

NE CORNER
SEC. 29, T18N, R16E
ALUMINUM COUNTY MONUMENT

ZONED R-1

FORWARD DEVELOPMENT
OSHKOSH

C.S.M. # 1660

DONALD RADIG JOHN J. HOGAN

GARY E. GALOW

R-1

S89°16'29"E
35.00'

PRELIMINARY PLAT FIRST ADDITION TO WESTLEIGH FARMS SUBDIVISION

ZONED R-1

S10°25'40"E
2237.69'

230' E R

HUNTERS PLACE CIRCLE

PHEASANT CIRCLE

70' R

110'

180'

190.00'

N 0°43'31"E

130.00'

S 89°16'29"E 163.00'

110'

120'

130'

140'

150'

160'

170'

180'

190'

200'

210'

220'

230'

240'

250'

260'

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2070'

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2090'

2100'

2110'

2120'

2130'

2140'

2150'

2160'

2170'

2180'

2190'

2200'

2210'

2220'

2230'

2240'

2250'

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2940'

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2960'

2970'

2980'

2990'

3000'

3010'

3020'

3030'

3040'

3050'

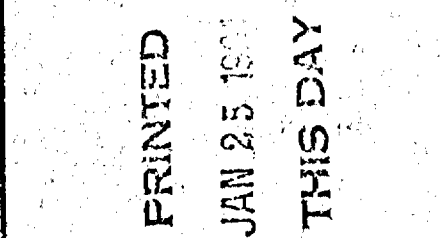
3060'

3070'

3080'

3090'

Martenson & Eisele, Inc.
Consulting Engineering & Land Surveying
1919 American Court
Neenah, WI 54956 Ph. (414) 731-0381

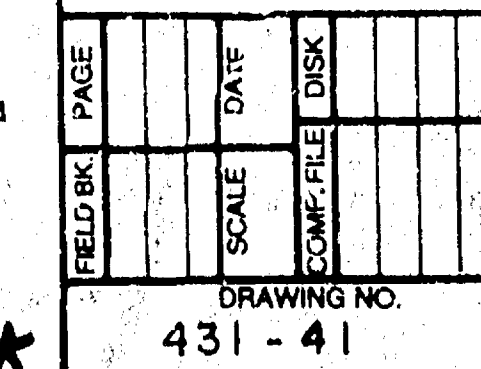
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PRELIMINARY PLAT
PHEASANT CREEK

FIELD BK	PAGE
SCALE	DATE
COMP FILE	DISK

DRAWING NO.
431-41

Easements will be shown on original plat

[illegible]

Commencing at the North Quarter corner of said Section 29; thence South 89 degrees 16 minutes 2 seconds East, along the North line of the Northeast 1/4 of said Section 30, 30.00 feet to the place of beginning; thence continuing South 89 degrees 16 minutes 29 seconds East, along the North line of said Northeast 1/4, 930.92 feet; thence South 0 degrees 43 minutes 31 seconds West, 190.00 feet; thence South 89 degrees 16 minutes 29 seconds East, 163.00 feet; thence North 0 degrees 43 minutes 31 seconds East, 190.00 feet, to the North line of said Northeast 1/4; thence South 89 degrees 16 minutes 29 seconds East, along the North line of said Northeast 1/4, 201.58 feet; thence South 0 degrees 25 minutes 40 seconds East, 415.00 feet; thence South 89 degrees 16 minutes 29 seconds East, 35.00 feet; thence South 0 degrees 25 minutes 40 seconds East, 2237.69 feet, to a point on the South line of said Northeast 1/4; thence North 89 degrees 42 minutes 33 seconds West, along the South line of said Northeast 1/4, 1332.26 feet; thence North 89 degrees 42 minutes 33 seconds West, along the North line of said Northeast 1/4, 1332.26 feet; thence North 1 degree 1 minute 53 seconds West, along the West line of said Northeast 1/4, 2496.51 feet; thence South 89 degrees 16 minutes 29 seconds East, 30.00 feet; thence North 1 degree 1 minute 53 seconds West, 167.90 feet, to the place of beginning.

