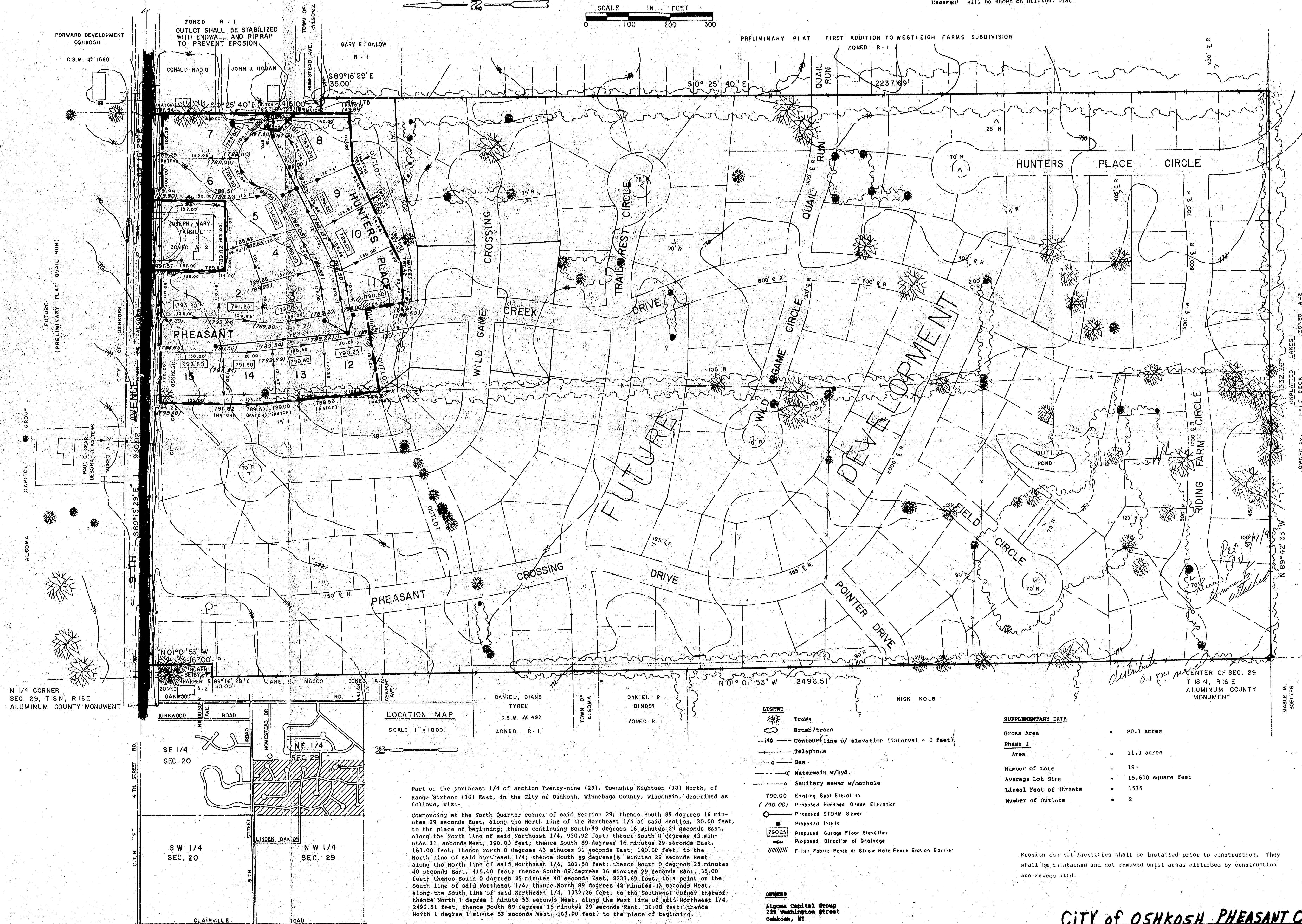
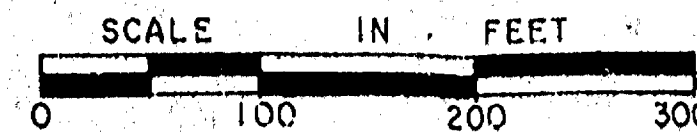


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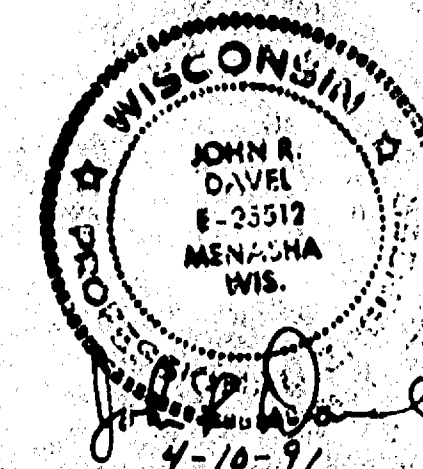
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All elevations based on City Datum
USGS + 1.0' = City Datum

Measurements will be shown on original plat.



