

GRACELAND

LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 21, T.18N., R.16E., 6th WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

LEGEND

- WINNEBAGO COUNTY BERTSEN MONUMENT
- 2" x 30" IRON PIPE WEIGHING 3.65 LBS/LINEAL FOOT SET
- ALL OTHER LOT CORNERS STAKED WITH 1" x 24" IRON PIPE WEIGHING 1.66 LBS/PER LINEAL FOOT SET, AND MEANDER
- PUBLIC UTILITY EASEMENT TO WISCONSIN PUBLIC SERVICE CORP., WISCONSIN TELEPHONE CO. AND CABLE TV WITH THE RIGHT TO TRIM & KEEP TRIMMED ALL TREES WITHIN 5' OF ALL CONDUCTORS
- STORM SEWER EASEMENT
- SANITARY SEWER EASEMENT
- TRANSMISSION LINE EASEMENT TO WISCONSIN PUBLIC SERVICE CORP.

ELEVATIONS BASED ON CITY OF OSHKOSH DATUM
BENCH MARK = TOP HYD. of WITZEL & WESTBROOK
EL. = 777.32

SAWYER CREEK INFO -				
BED	LOW	HIGH	WATER 3/4/88	
N. 760.6	761.6	767.8	763.0	
W. 762.0	763.0	768.5	764.9	

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT, ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF SECONDS.

CENTER OF SECTION 21, T.18N., R.16E.

BEARING REFERENCE: WEST LINE SE 1/4 SECTION 21, T.18N., R.16E., ASSIGNED N.00°-31'-16"E.

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

UNPLATTED

LANDS

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 GRACELAND SUBDIVISION being a part of the Northwest Quarter (NW 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 31.13 acres, more or less.

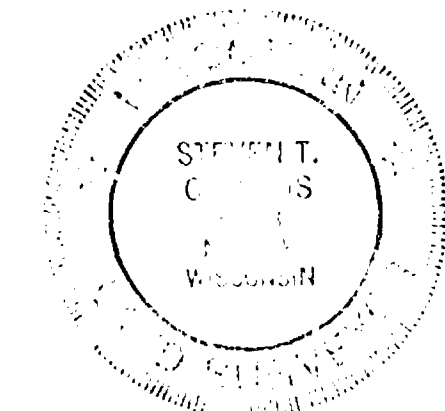
That I have made such survey, land division and plat by the direction of Ronald C. Leichtfuss owner of said land and being described by: Commencing at the South Quarter (S 1/4) Corner of said Section 21; thence N00°-31'-16"E 1352.05 feet, along the West line of the SE 1/4 of said Section 21 to the true point of beginning; thence N00°-31'-16"E 859.80 feet, to a point 44 feet, more or less, from the centerline of Sawyer Creek; thence along a meander line N52°-39'-31"E 44.10 feet; thence N41°-03'-26"E 93.65 feet; thence S78°-12'-19"E 82.30 feet; thence N55°-52'-51"E 139.42 feet; thence S78°-04'-16"E 184.01 feet; thence N89°-29'-30"E 102.85 feet; thence N43°-35'-36"E 103.28 feet; thence N71°-50'-54"E 122.34 feet; thence N16°-09'-24"E 107.32 feet, to a point which is 30 feet, more or less, from the centerline of Sawyer Creek and the end of the meander line; thence S89°-39'-22"E 40.00 feet; thence N66°-06'-58"E 109.66 feet; thence S89°-39'-22"E 203.37 feet; thence S00°-45'-06"W 727.90 feet; thence S89°-37'-54"E 227.00 feet; thence S00°-45'-06"W 521.33 feet; thence N89°-33'-57"W 1354.86 feet to the true point of beginning, including all the land lying between the meander line and the centerline of Sawyer Creek.

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, dividing and mapping the same.

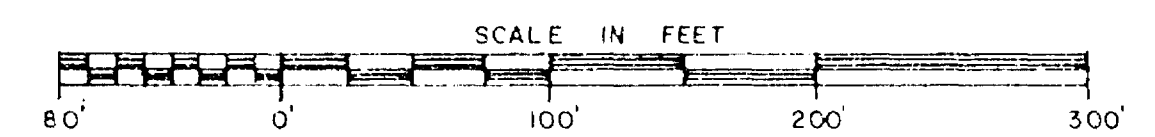
Dated this 4th day of March, 1988.
Revised this 3rd day of May, 1988.