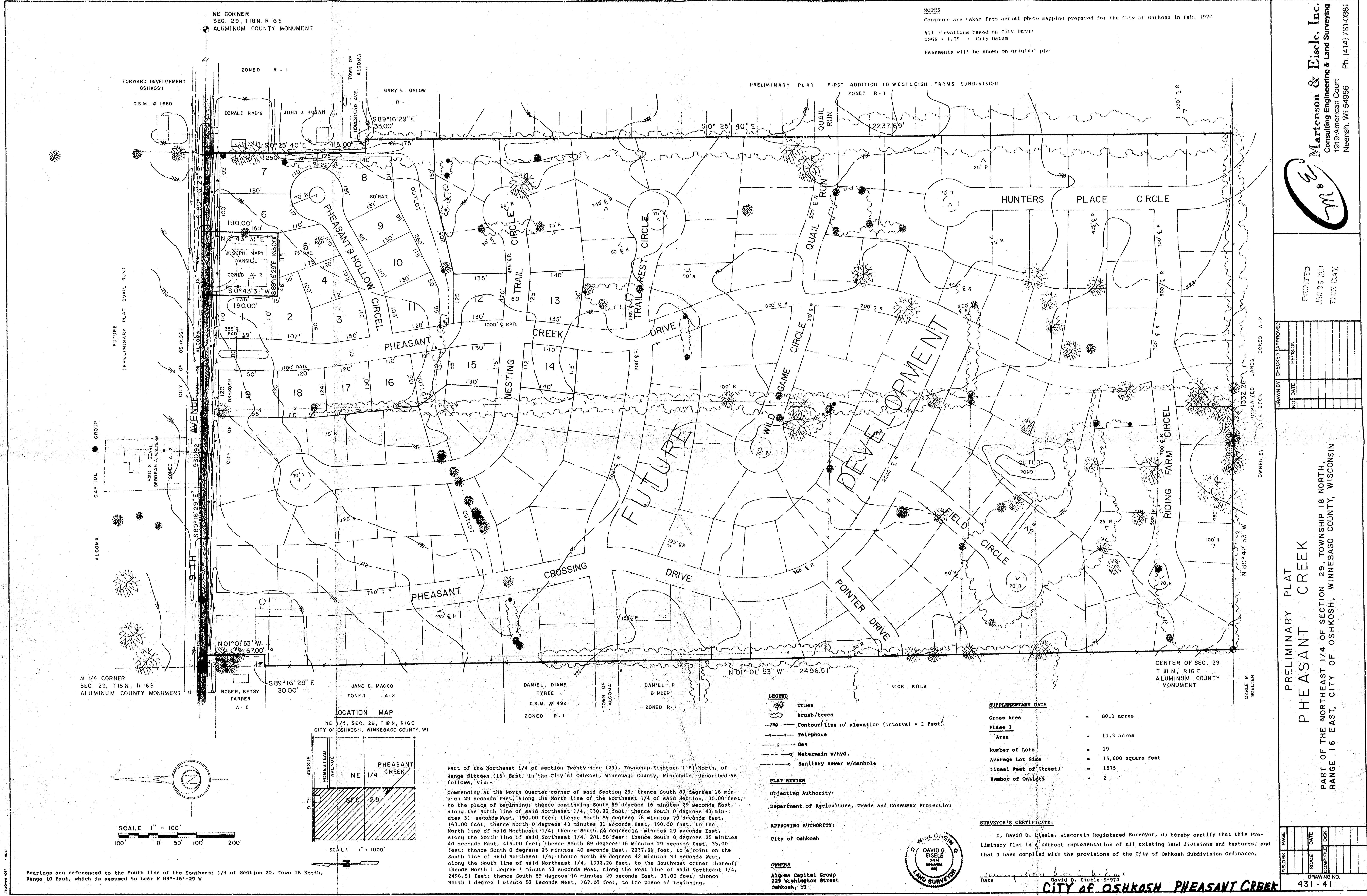
OWNERS
Allyson Capital Group
229 Washington Street
Oshkosh, WI

SURVEYOR'S CERTIFICATE:

I, David B. Plesle, Wisconsin Registered Surveyor, do hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the provisions of the City of Oshkosh Subdivision Ordinance.