Martenson & Eisele, Inc.
Consulting Engineering & Land Surveying
1919 American Court
Neenah, WI 54956
Ph. (414) 731-0331

[illegible]

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, WISCONSIN

FIELD BK.	PAGE	DATE	DISK
		4-91	
SCALE	COMP. FILE		
1" = 100'			

DRAWING NO.
431 - 043

CITY of OSHKOSH PHEASANT CREEK

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 25 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 East, 33.00 feet to the point of beginning; thence South 89 degrees 16 minutes 25 seconds East, 310.00 feet; thence South 00 degrees 43 minutes 31 seconds East, 157.00 feet; thence South 89 degrees 16 minutes 25 seconds East, 153.00 feet; thence North 00 degrees 43 minutes 31 seconds East, 157.00 feet; thence South 89 degrees 16 minutes 25 seconds East, 207.24 feet; thence South 00 degrees 43 minutes 31 seconds East, 252.00 feet; thence South 89 degrees 16 minutes 25 seconds East, 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 43 minutes 31 seconds East, 140.00 feet; thence South 89 degrees 16 minutes 25 seconds East, 110.00 feet; thence South 00 degrees 43 minutes 31 seconds East, 250.00 feet; thence South 89 degrees 16 minutes 25 seconds East, 92.44 feet; thence North 00 degrees 43 minutes 31 seconds East, 91.52 feet; thence South 89 degrees 16 minutes 25 seconds East, 60.00 feet; thence South 00 degrees 43 minutes 31 seconds East, 135.00 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, Wisconsin Registered Land Surveyor No. S-974

RESTRICTION FOR PUBLIC BENEFIT - WINNEBAGO COUNTY

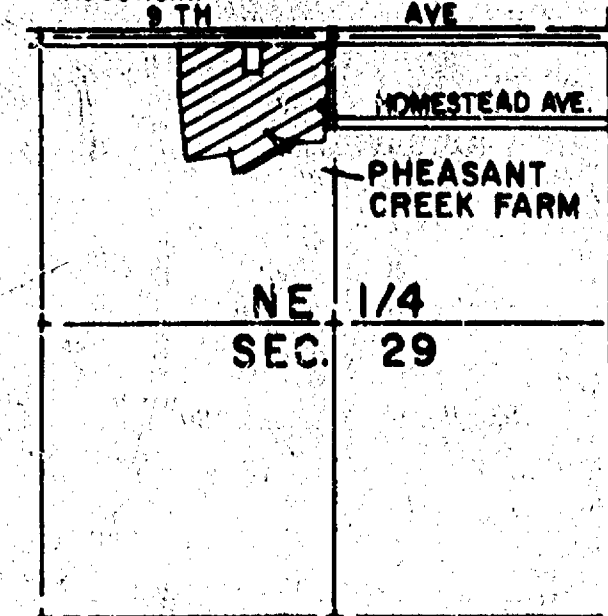
Pursuant to section 10.58 of the Winnebago County Land Division Ordinance, upon final grading, the developer and/or owner shall comply with the surface water drainage plan, as approved by the Winnebago County Land and Water Conservation and Planning and Zoning Departments.

PLAT COVENANTS

- \$100 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 by 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. Malmgren - 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 (appointed) 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)
County of Winnebago) 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 236.293, Wisconsin Statutes, and shall be enforceable by the City of Oshkosh.

