

SURVEYOR: STEVEN T. CHRONIS  
AERO-METRIC ENGINEERING, INC.  
539 NORTH MADISON STREET  
CHILTON, WISCONSIN 53014  
800/472/5313

OWNERS: THOMAS H. RUSCH THOMAS M. KOEPP  
JUDY LEE RUSCH MARY LOU KOEPP  
BLAIR A. STANICK ARLENE M. STANICK

SUBDIVIDER: THOMAS H. RUSCH

APPROVING  
AUTHORITY: CITY OF OSHKOSH

OBJECTING  
AGENCIES: DEPARTMENT OF AGRICULTURE, TRADE AND  
CONSUMER PROTECTION AND THE WINNEBAGO  
COUNTY PLANNING AND ZONING COMMITTEE

PRELIMINARY PLAT OF  
FIRST ADDITION TO WESTLEIGH FARMS SUBDIVISION-  
BEING A PART OF THE NE 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 29,  
T.18N., R.16E., 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

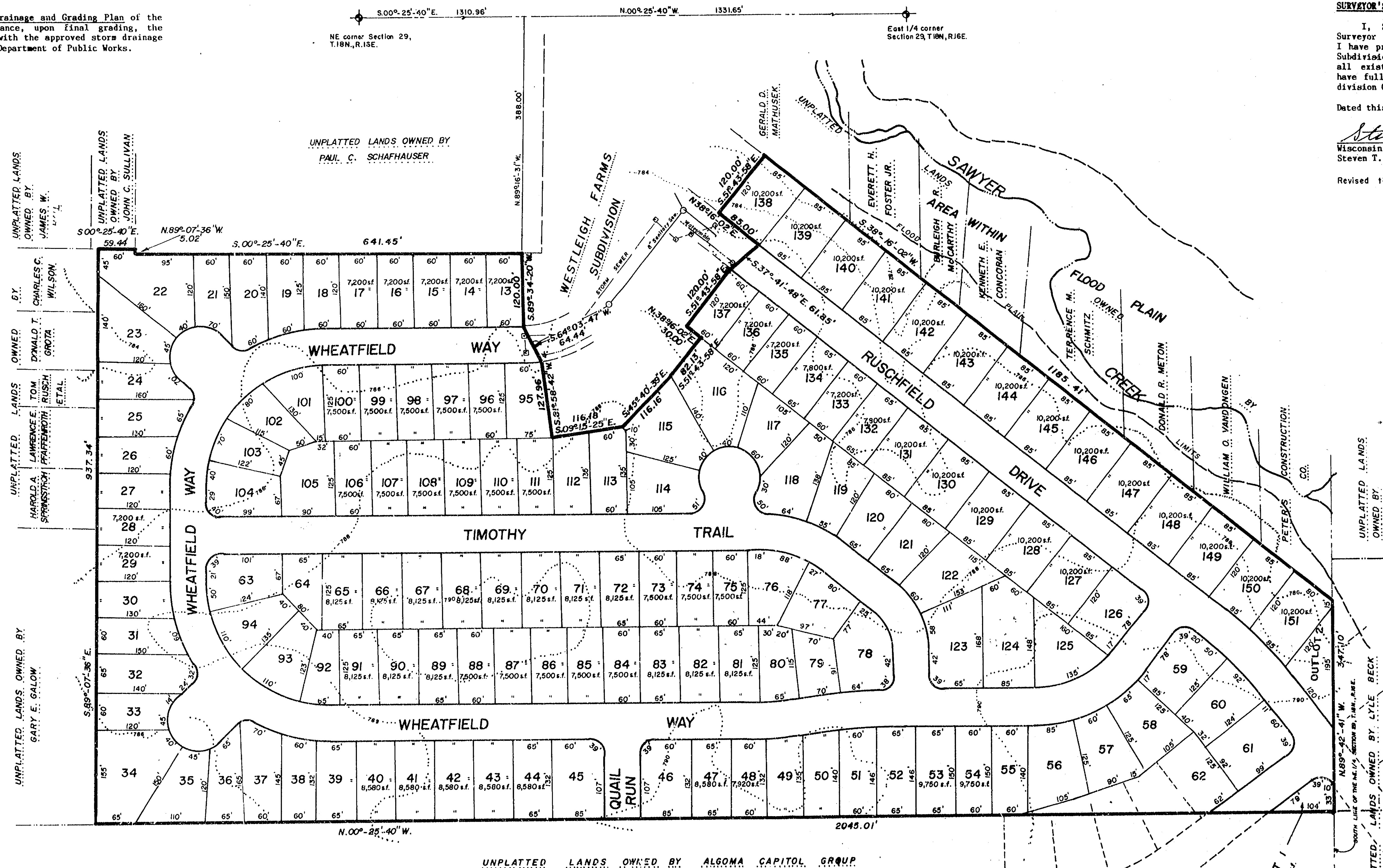
"EXTERIOR BOUNDARY DESCRIPTION"

A part of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) and the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-nine (29), Township Eighteen (18) North, Range Sixteen (16) East, Thirteenth (13th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 37.400 Acres of land and being described by:

Commencing at the Northeast Corner of said Section 29; thence S.00°-25'-40"E. 1310.96 feet, along the East line of the NE $\frac{1}{4}$  of said Section 29; thence N.89°-07'-36"W. 388.00 feet to the true point of beginning; running thence S.89°-34'-20"W. 120.00 feet; thence S.64°-03'-47"W. 64.44 feet; thence S.81°-58'-42"W. 127.96 feet; thence S.09°-15'-25"E. 116.18 feet; thence S.45°-40'-39"E. 116.16 feet; thence S.51°-43'-58"E. 82.13 feet; thence N.38°-16'-02"E. 30.00 feet; thence S.51°-43'-58"E. 120.00 feet; thence S.37°-41'-48"E. 61.85 feet; thence N.38°-16'-02"E. 85.00 feet; thence S.51°-43'-58"E. 120.00 feet; thence S.38°-16'-02"W. 1185.41 feet; thence N.89°-42'-41"W. 347.10 feet; thence N.00°-25'-40"W. 2045.01 feet; thence S.89°-07'-36"E. 937.34 feet; thence S.00°-25'-40"E. 59.44 feet; thence N.89°-37'-36"W. 5.02 feet; thence S.00°-25'-40"E. 641.45 feet to the true point of beginning.

