UNPLATTED LANDS OWNED BY Earl C. Dougherty, etal North line of the SEI/4, SEI/4 Section 20, T.IBN., R. IGE., S.89°-22'-58"E. 675.75 22 20 14 193 N.89°-16".29"W. 197.45 · UNPLATTED LANDS OWNED BY: N. 89°-/3'-26" W. 107.50 James E. Klevend & Wf. Lol 2 CSM 1660 UNPLATTED LANDS V OWNED BY: Carl A. Arndt Lot 1 CSM 1660 60' Tel. Co. Doc no. 5944612 -153 South 1/4 corner Section 20, T.18 N., R.16E 5.89°-16'-29"/\_ 1442.95' 75 6 75 M STREET N.89°-16-29" W. PO 367.54 South line 30 SEI/4 Section 20, T.IBN., R. IGE.

UNPLATTED LANDS OWNED BY: Donald Radig

R-I ZONING

18.749 ACRES

LECEND-

- Winnebago County Berntsen Monument

•= 1" Iron Pipe Found

= 3/4" Iron Pipe Found

= 1"X24" Iron Pipe Set

All elevations referenced to the City of Oshkosh Datum.

B.M. = P.K. Nail in the North face of Power Pole No. 1816-29E5, 6th Pole West of Oakwood Road on the South side of 9th Avenue near the West Lot line of House No. 2923 set by City of Oshkosh.

Elevation = 787.40

NW 1/4

NW 1/4

NE 1/4

NW 1/4

NE 1/4

NE 1/4

NYLEWCS RO

NANOR ROAD

OF SIN 1/4

Algema

Algema

OF SIN 1/4

NOMESTEAD

NOMESTEAD

SCALE 80' 0' 100' 200' 30

SEcorner Section 20, T.18 N.,R.16 E. -KLEVATION BOUNDARY DESCRIPTION-

All of Lot 3 and a part of Lot 1 of Certified Survey Map No. 1660 recorded in Volume 1 on Page 1660 of Certified Survey Maps, Document No. 673222 and being a part of the Southeast Quarter (SEt) of the Southeast Quarter (SEt) and the Southwest Quarter (SWt) of the Southeast Quarter (SEt) of Section Twenty (20), Township Eighteen (18) North, Range Sixteen (16) East, 6th Word, City of Oshkosh, Winnebago County, Wisconsin, containing 18.749 Acres of land and being described by:

Commencing at the Southeast Corner of said Section 20; thence N.89°-16'-29"W. 870.10 feet, along the South line of the SE\$ of said Section 20 to the true point of beginning; thence continue N.89°-16'-29"W. 367.54 feet, along the South line of the SE\$ of said Section 20; thence N.00°-24'-47"W. 220.69 feet; thence N.89°-13'-26"W. 107.50 feet; thence N.00°-27'-07"W. 1108.38 feet, to a point on the North line of the SE\$ of the SE\$ of said Section 20° thence S.89°-22'-58"E. 675.75 feet, along the North line of the SE\$ of the SE\$ of said Section 20; thence S.00°-15'-53"E. 1050.42 feet; thence N.89°-16'-29"W. 197.45 feet, along the North line of Lot 2 of Certified Survey Map No. 1660; thence S.00°-27'-07"E. 279.95 feet, along the West line of said Lot 2 to the true point of beginning.

The afore described being subject to an easement to the Wisconsin Telephone Company recorded in Document No. 594461 in the Winnebego County Registry.

SURVEYOR'S CERTIFICATE:

I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have prepared the Preliminary Plat as shown to the left 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.

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



SURVEYOR:

Steven T. Chronis Aero-Metric Engineering, Inc. 539 North Madison Street Chilton, Wisconsin 53014 800/472:5313

OWNER & SURDIVIDER:

Forward Development of Oshkosh, Inc. 1460 West South Park Avenue Oshkosh, Wisconsin 54901

APPROVING AUTHORITY

OBJECTING AGENCIES:

City of Oshkosh

Department of Agriculture, Trade and Consumer Protection and the Winnebago County Planning and Zoning Committee

"ITEMS TO BE PLACED ON THE FINAL PLAT"

NOTES:

- 1.) A covenant shall be placed on the Final: Plat stating, "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.
- 2.) Pursuant to Section 30-65 (c) (6) Proportionate Payment in Lieu of Dedication of the 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.

