



May 9, 2024

Town of Clayton
8348 Hickory Ave
Larsen, WI 54947

Re: 006-1802, Town of Clayton – Condominium Plat

Greetings:

Enclosed, please find the following materials for the Condominium Plat submittal for the above referenced property:

1. Condo Plat – Reduced to 11x17 (5 copies)
2. Condo “pre-plat” Application
3. Review Fee \$600
4. Copy of Condo By-Laws
5. Copy of Condo Declaration

Please process the enclosed submittal accordingly for review.

Upon your review, I would appreciate any feed back in regards to the satisfaction or further requirements in order to approve this Condominium Plat. I can be reached at (920) 560-6569 or scott@davel.pro.

Sincerely,

Scott Andersen
Professional Land Surveyor

Enclosures (a/s)

Cc: Jacobs Design Homes LLC

Preliminary Plat Review Application

Submit 11"x17" PDF; 1 full-sized PDF; & 1 full-sized Hard Copy

Town of Clayton Town Hall
8348 Hickory Ave
Larsen, WI 54947
Phone: 920-836-2007
Email: administrator@claytonwinnebago.wi.gov
Website: https://www.townofclayton.net/



Property Owner(s)

Address: Jacobs Design Homes LLC, 5788 I-AH-MAYTHA Road, Oshkosh, WI Zip Code: 54901

Phone: (920) 574-5178 E-Mail: ben@jacobsdesignhomes.com

Applicant:

Check: Architect: _____ Engineer: _____ Surveyor: X Attorney: _____ Agent: _____

Name: Davel Engineering - Scott Andersen

Address: 1164 Province Terrace, Menasha WI Zip Code: 54952

Phone: (920) 560-6569 E-Mail: scott@davel.pro

Plat Title:

Number of Lots: 2 Units Total Acreage: 0.3228 Acres Tax Key Number: 0061802

Legal Description: Lot 7 of Scholar Ridge Estates, being part of the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin Zoning: _____

Surveyor: Scott Andersen Registration #: S-3169

Address: 1164 Province Terrace, Menasha WI Zip Code: _____

Phone: (920) 560-6569 E-Mail: scott@davel.pro

I certify that the attached drawings are to the best of my knowledge complete and drawn in accordance with all Town of Clayton codes.

05/09/24

Signature

Today's Date

For Town Use Only

Fee (see Town Fee Schedule)

Fee: _____ Check #: _____ Receipt: _____ Date: _____

Date Received Complete: _____ By: _____ Applic. #: _____

Review Meeting _____ History _____

Preliminary Plat is: Approved Approved with Condition Denied

Public Improvement Agreement Signed: Yes No

10 Copies submitted to County: Yes No 11" x 17" submitted: Yes No

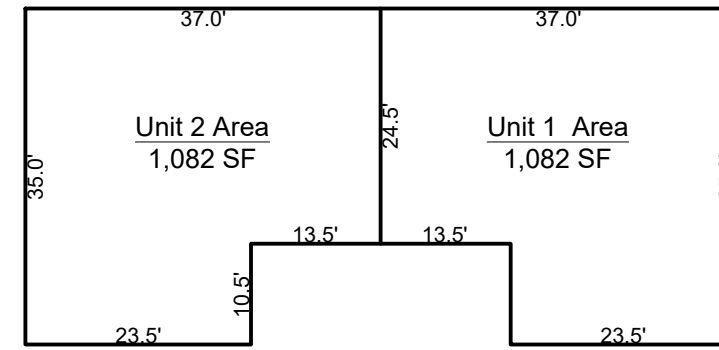
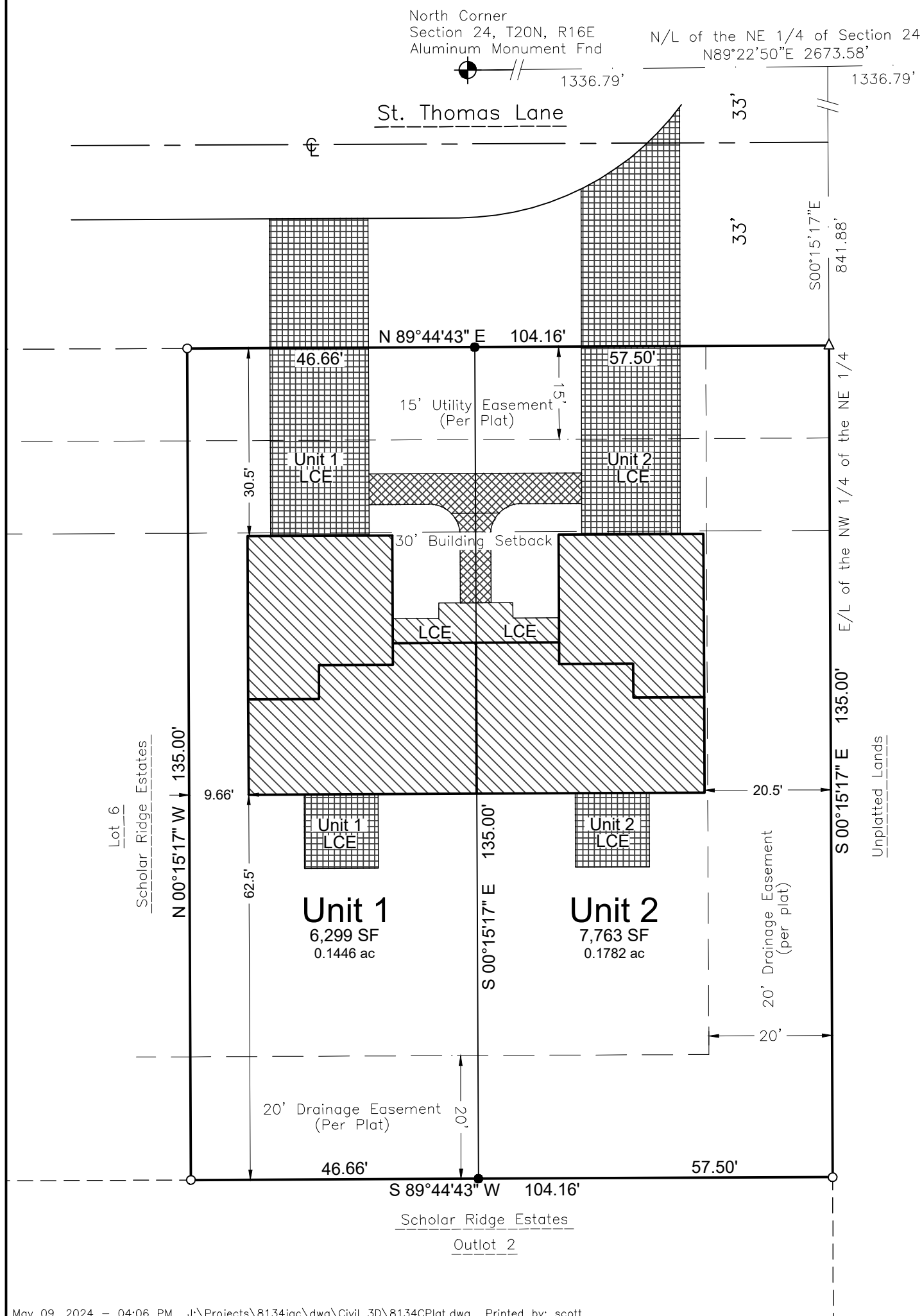
15 Copies submitted to Town: Yes No