"ITEMS TO BE PLACED ON FINAL PLAT"

- Pursuant to Section 30-65(c)(6) Proportionate Payment in Lieu of Dedication of City of Oshkosh, Subdivision Ordinance, a \$100.00 per unit fee shall be paid by the Owner/Agent prior to issuance of a Building Permit. The fee shall be used for neighborhood Park and Recreation Area purposes.
- Pursuant to Section 30-69(H) Storm Drainage and Grading Plan of the City of Oshkosh, Subdivision Ordinance, upon final grading, the Developer and/or Owner shall comply with the approved storm drainage and grading plan as submitted to the Department of Public Works.



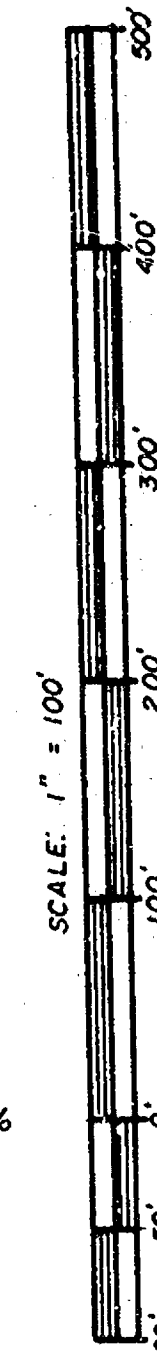
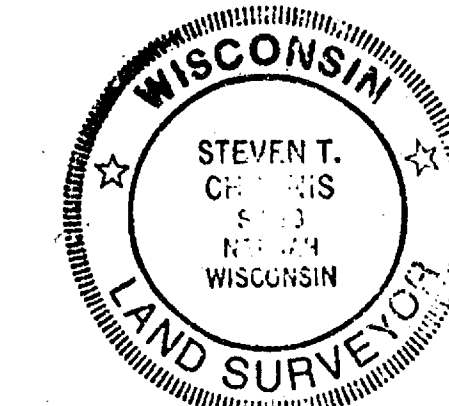
SURVEYOR'S AFFIDAVIT:

I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have prepared the Preliminary Plat of Westleigh Farms Subdivision and that it is a correct representation of all existing land divisions and features, and that I have fully complied with Section 30.67 of the Land Subdivision Ordinance of the City of Oshkosh.

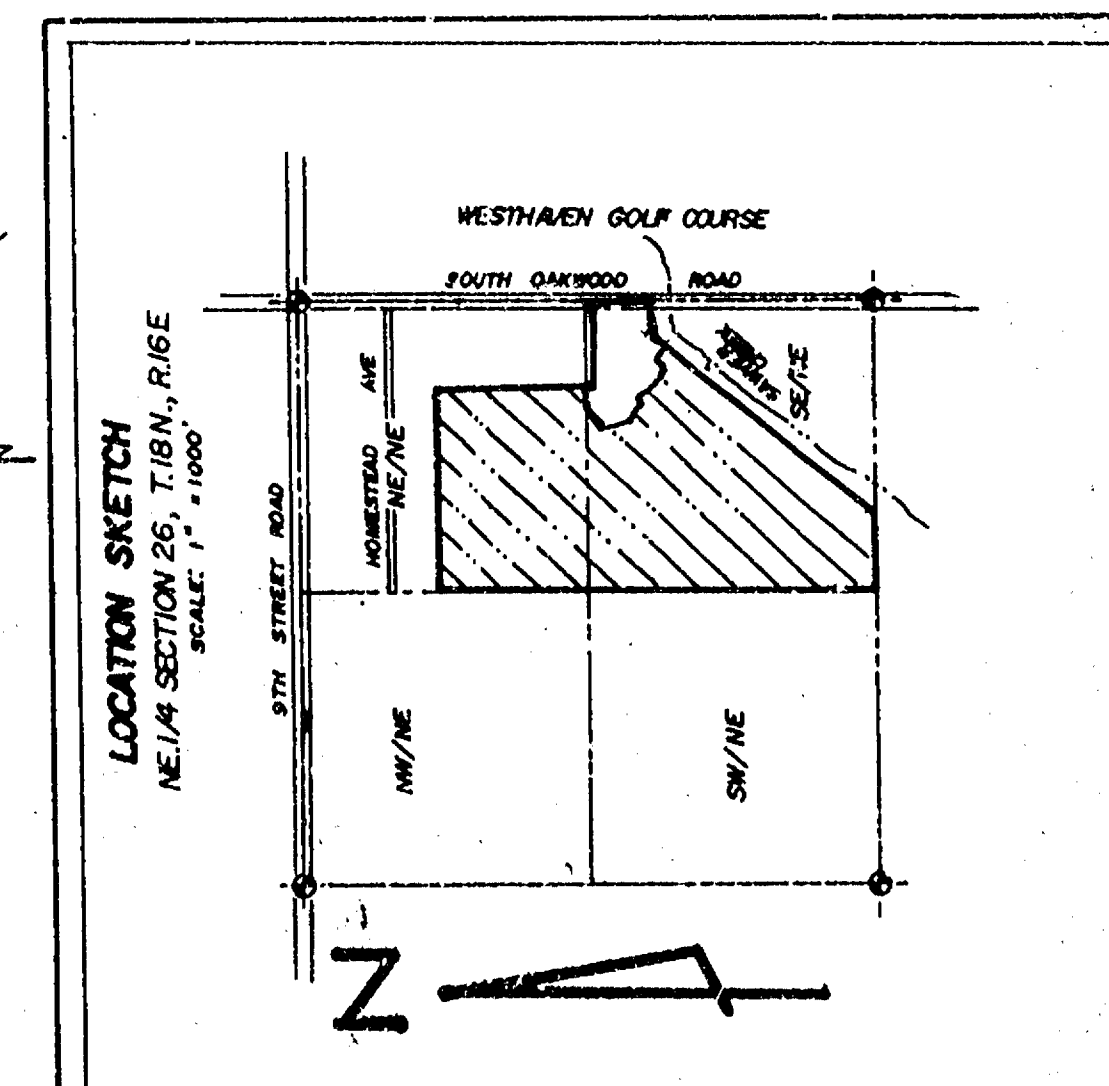
Dated this 2nd day of March, 1989.