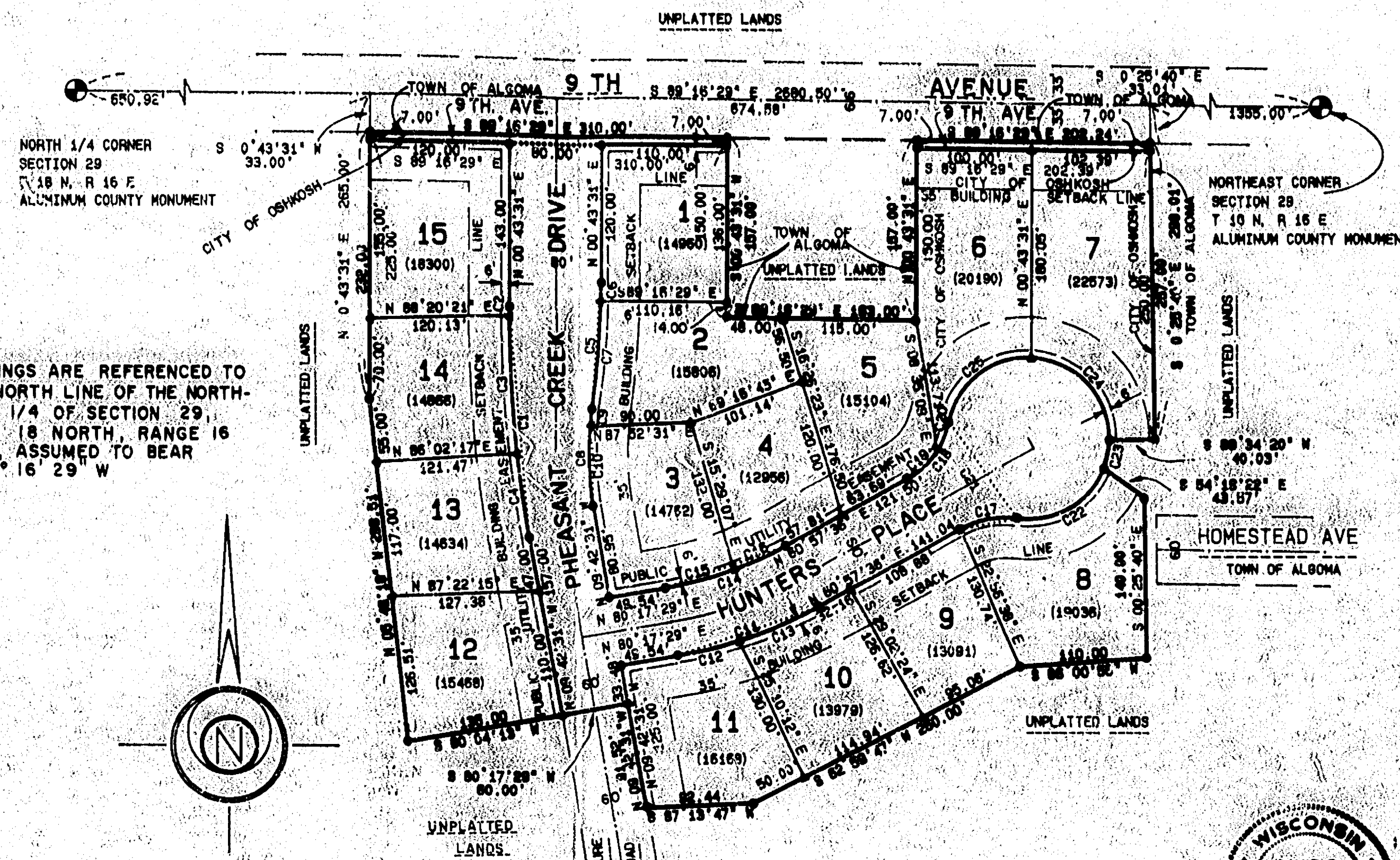
Signed: _____ Witness

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

DRAWING NO. 431-042
SHEET 1 OF 1

THIS INSTRUMENT DRAWN BY: DAVID KUHLIA

CITY OF OSHKOSH PHEASANT CREEK



SCALE
100 0 100 200 300
IN FEET

Curve No.	Radius	Delta	Length	Tan Brg In:	Chord	Tan Brg Out:
1	1100.00	010 26 02.0	200.32	N 42 31.0 W	S 4 29 30.0 E	200.04 N 0 43 31.0 E
2	1100.00	000 21 53.0	7.00	N 0 21 38.0 E	S 0 32 34.5 W	7.00 N 0 43 31.0 E
3	1100.00	006 15 01.0	120.00	N 53 23.0 W	S 2 45 52.5 E	119.94 N 0 21 38.0 E
4	1100.00	003 49 08.0	73.32	N 42 31.0 W	S 7 47 57.0 E	73.30 N 53 23.0 W
5	800.00	001 08 46.0	111.39	N 43 31.0 W	N 4 42 51.0 E	111.30 S 8 42 11.0 W
6	800.00	001 08 46.0	111.39	N 43 31.0 W	N 1 17 54.0 E	111.30 S 8 42 11.0 W
7	800.00	006 49 54.0	95.39	N 52 17.0 W	S 5 17 14.0 E	95.33 S 8 42 11.0 W
8	260.00	018 24 42.0	83.55	N 42 31.0 W	S 0 30 10.0 E	83.19 N 8 42 11.0 E
9	260.00	003 11 43.0	14.50	N 30 28.0 E	S 7 06 19.5 W	14.50 N 8 42 11.0 E
10	260.00	015 12 59.0	69.05	N 42 31.0 W	S 2 06 01.5 E	69.05 N 5 30 28.0 E
11	385.00	019 19 53.0	129.90	N 66 57 36.0 W	N 70 37 32.5 E	129.28 S 80 17 29.0 W
12	385.00	008 15 34.0	55.50	N 70 01 55.0 W	N 76 09 42.0 E	55.45 S 80 17 29.0 W
13	385.00	011 04 19.0	74.40	N 66 57 36.0 W	N 68 29 45.5 E	74.28 S 80 17 29.0 W
14	325.00	019 19 53.0	109.65	N 66 57 36.0 W	N 70 37 32.5 E	109.13 S 80 17 29.0 W
15	325.00	011 00 41.0	62.46	N 66 16 48.0 W	N 74 47 08.5 E	62.36 S 80 17 29.0 W
16	325.00	008 19 12.0	47.19	N 66 57 36.0 W	N 65 07 12.0 E	47.15 S 69 16 48.0 W
17	80.00	036 52 12.0	51.48	N 66 57 36.0 E	S 79 23 42.0 W	50.60 S 82 10 12.0 E
18	75.00	049 04 02.0	64.23	N 53 34.0 W	N 36 25 35.0 E	62.28 S 60 57 36.0 W
19	75.00	027 44 20.0	36.31	N 33 13 16.0 W	N 47 05 26.0 E	35.96 S 60 57 36.0 W
20	75.00	021 19 42.0	27.92	N 53 34.0 W	N 22 33 25.0 E	27.76 S 33 13 16.0 W
21	70.00	285 56 14.0	324.90	N 53 34.0 E	N 35 08 19.0 W	102.44 N 82 10 12.0 W
22	70.00	076 01 26.0	92.88	N 21 49 22.0 W	N 59 49 05.0 E	86.22 N 82 10 12.0 W
23	70.00	020 27 46.0	25.00	N 20 36.0 W	N 11 34 29.0 E	24.87 S 21 48 22.0 W
24	70.00	088 29 06.0	108.10	N 08 30.0 E	N 42 53 57.0 W	97.68 S 1 20 36.0 W
25	70.00	080 57 56.0	98.92	N 53 34.0 E	S 52 22 32.0 W	90.89 S 87 08 30.0 E

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

Part of the Southwest 1/4 of the Southeast 1/4 of Section Twenty (20) Township Eighteen (18) North, of Range Sixteen (16) East, in the City of Oshkosh, Winnebago County, Wisconsin, described as follows, viz:-

