

PLAT OF SURVEY

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 21,
T. 18 N., R. 16 E., IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

DESCRIPTION

PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 21, T18N, R16E, CITY OF OSHKOSH,
WINNEBAGO COUNTY, WISCONSIN BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 21; THENCE S00°05'19"E, ALONG THE
WESTERLY LINE OF THE NE 1/4 OF SECTION 21, A DISTANCE OF 1629.17 FEET; THENCE
N89°54'41"E, ALONG THE SOUTHERLY LINE OF THE SAWYER CREEK SUBDIVISION, 370.00 FEET
TO THE EASTERLY RIGHT-OF-WAY OF LAKE POINTE DRIVE; THENCE S00°05'19"E, ALONG THE
EASTERLY RIGHT-OF-WAY OF LAKE POINTE DRIVE, 28.22 FEET; THENCE SOUTHEASTERLY,
CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY OF LAKE POINTE DRIVE, 31.79 FEET ALONG
THE ARC OF A CURVE HAVING A RADIUS OF 650.00 FEET AND MEASURED ALONG A CHORD
BEARING S01°29'23.50"E, 31.79 FEET; THENCE CONTINUING SOUTHEASTERLY, ALONG THE
EASTERLY RIGHT-OF-WAY OF LAKE POINTE DRIVE, 203.63 FEET ALONG THE ARC OF A CURVE
HAVING A RADIUS OF 650.00 FEET AND MEASURED ALONG A CHORD BEARING S11°51'56.50"E,
202.79 FEET; THENCE S20°50'25"E, ALONG THE EASTERLY RIGHT-OF-WAY OF LAKE POINTE
DRIVE, 109.03 FEET; THENCE SOUTHEASTERLY, ALONG THE EASTERLY RIGHT-OF-WAY OF
LAKE POINTE DRIVE, 140.49 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 435.00
FEET AND MEASURED ALONG A CHORD BEARING S11°35'17"E, 139.88 FEET TO THE POINT OF
BEGINNING; THENCE SOUTHWESTERLY, ALONG THE EASTERLY RIGHT-OF-WAY OF LAKE
POINTE DRIVE, 181.06 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 435.00 FEET
AND MEASURED ALONG A CHORD BEARING S09°35'17"W, 179.75 FEET; THENCE S78°06'14"E,
71.06 FEET; THENCE N88°04'42"E, 223.53 FEET; THENCE N10°24'14"W, ALONG THE
APPROXIMATE CENTER LINE OF SAWYER CREEK, 64.72 FEET; THENCE N10°01'55"W, ALONG
THE APPROXIMATE CENTER LINE OF SAWYER CREEK, 130.52 FEET; THENCE N02°40'15"W,
8.38 FEET; THENCE S83°59'54"W, 229.04 FEET TO THE POINT OF BEGINNING CONTAINING 1.150 ACRES, MORE OR LESS, AND
BEING SUBJECT TO OR HAVING RIGHTS OF ANY EASEMENTS, COVENANTS, AGREEMENTS,
RESTRICTIONS OR RIGHTS OF RECORD.

PROPERTY LINES AS PREVIOUSLY
ESTABLISHED BY OTHERS AND BY
PLATS OF MEADOWBROOK CONDOMINIUMS.

APPROXIMATE CENTERLINE
OF SAWYER CREEK CHANNEL

LOT 1
114,700 S.F.±
2.633 ACRES±

LOT 1
50,077 S.F.±
1.150 ACRES±

15' STORM SEWER
EASEMENT
10' UTILITY
EASEMENT
LAKE POINTE DRIVE

UNPLATTED LANDS

WITZEL AVENUE
(C.T.H. "E")

SURVEYOR'S CERTIFICATE

I, LARRY J. MILLER DO HEREBY CERTIFY THAT I HAVE SURVEYED THE
PROPERTY DESCRIBED HEREON, AND THAT THIS MAP IS A TRUE
REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Larry J. Miller
LARRY J. MILLER, RLS 1474

DATE

5/18/95

NORTH 1/4 CORNER
SECTION 21, T18N, R16E
EXISTING BERTSEN MONUMENT

S 00°05'19" E 1629.17'

CENTER OF SECTION 21, T18N, R16E
EXISTING BERTSEN MONUMENT

(WEST LINE OF THE NE 1/4 SEC. 21)

2664.17' TOTAL BETWEEN CORNERS

N
NORTH IS REFERENCED
TO THE WEST LINE OF
THE NE 1/4 OF SECTION
21, T18N, R16E, WHICH
IS RECORDED TO BEAR
S 00°05'19" E.