Date January 22, 1971 David D. Eisels S-974
CITY OF OSHKOSH PHEASANT CREEK

DRAWING NO.
43 - 4



NOTES
Contours are taken from aerial photo mapping prepared for the City of Oshkosh in Feb. 1970
All elevations based on City Datum
USGS + 1.05 = City Datum
Easements will be shown on original plat

Martenson & Eisele, Inc.
Consulting Engineering & Land Surveying
1919 American Court
Neenah, WI 54956
Ph. (414) 731-0381

PRINTED
JAN 25 1971
TUESDAY

DRAWN BY	CHECKED	APPROVED
NO DATE	REVISION	

PRELIMINARY PLAT
PHEASANT CREEK
PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 NORTH,
RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

FIELD BK	PAGE	SCALE	DATE	FILE	DISK

DRAWING NO
431-41

Part of the Northeast 1/4 of section Twenty-nine (29), Township Eighteen (18) North, of Range Sixteen (16) East, in the City of Oshkosh, Winnebago County, Wisconsin, described as follows, viz:-
Commencing at the North Quarter corner of said Section 29; thence South 89 degrees 16 minutes 29 seconds East, along the North line of the Northeast 1/4 of said Section, 30.00 feet, to the place of beginning; thence continuing South 89 degrees 16 minutes 29 seconds East, along the North line of said Northeast 1/4, 930.92 feet; thence South 0 degrees 43 minutes 31 seconds West, 190.00 feet; thence South 89 degrees 16 minutes 29 seconds East, 163.00 feet; thence North 0 degrees 43 minutes 31 seconds East, 190.00 feet, to the North line of said Northeast 1/4; thence South 89 degrees 16 minutes 29 seconds East, along the North line of said Northeast 1/4, 201.58 feet; thence South 0 degrees 25 minutes 40 seconds East, 415.00 feet; thence South 89 degrees 16 minutes 29 seconds East, 35.00 feet; thence South 0 degrees 25 minutes 40 seconds East, 2237.69 feet, to a point on the South line of said Northeast 1/4; thence North 89 degrees 42 minutes 31 seconds West, along the South line of said Northeast 1/4, 1332.26 feet, to the Southwest corner thereof; thence North 1 degree 1 minute 53 seconds West, along the West line of said Northeast 1/4, 2496.51 feet; thence South 89 degrees 16 minutes 29 seconds East, 30.00 feet; thence North 1 degree 1 minute 53 seconds West, 167.00 feet, to the place of beginning.

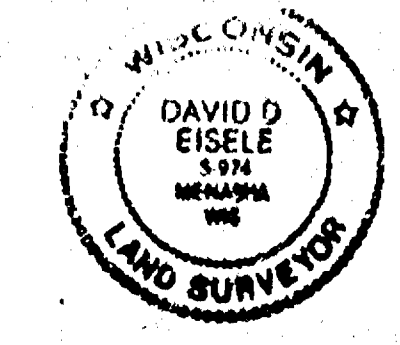
- LEGEND**
- Trues
 - Brush/trees
 - Contour line w/ elevation (interval = 2 feet)
 - Telephone
 - Gas
 - Watermain w/hyd.
 - Sanitary sewer w/manhole
- PLAT REVIEW**
- Submitting Authority:
Department of Agriculture, Trade and Consumer Protection
- APPROVING AUTHORITY:**
City of Oshkosh
- OWNERS**
Alpha Capital Group
228 Washington Street
Oshkosh, WI

SUPPLEMENTARY DATA

Gross Area	=	80.1 acres
Phase I Area	=	11.3 acres
Number of Lots	=	19
Average Lot Size	=	15,600 square feet
Lineal Feet of Streets	=	1575
Number of Outlets	=	2