PRELIMINARY PLAT of MEMON RIDGE—Certified Survey Map No. 1660 located in 120, T.18 N., R. 16E., 6th Ward, City of C

part SE unty,

0 \ 0

— Being all the SE / SE OSHKOSH,

and

SHEET NO.

FILE NO. K-360

City of ashbork 65 were Sur & TION RIGE.

CURVE	LOT NO.	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	TANGENT BEARING	
1-2		215.001	N.19°-39'-38.5"W.	141.47'	38°-2:'-03"	144.16'	S.00°-27'-07"E.	N.38°-52'-10"W.
	3	215.00	N.08°-55'-17"W.	63.331	16°-56'-20"	63.56'	S.00°-27'-07"E.	N. 17°-23'-27"W.
13 to 1	Street	215.00'	N. 25°-241-42"W.	60,00	16°-02'-30"	66,201	S.17°-23'-27"B.	N.33°-251-57"W
	9	215.00	N.36°-09'-03.5"W.	20.391	05°-26'-13"	20.401	S.33°-25'-57"E.	N.38°-52'-10"W
3-4	-	50.001	N.25°-24'-42"W.	60.00	286°-15'-36"	249.81'	N.62°-16'-54"W.	S.11°-27'-30"W
	4	50.001	N.83°-58'-41"E.	55,541	67°-28'-50"	58.891	N.62°-16'-54"W.	N.50°-14'-16"E
	5	50.00'	N.22°-44'-09"E.	46.18	55°-00'-14"	48.00'	S.50°-1/.	N.04°-451-58"W
	6	50.00'	N.32°-16'-05"W.	46.18	55"-00"-14"	48.001	S.04°-45'-58"E.	N.59°-46'-12"W
	7	50.00'	N.87°-16'-19"W.	46.18	55°-00'-14"	48.00'	S.59°-46'-12"E.	S.65°-13'-34"W
	8	50.00	S.38°-20'-32"W.	45.22'	53°-46'-04"	46.921	N.65°-13'-34"E.	S.11°-27'-30"W
5-6		140.00'	N.19°-39'-38.5"W.	92.12'	38°-25'-03"	93.87'	S.38°-52'-10"E.	N.00°-27'-07"W
	10	140.00	N.25°-13'-57.5"W.	66.01'	27°-16'-25"	66.641	S.38°-52'-10"E.	N.11°-35'-45"W
	11	140.00'	N.06°-01'-26"W.	27,191		27.23	S.11°-35'-45"E.	N.00°-27'-07"W
7-8	12	155.55'	N.18°-34'-42.5"E.	101,44	38°-03'-39"	103.33'	S.00°-27'-07"E.	N.37°-36'-32"E
9-10		50.00'	S.37°-36'-32"W.	60.00	286°-15'-36"	249.80'	N.00°-44'-20"E.	S.74°-28'-44"W
<b>7 4</b> 0	14	50.00'	S.07°-23'-28.5"E.	14.14'	16°-15'-37"	14.19'	N.00°-44'-20"E.	S.15°-31'-17"E
	15	50.00'	S.49°-53'-55.5"E.	56.46	68°-45'-17"	60.00	N.15°-31'-17"W.	S.84°-16'-34"E
	16	50.00	N.66°-39'-59"E.	48.57		50.71'	N.84°-16'-34"W.	N.37°-36'-32"E
	17	50.00'	N.08°-33'-05"E.	48.57'	58°-06'-54"	50.71	\$.37°-36'-32"W.	N. 20°-30'-22"W
	18	50.00	N.54°-53'-00.5"W.	56.461	68°-45'-17"	60.CJ	S.20°-30'-22"E.	N.89°-15' -39"W
	19	50.00'	S.82°-36'-32.5"W.	14.14'	16°-15'-37"	14.19	S.89°-15'-39"E.	S.74°-28'-44"W
11-12		227.30	N.19°-06'-47"E.	144.22'	36°-59'-30"	146.75	S.37°-36'-32"W.	N.00°-37'-02"E
	20	227.30'	N.31°-22'-37"E.	49.35	12°-27'-50"	49.45	S.37°-36'-32"W.	N.25°-08'-42"E
	21	227.301	N.14°-14'-38"E.	85,97	21°-48'-08"	86.491	S.25°-08'-42"W.	N.03°-20°-34"E