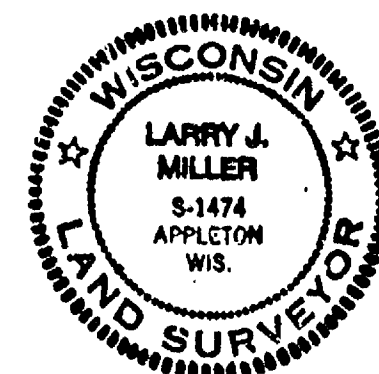
0 50' 100'
SCALE: 1"=100'

LEGEND

- EXISTING 1 1/4" REBAR
- 3/4" REBAR SET
(24" LONG, 1,502 LBS
PER LIN. FT.)
- EXIST. 3/4" REBAR
CENTERLINE
- APPROXIMATE 100 YEAR FLOOD LINE
- APPROXIMATE CREEK CENTERLINE
- UTILITY EASEMENT LIMITS

CURVE NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1-2	02°48'09"	650'	31.79'	31.79'	S01°29'23.50"E
2-3	17°56'57"	650'	203.63'	202.79'	S11°51'56.50"E
4-5	18°30'16"	435'	140.49'	139.88'	S11°35'17"E
5-6	23°50'52"	435'	181.06'	179.75'	S09°35'17"W

- NOTE: 1. ANY RECORDED EASEMENTS, COVENANTS, AGREEMENTS, ETC.,
AFFECTING THIS PROPERTY; SHALL BE DISCLOSED BY TITLE
INSURANCE.
2. 100 YEAR FLOOD LINE IS ESTABLISHED PER
1993 DNR INFORMATION.



OMNI ASSOCIATES
APPLETON, WI 54914
PHONE (414) 735-7814
FAX (414) 735-7865

PART OF THE SW 1/4 OF THE
NE 1/4 OF SECTION 21,
T18N, R16E, CITY OF
OSHKOSH, WINNEBAGO COUNTY

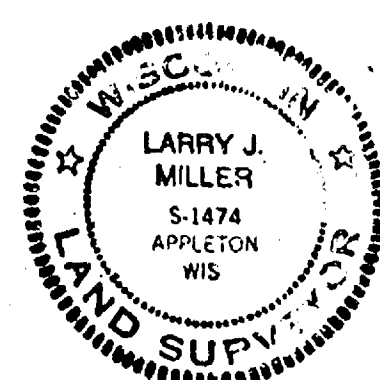
SAWYER CREEK PROPERTIES
2019 VALLEY FAIR MALL
APPLETON, WI 54915

REV.	DATE	BY	DESCRIPTION

SURVEYOR'S CERTIFICATE

I, LARRY J. MILLER, WISCONSIN REGISTERED LAND SURVEYOR NO. 1474, DO HEREBY CERTIFY THE FOLLOWING TO THOSE WHO OWN, PURCHASE, MORTGAGE, OR GUARANTEE TITLE TO THE PROPERTY DESCRIBED HEREON WITHIN NINETY (90) DAYS FROM THE DATE HEREIN:
-THAT I HAVE MADE OR SUPERVISED A SURVEY OF THE PREMISES ACCORDING TO AVAILABLE OFFICIAL RECORDS.
-THAT THIS MAP CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS WITHIN THE PROPERTY, THAT THERE ARE NO BUILDINGS WHICH ENCR OACH UNTO OR OFF OF THIS PROPERTY UNLESS SHOWN HEREON.
-THAT THIS MAP SHOWS THE LOCATION OF ANY DRAINAGEWAYS WITHIN OR BORDERING THIS PROPERTY.
-THAT THIS MAP SHOWS THE LOCATION OF THE 100 YEAR FLOOD LINE AS ESTABLISHED PER 1993 WISCONSIN DEPARTMENT OF NATURAL RESOURCES INFORMATION.
-THE LOCATIONS OF ALL PUBLIC STREETS ABUTTING THIS PROPERTY HAVE BEEN SHOWN AND THAT THE PROPERTY HAS DIRECT ACCESS TO LAKE POINTE DRIVE, A PUBLIC STREET.
-THAT THIS MAP SHOWS THE LOCATIONS OF APPARENT OR VISIBLE UTILITIES AND EASEMENTS WITHIN THE PROPERTY AT THE DATE OF THIS SURVEY.