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



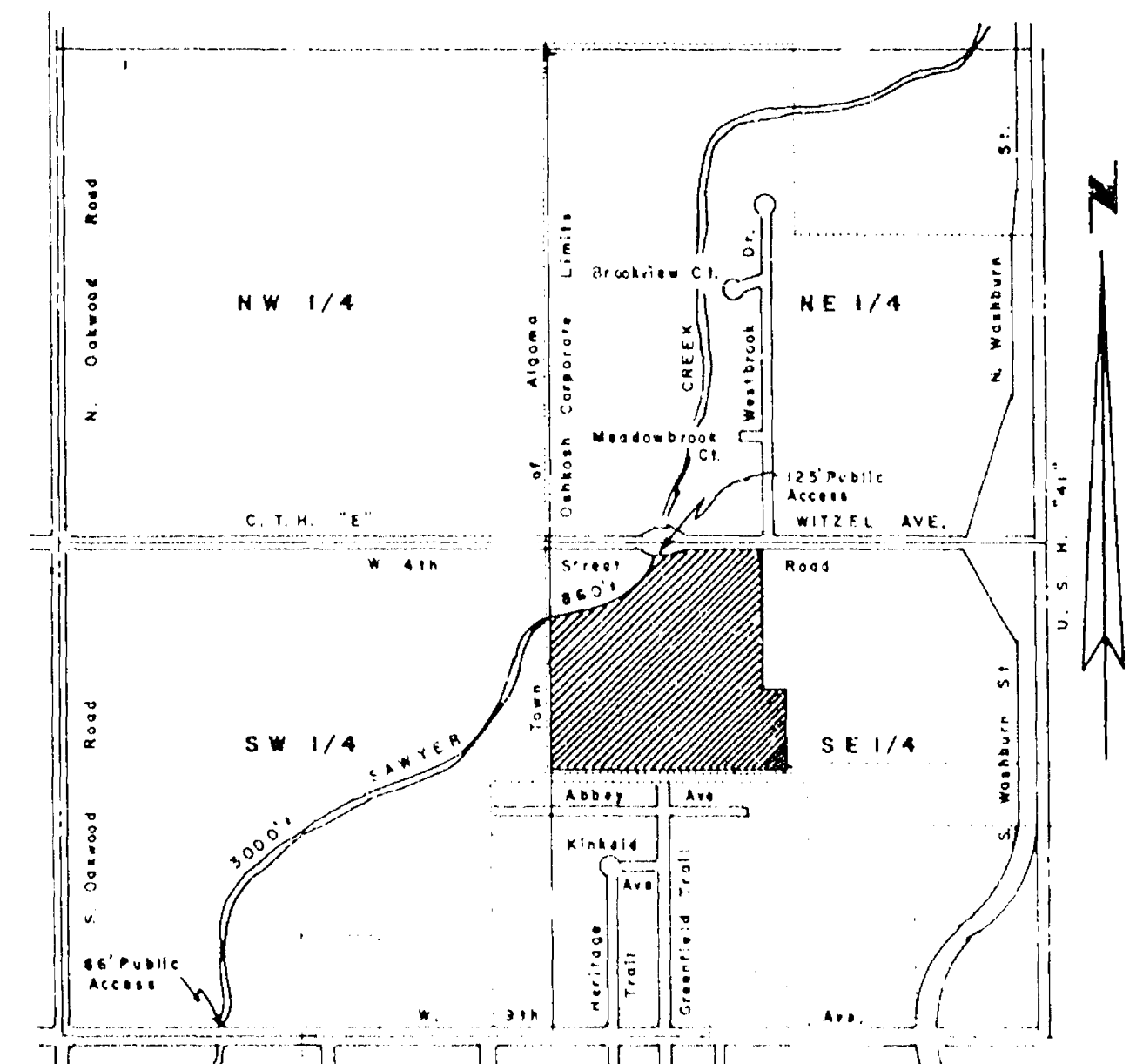
PARKS DEDICATION FEE

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 to issuance of a Building Permit. The fee shall be used for neighborhood Park and Recreation Area purposes.