Commencing at the South Quarter corner of said Section 20; thence South 89 degrees 16 minutes 29 seconds East, along the South line of the Southeast 1/4 of said Section 20, 461.47 feet; thence North 2 degrees 16 minutes 29 seconds West, 250.00 feet; thence South 89 degrees 16 minutes 29 seconds East, 133.00 feet; thence South 2 degrees 16 minutes 29 seconds East, 250.00 feet, to the South line of the Southeast 1/4 of said Section 20, thence South 89 degrees 16 minutes 29 seconds East, along the South line of the Southeast 1/4 of said Section 20, 728.53 feet, to a point that is 17.25 feet West of the East line of said Southwest 1/4 of the Southeast 1/4; thence North 0 degrees 27 minutes 08 seconds West, parallel with and 17.25 feet distant from the East line of said Southwest 1/4 of the Southeast 1/4, 1329.23 feet, to the North line (hereof); thence North 89 degrees 22 minutes 49 seconds West, along the North line of said Southwest 1/4 of the Southeast 1/4, 1115.43 feet; thence South 0 degrees 30 minutes 12 seconds East, 208.71 feet; thence North 89 degrees 22 minutes 49 seconds West, 208.71 feet, to the West line of said Southwest 1/4 of the Southeast 1/4; thence South 0 degrees 30 minutes 12 seconds East, along the West line of said Southwest 1/4 of the Southeast 1/4, 1118.10 feet, to the place of beginning.

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

PLAT REVIEW

Objecting Authority:

Department of Agriculture, Trade and Consumer Protection

APPROVING AUTHORITY:

City of Oshkosh

OWNERS

Algoma Capital Group
229 Washington Street
Oshkosh, WI

SUPPLEMENTARY DATA

Gross Area = 38.6 acres
Phase I Area = 13.2 acres
Number of Lots = 18
Average Lot Size = 20,000 square feet
Lineal Feet of Streets = 1150

LEGEND

- Trees
- Brush/Trees
- Contour line w/ elevation (interval = 2 feet)
- Telephone
- Gas
- Watermain w/hyd.
- Sanitary sewer w/manhole
- 790.00 Existing Spot Elevation
- (791.00) Proposed Elevation
- 12" ST. Proposed Storm Sewer
- Proposed Inlet
- 792.00 Proposed garage floor elevation
- Proposed direction of drainage
- Filter fabric fence or straw bale fence erosion barrier

NOTES

Contours are taken from aerial photo mapping prepared for the City of Oshkosh in Feb. 1970

All elevations based on City Datum
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Easements will be shown on final plat

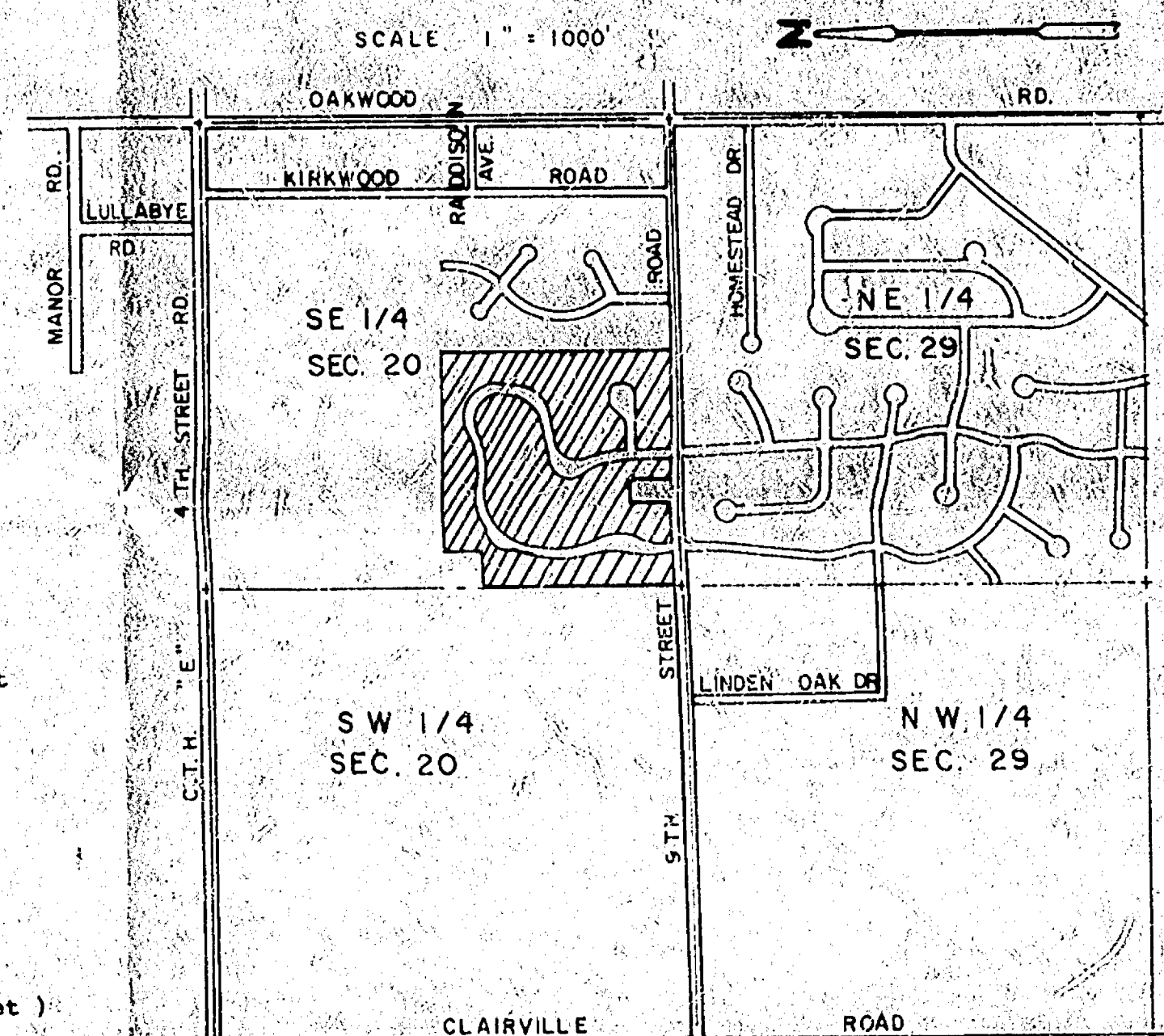
Erosion control facilities shall be installed prior to construction. They shall be maintained and not removed until areas disturbed by construction are revegetated

