

# DRAINAGE PLAN FOR COUNTRY SIDE ESTATES

## NOTES:

1. No filling shall be done within Lots 6, 7, 13, 14, 16, Outlots 17, 18, 19, 20, and 21 which fall within the Floodway.
2. A permit will be needed to fill within the Flood Plain for Lots 5, 6, and 13.
3. Good Practices of Erosion Control shall be used during construction and seeding should be placed as soon as practicable.

UNPLATTED LANDS OWNED BY PLATTER

DRIVE

WESTHAVEN COURT

NICOLE COURT

AVENUE

OUTLOT 17

NO GRADING TO BE DONE  
PASSIVE PARK

NO FILLING FOR ANY GRADING  
AREA SAWYER

PERMIT REQUIRED  
FLOOD PLAIN

CREEK

FLOOD

WITH LIMITS

AREA ADJOINER

CREATE BERM SO RUNOFF NOT DISCHARGE ONTO

## LEGEND

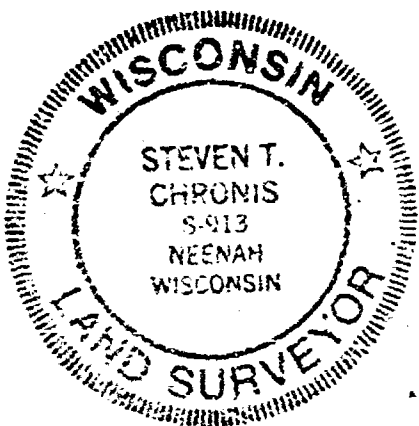
770.00 = EXISTING GRADE

770.00 = ESTABLISHED REAR LOT GRADE

770.00 = SUGGESTED GROUND ELEVATION AT HOUSE

→ = DIRECTION OF SURFACE WATER DRAINAGE

770.00 = ESTABLISHED SIDEWALK GRADE



DATED THIS 6th DAY OF June, 1990

*Steven T. Chronis*  
WISCONSIN REGISTERED LAND SURVEYOR, 0913  
STEVEN T. CHRONIS

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

SCALE 1" = 60'  
60' 0' 50' 100' 200'  
THIS INSTRUMENT DRAFTED BY STEVEN T. CHRONIS

City of Oshkosh, Wis.

# COUNTRY SIDE ESTATES

## WINNEBAGO COUNTY

### CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Security Land Development, 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 Plat.

Security Land Development, 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
- 2.) Department of Agriculture, Trade and Consumer Protection
- 3.) The Winnebago County Planning and Zoning Committee

IN WITNESS WHEREOF, the said Security Land Development, Inc., has caused these presents to be signed by John J. Mark, its president, and countersigned by William P. Mark, its secretary, at Oshkosh, Wisconsin, and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day \_\_\_\_\_, 1990.

In the Presence of:

Security Land Development, Inc.

President: John J. Mark

Countersigned:

Secretary: William P. Mark

STATE OF WISCONSIN )  
WINNEBAGO COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 1990, John J. Mark, President, and William P. Mark, Secretary, of the above named corporation, to me known to be the persons who executed the foregoing 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, \_\_\_\_\_, Wisconsin

My Commission Expires \_\_\_\_\_

### COMMON COUNCIL RESOLUTION

Resolved, that COUNTRY SIDE ESTATES a subdivision in the City of Oshkosh, Security Land Development, Inc., 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

### 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 \_\_\_\_\_, 1990 on any of the land included in the COUNTRY SIDE ESTATES SUBDIVISION.

Date \_\_\_\_\_ City Finance Director - Ed Nokes

### COUNTY TREASURER'S CERTIFICATE

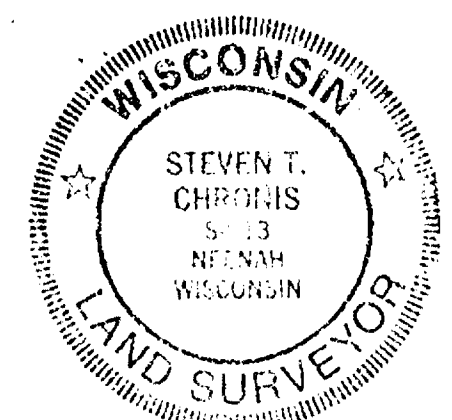
STATE OF WISCONSIN )  
WINNEBAGO COUNTY ) SS

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 \_\_\_\_\_, 1990 affecting the lands included in the COUNTRY SIDE ESTATES SUBDIVISION.

Date \_\_\_\_\_ County Treasurer - Ruth H. Bradley

Dated this 2nd day of May, 1990.