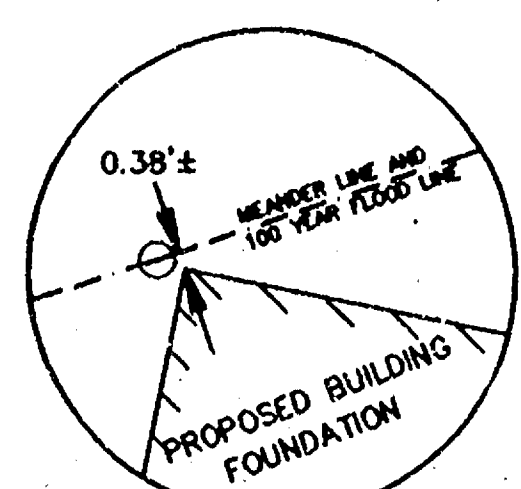
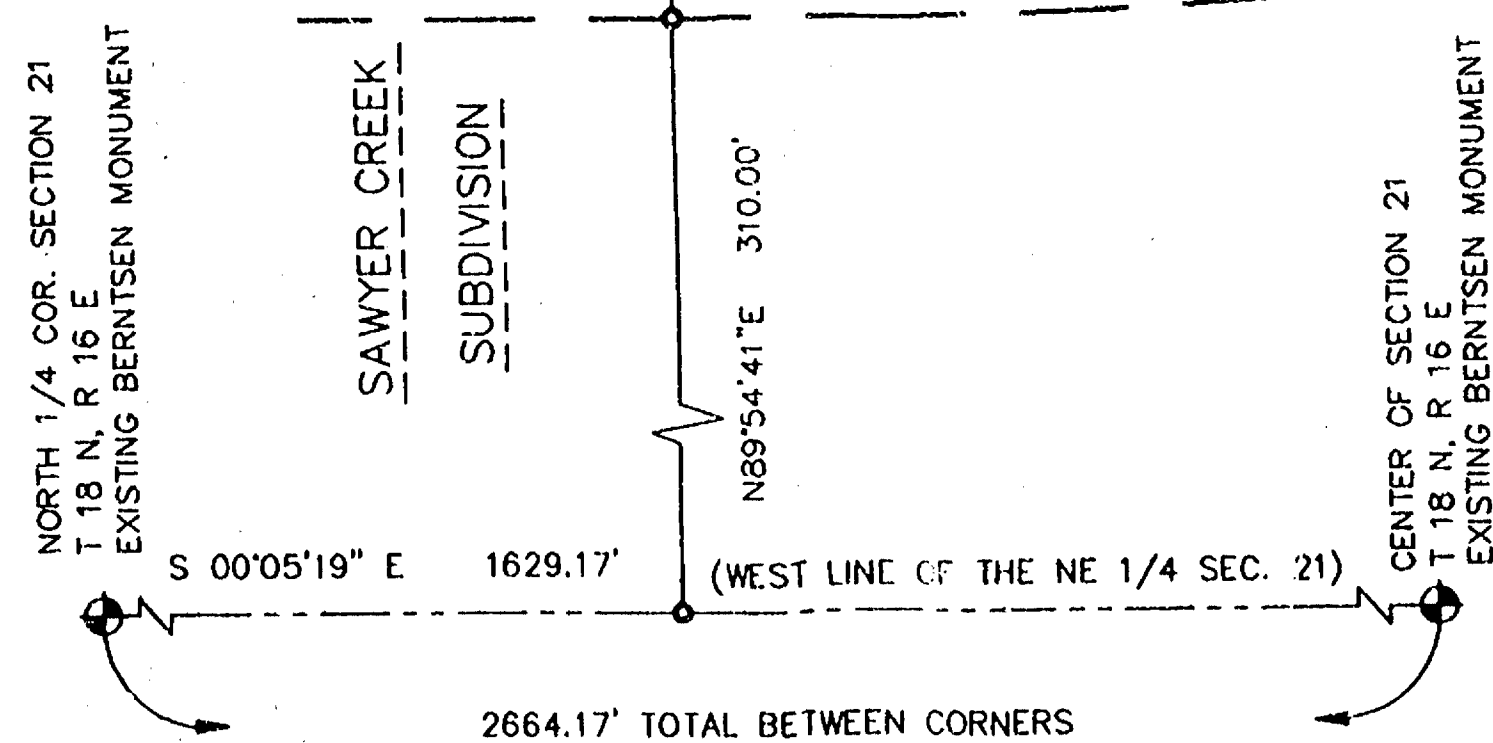
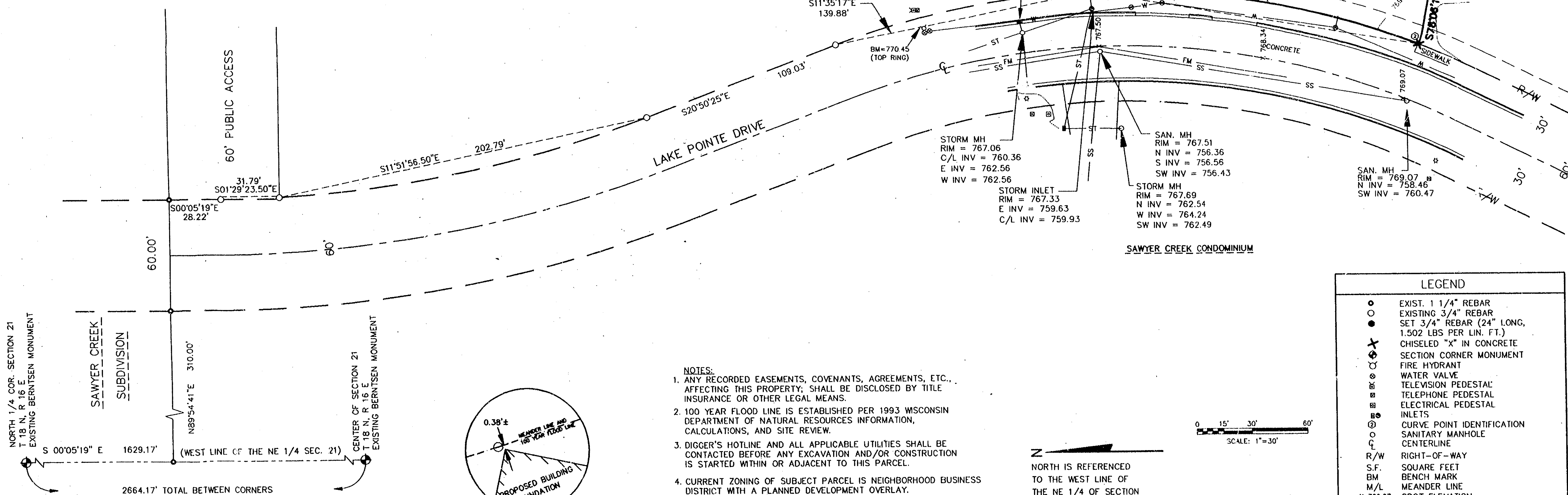
Larry J. Miller
LARRY J. MILLER
REGISTERED LAND SURVEYOR NO. 1474
DATED FEB 23, 1996