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.

January 23, 1991
Date David D. Eisele S-974

LOCATION MAP



CSM 1660
FORWARD DEVELOPMENT OSHKOSH
ZONED A-2

ZONED R-1

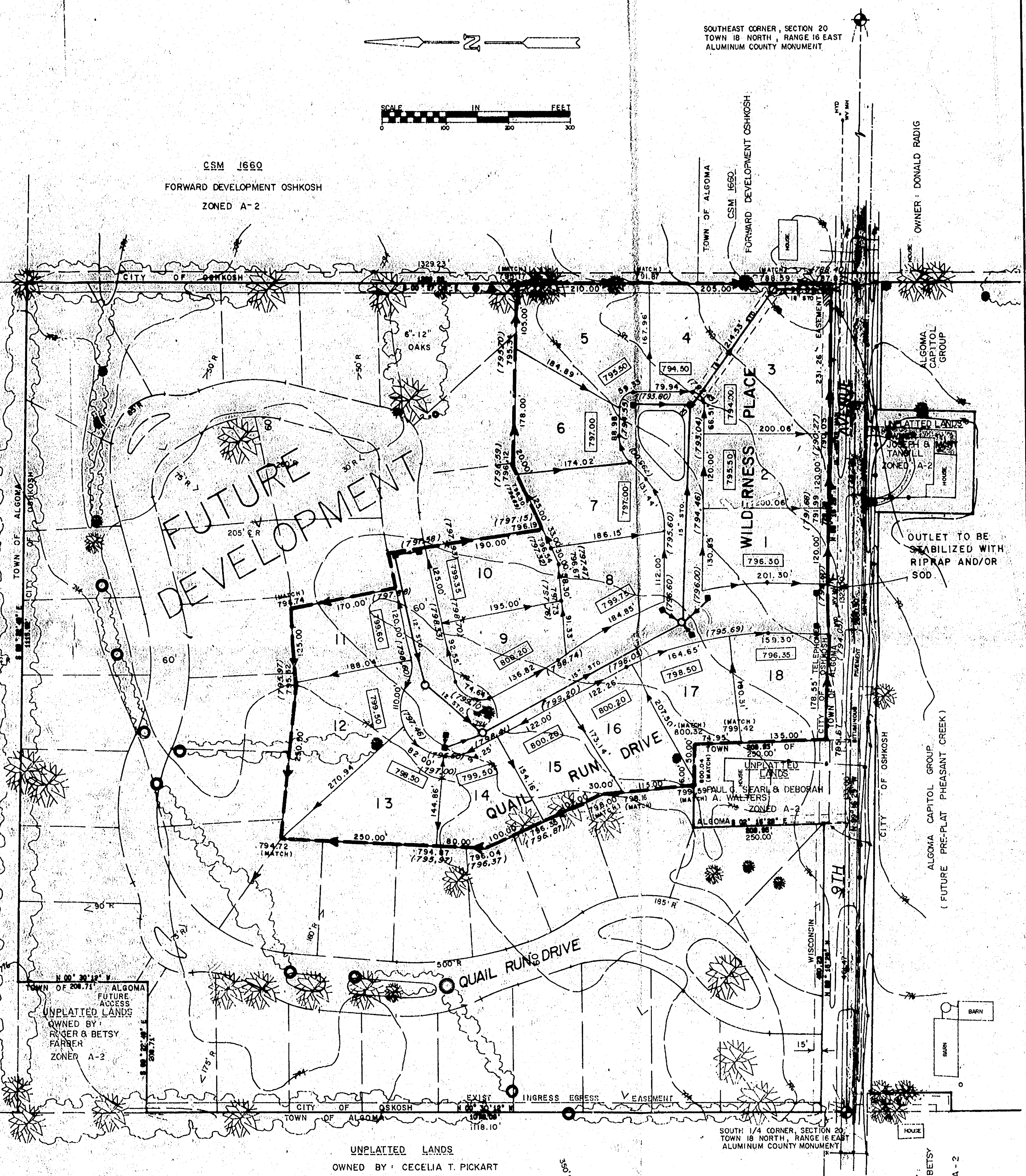
UNPLATTED LANDS
OWNED BY: EARL C. DOUGHERTY
ZONED A-2