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



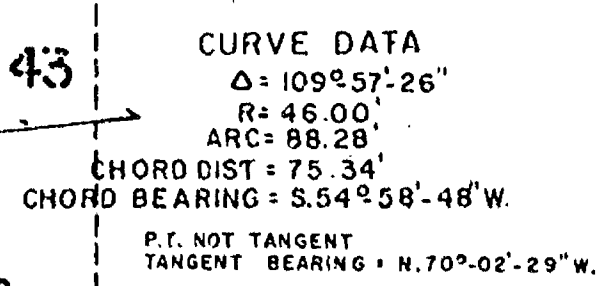
"CURVE DATA"							
CURVE	LOT NO.	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	TANGENT BEARINGS
1-2	---	50.00'	S. 32°-33'-01"W.	84.52'	244°-37'-24"	213.47'	N. 89°-45'-41"W. N. 25°-08'-17"W.
---	4	50.00'	S. 72°-16'-57.5"E.	30.03'	34°-57'-27"	30.51'	N. 89°-45'-41"W. S. 54°-48'-14"E.
---	5	50.00'	S. 25°-35'-56"E.	48.79'	58°-24'-36"	50.97'	N. 54°-48'-14"W. S. 03°-36'-22"W.
---	6	50.00'	S. 30°-34'-54"W.	45.36'	53°-57'-04"	47.08'	N. 03°-36'-22"E. S. 57°-33'-26"W.
---	7	50.00'	N. 86°-21'-33"W.	58.90'	72°-10'-02"	62.98'	N. 57°-33'-26"E. N. 50°-16'-32"W.
---	8	50.00'	N. 37°-42'-24.5"W.	21.76'	25°-08'-15"	21.93'	S. 50°-16'-32"E. N. 25°-08'-17"W.
2-3	8	20.00'	N. 57°-26'-59"W.	21.38'	64°-37'-24"	22.56'	S. 25°-08'-17"E. N. 89°-45'-41"W.
4-5	---	50.00'	S. 00°-31'-38"W.	100.00'	180°-00'-00"	157.08'	N. 89°-28'-22"W. N. 89°-28'-22"W.
---	11	50.00'	S. 78°-52'-38.5"E.	18.39'	21°-11'-27"	18.49'	N. 89°-28'-22"W. S. 68°-16'-55"E.
---	12	50.00'	S. 47°-12'-39"E.	35.95'	42°-08'-32"	36.78'	N. 68°-16'-55"W. S. 26°-08'-23"E.
---	13	50.00'	S. 02°-09'-11.5"E.	40.65'	47°-58'-23"	41.85'	N. 26°-08'-23"W. S. 21°-50'-00"W.
---	14	50.00'	S. 40°-27'-56"W.	31.95'	37°-15'-52"	32.52'	N. 21°-50'-00"E. S. 59°-05'-52"W.
---	15	50.00'	S. 74°-48'-45"W.	27.08'	31°-25'-46"	27.43'	N. 59°-05'-52"E. N. 89°-28'-22"W.