Steven T. Chronis  
Wisconsin Registered Land Surveyor, S-0913  
Steven T. Chronis

Revised this 17th day of December, 1990.



LEGEND  
ALL ELEVATIONS BASED ON CITY OF OSHKOSH DATUM  
ALL FILL-IN RADII = 25'  
• = WINNEBAGO COUNTY BERTINSEN MONUMENTS  
MANHOLE INFORMATION TAKEN FROM CITY OF OSHKOSH PLANS.  
FLOOD PLAIN E.L. = 779.87 at OAKWOOD then 0.1448% up stream.



THIS INSTRUMENT DRAFTED BY STEVEN T. CHRONIS

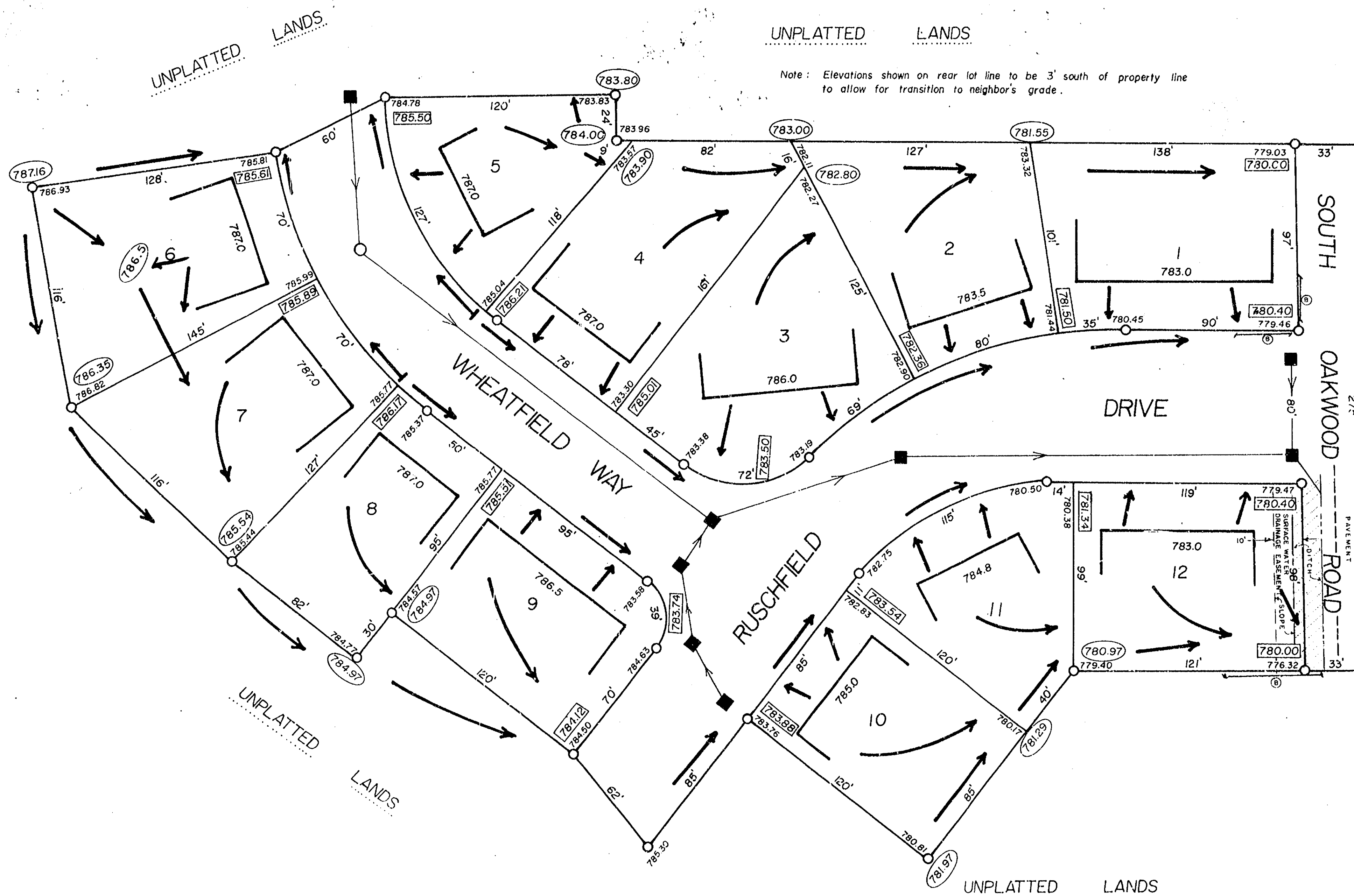
PRELIMINARY PLAT OF  
FIRST ADDITION TO WESTLEIGH FARMS SUBDIVISION

SHEET NO.  
1 of 1

FILE NO.  
K-329 A

City of Oshkosh 13th Ward, Dec. 29, 1989 R.16E.

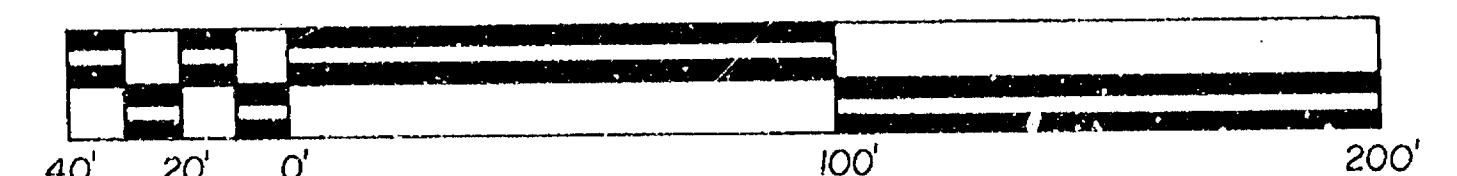
# DRAINAGE PLAN FOR WESTLEIGH FARMS SUBDIVISION



UNPLATTED LANDS

Note: Elevations shown on rear lot line to be 3' south of property line to allow for transition to neighbor's grade.