UNPLATTED LANDS
OWNED BY: CECILIA T. PICKART
ZONED A-2

CENTER OF SECTION 20
TOWN 18 NORTH, RANGE 16 EAST
ALUMINUM COUNTY MONUMENT



SOUTHEAST CORNER, SECTION 20
TOWN 18 NORTH, RANGE 16 EAST
ALUMINUM COUNTY MONUMENT



OWNER: DONALD RADIG

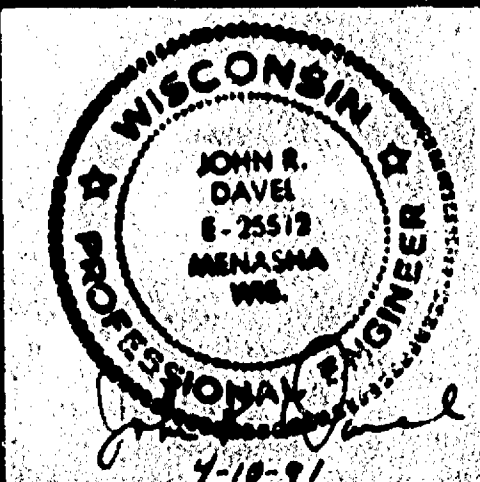
ALGOMA CAPITAL GROUP
PRE-PLAT PHEASANT CREEK

OWNED BY:
ROGER & BETSY
FARMER
ZONED A-2

FINAL DRAINAGE PLAN PHASE I QUAIL RUN FARM

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20
TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO
COUNTY, WISCONSIN

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



DRAWN BY	CHECKED	APPROVED
JWS/bdp		
NO DATE	REVISION	

PLOT	PAGE
1	1

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Department of Agriculture, Trade and Consumer Protection

APPROVING AUTHORITY:

City of Oshkosh

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229 Washington Street
Oshkosh, WI

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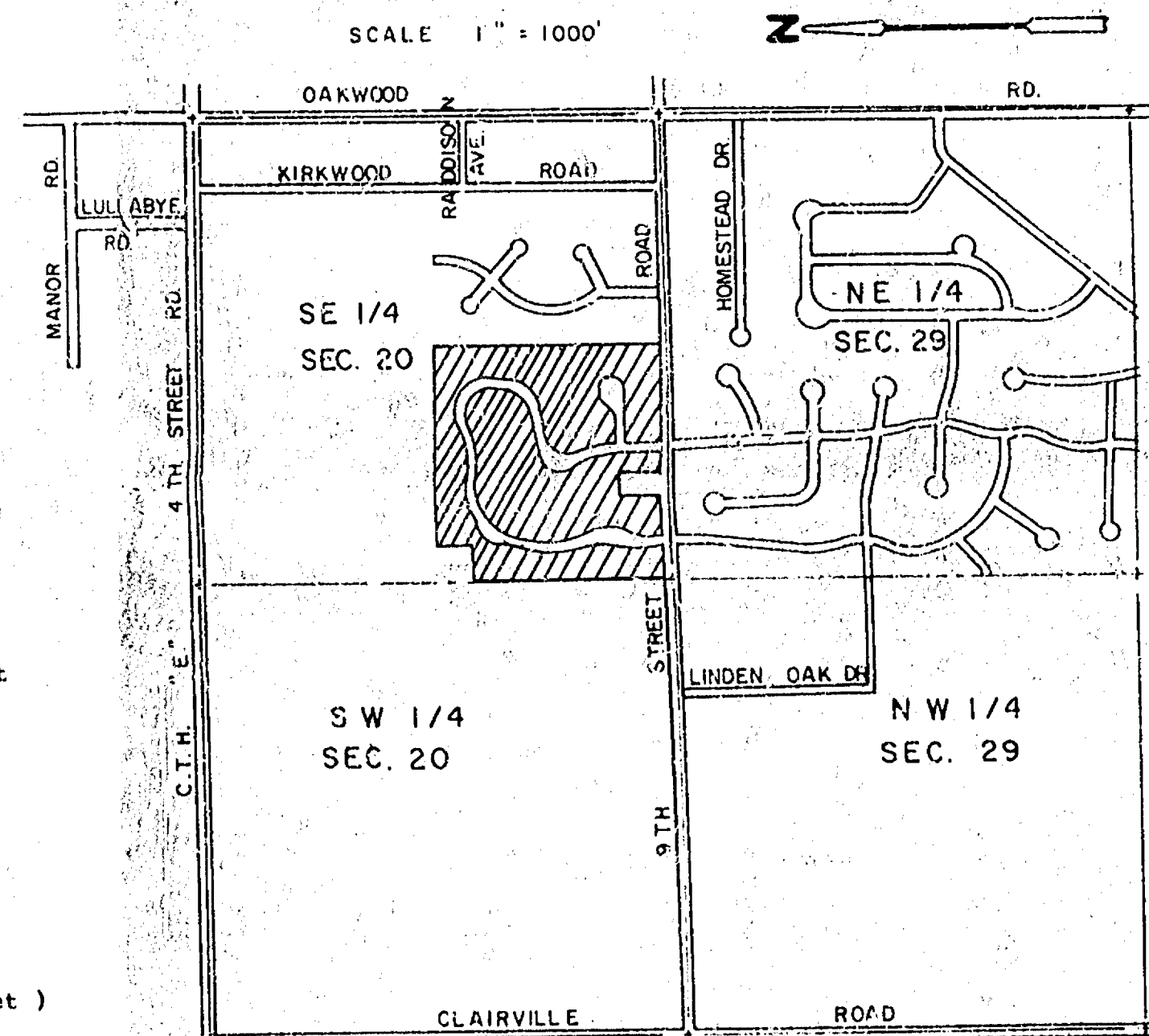
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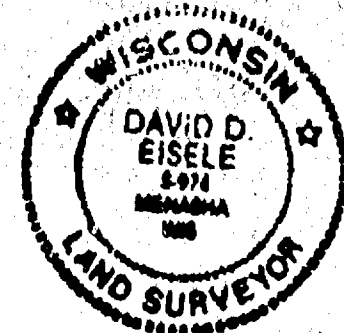
Date 2/23/91 David D. Eisele S-974