	22	227.30	N.01°-58'-48"E.	10.81'	02°-43'-32"	10.81	S.03°-20'-34"W.	S.00°-37'-02"W
13-14		167.30	S.19°-06'-47"W.	106.15'	36°-59'-30"	108.01	N.00°-37'-02"E.	S.37°-36'-32"W
15-14	23	167.30!	£.09°-51'-54.5"W.	53.77	18°-29'-45"	54.01'	N.00°-37'-02"E.	S.19°-06'-47"W
	24	167.30	S.28°-21'-39.5"W.	53.77'	18°-29'-45"	54.00'	N.19°-06'-47"E.	S.37°-36'-32"W
15-16	2.7	50.00'	N.37°-36'-32"E.	60.00'	286°-15'-36"	249.80'	N.00°-44'-20"E.	S.74°-28'-44"W
13, 10	26	50.00	N.42°-10'-41.5"W.	68.09'	85°-50'-03"	74.90	N.00°-44'-20"E.	N.85°-05'-43"W
	27	50.00	S.66°-15'-24.5"W.	47.94	57°-17'-45"	50.001	S.85°-05'-43"E.	S.37°-36'-32"W
	28	50.00'	5.08°-57'-39.5"W.	47.94	57°-17'-45"	50.00'	N.37°-36'-32"E.	S.19°-41'-13"E
	29	50.00'	S.62°-36'-14.5"B.	68.09	85°-50'-03"	74.90'	N.19°-41'-13"W.	N.74°-28'-44"E
17-18		215.55'	S.18°-34'-42.5"W.	140.57	38°-03'-39"	143.19'	N.37°-36'-32"E.	S.00°-27'-07"E
2, 10	32	215.55'	S.29°-57'-37.5"W.	57.38	15°-17'-49"	57.55'		
. ,	33	215.55	S.10°-55'-48"W.	85.081	22°-45'-50"		N.37°-36'-32"E.	S.22°-18'-43"W
	33	•		. 03.00	1	85.64	N.22°-18'-43"E.	S.00°-27'-07"E
19-20		200.00	S.19°-39'-38.5"E.	131.60'	38°-25'-03"	134.10'	N.00°-27'-07"W.	S.38°-52'-10"E
	34	200.00'	S.02°-55'-12"E.	17.22'	04°-56'-10"	17.23	N.00°-27'-07"W.	S.05°-23'-17"E
	35	200.00	S.16°-42'-26"E.	78.51	22°-38'-18"	79.02'	N.05°-23'-17"W.	S.28°-01'-35"E
	36	200.00	S.33°-26'-52.5"E.	37.39	10°-50'-35"	37.85	N.28°-01'-35"W.	S.38°-52'-10"E
21-22		155.00'	S.19°-39'-38.5"E.	101.98	38°-25'-03"	103.93	N.38°-52'-10"W.	S.00°-27'-07"E
	37	155.00	S.34°-16'-08.5"E.	24.86'	09°-12'-03"	24.89'	N.38°-52'-10"V.	S.29°-40'-07"E
	38	155.00	S.15°-03'-37"E.	78.191	29°-13'-00"	79.041	N. 29°-401-07"W.	S-00°-27'-07"E

## CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

Forward Development of Oshkosh, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented on this

Forward Development of Oshkosh, Inc., does further certify that this Plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

- 1.) City of Oshkosh
- Department of Agriculture, Trade and Consumer Protection
- 3.) The Winnebago County Planning and Zoning Committee

IN WITNESS WHEREOF, the said Forward Development of Oshkosh, Inc., has caused these presents to be signed by David L. Omachinski, its President. and countersigned by Gordon Decker, its Secretary, at Oshkosh, Wisconsin, and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 1990.