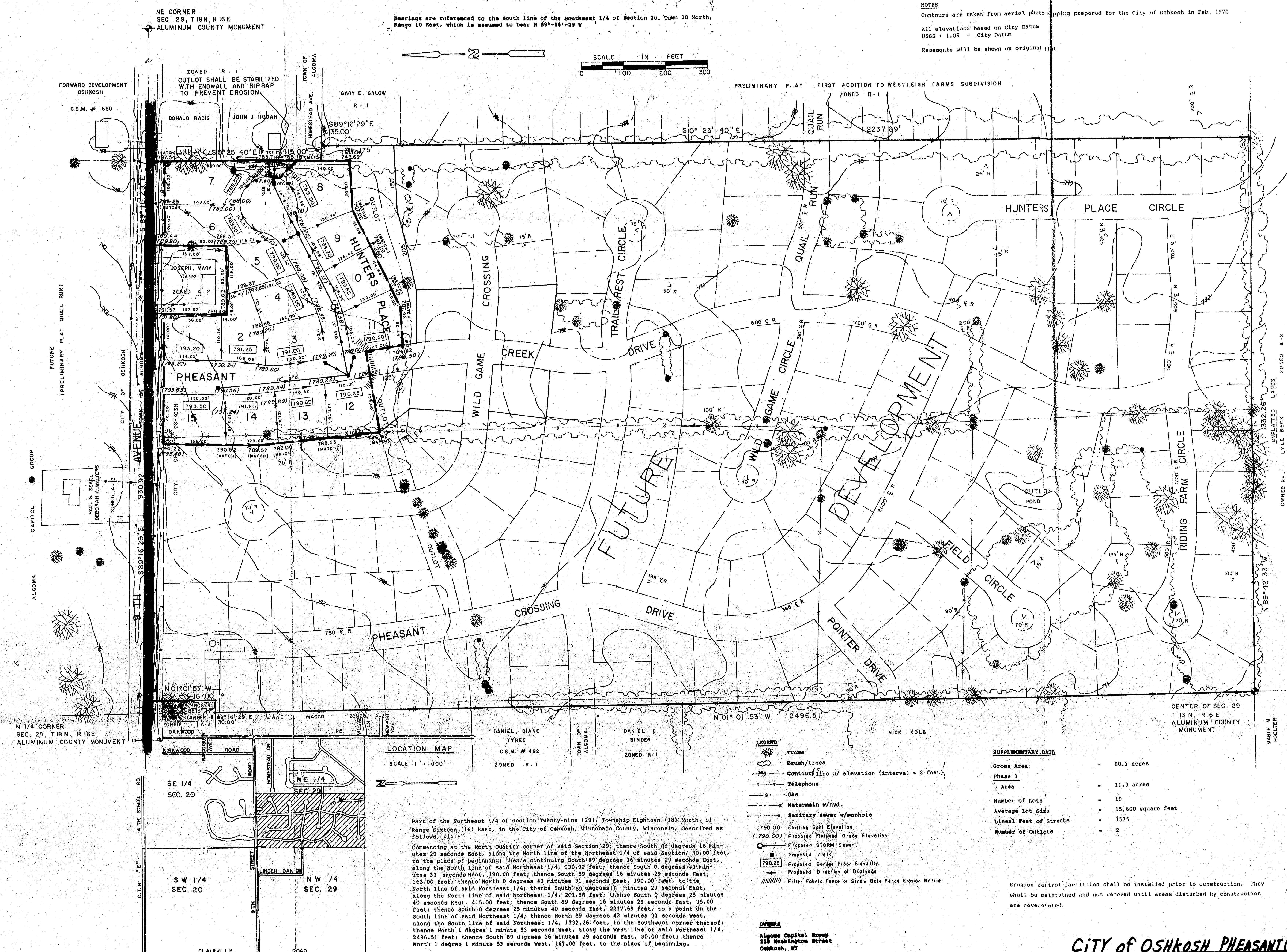
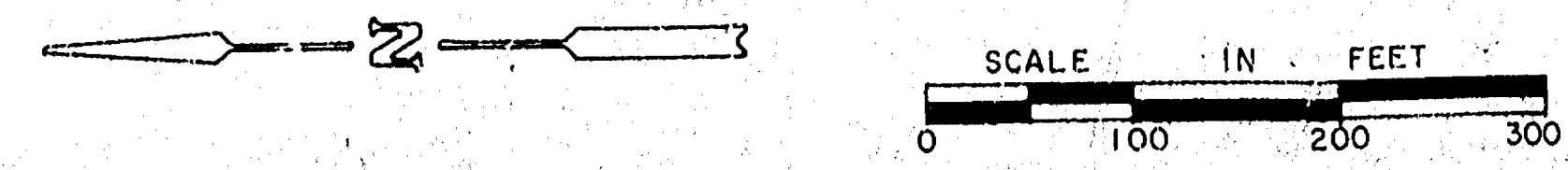
SURVEYOR'S CERTIFICATE:
I, David D. Eisele, Wisconsin Registered Surveyor, do hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the provisions of the City of Oshkosh Subdivision Ordinance.

