICATE

The property as shown and described on this map was surveyed under my direction and control according to the Wisconsin Administrative Code, Chapter A-E7 of Minimum Standards for Property Surveys, and is a correct representation of said survey, to the best of my knowledge and belief.

8-2-01

David M. Schen
Rental and Land Services

CITY OF MANASSAS 5/17/2017