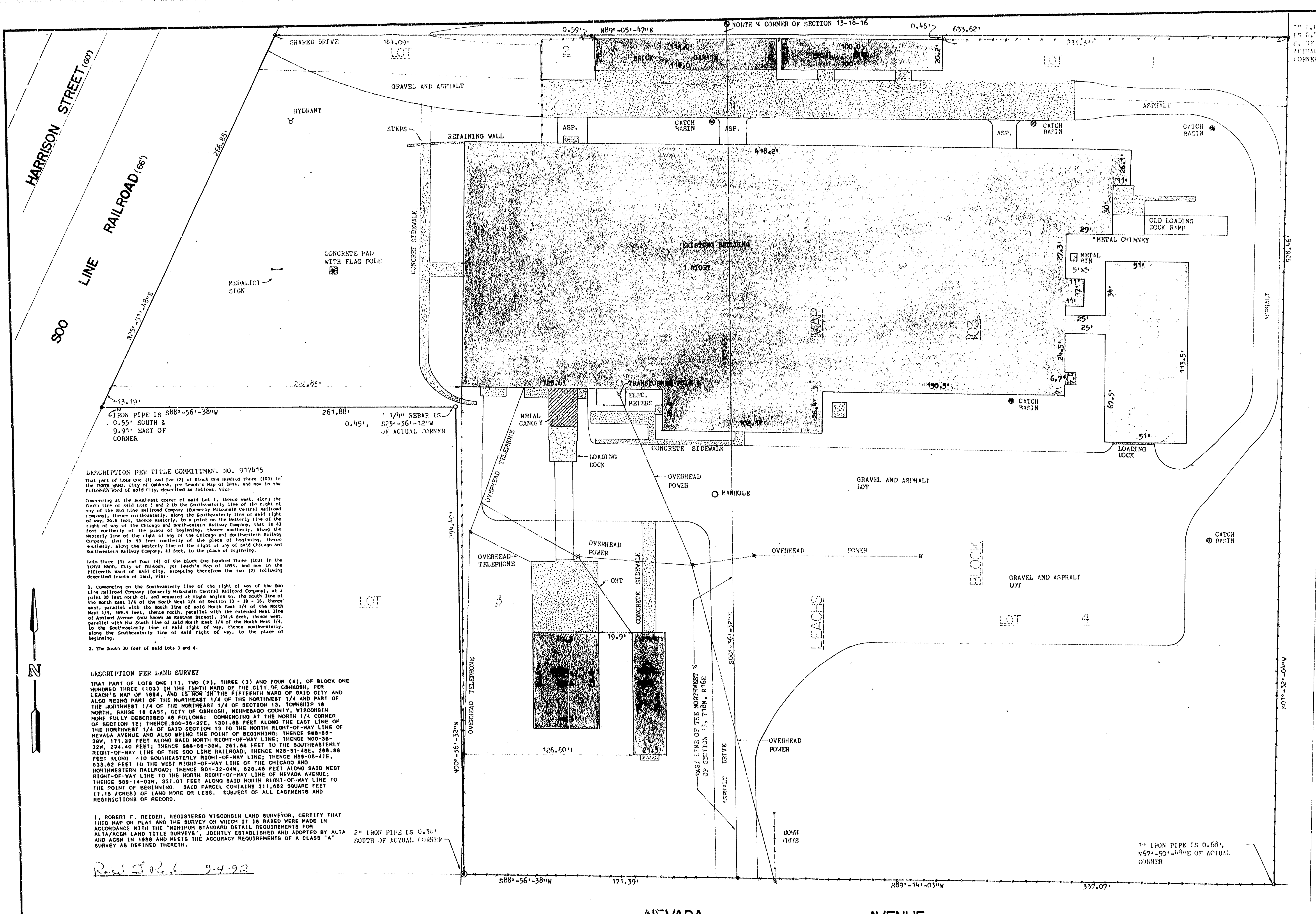


A vertical scale from 0 to 100. The scale is marked with horizontal lines and numbers: 0, 20, 40, 60, 80, and 100. Between these numbers, there are labels: A (at 0), B (at 20), C (at 40), D (at 60), E (at 80), F (at 90), G (at 95), and H (at 100). Two arrows point to the scale: one points to D (60) and the other points to F (90).



										DESIGNED				 <b>STANLEY CONSULTANTS</b> INTERNATIONAL CONSULTANTS IN ENGINEERING, ARCHITECTURE, PLANNING, AND MANAGEMENT		SCALE NO.      REV.	
										DRAWN							
										CHECKED							
										APPROVED							
										APPROVED							
NO.	REVISIONS	DRAWN	APPROVED	APPROVED	DATE	NO.	REVISIONS	DRAWN	APPROVED	APPROVED	DATE	DATE					



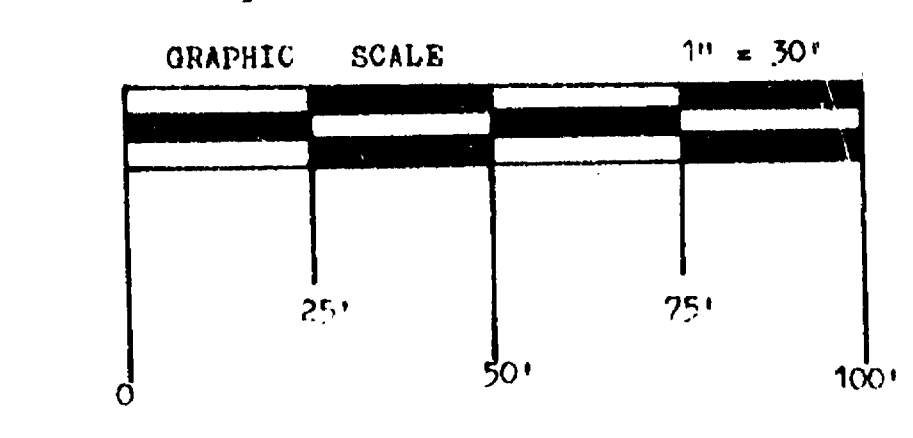


CHICAGO & NORTHWESTERN RAILROAD (66')

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN ASSUMED TO BEAR S00°-56'-32"E.