Date: _____
David D. Eisele S-974
CITY OF OSHKOSH PHEASANT CREEK



Bearings are referenced to the South line of the Southeast 1/4 of Section 20, Town 18 North, Range 10 East, which is assumed to bear N 89°-16'-29" W

NOTES
Contours are taken from aerial photo mapping prepared for the City of Oshkosh in Feb. 1977.
All elevations based on City Datum
USGS + 1.05 = City Datum
Easements will be shown on original plat



Martenson & Eisele, Inc.
Consulting Engineering & Land Surveying
 1919 American Court
 Neenah, WI 54956 Ph. (414) 731-0381

[illegible]

TH,
SCONSIN

FINAL DRAINAGE PLAN PHASE I
PHEASANT CREEK FARM
PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 NORTH
RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WI

FIELD NO.	PAGE	SCALE	DATE	DISK
		1" = 100'	4-91	
		COMP. FILE		

DRAWING NO.
431 - 043

CITY of OSHKOSH PHEASANT CREEK 431-043

PHEASANT CREEK FARM

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, David D. Eisele, Registered Land Surveyor, hereby certify: That I have surveyed, divided, and mapped PHEASANT CREEK FARM, located in the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 18 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin; That I have made such land division and plat by the direction of said owners of the lands herein described; Commencing at the North 1/4 corner of said Section 29; thence South 89 degrees 16 minutes 29 seconds East, along the North line of the Northeast 1/4 of said Section 29, a distance of 650.92 feet; thence South 00 degrees 43 minutes 31 seconds West, 33.00 feet to the point of beginning; thence South 89 degrees 16 minutes 29 seconds East, 310.00 feet; thence South 00 degrees 43 minutes 31 seconds West, 157.00 feet; thence South 89 degrees 16 minutes 29 seconds East, 157.00 feet; thence North 00 degrees 43 minutes 31 seconds East, 157.00 feet; thence South 89 degrees 16 minutes 29 seconds East, 202.24 feet; thence South 00 degrees 25 minutes 40 seconds East, 257.00 feet; thence South 89 degrees 34 minutes 20 seconds West, 40.03 feet; thence along the arc of a curve to the right 25.00 feet, which has a radius of 70.00 feet and a chord of 24.87 feet that bears South 11 degrees 34 minutes 29 seconds West; thence South 54 degrees 19 minutes 22 seconds East, 43.57 feet; thence South 00 degrees 25 minutes 40 seconds East, 140.00 feet; thence South 86 degrees 00 minutes 55 seconds West, 110.00 feet; thence South 62 degrees 59 minutes 47 seconds West, 260.00 feet; thence South 87 degrees 13 minutes 47 seconds West, 92.44 feet; thence North 09 degrees 42 minutes 31 seconds West, 91.52 feet; thence South 80 degrees 17 minutes 29 seconds West, 60.00 feet; thence South 80 degrees 04 minutes 13 seconds West, 135.00 feet; thence North 05 degrees 48 minutes 18 seconds East, 298.51 feet; thence North 00 degrees 43 minutes 31 seconds East, 232.00 feet to the 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 Winnebago County and the City of Oshkosh in surveying, dividing and mapping the same.

Given under my hand this 8th day of April, 1991.