DESCRIPTION

PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 21, T18N, R16E, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 21; THENCE S00°05'19"E; ALONG THE WESTERLY LINE OF THE NE 1/4 OF SECTION 21, A DISTANCE OF 1629.17 FEET; THENCE N89°54'41"E, ALONG THE SOUTHERLY LINE OF THE SAWYER CREEK SUBDIVISION, 370.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF LAKE POINTE DRIVE; THENCE S0°05'19"E, ALONG THE EASTERLY RIGHT-OF-WAY OF LAKE POINTE DRIVE, 28.22 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY OF LAKE POINTE DRIVE, 31.79 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 650.00 FEET AND MEASURED ALONG A CHORD BEARING S01°29'23.50"E, 31.79 FEET; THENCE CONTINUING SOUTHEASTERLY, ALONG THE EASTERLY RIGHT-OF-WAY OF LAKE POINTE DRIVE, 203.63 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 650.00 FEET AND MEASURED ALONG A CHORD BEARING S11°51'56.50"E, 202.79 FEET; THENCE S20°50'25"E, ALONG THE EASTERLY RIGHT-OF-WAY OF LAKE POINTE DRIVE, 109.03 FEET; THENCE SOUTHEASTERLY, ALONG THE EASTERLY RIGHT-OF-WAY OF LAKE POINTE DRIVE, 140.49 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 435.00 FEET AND MEASURED ALONG A CHORD BEARING S11°35'17"E, 139.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, ALONG THE EASTERLY RIGHT-OF-WAY OF LAKE POINTE DRIVE, 181.06 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 435.00 FEET AND MEASURED ALONG A CHORD BEARING S09°35'17"W, 179.75 FEET; THENCE S78°06'14"E, 71.06 FEET; THENCE N86°04'42"E, 223.53 FEET; THENCE N10°24'14"W, ALONG THE APPROXIMATE CENTER LINE OF SAWYER CREEK, 64.72 FEET; THENCE N10°01'55"W, ALONG THE APPROXIMATE CENTER LINE OF SAWYER CREEK, 130.52 FEET; THENCE N02°40'15"W, 8.38 FEET; THENCE S83°59'54"W, 229.04 FEET TO THE POINT OF BEGINNING CONTAINING 1.150 ACRES, MORE OR LESS, AND BEING SUBJECT TO OR HAVING RIGHTS OF ANY EASEMENTS, COVENANTS, AGREEMENTS, RESTRICTIONS OR RIGHTS OF RECORD.