SCALE 1" = 40'

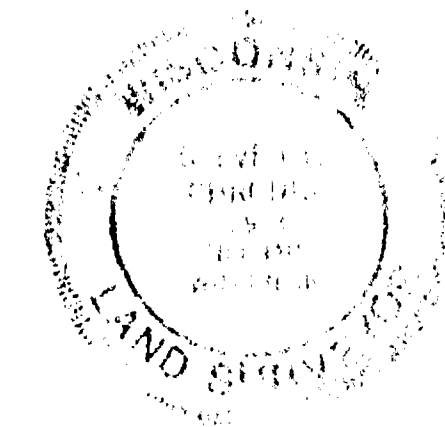


## LEGEND

- 777.00 = EXISTING GRADE
- 777.00 = ESTABLISHED SIDEWALK GRADE
- 777.00 = ESTABLISHED REAR LOT GRADE
- 777.00 = SUGGESTED GROUND ELEVATION AT HOUSE
- = DIRECTION OF SURFACE WATER DRAINAGE

EROSION CONTROL

- ⑥ = INSTALL STRAW BALE FENCES or FILTER FABRIC FENCES AT DESIGNATED AREAS.
- SEED or SOD AREAS OF DISTURBANCE AS SOON AS PRACTICABLE.



DATED THIS 4<sup>th</sup> DAY OF October 1990

Steven T. Chronis  
WISCONSIN REGISTERED LAND SURVEYOR S-0913  
STEVEN T. CHRONIS

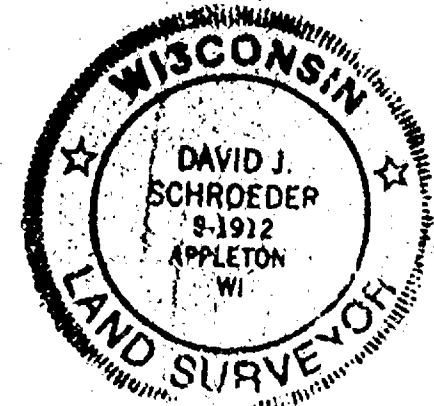
THIS INSTRUMENT DRAFTED BY STEVEN T. CHRONIS S-913

City of Oakbrook 13<sup>th</sup> Ward Sec. 29 T18N R16

SURVEYOR'S CERTIFICATE:

I, DAVID J. SCHROEDER, STATE OF WISCONSIN REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS SHOWN HEREON ACCORDING TO THE OFFICIAL RECORDS AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DAVID J. SCHROEDER, RLS NO. 8-1912  
 DATED October 23, 1991  
 REVISED 2/11/92  
 REVISED 2/20/92



DESCRIPTION

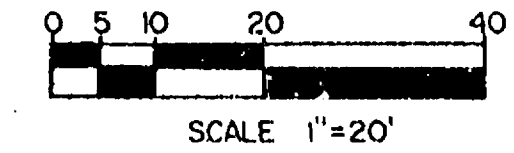
ALL THAT PART OF THE NE $\frac{1}{4}$  OF THE NE $\frac{1}{4}$  OF SECTION 28, T18N, R16E, 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 28; THENCE S89°51'18"W 377.65 FEET; THENCE S00°06'47"E 532.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°06'47"E 323.51 FEET; THENCE N89°07'07"W 158.96 FEET; THENCE N00°56'17"E 324.03 FEET; THENCE N41°42'23"E 107.70 FEET; THENCE S48°25'51"E (RECORDED AS S48°26'48"E) 125.63 FEET; THENCE S89°46'07"W (RECORDED AS S89°57'42"W) 12.67 FEET TO THE POINT OF BEGINNING CONTAINING 1.315 ACRES OF LAND MORE OR LESS WHILE BEING SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