LOCATION SKETCH

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



SCALE: 1" = 1000'

SHEET 1 of 2

This Instrument Drafted by Steven T. Chronis

#15

city of Oshkosh Graceland

-GRACELAND-
WINNEBAGO COUNTY, WISCONSIN

" CURVE DATA "							
CURVE	LOT NO.	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	TANGENT BEARINGS
1-2	-	200.00'	S70°-08'-31"W	140.80'	41°-13'-10"	143.88'	S89°-14'-54"E S49°-31'-56"W
-	3	200.00'	S83°-57'-59"W	47.26'	13°-34'-14"	47.37'	S89°-14'-54"E S77°-10'-52"W
-	4	200.00'	S65°-43'-19"W	79.47'	22°-55'-06"	80.00'	N77°-10'-52"E S54°-15'-46"W
-	5	200.00'	S51°-53'-51"W	16.51'	04°-43'-50"	16.51'	N54°-15'-46"E S49°-31'-56"W
3-6	-	516.00'	S25°-11'-34.5"W	425.33'	48°-40'-43"	438.39'	N49°-31'-56"E S00°-51'-13"W
3-4	-	516.00'	S31°-51'-22"W	313.35'	35°-21'-08"	318.38'	N49°-31'-56"E S14°-10'-48"W
-	6	516.00'	S48°-47'-22.5"W	13.38'	01°-29'-07"	13.38'	N49°-31'-56"E S48°-02'-49"W
-	7	516.00'	S43°-19'-40"W	84.90'	09°-26'-18"	85.00'	N48°-02'-49"E S38°-36'-31"W
-	8	516.00'	S33°-53'-22"W	84.90'	09°-26'-18"	85.00'	N38°-36'-31"E S29°-10'-13"W
-	9	516.00'	S21°-40'-30.5"W	134.62'	14°-59'-25"	135.00'	N29°-10'-13"E S14°-10'-48"W
4-5	STREET	516.00'	S10°-50'-49"W	60.00'	06°-39'-58"	60.03'	N14°-10'-48"E S07°-30'-50"W
5-6	15	516.00'	S04°-11'-01.5"W	59.95'	06°-39'-37"	59.98'	N07°-30'-50"E S00°-51'-13"W
7-8	10	30.00'	N49°-09'-11"W	30.00'	60°-00'-00"	31.42'	S79°-09'-11"E N19°-09'-11"W
8-9	-	50.00'	S40°-50'-49"W	86.60'	240°-00'-00"	209.44'	S19°-09'-11"E S79°-09'-11"E
-	10	50.00'	N49°-09'-11"W	50.00'	60°-00'-00"	52.36'	S19°-09'-11"E N79°-09'-11"W
-	11	50.00'	S70°-32'-31.5"W	50.46'	60°-36'-35"	52.89'	S79°-09'-11"E S40°-14'-14"W
-	12	50.00'	S11°-39'-57.5"W	47.82'	57°-08'-33"	49.87'	N40°-14'-14"E S16°-54'-19"E
-	13	50.00'	S48°-01'-45"E	51.69'	62°-14'-52"	54.32'	N16°-54'-19"W S79°-09'-11"E
10-11	18	30.00'	N59°-33'-57"W	30.00'	60°-00'-00"	31.42'	S89°-33'-57"E N29°-33'-57"W
11-12	-	50.00'	S30°-26'-03"W	86.60'	240°-00'-00"	209.44'	S29°-33'-57"E S89°-33'-57"E
-	18	50.00'	N59°-33'-57"W	50.00'	60°-00'-00"	52.36'	S29°-33'-57"E N89°-33'-57"W
-	19	50.00'	S61°-45'-00.5"W	48.00'	57°-22'-05"	50.06'	S89°-33'-57"E S33°-03'-58"W
-	20	50.00'	S00°-41'-38"W	53.54'	64°-44'-40"	56.50'	N33°-03'-58"E S31°-40'-42"E
-	21	50.00'	S60°-37'-19.5"E	48.40'	57°-53'-15"	50.52'	N31°-40'-42"W S89°-33'-57"E
13-14	-	140.00'	S70°-08'-31"W	98.56'	41°-13'-10"	100.71'	S89°-14'-54"E S49°-31'-56"W
-	42	140.00'	S73°-14'-09"W	84.27'	35°-01'-54"	85.60'	S89°-14'-54"E S55°-43'-12"W