DETAIL "A"
SCALE: 1"=5'

NOTES:

1. ANY RECORDED EASEMENTS, COVENANTS, AGREEMENTS, ETC., AFFECTING THIS PROPERTY, SHALL BE DISCLOSED BY TITLE INSURANCE OR OTHER LEGAL MEANS.
2. 100 YEAR FLOOD LINE IS ESTABLISHED PER 1993 WISCONSIN DEPARTMENT OF NATURAL RESOURCES INFORMATION, CALCULATIONS, AND SITE REVIEW.
3. DIGGER'S HOTLINE AND ALL APPLICABLE UTILITIES SHALL BE CONTACTED BEFORE ANY EXCAVATION AND/OR CONSTRUCTION IS STARTED WITHIN OR ADJACENT TO THIS PARCEL.
4. CURRENT ZONING OF SUBJECT PARCEL IS NEIGHBORHOOD BUSINESS DISTRICT WITH A PLANNED DEVELOPMENT OVERLAY.
5. THE EASTERLY PORTION OF THIS PARCEL (EASTERLY OF THE 100 YEAR FLOOD LINE) MAY BE SUBJECT TO A DRAINAGE/MAINTENANCE EASEMENT ESTABLISHED IN 1980. HOWEVER, SUBJECT EASEMENT WAS PARTIALLY VACATED IN 1994 BY THE CITY OF OSHKOSH PLANNING COMMISSION AND COMMON COUNCIL ACTION. CONSULT WITH THE CITY OF OSHKOSH PLANNING DEPARTMENT FOR FURTHER INFORMATION.

CURVE	RADIUS	ARC	CHORD	BEARING	ANGLE
1-2	435.00'	181.06'	179.75'	S09°35'17"W	23°50'52"

LEGEND	
○	EXIST. 1 1/4" REBAR
○	EXISTING 3/4" REBAR
○	SET 3/4" REBAR (24" LONG, 1,502 LBS PER LIN. FT.)
✕	CHISELED "X" IN CONCRETE
○	SECTION CORNER MONUMENT
○	FIRE HYDRANT
○	WATER VALVE
○	TELEVISION PEDESTAL
○	TELEPHONE PEDESTAL
○	ELECTRICAL PEDESTAL
○	INLETS
○	CURVE POINT IDENTIFICATION
○	SANITARY MANHOLE
○	CENTERLINE
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
BM	BENCH MARK
M/L	MEANDER LINE
x 769.07	SPOT ELEVATION
○	LIGHT POLE
○	TREE
---	CREEK CENTERLINE
---	STORM SEWER EASEMENT LIMITS
---	100 YEAR FLOOD LINE
SS	SANITARY SEWER
W	WATERMAIN
X	FENCE
ST	STORM SEWER
FM	SANITARY FORCE MAIN
G	GAS LINE
---	CURB AND GUTTER

OMNI ASSOCIATES
ONE SYSTEMS DRIVE
SUITE 100
PO BOX 70113
MADISON, WI 53707
PHONE (608) 251-6800
FAX (608) 251-6100

OMNI
ASSOCIATES

ALTA SURVEY
PART OF THE SW 1/4 OF THE
NE 1/4 OF SECTION 21,
T18N, R16E, CITY OF OSHKOSH,
WINNEBAGO COUNTY, WISCONSIN

INEVAC, INC. c/o THOMAS W. SATHER
700 RECENT STREET, SUITE 300
MADISON, WI 53715
IPH. 608-251-6400

DATE
FEBRUARY 23, 1996

PROJECT NO.
P0795496

FILE NO.

CAD FILE NAME
P795496.DWG

SHEET
1 OF 1

OMNI ASSOCIATES
 1000 W. WISCONSIN AVE.
 APPLETON, WI 54914
 PHONE (414) 735-8500
 FAX (414) 830-8100

OMNI ASSOCIATES

ALTA SURVEY
 PART OF THE SW 1/4 OF THE
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 T18N, R16E, CITY OF OSHKOSH,
 WINNEBAGO COUNTY, WISCONSIN