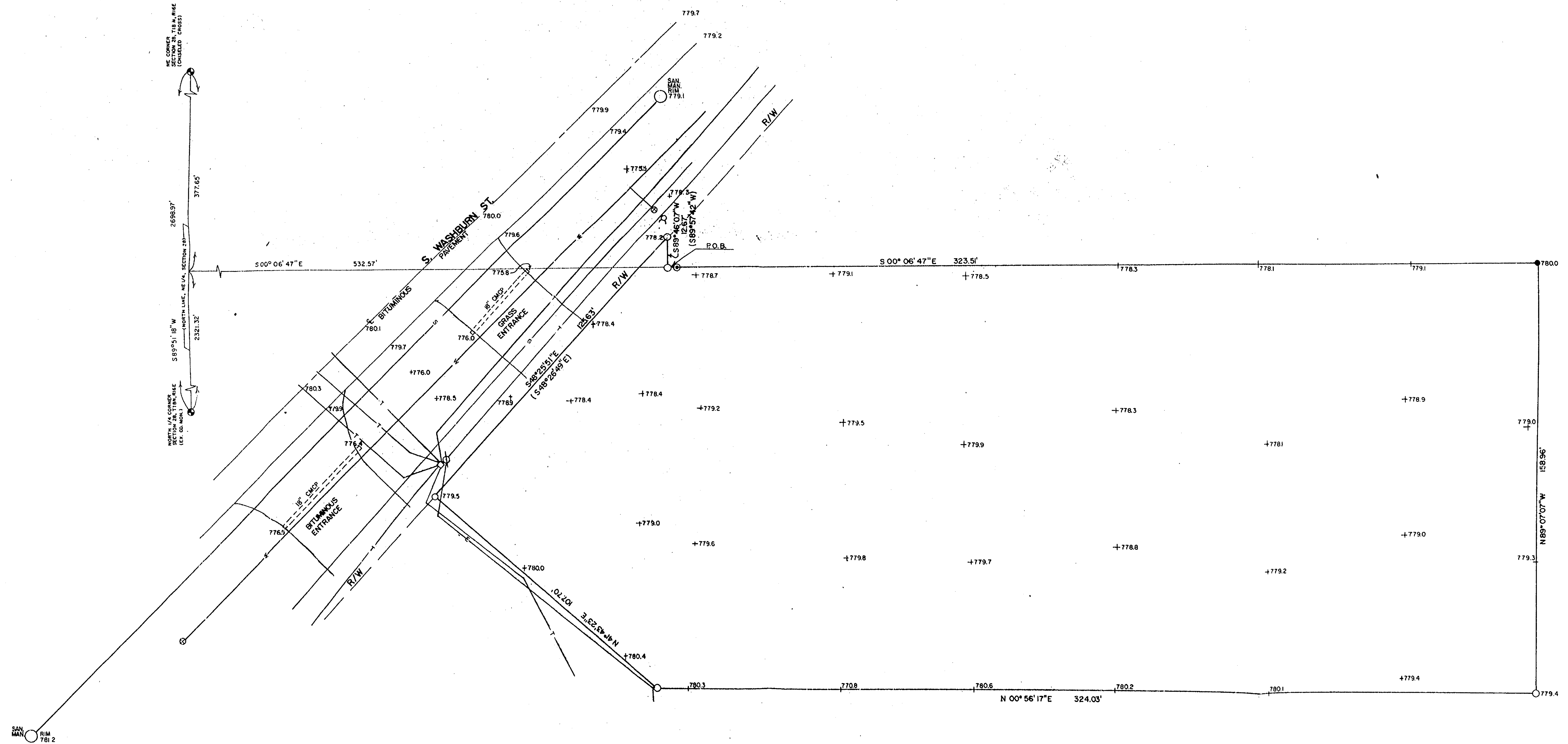
LEGEND

- 3/4 STEEL REBAR SET (24" LONG, 1.502 #/LIN. FT.)
- EXISTING 1" IRON PIPE
- EXISTING 1" REBAR
- T- DENOTES UNDERGROUND TELEPHONE CABLE
- G- DENOTES UNDERGROUND GAS LINE
- E- DENOTES UNDERGROUND ELECTRIC CABLE
- W- DENOTES WATERMAIN
- S- DENOTES SANITARY SEWER
- C- DENOTES CENTERLINE OF PAVEMENT
- ⊗ DENOTES WATER VALVE
- ⊙ DENOTES FIRE HYDRANT
- R/W DENOTES RIGHT-OF-WAY LINE OF SOUTH WASHBURN STREET
- 000°00'00"E) RECORDED AS BEARING

NORTH IS REFERENCED TO THE NORTH LINE OF THE NE $\frac{1}{4}$  OF SECTION 28 WHICH IS RECORDED TO BEAR S89°51'18"W.



- 1 NOTE: ELEVATIONS SHOWN HEREON ARE TO THE CITY OF OSHKOSH DATUM.
- 2 NOTE: ALL UTILITIES SHOWN HEREON WERE FIELD VERIFIED TO THE EXTENT POSSIBLE AND BEFORE CONSTRUCTION SHOULD BE LOCATED BY THE PROPER UTILITY COMPANIES.



