SPARTANS SUBDIVISION

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, T. 16 N.–R. 15 E., VILLAGE OF ROSENDALE, FOND DU LAC COUNTY, WISCONSIN

SW COR.–SW 1/4 SEC. 35–16–15 (BERN. MON. FOUND)

SE COR.–SW 1/4 SEC. 35–16–15 (MAG NAIL FOUND)

S. LINE–SW 1/4–SEC. 35–16–15 S89°27'02"E 2646.98' 1323.49'

W. LINE–E 1/2–SW 1/4–SEC. 35–16–15

N00°10'51"W 364.80'

N00°10'51"W 676.45'

S89°35'54"E 33.00'

N89°35'54"W 514.11'

S89°34'48"E 509.29'

S00°35'20"E 676.35'

N. GRANT STREET

W. MIDWAY STREET

FINCH DRIVE

MADISON STREET

W. WISCONSIN STREET

OUTLOT 1 11,150 SQ FT 0.26 ACRES	LOT 1 8,920 SQ FT 0.20 ACRES	LOT 2 8,920 SQ FT 0.20 ACRES	LOT 3 8,920 SQ FT 0.20 ACRES	LOT 4 8,920 SQ FT 0.20 ACRES	LOT 5 8,920 SQ FT 0.20 ACRES	LOT 6 8,920 SQ FT 0.20 ACRES	LOT 7 10,752 SQ FT 0.25 ACRES	
LOT 15 11,150 SQ FT 0.26 ACRES	LOT 14 8,920 SQ FT 0.20 ACRES	LOT 13 8,920 SQ FT 0.20 ACRES	LOT 12 8,920 SQ FT 0.20 ACRES	LOT 11 8,920 SQ FT 0.20 ACRES	LOT 10 8,920 SQ FT 0.20 ACRES	LOT 9 8,920 SQ FT 0.20 ACRES	LOT 8 10,748 SQ FT 0.25 ACRES	
LOT 16 11,236 SQ FT 0.26 ACRES	LOT 17 8,896 SQ FT 0.20 ACRES	LOT 18 8,872 SQ FT 0.20 ACRES	LOT 19 8,850 SQ FT 0.20 ACRES	LOT 20 8,828 SQ FT 0.20 ACRES	LOT 21 8,805 SQ FT 0.20 ACRES	LOT 22 8,783 SQ FT 0.20 ACRES	LOT 23 11,031 SQ FT 0.25 ACRES	
LOT 31 11,235 SQ FT 0.26 ACRES	LOT 30 8,896 SQ FT 0.20 ACRES	LOT 29 8,872 SQ FT 0.20 ACRES	LOT 28 8,850 SQ FT 0.20 ACRES	LOT 27 8,827 SQ FT 0.20 ACRES	LOT 26 8,805 SQ FT 0.20 ACRES	LOT 25 8,782 SQ FT 0.20 ACRES	LOT 24 11,030 SQ FT 0.25 ACRES	

20.00' EASEMENT

AREA DEDICATED TO THE PUBLIC
44,640 SQ FT
1.02 ACRES

BASEBALL DIAMOND

EX. BLDG

PLAY

PLAY GROUND

ASPHALT

UNPLATTED LANDS BY OTHERS

LOT 1 CSM NO. 5899 VOL. 38, PGS. 78-78A

LOT 3 CSM NO. 5914 VOL. 38, PGS. 93-93A

LOT 4 CSM NO. 5914 VOL. 38, PGS. 93-93A

LOT 5 CSM NO. 5914 VOL. 38, PGS. 93-93A

LOT 3 CSM NO. 3645 VOL. 20, PGS. 44-44A

LOT 2 CSM NO. 3645 VOL. 20, PGS. 44-44A

BLOCK 3 ORIGINAL PLAT

LOT 23

LOT 24

MHSA RIM=908.16 I.E.=898.46(N) I.E.=898.41(E) I.E.=898.51(W)

MHSA RIM=909.33 I.E.=898.23(W) I.E.=898.13(S)

MHSA RIM=914.23 I.E.=900.90(N,S)

MHSA RIM=915.15 I.E.=900.65(N,S)