PROJECT: INEVAC, INC. c/o THOMAS W. SATHER
 700 REGENT STREET, SUITE 300
 MADISON, WI 53715
 PH. 608-251-6400

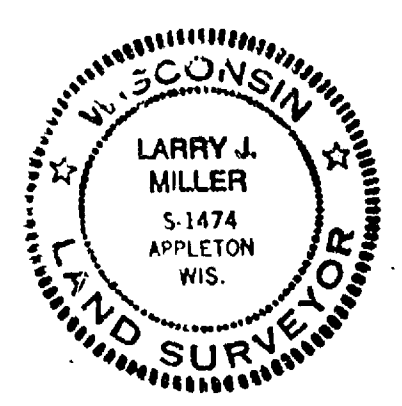
REV	DATE	BY

DATE: FEBRUARY 23, 1996
 PROJECT NO.: P0795N06
 FILE NO.:
 CAD FILE NAME: P795N06.DWG
 SHEET: 1 OF 1

SURVEYOR'S CERTIFICATE

I, LARRY J. MILLER, WISCONSIN REGISTERED LAND SURVEYOR NO. 1474,
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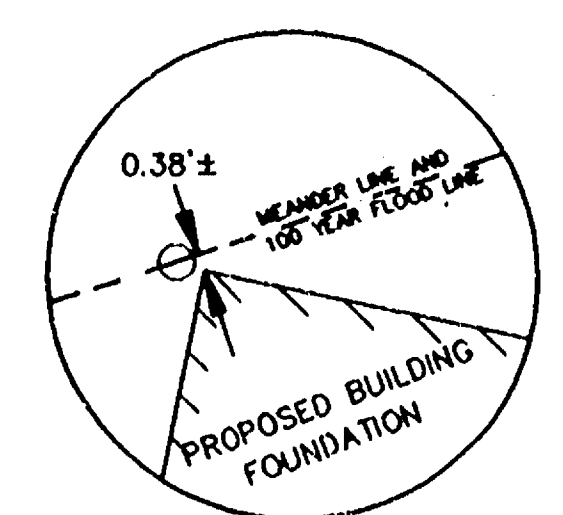
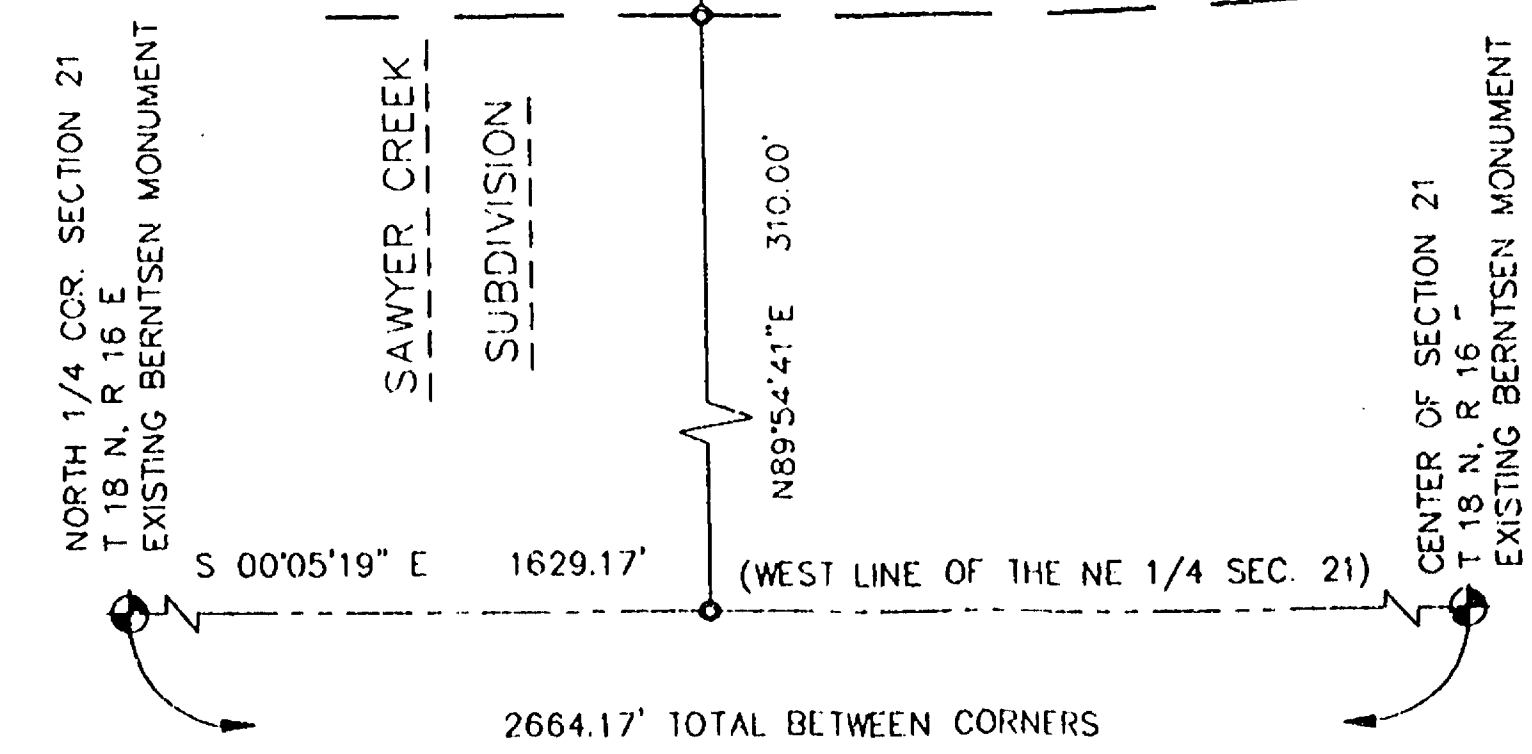
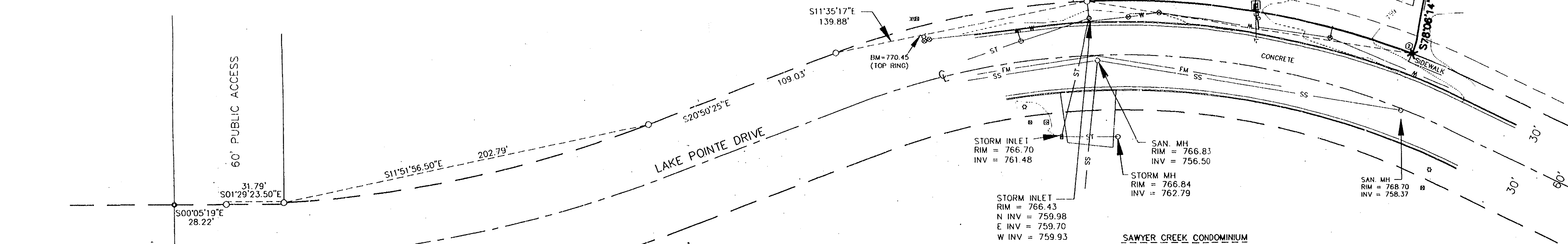
Larry J. Miller FEB. 23, 1996
 LARRY J. MILLER
 REGISTERED LAND SURVEYOR NO. 1474
 DATED



