

FIRST ADDITION TO SHADOW CREEK

BEING A PART OF THE SW 1/4 OF THE SE 1/4
OF SECTION 21, T.18N., R.16E., 6TH WARD,
CITY OF OSHKOSH, WINNEBAGO COUNTY,
WISCONSIN.

CURVE NO.	LOT NO.	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	TANGENT BEARINGS
1-2	33	384.81'	S03°-12'-05.5"E	54.09'	08°-03'-39"	54.14'	N00°-49'-44"E S07°-13'-55"E
3-4	34	324.81'	S03°-12'-05.5"E	45.66'	08°-03'-39"	45.70'	N07°-13'-55"W S00°-49'-44"W
5-6	52	324.81'	S03°-12'-05.5"E	45.66'	08°-03'-39"	45.70'	N00°-49'-44"E S07°-13'-55"E
7-8	53	324.81'	S04°-02'-51"E	36.09'	06°-22'-08"	36.11'	S07°-13'-55"E N00°-51'-47"W
9-10	51	384.81'	S00°-01'-01.1"E	9.59'	01°-41'-31"	9.59'	S00°-51'-47"E N00°-49'-44"E
11-12	37	384.81'	S03°-07'-17.5"E	53.02'	07°-54'-03"	53.06'	N07°-13'-55"W S00°-49'-44"W
	39	384.81'	S07°-09'-07"E	1.07'	00°-09'-36"	1.07'	S07°-04'-19"E N07°-13'-55"W
	40	89.43'	S44°-26'-47"E	41.82'	90°-32'-58"	46.51'	S89°-43'-14"E N00°-49'-44"E
	41	89.43'	S44°-26'-45"E	127.08'	90°-32'-58"	141.33'	N00°-49'-44"E S89°-43'-14"E
	39	89.43'	S13°-29'-24.5"E	44.24'	28°-38'-17"	44.70'	N00°-49'-44"E S27°-48'-33"E
	40	89.43'	S44°-16'-57"E	50.72'	32°-56'-48"	51.42'	N27°-48'-33"W S60°-45'-21"E
	41	89.43'	S75°-14'-17.5"E	44.73'	28°-57'-53"	45.21'	N60°-45'-21"W S89°-43'-14"E

SURVEYOR'S CERTIFICATE:

I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., hereby certify:

That I have surveyed, divided and mapped the First Addition to Shadow Creek, being a part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-one (21), Township Eighteen (18) North, Range Sixteen (16) East, Sixth (6th) Ward, City of Oshkosh, Winnebago County, Wisconsin, containing 10.769 acres of land.

That I have made such survey, land division and plat by the direction of Thomas N. Rusch and Richard L. Gabert, owners of said land and being described by: Commencing at the Southeast Corner of said Section 21; thence N89°-29'-57"W 1349.41 feet, along the South line of the SE 1/4 of said Section 21 to the true point of beginning; thence continue N89°-29'-57"W 177.91 feet; thence N00°-49'-44"E 333.44 feet; thence N89°-43'-14"W 500.53 feet; thence N00°-49'-44"E 276.35 feet; thence S89°-33'-57"E 200.00 feet; thence N00°-49'-44"E 40.00 feet; thence S89°-33'-57"E 140.00 feet; thence N00°-49'-44"E 500.00 feet; thence S89°-33'-57"E 140.00 feet; thence N00°-49'-44"E 180.00 feet; thence S89°-33'-57"E 196.63 feet; thence S00°-45'-06"W 1328.63 feet to the true point of beginning.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Oshkosh in surveying and mapping the same.

Dated this 25th day of April, 1988.

Revised this 7th day of June, 1988.

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

OWNER'S CERTIFICATE OF DEDICATION

As owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. We also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: City of Oshkosh, Department of Development and the Winnebago County Planning and Zoning Committee.

WITNESS the hand and seal of said owner this day of 1988.

In the Presence of:

Thomas N. Rusch

Richard L. Gabert

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

Personally came before me this day of 1988, the above named Thomas N. Rusch and Richard L. Gabert to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin

My Commission expires

LEGEND

- 2" IRON PIPE FOUND
- 2" x 30" IRON PIPE WEIGHING 3.65 LBS. PER LINEAL FOOT SET

ALL OTHER LOT CORNERS STAKED WITH 1" x 24" IRON PIPE WEIGHING 1.68 LBS. PER LINEAL FOOT SET

WINNEBAGO COUNTY BERTSEN MONUMENT

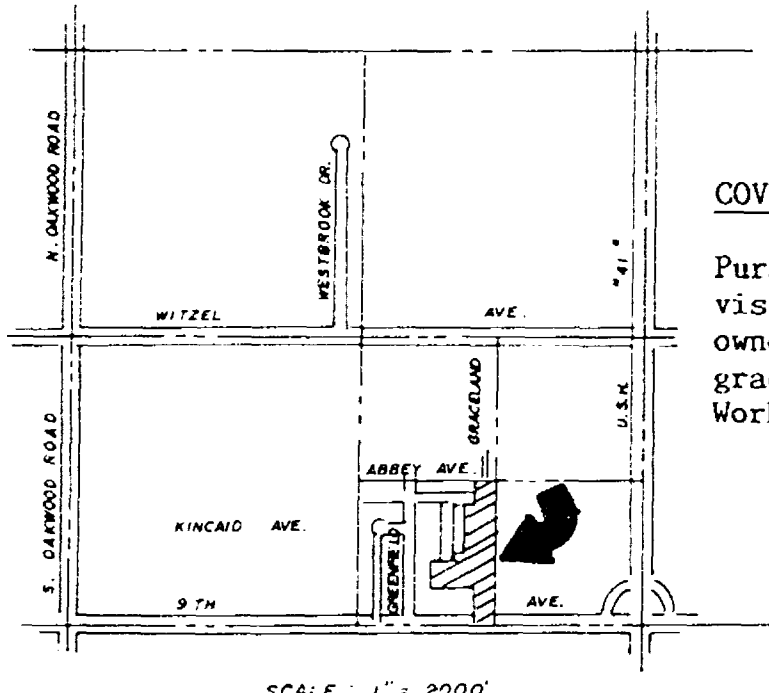
CHISELED CROSS, OFFICIAL WINNEBAGO COUNTY MONUMENT

PUBLIC UTILITY EASEMENT TO WISCONSIN PUBLIC SERVICE CORPORATION, WISCONSIN TELEPHONE COMPANY, AND CABLE TV, WITH THE RIGHT TO TRIM AND KEEP TRIMMED ALL TREES WITHIN 5' OF ALL CONDUCTORS

STORM SEWER EASEMENT

ALL BEARINGS REFERRED TO THE EAST LINE OF THE SE 1/4 OF SECTION 21, T.18N., R.16E. ASSIGNED N.00°-49'-44"E.

LOCATION SKETCH
SECTION 21, T.18N., R.16E.



COVENANT

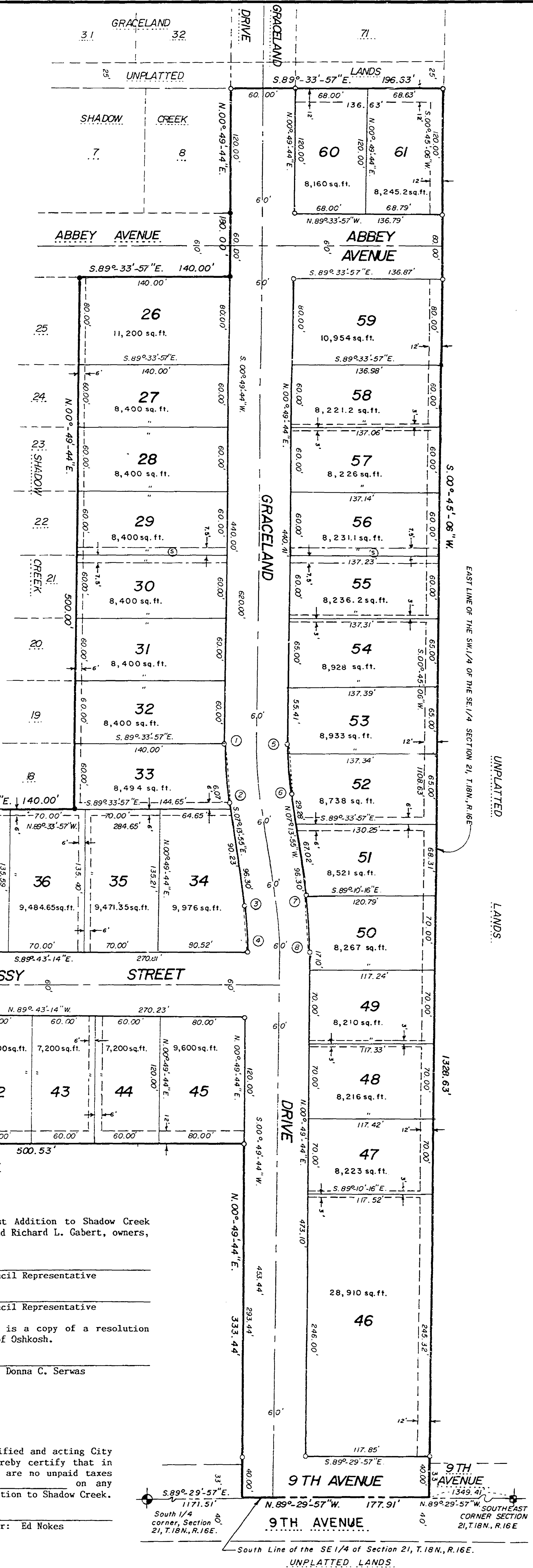
Pursuant to Section 30-69(H) of the City of Oshkosh Subdivision Ordinance, upon final grading, the developer and/or owner shall comply with the approved storm drainage and grading plan as submitted to the Department of Public Works.

PARKS DEDICATION FEE

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 purposes.



THIS INSTRUMENT DRAFTED BY LAWRENCE C. KRIESCHER S-1599



COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

I, Ruth H. Bradley, being the duly elected, qualified and acting treasurer of the County of Winnebago, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of affecting the lands included in the plat of The First Addition to Shadow Creek.

Date

County Treasurer: Ruth H. Bradley

#27 1st Ward Remains of lawn

[illegible]

SCALE IN FEET

60' 0' 50' 100' 150' 200' 300'

THIS INSTRUMENT DRAFTED BY STEVEN T. CHRONIS

#28 16th Ward Riverside Lawn