In the Presence of:	
	Forward Development of Oshkosh, Inc.
	President: David L. Omachinski
Countersigned:	

Secretary: Gordon Decker

STATE OF WISCONSIN ) SS

WINNEBAGO COUNTY )

Personally came before me this day of 1990, David L. Omachinski, President, and Gordon Decker, Secretary, of the above named corporation, to me known to be the persons who executed the foreoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal)_	
Notary Public_	,Wisconsi
My Commission	Expires

# MEADOW RIDGE



# WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

$\chi$	NSENT	OF	LAND	CONTRACT	VENDOR
~		~~~			

We, Carl A. Arndt and Dorothy E. Arndt, Land Contract Vendor of the above described land, do hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Plat, and we do hereby consent to the above certificate of Forward Development of Oshkosh, Inc., owner. WITNESS the hand and seal of Carl A. Arndt and Dorothy E. Arndt, this

						•				
	In the	Presence	of:							
		•			:					
,					<b>→</b>	Carl A.	Arndt	<del></del>		
		1					, ' , ' , ' , ' , ' , ' , ' , ' , ' , '		,	
			,	. 4	-	Dorothy	E. Arndt			
	Gm 4 mm				-1					

## STATE OF WISCONSIN > SS WINNEBAGO COUNTY )

Personally came before me this the above named Carl A. Arndt and Dorothy E. Arndt, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public	Wisconsi
My Commission	Expires

Deve		subdivision r, is hereby				
Date	1914 1114 <b>1</b>	 Appro				
			Common	Council	Represe	entative:
Date		Signe	1			
	 * * 1.5		Common	Council	Represe	entative

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Oshkosh.

City Clerk: Donna C. Serwas

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN ) SS

I, Ed Nokes, being the duly appointed, qualified and acting City Finance Director of the City of Oshkosh, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of \_\_\_\_\_\_\_, 1990 on any of the land included in the Plat of MEADOW RIDGE.

2	,					
		City	Finance	Director:	Ed	Nokes

# COUNTY TREASURER'S CERTIFICATE

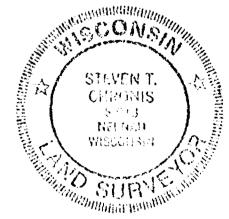
STATE OF WISCONSIN ) SS WINNEBAGO COUNTY )

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 , 1990 affecting the lands included in the Plat of MEADOW RIDGE.