-	43	140.00'	S52°-37'-34"W	15.11'	06°-11'-16"	15.11'	N55°-43'-12"E S49°-31'-56"W
15-16	-	456.00'	S25°-11'-34.5"W	375.87'	48°-40'-43"	387.42'	N49°-31'-56"E S00°-51'-13"W
-	44	456.00'	S47°-11'-07"W	37.35'	04°-41'-38"	37.36'	N49°-31'-56"E S44°-50'-18"W
-	45	456.00'	S39°-48'-44.5"W	79.90'	10°-03'-07"	80.00'	S44°-50'-18"W S34°-47'-11"W
-	46	456.00'	S29°-45'-37.5"W	79.90'	10°-03'-07"	80.00'	N34°-47'-11"E S24°-44'-04"W
-	47	456.00'	S19°-42'-30.5"W	79.90'	10°-03'-07"	80.00'	N24°-44'-04"E S14°-40'-57"W
-	48	456.00'	S09°-39'-23.5"W	79.90'	10°-03'-07"	80.00'	N14°-40'-57"E S04°-37'-50"W
-	49	456.00'	S02°-44'-31.5"W	30.05'	03°-46'-37"	30.06'	N04°-37'-50"E S00°-51'-13"W
17-20	-	169.95'	S27°-26'-09.5"E	160.56'	56°-22'-31"	167.22'	N00°-45'-06"E S55°-37'-25"E
17-18	39	169.95'	S00°-30'-03"W	1.49'	00°-30'-06"	1.49'	N00°-45'-06"E S00°-15'-00"W
18-19	STREET	169.95'	S09°-55'-02"E	60.00'	20°-20'-04"	60.32'	S00°-15'-00"W S20°-05'-04"E
19-20	34	169.95'	S37°-51'-14.5"E	103.73'	35°-32'-21"	105.41'	N20°-05'-04"W S55°-37'-25"E
21-22	39	30.00'	N69°-55'-02"W	30.00'	60°-00'-00"	31.42'	N80°-04'-58"E N39°-55'-02"W
22-23	-	50.00'	S20°-04'-58"W	86.60'	240°-00'-00"	209.44'	S39°-55'-02"E N80°-04'-58"E
-	39	50.00'	N64°-34'-58"W	41.73'	49°-19'-52"	43.05'	S39°-55'-02"E N89°-14'-54"W
-	38	50.00'	S61°-23'-19.5"W	49.03'	58°-43'-33"	51.25'	S89°-14'-54"E S32°-01'-33"W
-	37	50.00'	S05°-35'-08.5"W	44.53'	52°-52'-49"	46.15'	N32°-01'-33"E S20°-51'-16"E
-	36	50.00'	S48°-59'-50.5"E	47.17'	56°-17'-09"	49.12'	N20°-51'-16"W S77°-08'-25"E
-	35	50.00'	S88°-31'-43.5"E	19.75'	22°-46'-37"	19.87'	N77°-08'-25"W N80°-04'-58"E
24-25	-	109.95'	S27°-26'-09.5"E	103.87'	56°-22'-31"	108.18'	N00°-45'-06"E S55°-37'-25"E
-	65	109.95'	S19°-05'-53"E	74.67'	39°-41'-58"	76.18'	N00°-45'-06"E S38°-56'-52"E
-	66	109.95'	S47°-17'-08.5"E	31.89'	16°-40'-33"	32.00'	N38°-56'-52"W S55°-37'-25"E
26-27	-	141.78'	S27°-23'-50.5"E	134.11'	56°-27'-09"	139.69'	N55°-37'-25"W S00°-49'-44"W
-	67	141.78'	S48°-45'-40.5"E	33.88'	13°-43'-29"	33.96'	N55°-37'-25"W S41°-53'-56"E
-	68	141.78'	S28°-00'-35.5"E	68.07'	27°-46'-41"	68.74'	N41°-53'-56"W S14°-07'-15"E
-	69	141.78'	S06°-38'-45.5"E	36.89'	14°-56'-59"	36.99'	N14°-07'-15"W S00°-49'-44"W
28-29	33	81.78'	S27°-23'-50.5"E	77.36'	56°-27'-09"	80.58'	N55°-37'-25"W S00°-49'-44"W

OWNER'S CERTIFICATE OF DEDICATION

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. I 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, Winnebago County Planning and Zoning Committee.