303 S. BLUEBOND DR.  
 APPLETON, WI 54914  
 PHONE (414) 739-7814  
 FAX (414) 739-7765

**OMNI**  
 ENGINEERS

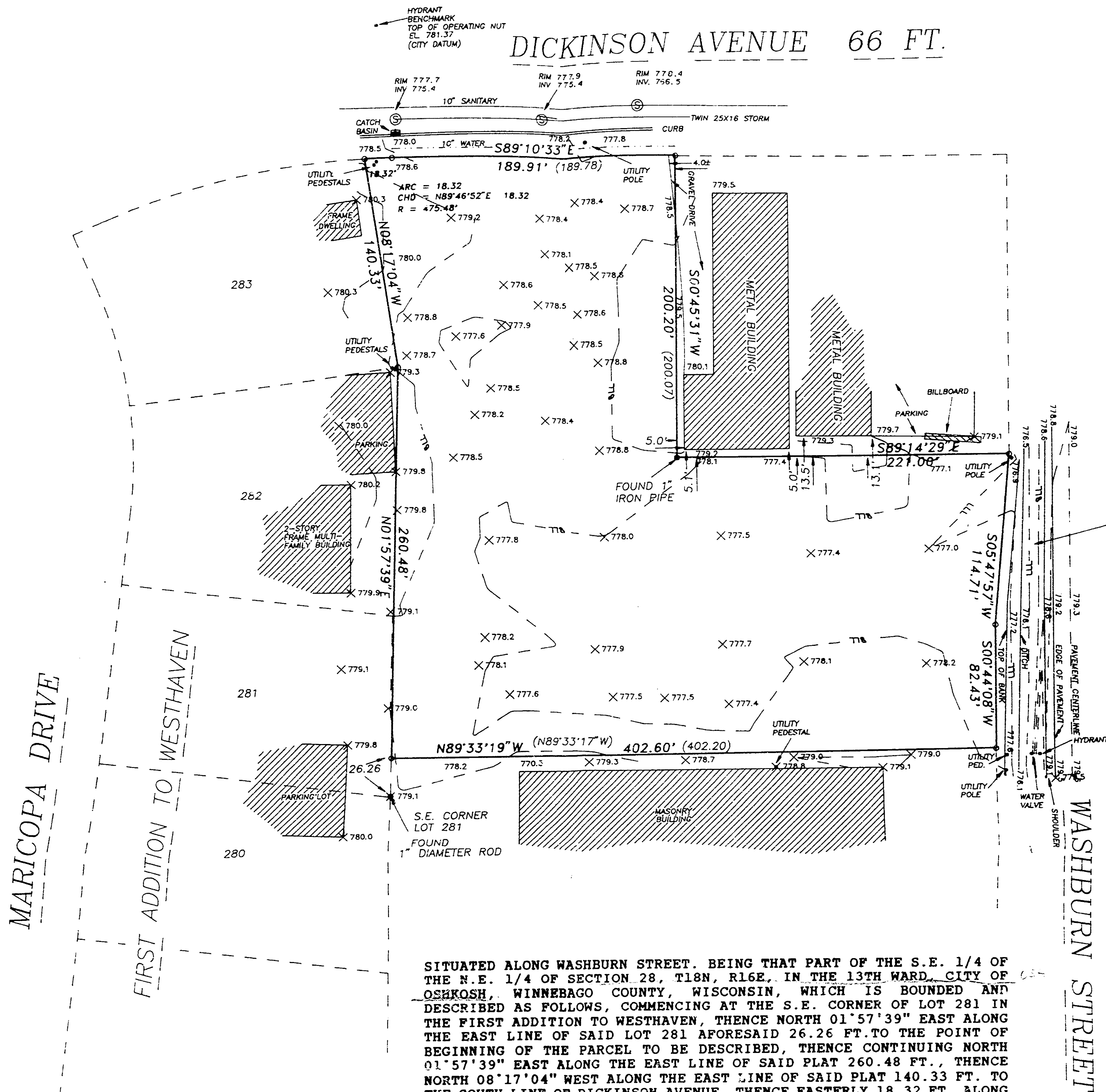
DRAWING: SITE SURVEY  
 OSHKOSH, WI

PROJECT: BECHARD INVESTMENTS  
 400 E. WISCONSIN ST.  
 APPLETON, WI 54914

| REV. | DATE    | BY  | REV. | DATE | BY |
|------|---------|-----|------|------|----|
| 1    | 2/11/92 | DJS |      |      |    |
| 2    | 2/20/92 | DJS |      |      |    |

|               |          |
|---------------|----------|
| DATE          | 10/23/91 |
| PROJECT NO.   | S-2695A  |
| FILE NO.      |          |
| CAD FILE NAME |          |
| SHEET         |          |
| OF            |          |

CITY OF OSHKOSH 13TH WARD SECTION 28



NOTE:  
THERE IS AN EXISTING  
16" WATER MAIN AND  
AN EXISTING 24" SANITARY  
SEWER IN THIS AREA  
WHICH MUST BE FIELD  
LOCATED BY CITY OF  
OSHKOSH PUBLIC WORKS.  
(THE SANITARY SEWER  
IS APPROXIMATELY  
15.0 FT. DEEP)

SITUATED ALONG WASHBURN STREET. BEING THAT PART OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 28, T18N, R16E, IN THE 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS, COMMENCING AT THE S.E. CORNER OF LOT 281 IN THE FIRST ADDITION TO WESTHAVEN, THENCE NORTH 01°57'39" EAST ALONG THE EAST LINE OF SAID LOT 281 AFORESAID 26.26 FT. TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE CONTINUING NORTH 01°57'39" EAST ALONG THE EAST LINE OF SAID PLAT 260.48 FT., THENCE NORTH 08°17'04" WEST ALONG THE EAST LINE OF SAID PLAT 140.33 FT. TO THE SOUTH LINE OF DICKINSON AVENUE, THENCE EASTERLY 18.32 FT. ALONG THE SOUTH LINE OF DICKINSON AVENUE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTH WHOSE RADIUS IS 475.48 FT. AND WHOSE CHORD BEARS NORTH 89°46'52" EAST 18.32 FT., THENCE SOUTH 89°10'33" EAST ALONG SAID LINE 189.91 FT., THENCE SOUTH 00°45'31" WEST 200.20 FT. TO THE POINT OF INTERSECTION WITH THE EXTENDED SOUTH LINE OF A TRACT OF LAND HERETOFORE CONVEYED TO PIKE STATIONS, INC. PER DEED RECORDED IN VOLUME 1021 ON PAGE 251, THENCE SOUTH 89°14'29" EAST ALONG THE SOUTH LINE AND EXTENDED SOUTH LINE OF A TRACT OF LAND HERETOFORE CONVEYED TO PIKE STATIONS, INC. AS AFOREMENTIONED 221.00 FT. TO THE WESTERLY LINE OF WASHBURN STREET, THENCE SOUTH 05°47'57" WEST ALONG SAID LINE 114.71 FT., THENCE SOUTH 00°44'08" WEST ALONG SAID LINE 82.43 FT., THENCE NORTH 89°33'19" WEST 402.60 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.724 ACRES AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

MARCH 29, 1993 SURVEY FOR KAREN SCAMMEL NO. 2292

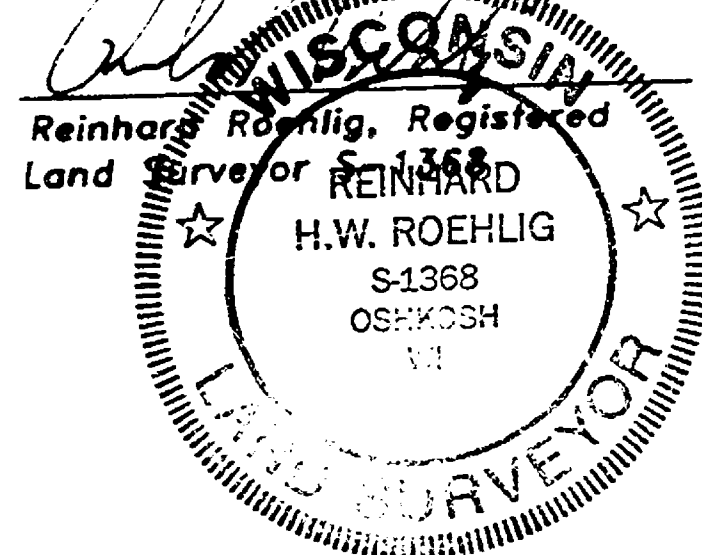
#### Surveyor's Certificate

I, Reinhard Roehlig, Wisconsin Registered Land Surveyor, certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the locations and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