Date	

County Treasurer: Ruth H. Bradley

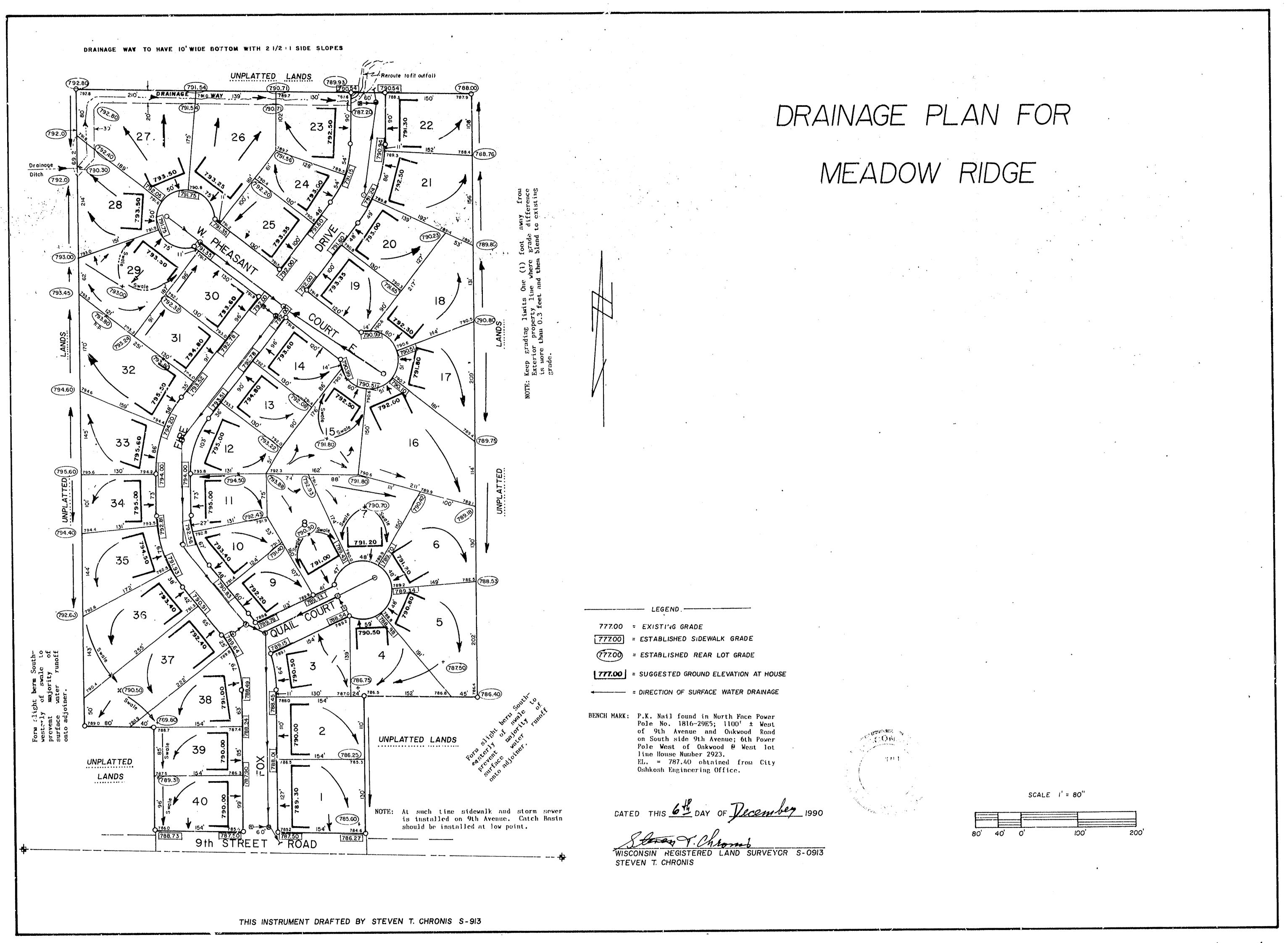
Dated this 44 day of Decomber Storen T. Chronis Wisconsin Registered Land Surveyor, S-0913 Steven T. Chronis



THIS INSTRUMENT DRAFTED BY: STEVEN T. CHRONIS S-913

SHEET 2 OF 2

lity of Oakhrah 6th Ward Lee 20 TION RIGE



UNPLATTED LANDS S.89°-22'-58"E. 688.25' 478.25 209.56 DRAINAGE WAY N.44932-53"E.13.62" MEADOW RIDGE 15,978 sq. ft. 15,741 sq. ft. 29,770 sq. ft. 25,563 sq. ft. Being all of Lot 3 and a part of Lot I of Certified Survey Map No. 1660 N860-39'-27"W located in the SE / SE and the SW / SE of Section 20, T. 18 N., R. 16 E., 19,704 sq. ft. 6th Ward, City of OSHKOSH, Winnebago County, Wisconsin 18,869 saft. - LEGEND -COVENANT WINNEBAGO COUNTY BERNTSEN MONUMENT