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

In the Presence of:

Ronald C. Leichtfuss

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

Personally came before me this _____ day of _____, 1988, the above named Ronald C. Leichtfuss to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin

My Commission expires _____

CONSENT OF VENDOR

We, Esther K. Seibold, Marilyn E. Tritt, and Carolyn M. Tritt, vendors 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 Ronald C. Leichtfuss, owner.

WITNESS the hand and seal of Esther K. Seibold, Marilyn E. Tritt, and Carolyn M. Tritt, vendors, this _____ day of _____, 1988.

In the Presence of:

Esther K. Seibold; Vendor

Marilyn E. Tritt; Vendor

Carolyn M. Tritt; Vendor

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

Personally came before me this _____ day of _____, 1988, the above named Esther K. Seibold, Marilyn E. Tritt, and Carolyn M. Tritt, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

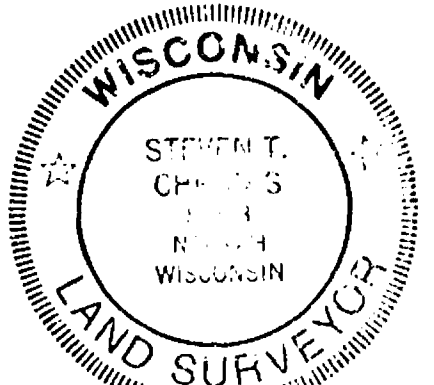
Notary Public _____, Wisconsin

My Commission expires _____

Dated this 3rd day of March, 1988.

Revised this 31st day of May, 1988.

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



COMMON COUNCIL RESOLUTION

Resolved, that GRACELAND SUBDIVISION in the City of Oshkosh, Ronald C. Leichtfuss, owner, is hereby approved by the Common Council.

Date _____ Approved _____
Common Council Representative

Date _____ Signed _____
Common Council Representative

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

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 _____, 1988, affecting the lands included in GRACELAND SUBDIVISION.

Date _____ County Treasurer - Ruth H. Bradley

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
WINNEBAGO COUNTY) 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 _____, 1988, on any of the land included in GRACELAND SUBDIVISION.

Date _____ City Finance Director - Ed Nokes

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.