David D. Eisele
David D. Eisele, Wisconsin Registered Land Surveyor No. S-974

RESTRICTION FOR PUBLIC BENEFIT - WINNEBAGO COUNTY

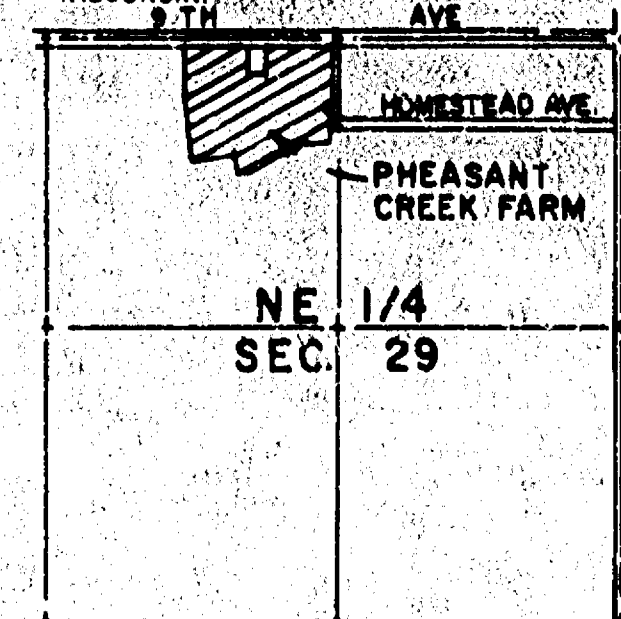
Pursuant to section 19.59 of the Winnebago County Land Division Ordinance, upon final grading, the developer and/or owner shall comply with the surface water drainage plan as approved by the Winnebago County Land and Water Conservation and Planning and Zoning Departments.

PLAT COVENANTS

- \$400 per lot shall be paid to the City of Oshkosh in lieu of parkland dedication.
- A storm drainage and grading plan for this plat heretofore approved by the City of Oshkosh shall be complied with all owners.
- Improvements, maintenance and repair of the common areas, islands and boulevards shall be the obligation of the PHEASANT CREEK FARM HOMEOWNERS ASSOCIATION, INC. If the Homeowners Association fails to fulfill its obligation, the City of Oshkosh may provide such services on said common areas, islands and boulevards as necessary and assess the Homeowners Association said costs.

LOCATION MAP

THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN



SCALE = 1" = 1000'

OWNER'S CERTIFICATE OF DEDICATION

QUAIL RUN FARM - PHEASANT CREEK FARM LIMITED PARTNERSHIP, a partnership duly established and existing under and by virtue of the laws of the state of Wisconsin, does 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
Wisconsin Department of Agriculture, Trade and Consumer Protection

WITNESS the hand and seal of said owner this _____ day of _____, 1991.

Richard R. Walmgren - Limited Partner

State of Wisconsin)
County of Winnebago) SS

Personally came before me this _____ day of _____, 1991, the above named person to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____
Notary Public

COMMON COUNCIL RESOLUTION

Resolved, that the plat of PHEASANT CREEK FARM, in the City of Oshkosh, is hereby approved by the Common Council of the City of Oshkosh.

Date: _____ Approved _____
Mayor

Date: _____ Signed _____
Mayor

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

Date: _____ City Clerk

CERTIFICATE OF CITY TREASURER

I, _____, being the duly elected, qualified and acting city treasurer of the City of Oshkosh, do hereby certify that in accordance with the records in my office, there are no delinquent taxes or delinquent special assessments as of _____ on any of the lands included in the plat of PHEASANT CREEK FARM.

City Treasurer: _____

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin)
Winnebago County) SS

I, _____, 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 delinquent taxes or delinquent special assessments as of _____ affecting the lands included in the plat of PHEASANT CREEK FARM.

Date: _____ County Treasurer

ACCESS RESTRICTION CLAUSE

As owners we hereby restrict all lots, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with 9th Avenue, as shown on the plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to Section 236.29 of Wisconsin Statutes, and shall be enforceable by the City of Oshkosh.

Signed: _____ Witness

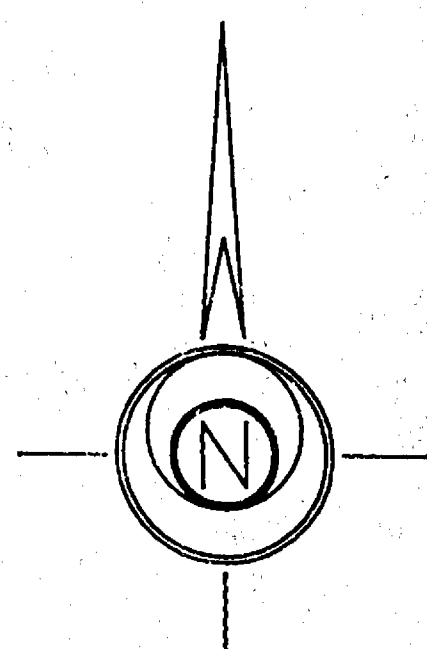
MARTENSON & EISELE, INC.
CONSULTING ENGINEERING & LAND SURVEYING
1919 AMERICAN COURT
NEENAH, WI 54956