MHSA RIM=916.42 I.E.=907.02(E) I.E.=907.17(N,S) I.E.=907.27(W)

MHSA RIM=911.57 I.E.=907.92(SE) I.E.=907.97(W)

MHSA RIM=912.33 I.E.=907.87(E) I.E.=907.92(W)

MHSA RIM=910.18 I.E.=905.18(NW,W) I.E.=905.13(E)

MHSA RIM=910.80 I.E.=901.85(N,E)

MHSA RIM=910.45 I.E.=902.75(N,S) I.E.=902.85(W)

MHSA RIM=912.28 I.E.=905.28(E,W)

I.E.=912.71

I.E.=912.36

I.E.=912.78

I.E.=912.74

I.E.=911.99

I.E.=912.05

I.E.=911.73

I.E.=911.50

I.E.=910.76

I.E.=911.75

I.E.=910.67

TOTAL AREA
346,078 SQ FT
7.94 ACRES

SCALE 1"=40'

NORTH POINT REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SECTION 35–16–15, RECORDED AS S89°27'02"E PER FOND DU LAC COUNTY COORDINATE SYSTEM.

ERIC R. OTTE, P.L.S. NO. S–2440

DATED THIS 20TH DAY OF MAY 2025.

REVISED THIS _____ DAY OF _____ 2025.

WISCONSIN ERIC R. OTTE S-2440 FOND DU LAC WI LAND SURVEYOR

OWNER/SUBDIVIDER:
TJ CONSTRUCTION
P.O. BOX 22
ROSENDALE, WI 54974

SURVEYOR:
J.E. ARTHUR & ASSOCIATES
548 PRAIRIE ROAD
FOND DU LAC, WI 54935

EXISTING PARCEL ZONING: R2
FRONT YARD–25'
SIDE YARD–10'
REAR YARD–25'

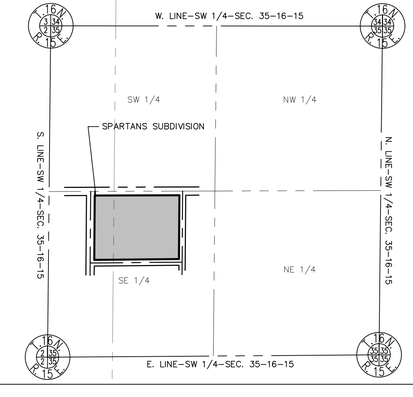
PROPOSED ZONING: R1A

FLOOD ZONE: X

THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE "X" AS PLOTTED ON FEMA FLOOD INSURANCE RATE MAP NO. 55039C0241F, EFFECTIVE NOVEMBER 4, 2009 AND BASED THEREON, NO PART OF THE SUBJECT PROPERTY LIES WITHIN ANY AREA DESIGNATED AS "FLOOD PRONE AREA" "SPECIAL FLOOD HAZARD AREA" OR 100 YEAR FLOOD PLAIN.

N.T.S.

VICINITY MAP



	DRAWN BY DTH CHECKED BY ERO APPROVED BY ERO	SCALES HORIZONTAL 1"=40' VERTICAL	PROJECT NO. 612.012 DATE 5/20/2025	REVISIONS	BENCH MARK	NGS POINT 3J50 LOCATED ON THE SOUTH SIDE OF STH "23" ±210' W. OF THE CENTERLINE OF GRANT STREET. ELEV.=904.16 RR SPIKE IN POWER POLE AT THE NORTHEAST CORNER OF POST OFFICE. LOCATED ON THE WEST R/W OF N. GRANT STREET. ELEV.=908.28	DATUM NAVD '88 ☒ ASSUMED ☐ CITY ☐ PROJECT ☐	PRELIMINARY PLAT TJ CONSTRUCTION SPARTANS SUBDIVISION VILLAGE OF ROSENDALE, FOND DU LAC COUNTY, WISCONSIN

J.E. ARTHUR AND ASSOCIATES, INC.
ENGINEERS SURVEYORS
548 PRAIRIE ROAD FOND DU LAC, WISCONSIN 54935 PHONE: 920.922.5703