LOCATION MAP

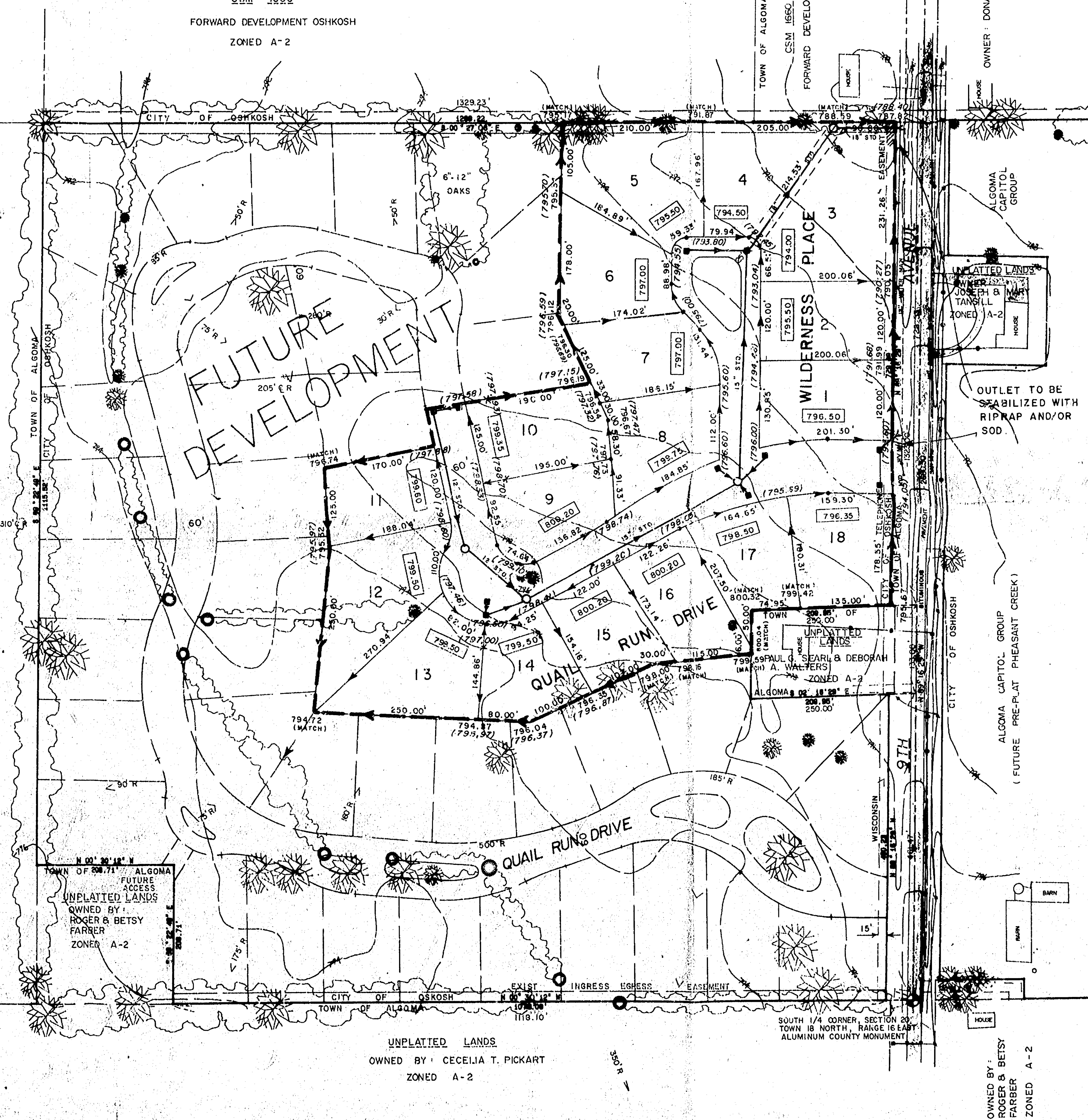


UNPLATTED LANDS
OWNED BY: EARL C. DOUGHERTY
ZONED A-2

CENTER OF SECTION 20
TOWN 18 NORTH, RANGE 16 EAST
ALUMINUM COUNTY MONUMENT



CSM 1660
FORWARD DEVELOPMENT OSHKOSH
ZONED A-2



UNPLATTED LANDS
OWNED BY: CECILIA T. PICKART
ZONED A-2

OWNED BY:
ROGER & BETSY
FARRER
ZONED A-2

FINAL DRAINAGE PLAN PHASE I
QUAIL RUN FARM
PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20
TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO
COUNTY, WISCONSIN

FIELD NO.	PAGE	DATE	SCALE	FILE	DRK

DRAWING NO. 431-13

CITY of OSHKOSH PHEASANT CREEK



JWS/brd	REVISION
NG	DATE

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

NOTES
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Elevations will be shown on original plat