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NOTES

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- CURRENT ZONING OF SUBJECT PARCEL IS NEIGHBORHOOD BUSINESS DISTRICT WITH A PLANNED DEVELOPMENT OVERLAY.
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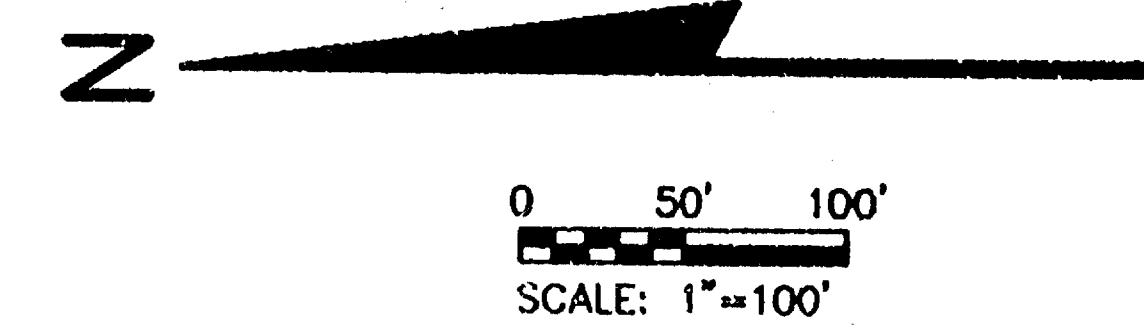
PARCEL MAP

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 21,
T. 18 N., R. 16 E., IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

PARCEL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 21, T18N, R16E, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 21; THENCE S00°05'19"E ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 21, A DISTANCE OF 2303.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°05'19"E ALONG SAID LINE 305.25 FEET; N89°50'41"E, ALONG THE NORTHERLY RIGHT-OF-WAY OF WITZEL AVENUE, 290.00 FEET; THENCE N00°09'19"W ALONG THE WESTERLY RIGHT-OF-WAY OF LAKE POINTE DRIVE 69.99 FEET; THENCE NORTHWESTERLY CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY OF LAKE POINTE DRIVE 86.59 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 190.00 FEET AND MEASURED ALONG A CHORD BEARING N12°54'01"E, 85.84 FEET; THENCE N25°57'21"E, 163.36 FEET; THENCE NORTHWESTERLY CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY OF LAKE POINTE DRIVE 5.01 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 375.00 FEET AND MEASURED ALONG A CHORD BEARING N25°34'24"E, 5.01 FEET; THENCE S89°54'41"W, 383.11 FEET TO THE POINT OF BEGINNING, CONTAINING 2.238 ACRES MORE OR LESS AND BEING SUBJECT TO AGREEMENTS, RESTRICTIONS, EASEMENTS AND COVENANTS OF RECORD.