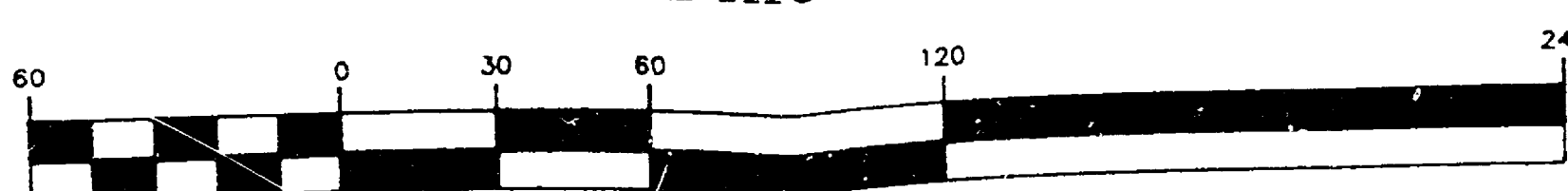
This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage or guarantee title thereto, within one (1) year from the date hereof.

3-29-93

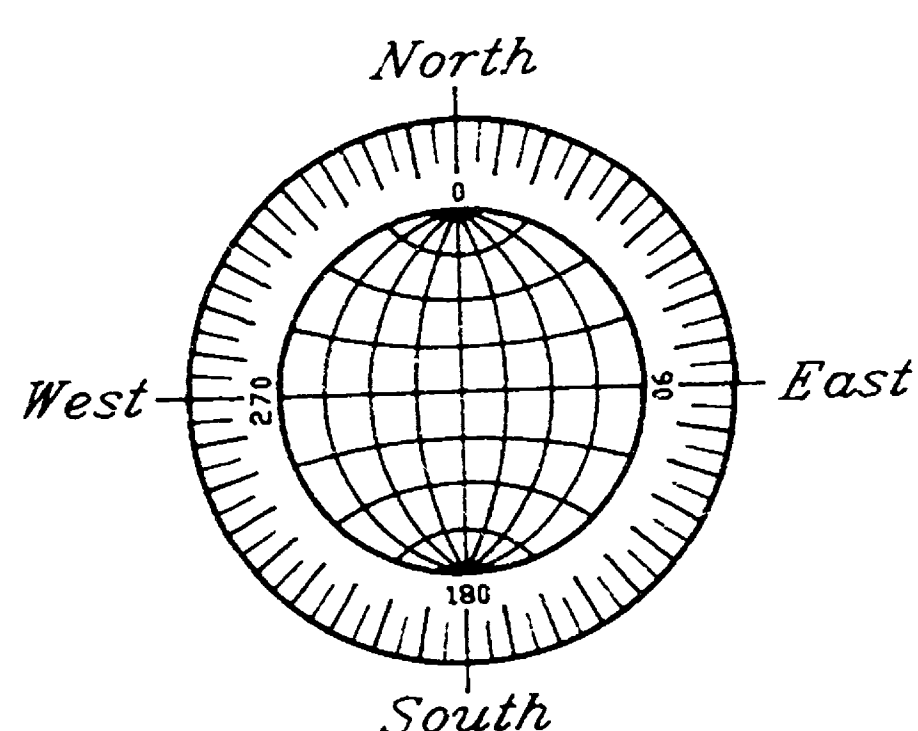
Date



#### GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.



770.5 DENOTES SPOT ELEVATION.

--- 77% --- DENOTES EXISTING ELEVATION CONTOUR BASED ON CITY DATUM.

• DENOTES MONUMENTATION FOUND AS INDICATED.

○ DENOTES 3/4" DIAMETER IRON ROD, 24" LONG, SET.

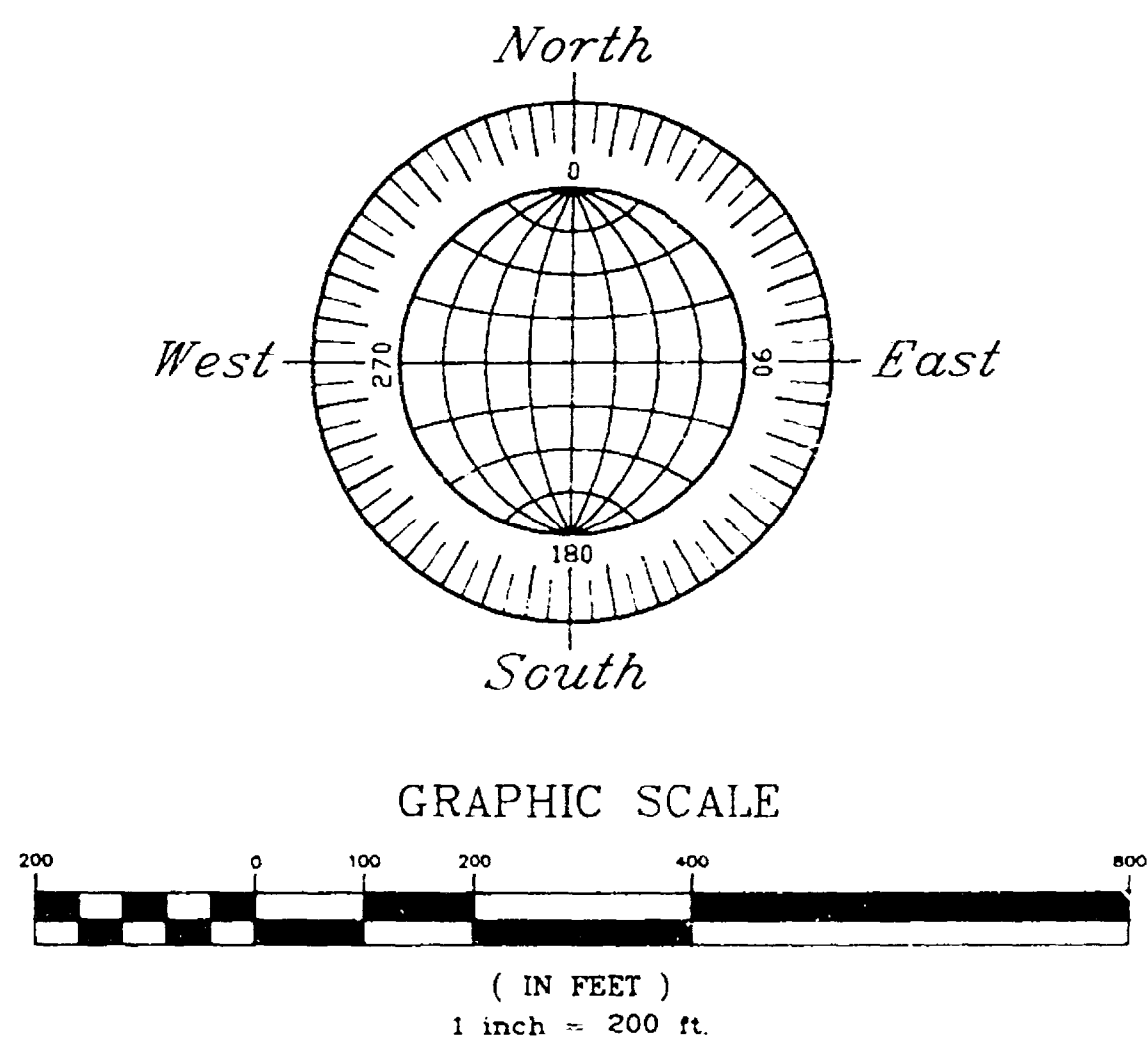
SURVEY FOR KAREN SCAMMEL  
PART OF THE N.E. 1/4 OF SECTION 28,  
T18N, R16E, 13TH WARD, CITY OF OSHKOSH,  
WINNEBAGO COUNTY, WISCONSIN.