#16
City of Oshkosh Graceland

UNPLATTED LANDS

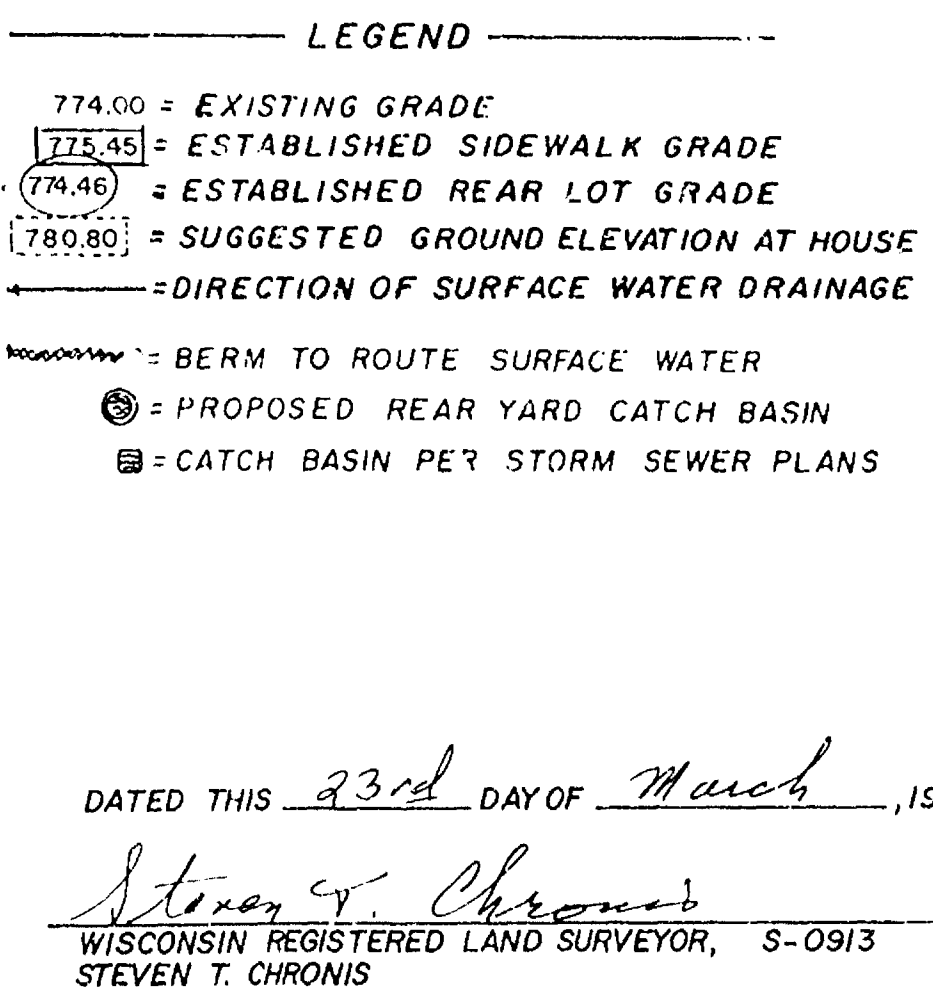
6 WEST

1 BROOK

60'

WITZEL AVENUE

WEST BROOK DRIVE



SCALE IN FEET



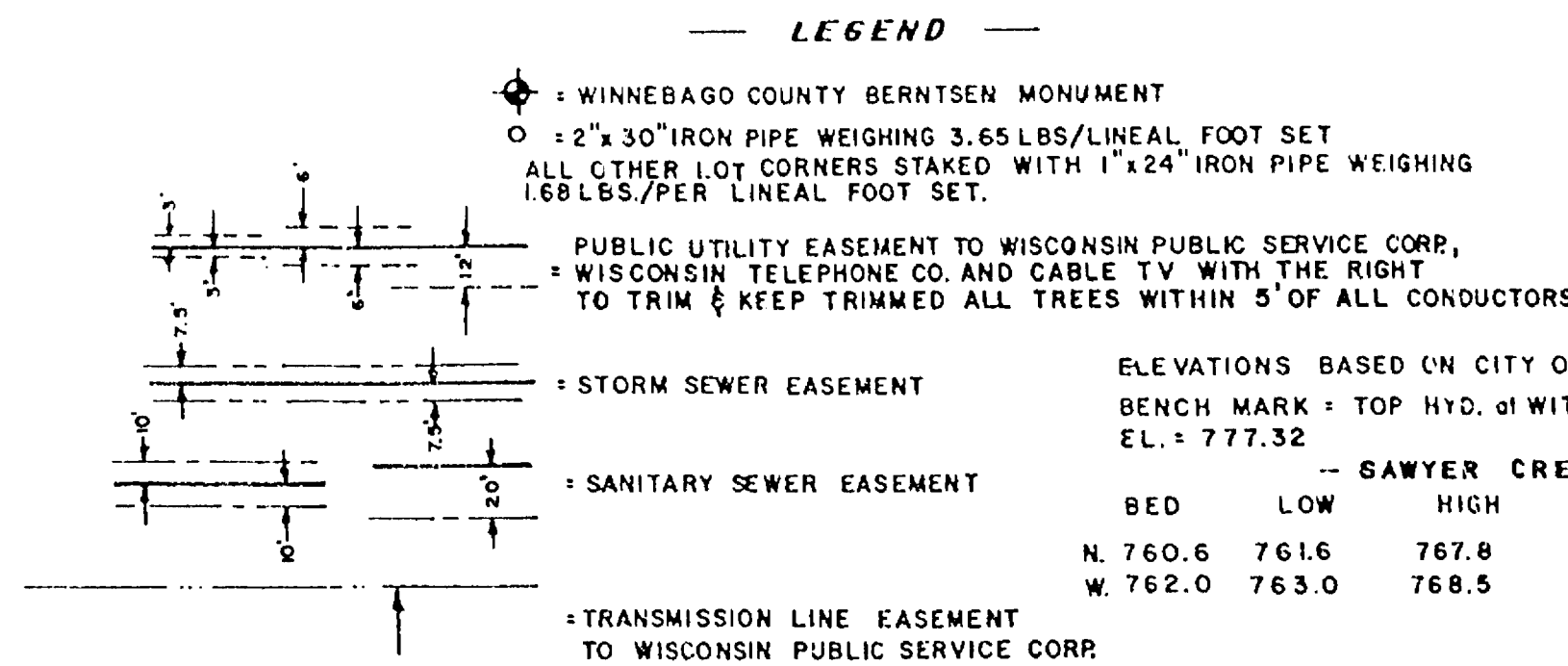
80' 0' 80' 160' 240' 320'