Comments: _____

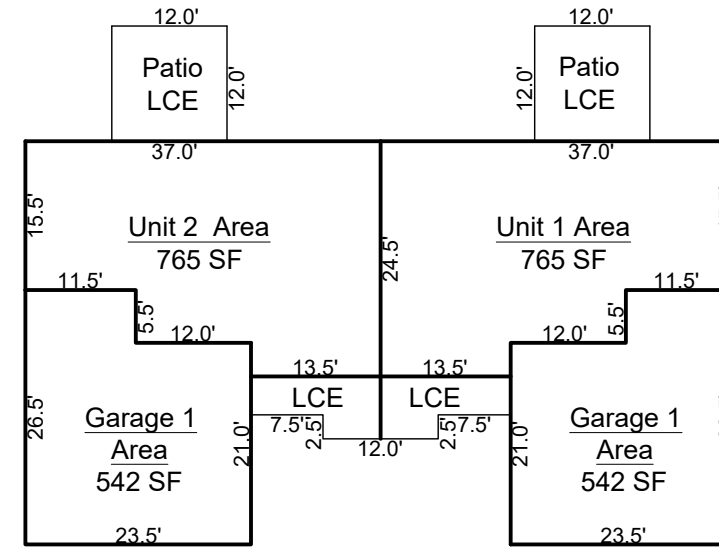
Notes: Please notify utility companies regarding your proposed development. CSM approval does not constitute approval of a building permit or any required approval of a highway connection permit. Preliminary Plat & Fee must be submitted 30 working days prior to meeting.

St. Thomas Lane Condominium

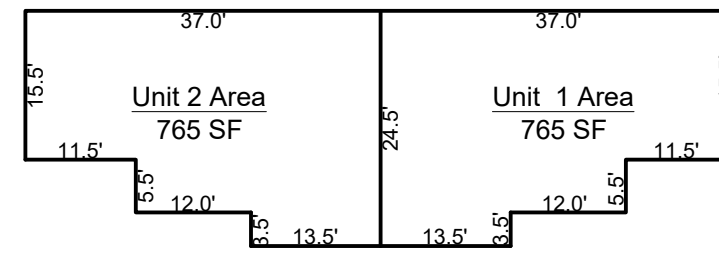
Lot 7 of Scholar Ridge Estates, being part of the Northwest 1/4 of the Northeast 1/4 of Section 24,
Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin



Second Floor



Main Floor



Lower Level

* Dimensions are to the exterior foundation wall, as listed on the building plans.
* Unit Areas listed are per building plans.

LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1/4" Rebar Found
- 3/4" Rebar Found
- ⊙ Government Corner



Bearings are referenced to the North line of the Northeast 1/4, Section 24, T20N, R16E, assumed to bear N89°22'50"E, base on the Winnebago County Coordinate System.

Notes:

1. Limited Common Elements are depicted on this plat as "LCE".
2. Limited Common Elements Include: Patios, Service Walks, Stoops and Driveways
3. All areas within the condominium boundary are Common Elements unless depicted as "Unit" or "LCE".
4. Common Elements include all exterior surfaces of the building.

Land Description

All of Lot 7 of Scholar Ridge Estates, Plat as being Recorded as Doc. 1914856, being part of the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin, containing 14,062 Square Feet (0.3228 Acres) of land and is subject to all easements and restriction of record.

Surveyors Certificate

I, Scott R. Andersen, Professional Land Surveyor, do hereby certify that this plat is a correct representation of the condominium described and that the identification and location of each unit, limited common elements, and the common elements can be determined from this plat.

Scott R. Andersen,
Wisconsin Professional Land Surveyor No. S-3169

Date

File: 8134CPlat.dwg
Date: 05/09/2024
Drafted By: scott
Sheet: 1 of 1



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