MARCH 29, 1993

**ROEHLIG**  
LAND SURVEYING  
&  
CONSULTING LTD.  
417 North Sawyer Street • Oshkosh WI • 54901  
(414) 233-2884

NO. 2292

CITY OF OSHKOSH 13TH WARD SECTION 28  
T18N R16E



○ DENOTES MONUMENTATION AS SHOWN  
(MAY HAVE BEEN SET OR FOUND)

(79)  
C. 1/4 CORNER  
SECTION 21  
(BERNTSEN MONUMENT)

S88°58'35"E 2720.32'

WITZEL AVENUE

OSHKOSH LANES

POMMERENING

CHAIN LINK FENCE

FLEET FARM

WASHBURN STREET

(85)  
N.E. COR. SEC. 21-18-16  
(BERNTSEN MONUMENT)

(78)  
E. 1/4 COR. SEC. 21-18-16  
(BRASS TABLET)

CURVE DATA

| CURVE | RADIUS  | LENGTH  | CHORD   | BEARING     | DELTA     |
|-------|---------|---------|---------|-------------|-----------|
| A     | 634.67' | 167.15' | 166.67' | S05°14'48"E | 15°05'23" |
| B     | 763.51' | 590.13' | 575.55' | S24°25'59"W | 44°17'06" |
| C     | 627.96' | 371.87' | 366.46' | S29°36'39"W | 33°55'48" |
| D     | 522.96' | 398.15' | 388.60' | S24°45'54"W | 43°37'18" |
| E     | 390.74' | 239.59' | 235.85' | N25°35'05"W | 35°07'55" |
| F     | 510.20' | 297.78' | 293.57' | N26°25'49"W | 33°26'26" |
| G     | 762.08' | 578.42' | 564.64' | S20°27'52"E | 43°29'16" |
| H     | 866.98' | 49.83'  | 49.82'  | N41°30'15"W | 03°17'34" |

TOWER WEST COMPLEX

FIRE STATION

NEW LIFE COMMUNITY CHURCH

WEST SIDE TIRE

WEST RIGHT OF WAY LINE

WASHBURN STREET

WASHBURN STREET

WASHBURN STREET

WASHBURN STREET

WASHBURN STREET

WASHBURN STREET

WASHBURN STREET

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WASHBURN STREET

MONUMENT WASHBURN STREET  
RIGHT OF WAY FOR CITY OF OSHKOSH  
PUBLIC WORKS

PART OF THE S.E. 1/4 AND N.E. 1/4  
OF SECTION 21-18-16 AND PART  
OF THE N.E. 1/4 OF SECTION 28-18-16,  
IN THE 6TH, 13TH AND 16TH WARDS,  
CITY OF OSHKOSH, WINNEBAGO COUNTY,  
WISCONSIN.

(19)  
N.E. COR. SEC. 28-18-16  
(CHISELED CROSS)

(31)  
S. 1/4 COR. SEC. 21  
(BERNTSEN MONUMENT)

S88°49'56"E 2698.84'

9TH AVENUE

TOWER WEST COMPLEX

FIRE STATION

MR. CINDERS

BURGER KING

PERKINS

WEST RIGHT OF WAY LINE

WEST RIGHT OF WAY LINE

WEST RIGHT OF WAY LINE

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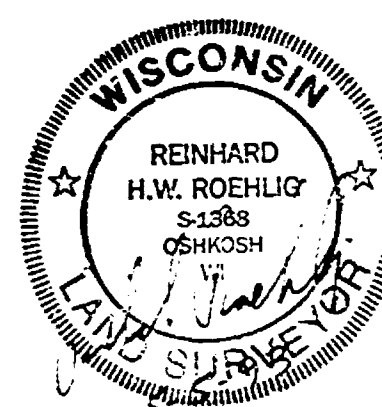
WEST RIGHT OF WAY LINE

WEST RIGHT OF WAY LINE

WEST RIGHT OF WAY LINE

WEST RIGHT OF WAY LINE

City of Oshkosh 13th and 16th Wards



MAY 5, 1993

ROEHLIG  
LAND SURVEYING  
&  
CONSULTING LTD.  
417 North Sawyer Street • Oshkosh WI • 54901  
(414) 233-2884

(3)  
E. 1/4 CORNER  
SEC. 28-18-16  
BRASS CAP  
NO. 2281