THIS INSTRUMENT DRAFTED BY STEVENT CHRONIS.

AERO-METRIC ENGINEERING INC.
539 NORTH MADISON STREET
CHILTON, WISCONSIN 53014

GRACELAND

LOCATED IN THE NW 1/4 OF THE SE 1/4 OF
SECTION 21, T.18N., R.16E., 6th WARD, CITY
OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN



ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT, ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF SECONDS.

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 GRACELAND SUBDIVISION being a part of the Northwest Quarter (NW 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 31.13 acres, more or less.

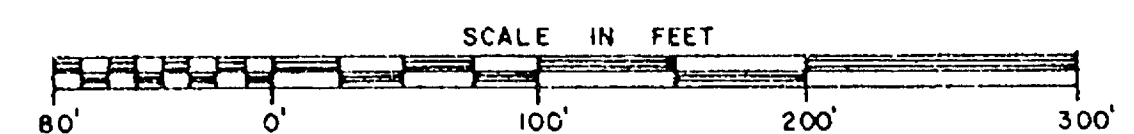
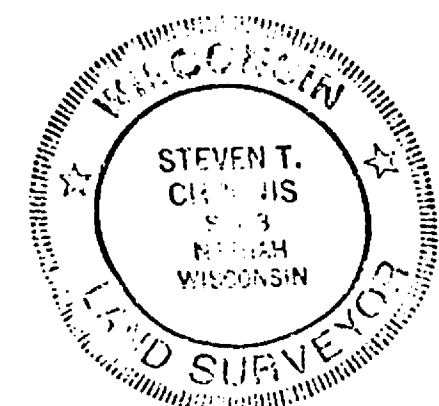
That I have made such survey, land division and plat by the direction of Ronald C. Leichtfuss owner of said land and being described by: Commencing at the South Quarter (S 1/4) Corner of said Section 21; thence N00°-31'-16"E 1352.05 feet, along the West line of the SE 1/4 of said Section 21 to the true point of beginning; thence N00°-31'-16"E 859.80 feet, to a point 44 feet, more or less, from the centerline of Sawyer Creek; thence along a meander line N52°-39'-31"E 44.10 feet; thence N41°-03'-26"E 93.65 feet; thence S78°-12'-19"E 82.30 feet; thence N55°-52'-51"E 139.42 feet; thence S78°-04'-16"E 184.01 feet; thence N89°-29'-30"E 102.85 feet; thence N43°-35'-36"E 103.30 feet; thence N71°-50'-54"E 122.34 feet; thence N16°-09'-24"E 107.32 feet, to a point which is 30 feet, more or less, from the centerline of Sawyer Creek and the end of the meander line; thence S89°-39'-22"E 40.00 feet; thence N66°-06'-58"E 109.66 feet; thence S89°-39'-22"E 203.37 feet; thence S00°-45'-06"W 727.90 feet; thence S89°-37'-54"E 227.00 feet; thence S00°-45'-06"W 521.33 feet; thence N89°-33'-57"W 1354.86 feet to the true point of beginning, including all the land lying between the meander line and the centerline of Sawyer Creek.

