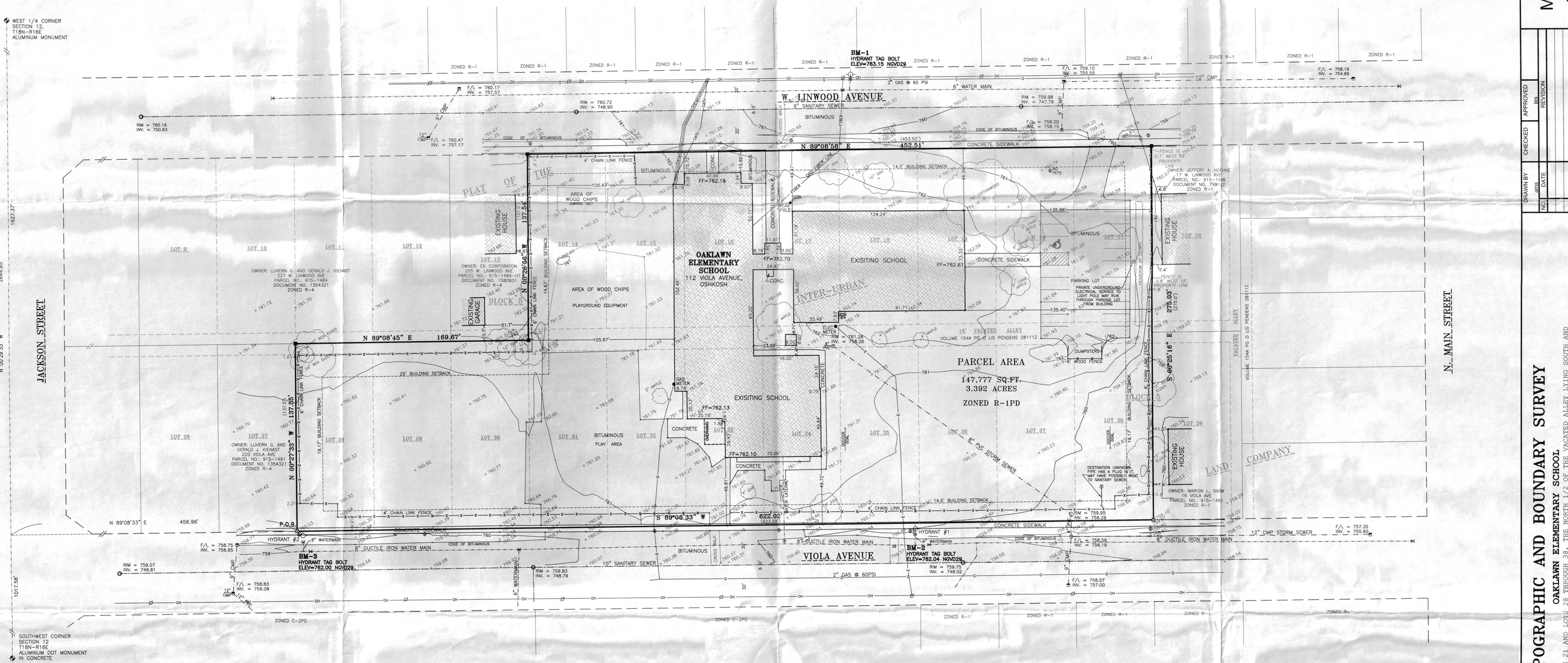
OAKLAWN ELEMENTARY SCHOOL



WATER FLOW TEST INFORMATION
PER CITY OF OSHKOSH
DATE: 11-12-08 TIME: 1:15 P.M.

HYDRANT NUMBER 1
LOCTION: 112 VIOLA AVE
HYDRANT NUMBER: H15-15033
STATIC PRESSURE: 62
RESIDUAL PRESSURE: 59

HYDRANT NUMBER 2
LOCATION: 1ST HYDRANT ON VIOLA, EAST OF JACKSON STREET.
HYDRANT NUMBER: H15-15067
PITOT READINGS: 52
FLOW G.P.M 1344

FLOW TEST ON 2 1/2" OPENING
SIZE OF WATERMAIN: TEST CONDUCTED ON 8"

UTILITY CONTACT INFORMATION

CITY OF OSHKSON PUBLIC WORKS:
SANITARY SEWER - STEVE GOHDE 236-5065
STORM WATER UTILITY - JAMES RABE 236-5065
WATER DISTRIBUTION CENTER - BILL GENZ 232-5330