Martenson & Eisele, Inc.
Consulting Engineering & Land Surveying
1919 American Court
Neenah, WI 54956
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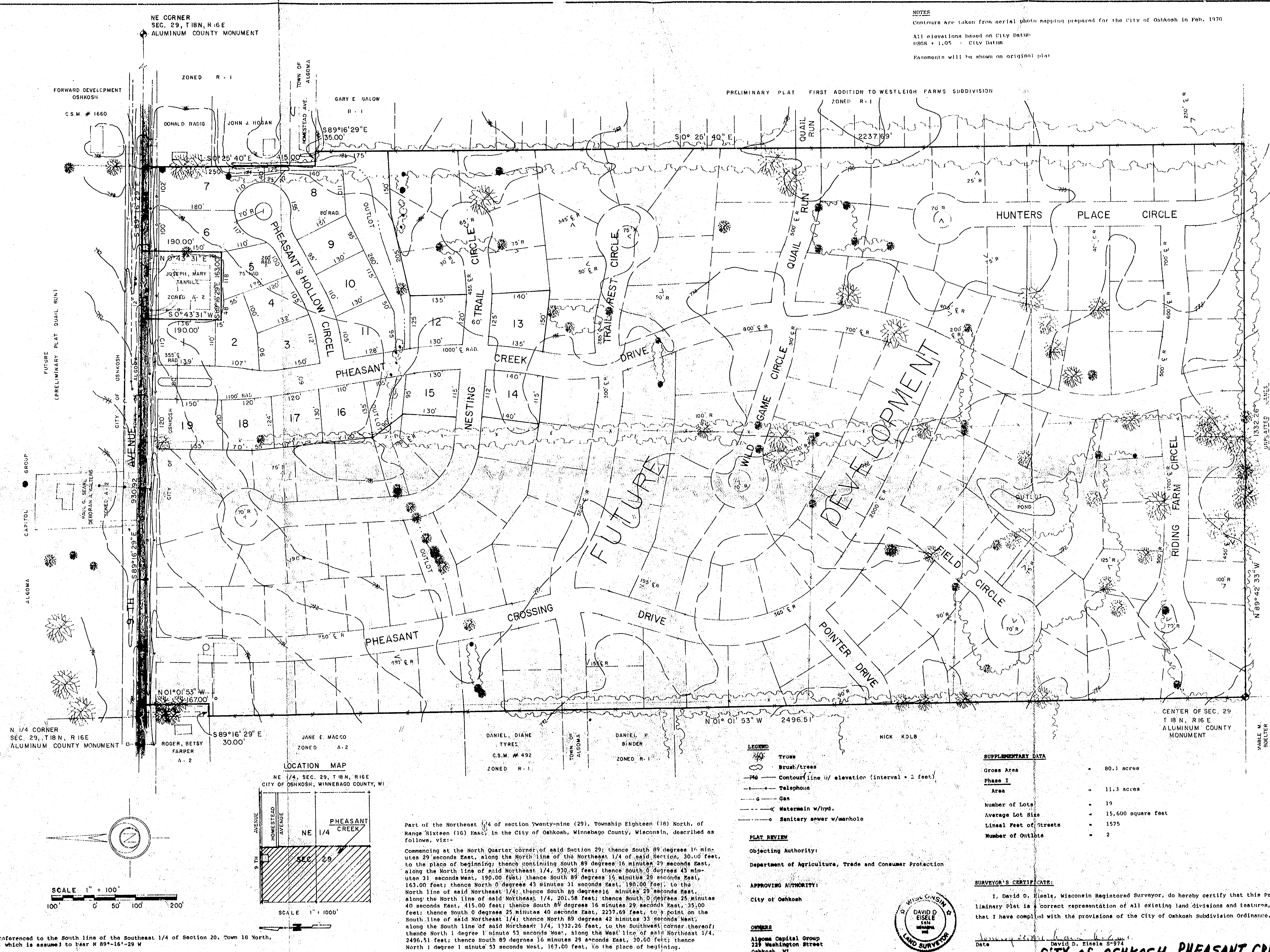
PRINTED
JAN 25 1991
THIS DAY

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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	DATE	DISK
SCALE	COMP FILE		

DRAWING NO.
431 - 41



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

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

NOTES

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USGS + 1.05 = City Datum

Enclosures will be shown on original plat

SCALE IN FEET
0 100 200 300

PRELIMINARY PLAT FIRST ADDITION TO WESTLEIGH FARMS SUBDIVISION

ZONED R-1
OUTLOT SHALL BE STABILIZED
WITH ENDWALL AND RIPRAP
TO PREVENT EROSION

GARY E. GALOW
R-1

FORWARD DEVELOPMENT
OSHKOSH

C.S.M. # 1660

DONALD RADIG

JOHN J. HOBAN

S 89°16'29"E
135.00'

S 0°25'40"E

QUAIL RUN

2237.69'

230' E R

HUNTERS PLACE CIRCLE

PHEASANT

CROSSING

WILD GAME CREEK

TRAIL REST CIRCLE

DRIVE

WILD GAME CIRCLE

300' E R

700' E R

200' E R

500' E R

600' E R

700' E R

800' E R

900' E R

1000' E R

1100' E R

1200' E R

1300' E R

1400' E R

150.00'

160.00'

170.00'

180.00'

190.00'

200.00'

210.00'

220.00'

230.00'

240.00'

250.00'

260.00'

270.00'

280.00'

290.00'

300.00'

310.00'

320.00'

330.00'

340.00'

350.00'

360.00'

370.00'

380.00'

390.00'

400.00'

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270.00'

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