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

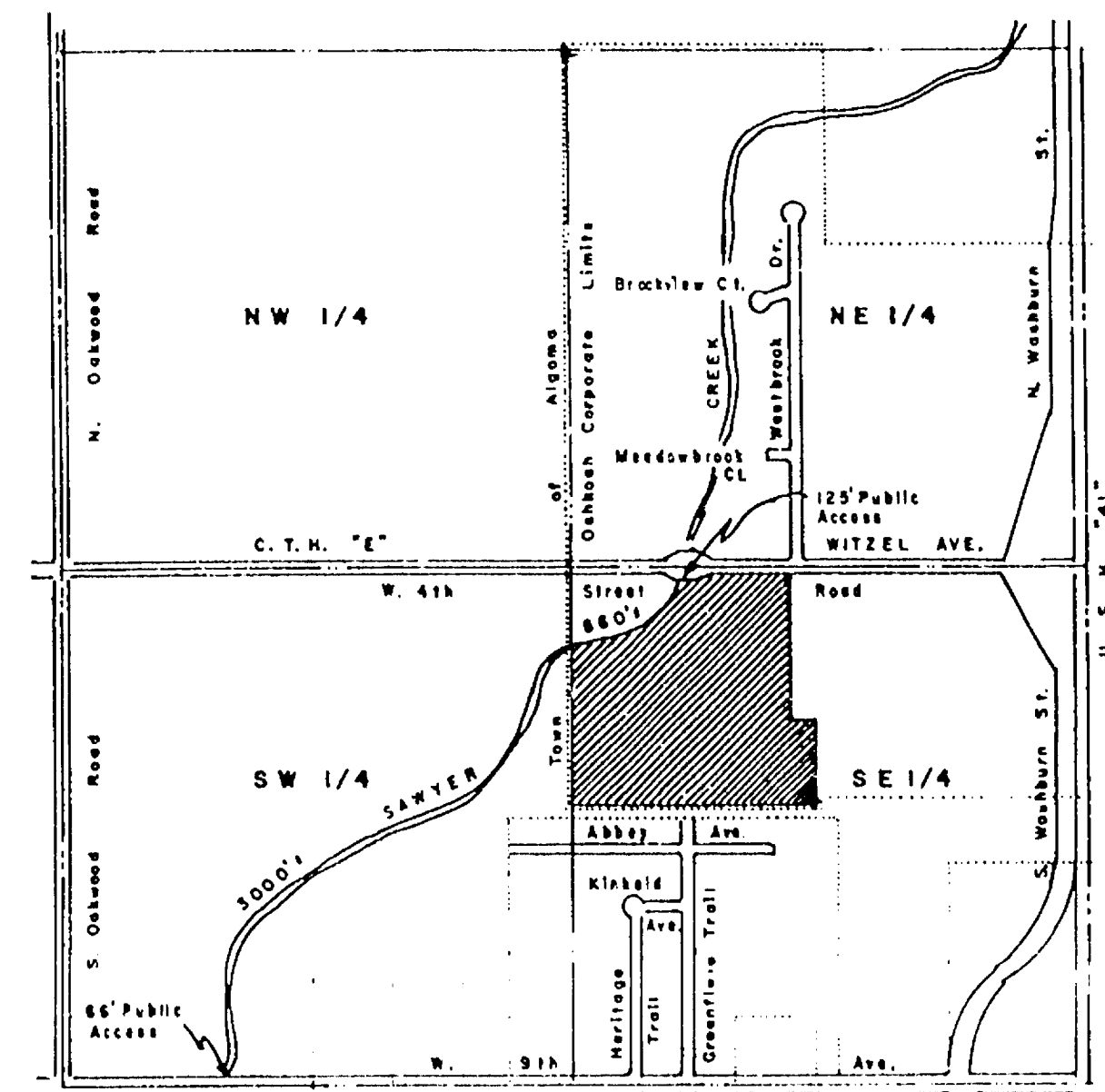
That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Oshkosh in surveying, dividing and mapping the same.

Dated this 4th day of March, 1988.

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



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



SCALE: 1" = 1000'

SHEET 1 of 2

This Instrument Drafted by Steven T. Chronis

Subdiv. City of Oshkosh Graceland

0081

DEVELOPMENT
MAR 21 1988

RECEIVED
AT OSHKOSH, WIS.

ABBEY
SUBDIVISION
SOUTH 1/4 CORNER
SECTION 21, T.18N.,
R.16E.

FIRST ADDITION TO WESTWAY

GREENFIELD TRAIL

UNPLATTED

PLAT

SHADOW

CREEK

UNPLATTED LANDS