THIS INSTRUMENT DRAWN BY: DAVID KONTALA

DRAWING NO. 431-042
SHEET 1 OF 1

CITY OF OSHKOSH PHEASANT CREEK

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 16 EAST, ASSUMED TO BEAR N 89° 16' 29" W



100 0 100 200 300
SCALE IN FEET

Curve No.	Radius	Delta	Length	Tan Brg In:	Chord	Tan Brg Out:
1	1100.00	010 25 02.0	200.32	N 9 42 31.0 W	S 4 29 30.0 E	200.04
2	1100.00	000 21 53.0	7.00	N 0 24 38.0 E	S 0 32 34.5 W	7.00
3	1100.00	008 15 01.0	120.00	N 5 53 23.0 W	S 2 45 52.0 E	119.94
4	1100.00	003 49 08.0	73.32	N 9 42 31.0 W	S 7 47 57.5 E	73.30
5	800.00	007 58 40.0	111.39	N 0 43 31.0 W	N 4 42 51.0 E	111.30
6	800.00	001 03 46.0	16.00	S 0 43 31.0 W	N 1 17 54.0 E	16.00
7	800.00	006 49 54.0	95.39	S 1 52 17.0 W	N 5 17 14.0 E	95.33
8	260.00	018 24 42.0	83.55	N 9 42 31.0 W	S 0 30 10.0 E	83.19
9	260.00	003 11 43.0	14.50	N 5 30 28.0 E	S 7 06 19.5 W	14.50
10	260.00	015 12 59.0	69.05	N 9 42 31.0 W	S 2 06 01.5 E	68.85
11	385.00	019 19 53.0	129.90	S 60 57 36.0 W	N 70 37 32.5 E	129.28
12	385.00	008 15 34.0	55.50	S 72 04 55.0 W	N 76 09 42.0 E	55.45
13	385.00	011 04 19.0	74.40	S 60 57 36.0 W	N 66 29 45.5 E	74.28
14	325.00	019 19 53.0	109.65	S 60 57 36.0 W	N 70 37 32.5 E	109.13
15	325.00	011 00 41.0	62.46	S 69 16 48.0 W	N 74 47 08.5 E	62.36
16	80.00	008 19 12.0	47.19	S 60 57 36.0 W	N 65 07 12.0 E	47.15
17	80.00	035 52 12.0	51.48	N 60 57 36.0 E	S 79 23 42.0 W	50.60
18	75.00	049 04 02.0	64.23	N 11 53 34.0 W	N 36 25 35.0 E	62.28
19	75.00	027 44 20.0	36.31	S 33 13 16.0 W	N 47 05 26.0 E	35.96
20	75.00	024 19 42.0	27.92	S 11 53 34.0 W	N 22 33 25.0 E	27.76
21	70.00	025 35 14.0	324.90	N 11 53 34.0 E	N 35 08 19.0 W	102.44
22	70.00	075 04 26.0	52.88	S 21 48 22.0 W	N 59 49 05.0 E	86.22
23	70.00	020 27 46.0	25.00	S 1 20 36.0 W	N 11 34 29.0 E	24.87
24	70.00	088 29 06.0	108.10	S 87 08 30.0 E	N 42 53 57.0 W	97.68
25	70.00	080 57 56.0	99.92	N 11 53 34.0 E	S 52 22 32.0 W	90.99

LEGEND

1-1/4" DIA. ROUND STEEL REINFORCING BAR SET, 30" LONG, WEIGHING 4.303 LBS. PER LINEAL FOOT.

1" DIA. IRON PIPE SET, 24" LONG, WEIGHING 1.130 LBS. PER LINEAL FOOT.

() LOT AREA IN SQUARE FEET

UTILITY EASEMENT SHOWN THUS UNLESS SHOWN OTHERWISE

NOTES

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 20 SECONDS AND COMPUTED TO THE NEAREST SECOND.

APR 10 1991