O = 2"x30"IRON PIPE WEIGHING 3.65 lbs./LINEAL FOOT SET Pursuant to Section 30-69 (H) of the City of Oshkosh Subdivision Ordinance, upon final grading, the developer and/or owner shall •= I"IRON PIPE FOUND. comply with the approved storm drainage and grading plan as submitted to the Department of Public Works. 21,674 sq.ft. ALL OTHER LOT CORNERS STAKED WITH I"x 24" IRON PIPE, WEIGHING 1.68 Ibs. / LINEAL FOOT. ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT, ALL ANGULAR 20,597 sq. ft. MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF SECONDS. PARKS DEDICATION FEE Pursuant to Section 30-65 (c) (6) Proportionate Payment in Lieu of Dedication of the City of Oshkosh, Subdivision Ordinance, a \$100.00 per unit fee shall be paid by the Owner/Agent prior = PUBLIC UTILITY EASEMENT TO WISCONSIN PUBLIC SERVICE CORPORATION & WISCONSIN BELL TELEPHONE COMPANY WITH THE RIGHT TO TRIM & KEEP TRIMMED ALL TREES WITHIN 5 FEET OF ALL CONDUCTORS. to issuance of a Building Permit. The Fee shall be used for neighborhood Park and Recreation Area purposes. 32 RESTRICTION FOR PUBLIC BENEFIT - WINNEBAGO COUNTY 23,733 sq. ft. = SURFACE WATER DRAINAGE EASEMENT 17,793 sq. ft. Pursuant to Section 18.58 of the Winnebago County Land Division Ordinance, upon final grading, the developer and/or owner shall comply with the surface water drainage plan as approved by the Winnebago County Land and Water Conservation and Planning and Zoning Departments. 15,823 sq. ft. SURVEYOR'S CERTIFICATE: 29,930 sq.ft. I. Steven T. Chronis. Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., hereby certify: \$89°-32'-53"W \$89°-32'-53"₩ That I have surveyed, divided, and mapped MEADOW RIDGE being all of Lot 3 and a part of Lot 1 of Certified Survey Map No. 1660 as recorded in Volume 1 on Page 1660 of Certified Survey Maps in the Winnebago County 11,410 sq. ft. LOCATION .MAP ----Registry and being a part of the Southeast Quarter (SE1) of the Southeast SCALE 1"= 1000" 12,440 sq.ft. Quarter (SEt) and a part of the Southwest Quarter (SWt) of the Southeast SECTION 20 , T. 18 N., R. 16 E. Quarter (SE1) of Section Twenty (20), Township Eighteen (18) North, Range Sixteen (16) East, Sixth (6th) Ward, City of Oshkosh, Winnebago County, \$84°-36'-43"W That I have made such survey, land division, and Plat by the direction of Forward Development of Oshkosh, Inc., owner of said land and being describ-21,360 sq.ft. Commencing at the Southeast Corner of said Section 20; thence N.89°-15,830 sq.ft. 16'-29"W. 870.10 feet, along the South line of the SEt of said Section 20 148.63 to the true point of beginning; thence N.89°-16'-29"W. 367.54 feet; thence NW 1/4 NE 1/4 \$850-14'-02"E N.00°-24'-47"W. 220.68 feet; thence N.89°-13'-26"W. 120.00 feet; thence N.00°-27'-07"k. 1108.34 feet; thence S.89°-22'-58"E. 688.25 feet; thence S.00°-ATTED WYLEWOOD RD. 15'-53"E. 1050.42 feet; thence N.89°-16'-29"W. 197.45 feet; thence S.00°-27'-07"E. 279.94 feet to the true point of beginning and containing 19.067 MANOR ROAD Acres of land. 20,990 sq. ft. That such Plat is a correct representation of all exterior boundaries 22,918 sq. ft. of the land surveyed and the subdivision thereof made. C.T. H. "E" 4 th STREET RO. 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, dividing, and mapping the same. 16,272 sq. ft. Dated this 4th day of Decamber, 1990. 14,349 sq. ft. NO0°-27'-07"W 11.39' 130.12' Wisconsin Registered Land Surveyor, S-0913 N89°-32'-53"E 153.72" N89°-16'-29"W. 197.45" 14,371 sq. ft. Steven T. Chronis SW 1/4 80.00 153.60 N.89°-13'-26"W-N89°-32'-53"E 16,910 sq.ft. 120.00 UNPLATTED LANDS UNPLATTED 13,058 sq.ft. 9 IN STREET ROAD N89°-32'-53"E LANDS N89°-32'-53"E HOMESTEAD 19,732 sq. ft. 14,947 sq. ft. South 1/4 corner Section 20,7.18N.,R.16E. S. 89°-16'-29"E SEcorner Section 20, T.18 N., R.16 E. 1442.95 SE 1/4 Section 20, T.ISN., R.ISE.

SHEET 1 of 2

THIS INSTRUMENT DRAFTED BY STEVEN T. CHRONIS