FOR YOUR RECORDS
COPY
OMNI ASSOCIATES

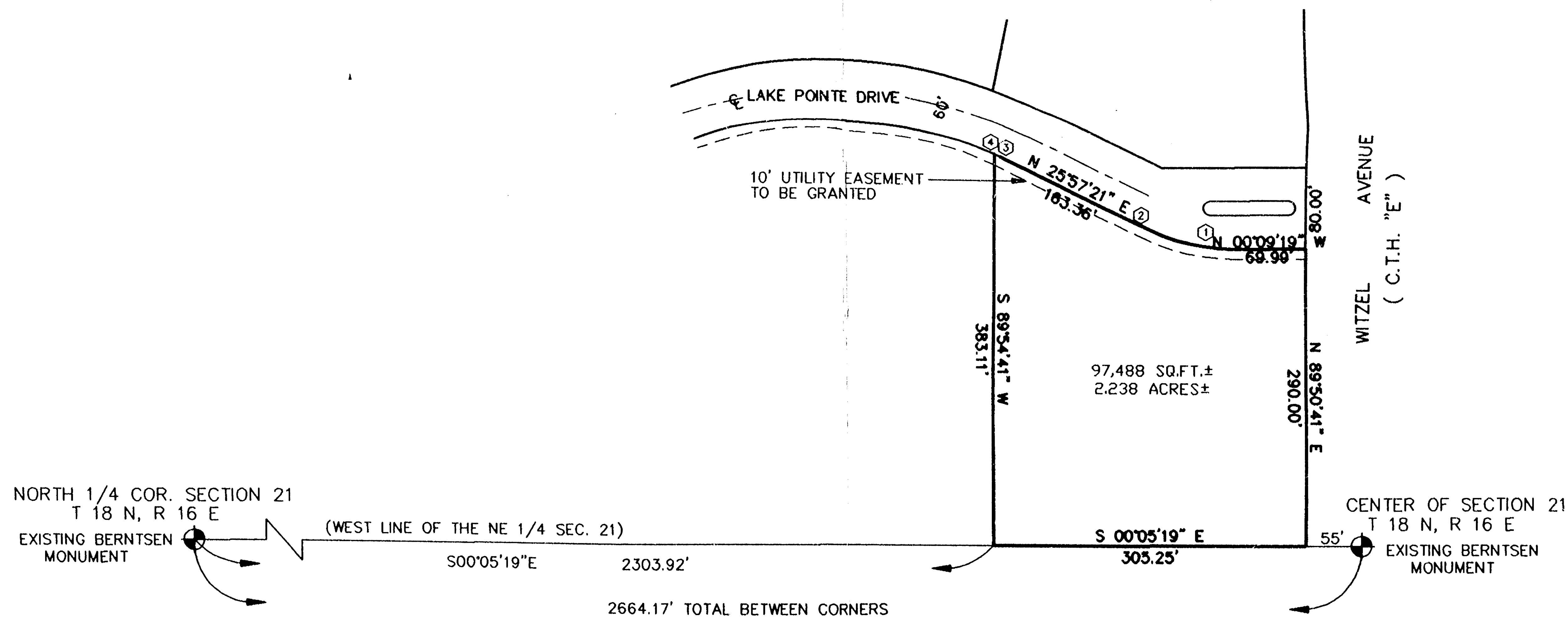


NORTH IS REFERENCED
TO THE WEST LINE OF
THE NE 1/4 OF SECTION
21, T18N, R16E, WHICH
IS RECORDED TO BEAR
S 00°05'19" E.

LEGEND

--- UTILITY EASEMENT LIMITS
℄ CENTERLINE

NOTE:
ANY RECORDED EASEMENTS, COVENANTS,
AGREEMENTS, ETC., AFFECTING THIS PROPERTY
SHALL BE DISCLOSED BY TITLE INSURANCE.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
1-2	190.00'	86.59'	85.84'	N12°54'01"E	26°06'40"
3-4	375.00'	5.01'	5.01'	N25°34'24"E	00°45'54"

OMNI ASSOCIATES
1000 W. WISCONSIN AVE.
OSHKOSH, WI 54901
PHONE (920) 738-7811
FAX (920) 738-7812

PART OF THE SW 1/4 OF THE
NE 1/4 OF SECTION 21,
T18N, R16E, CITY OF
OSHKOSH, WINNEBAGO COUNTY

SAWYER CREEK PROPERTIES
OSHKOSH, WISCONSIN

DATE	BY	DESCRIPTION

DATE
JULY 22, 1995
PROJECT NO.
P0795A
FILE NO.
P795A
CADD FILE NAME
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