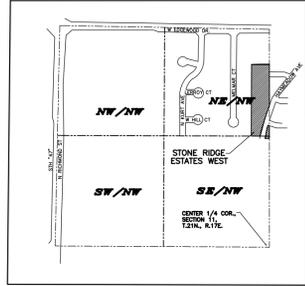


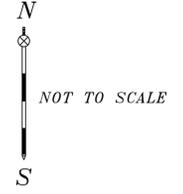
PRELIMINARY PLAT
STONE RIDGE ESTATES WEST
LEGAL DESCRIPTION

ALL OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 7857 AS RECORDED IN DOCUMENT NUMBER 2182744 BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN, CONTAINING 169,182 SQUARE FEET (3.88 ACRES) OF LAND, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LOCATION SKETCH



NW 1/4 SECTION 11, T21N, R17E



SURVEYOR'S CERTIFICATE:
 I, MICHAEL J. FRANK, WISCONSIN PROFESSIONAL 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 CITY OF APPLETON SUBDIVISION ORDINANCE.

DATED THIS _____ DAY OF _____, 2021

MICHAEL J. FRANK S-2123
 WISCONSIN REGISTERED LAND SURVEYOR

GENERAL NOTES

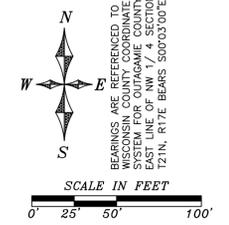
TOTAL ACRES = 3.88 ACRES
 PROPOSED NUMBER OF LOTS: 10 LOTS
 MINIMUM LOT SIZE = 6,000 SQ. FT.
 MINIMUM LOT WIDTH AT SETBACK = 50'
 PROPOSED TYPICAL DIMENSIONS ARE 80' x 170'
 PROPOSED TOTAL LENGTH OF NEW STREET: 385'
 STRATFORD LANE TO BE DEDICATED = 10,139 SQ.FT.
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL ZONED R1B
 SETBACKS: FRONT 20'
 REAR 25'
 SIDE YARD 6'

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT BEARING-IN	TANGENT BEARING-OUT
C1	600.00'	54.58'	84.56'	S 16°51'25" W	5°12'44"	S 19°07'47" W	S 13°55'03" W
C2	55.00'	254.17'	81.24'	S 42°20'31" E	284°47'03" E	S 89°57'00" W	N 03°09'57" E
C3	55.00'	12.25'	12.22'	S 83°34'09.5" W	12°45'41"	S 89°57'00" W	S 77°11'19" W
C4	55.00'	48.32'	46.78'	S 52°01'17" W	50°20'04"	S 77°11'19" W	S 26°51'15" W
C5	55.00'	51.30'	49.46'	S 02°08'06.5" W	53°28'17"	S 26°51'15" W	S 26°35'02" E
C6	55.00'	45.59'	44.30'	S 50°19'47.5" E	47°29'31"	S 26°35'02" E	S 74°04'33" E
C7	55.00'	96.70'	84.72'	N 55°32'42" E	100°45'30"	S 74°04'33" E	N 05°11'13" E

LEGEND

- = 3/4" DIA. ROUND STEEL REBAR FOUND
- = 1-5/16" O.D. x 24" LONG IRON PIPE SET WEIGHING 1.13 LBS./LIN. FOOT SET
- = 1-5/16" O.D. IRON PIPE FOUND
- = 1 1/4" DIA. ROUND STEEL REBAR FOUND
- () = RECORDED AS
- ⊙ = POWER POLE
- ⊕ = WATER VALVE
- ⊗ = CATCH BASIN
- ⊙ = STORM MANHOLE
- ⊙ = HYDRANT
- ⊙ = SANITARY MANHOLE
- ⊙ = UTILITY PED
- ⊙ = LIGHT POLE
- ⊙ = EXIST. SPOT ELEV.
- OHP — = OVERHEAD POWER LINE
- EXIST — = EXISTING CONTOUR
- SAN — = SANITARY SEWER
- WATER — = WATER MAIN
- STO — = STORM SEWER
- — — = UNDERGROUND GAS



BENCHMARKS

- 1** BM BASE OPP NUT HYD. ELEV. = 846.54
HYDRANT LOCATED SOUTH SIDE CLEARFIELD LANE 1ST WEST OF HAYMEADOW
- 2** BM BASE OPP NUT HYD. ELEV. = 844.80
HYDRANT LOCATED SOUTH SIDE STRATFORD LANE WEST END
- 3** BM BASE OPP NUT HYD. ELEV. = 843.59
HYDRANT LOCATED SOUTHEAST CORNER OF BENTON DR. & HAYMEADOW LN.
- 4** BM BASE OPP NUT HYD. ELEV. = 843.06
HYDRANT LOCATED @ HAYMEADOW & WENTWORTH LN.

OWNERS & SUBDIERS:
 CYPRESS HOMES, INC.
 1230 W COLLEGE AVE., SUITE D
 APPLETON, WI, 54914
 PHONE NO. 920-734-2324
OBJECTING AUTHORITIES:
 STATE OF WISCONSIN, DEPARTMENT OF ADMINISTRATION
APPROVING AUTHORITIES:
 CITY OF APPLETON

THE LOCATION OF UNDERGROUND UTILITIES INCLUDING NATURAL GAS, CABLE TV, ELECTRIC AND TELEPHONE ARE BASED ON MARKINGS PLACED BY "DIGGERS HOTLINE" REPRESENTATIVES IN ACCORDANCE WITH OUR INITIAL REQUEST ASSIGNED TICKET NUMBER 2021-17-08994, 2021-17-08997 AND 2021-17-08892 WHICH WAS LOCATED BY SCHULER AND ASSOCIATES SHORTLY AFTER THE GIVEN START TIMES BY "DIGGERS HOTLINE," IN APRIL OF 2021.

REVISIONS

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

PRELIMINARY PLAT
STONE RIDGE ESTATES WEST
 CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.
 FOR: CYPRESS HOMES, INC.
 1230 W. COLLEGE AVE., STE D
 APPLETON, WI 54914

DRAWN
 MLF
DATE
 11-8-21
SCALE
 AS SHOWN
JOB NO.
 4548
SHEET
 1