WISCONSIN PUBLIC SERVICE:
GAS & ELECTRIC - SCOTT HANSON 877-444-0888 EXT. 5949

AT&T:
KATHY DRISTOL 1-800-924-7008

TIME WARNER CABLE: 920-233-2700

LEGAL DESCRIPTION
LOTS 14 THROUGH 21 AND LOTS 28 THROUGH 38, THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH AND ADJACENT TO LOTS 14 THROUGH 21, AND THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH AND ADJACENT TO LOTS 28 THROUGH 38, ALL IN BLOCK 5, PLAT OF INTER-URBAN LAND COMPANY, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE NORTH 00 DEGREES 29 MINUTES 33 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 1017.58 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 33 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF VIOLA AVENUE AND ITS' WESTERLY EXTENSION, A DISTANCE OF 456.96 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 27 MINUTES 33 SECONDS WEST, ALONG THE WEST LINE AND ITS' NORTHERLY EXTENSION OF LOT 28 OF SAID PLAT OF INTER-URBAN LAND COMPANY, A DISTANCE OF 137.55 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF VACATED 16' ALLEY, A DISTANCE OF 169.67 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 56 SECONDS WEST, ALONG THE WEST LINE AND ITS' SOUTHERLY EXTENSION OF LOT 14 OF SAID PLAT OF INTER-URBAN LAND COMPANY, A DISTANCE OF 137.54 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 58 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF W. LINWOOD AVENUE, A DISTANCE OF 452.51 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 16 SECONDS EAST, ALONG THE EAST LINES AND THE SOUTHERLY AND NORTHERLY EXTENSIONS OF LOTS 21 AND 38 OF SAID PLAT OF INTER-URBAN LAND COMPANY, A DISTANCE OF 275.03 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 33 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF VIOLA AVENUE, A DISTANCE OF 622.02 FEET TO THE POINT OF BEGINNING. CONTAINING 147,777 SQ.FT. [3.392 ACRES].

ZONING PER CITY OF OSHKOSH MUNICIPAL CODE:
OAKLAWN ELEMENTARY PARCEL IS ZONED: R-1PD SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT, PER RESOLUTION APPROVED FEBRUARY 7, 2012. BUILDING SETBACKS AS SHOWN.
1. FRONT YARD SETBACK ON VIOLA AVE OF 14 FEET 6 INCHES FOR THE BUILDING.
2. FRONT YARD SETBACK ON VIOLA AVE OF 12 FEET FOR PARKING.
3. FRONT YARD SETBACK ON W. LINWOOD AVE OF 14 FEET 6 INCHES FOR THE BUILDING.
4. EAST TRANSITIONAL SIDE YARD SETBACK FOR A PEDESTRIAN WALK OF 10 FEET, 19 FEET 2 INCHES BUILDING SETBACK.
5. WEST TRANSITIONAL SIDE YARD SETBACK OF 14 FEET 8 INCHES FOR THE BUILDING.
6. WEST TRANSITIONAL SIDE YARD SETBACK OF 7 FEET FOR A TRANSFORMER SHELTER, 19 FEET 2 INCHES FOR THE BUILDING.

ADJOINING AND ADJACENT PARCELS ARE ZONED, AS SHOWN ON MAP:
R-1 SINGLE FAMILY RESIDENTIAL
R-4 MULTIPLE DWELLING DISTRICT
C-2PD GENERAL COMMERCIAL PLANNED DEVELOPMENT

SURVEYOR'S CERTIFICATE
I, JAMES E. SMITH, HEREBY CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, A TRUE AND ACCURATE REPRESENTATION THEREOF.

DATED THIS THE 21ST DAY OF MAY, 2012

JAMES E. SMITH, WI REG LAND SURVEYOR S-1803

WISCONSIN JAMES E. SMITH S-1803 WINNECONNE WI LAND SURVEYOR

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920.731.0381 1.800.236.0381

NO.	DATE	DRAWN BY	CHECKED	APPROVED	REVISION
		JMS		JES	

TOPOGRAPHIC AND BOUNDARY SURVEY

OAKLAWN ELEMENTARY SCHOOL

LOTS 14 THROUGH 21 AND LOTS 28 THROUGH 38, THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH AND ADJACENT TO LOTS 14 THROUGH 21, AND THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH AND ADJACENT TO LOTS 28 THROUGH 38, ALL IN BLOCK 5, PLAT OF INTER-URBAN LAND COMPANY, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

SCALE	DATE
1"=30'	5/15/2012
COMPUTER FILE	
0-1716-001	

DRAWING NO.
0-1716-001