AREA: 51,662 SQUARE FEET ± (7.15 ACRES ±)

- LEGEND:
- = 3/4" x 24" SOLID ROUND IRON REBAR SET
  - = 1" IRON PIPE FOUND
  - = 1 1/4" SOLID ROUND REBAR FOUND
  - = 2" IRON PIPE FOUND
  - ⊙ = BERTSEN MONUMENT FOUND
  - ⋈ = POWER POLE FOUND
  - ⋈ = LIGHT POLE FOUND
  - = EXISTING FENCE 6" CHAIN LINK
  - ▨ = CONCRETE SURFACE



DESCRIPTION PER TITLE COMMITMENT NO. 917815  
That part of Lots One (1) and Two (2) of Block One Hundred Three (103) in the 15th Ward, City of Oshkosh, per Leach's Map of 1894, and now in the Fifteenth Ward of said City, described as follows, viz:

Commencing at the southeast corner of said Lot 1, thence west, along the south line of said Lot 1 and 2 to the southeasterly line of the right of way of the 300 Line Railroad Company (formerly Wisconsin Central Railroad Company), thence northeasterly, along the southeasterly line of said right of way, 26.6 feet, thence easterly, to a point on the westerly line of the right of way of the Chicago and Northwestern Railway Company, that is 43 feet northerly of the place of beginning, thence southerly, along the westerly line of the right of way of the Chicago and Northwestern Railway Company, that is 43 feet northerly of the place of beginning, thence westerly, along the westerly line of the right of way of said Chicago and Northwestern Railway Company, 43 feet, to the place of beginning.

Lots Three (3) and Four (4) of the Block One Hundred Three (103) in the 15th Ward, City of Oshkosh, per Leach's Map of 1894, and now in the Fifteenth Ward of said City, excepting therefrom the two (2) following described tracts of land, viz:

1. Commencing on the southeasterly line of the right of way of the 300 Line Railroad Company (formerly Wisconsin Central Railroad Company), at a point 30 feet north of, and measured at right angles to, the south line of the North East 1/4 of the North West 1/4 of Section 13 - 18 - 16, thence east, parallel with the south line of said North East 1/4 of the North West 1/4, 309.4 feet, thence north, parallel with the extended West line of Ashland Avenue (now known as Eastman Street), 294.4 feet, thence west, parallel with the south line of said North East 1/4 of the North West 1/4, to the southeasterly line of said right of way, thence southeasterly, along the southeasterly line of said right of way, to the place of beginning.
2. The South 30 feet of said Lots 3 and 4.

DESCRIPTION PER LAND SURVEY

THAT PART OF LOTS ONE (1), TWO (2), THREE (3) AND FOUR (4), OF BLOCK ONE HUNDRED THREE (103) IN THE FIFTEENTH WARD OF THE CITY OF OSHKOSH, PER LEACH'S MAP OF 1894, AND IS NOW IN THE FIFTEENTH WARD OF SAID CITY AND ALSO BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 16 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 13, THENCE S00°-56'-32"E, 1301.88 FEET ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13 TO THE NORTH RIGHT-OF-WAY LINE OF NEVADA AVENUE AND ALSO BEING THE POINT OF BEGINNING; THENCE S88°-56'-30"W, 171.39 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE S00°-36'-32"W, 294.40 FEET; THENCE S88°-56'-30"W, 261.88 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE 300 LINE RAILROAD; THENCE N25°-51'-48"E, 288.88 FEET ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE N89°-08'-47"E, 633.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE S01°-32'-04"W, 528.48 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF NEVADA AVENUE; THENCE S89°-14'-03"W, 337.07 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 311,662 SQUARE FEET (7.15 ACRES) OF LAND MORE OR LESS. SUBJECT OF ALL EASEMENTS AND RESTRICTIONS OF RECORD.

I, ROBERT F. REIDER, REGISTERED WISCONSIN LAND SURVEYOR, CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1988 AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS "A" SURVEY AS DEFINED THEREIN.

2" IRON PIPE IS 0.30' SOUTH OF ACTUAL CORNER

1" IRON PIPE IS 0.6d', N67°-50'-43"E OF ACTUAL CORNER

TOLERANCES EXCEPT AS NOTED	REVISIONS			MEDALIST INDUSTRIES, INC. ATTN: JAMES SIEVET		
	NO.	DATE	BY	10850 W. PARK PLACE, MILWAUKEE, WISCONSIN 53224		
DECIMAL	1			CAROW LAND SURVEYING CO., INC.		
	2			1837 W. WISCONSIN AVENUE, P.O. BOX 1297		
FRACTIONAL	3			APPLIN, WISCONSIN 54912-1297		
	4			DRAWN BY	SCALE	MATERIAL
ANGULAR	5			CC MS DAY	1"=30'	
	6			CHK'D RR	DATE 8-21-92	DRAWING NUMBER
				TRACED	APP'D	C927.71

CITY OF OSHKOSH MISCELLANEOUS