

THIRD ADDITION TO FOX CHASE

A Replat of Lots 58-62 and 81-86 inclusive and portions of vacated Wah Wah Taysee Way and vacated Fox Tail Lane in the Second Addition to Fox Chase being a part of the NE 1/4 of the SE 1/4 of Section 29, T.18 N., R. 16 E., 13th Ward, City of Oshkosh, Winnebago County, Wisconsin

LOT AREAS

Lot 103 = 14,812 sq. ft.	Lot 108 = 12,150 sq. ft.
Lot 104 = 12,000 sq. ft.	Lot 109 = 12,150 sq. ft.
Lot 105 = 17,186 sq. ft.	Lot 110 = 12,150 sq. ft.
Lot 106 = 16,665 sq. ft.	Lot 111 = 12,150 sq. ft.
Lot 107 = 11,672 sq. ft.	Lot 112 = 12,051 sq. ft.
Exterior Boundary = 146,217 sq. ft.	
Street Dedication = 13,231 sq. ft.	

CURVE	LOT NO.	RADIUS LENGTH	CHORD BEARING	"CURVE DATA"			TANGENT BEARINGS
				CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	
1-2	103	30.00'	N.44°-24'-49"W.	42.17'	89°-18'-46"	46.76'	S.00°-14'-34"W. N.89°-04'-12"W.
3-4	—	50.00'	N.40°-47'-25"W.	99.74'	188°-19'-18"	164.34'	S.53°-22'-14"W. S.45°-02'-56"W.
—	105	50.00'	N.07°-54'-11"E.	71.28'	90°-56'-06"	79.35'	S.53°-22'-14"W. N.37°-33'-52"W.
—	106	50.00'	N.63°-39'-39"W.	43.99'	52°-11'-34"	45.55'	S.37°-33'-52"E. N.89°-45'-26"W.
—	107	50.00'	S.67°-38'-45"W.	38.42'	45°-11'-38"	39.44'	S.89°-45'-26"E. S.45°-02'-56"W.

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 the THIRD ADDITION TO FOX CHASE subdivision being a replat of lots 58-62 and 81-86 and portions of vacated Wah Wah Taysee Way and vacated Fox Tail Lane, by Common Council Vacation 9/21/89, in the SECOND ADDITION TO FOX CHASE being a part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-nine (29), Township Eighteen (18) North, Range Sixteen (16) East, Thirteenth (13th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 3.357 Acres of land.

That I have made such survey, land division and plat by the direction of Thomas N. Rusch and Richard L. Gabert, owners of said land and being described by: Commencing at the East Quarter (E 1/4) corner of said Section 29; thence S.00°-17'-14"W. 725.28 feet; thence N.89°-04'-12"W. 182.44 feet to the true point of beginning; running thence S.00°-14'-34"W. 287.66 feet; thence N.89°-45'-26"W. 150.00 feet; thence S.85°-38'-08"W. 60.20 feet; thence N.89°-04'-12"W. 150.01 feet; thence N.00°-14'-34"E. 100.00 feet; thence S.89°-04'-12"E. 120.37 feet; thence N.00°-55'-48"E. 60.00 feet; thence N.89°-04'-12"W. 479.58 feet; thence N.00°-17'-14"E. 135.01 feet; thence S.89°-04'-12"E. 718.42 feet to the true 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 the City of Oshkosh, in surveying, dividing, and mapping the same.

Dated this 26th day of September, 1989.

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

COVENANTS

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.

Pursuant to Section 17.02 (6) (b) of the Winnebago County Town County Zoning Ordinance, upon final grading, the developer and/or owner shall comply with the surface water drainage plan as approved by the Winnebago County Planning and Zoning Committee.

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.

OWNER'S CERTIFICATE OF DEDICATION

As owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, and mapped and dedicated as represented on the 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, Department of Agriculture, Trade and Consumer Protection and the Winnebago County Planning and Zoning Committee.

WITNESS the hand and seal of said owners this day of 1989.

In the Presence of:

Thomas N. Rusch

Richard L. Gabert

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

Personally came before me this day of 1989, the above named Thomas N. Rusch and Richard L. Gabert to me known to be the persons who executed the foregoing instrument and acknowledged the same.

(Notary Seal)

Notary Public, Wisconsin

My Commission expires

COMMON COUNCIL RESOLUTION

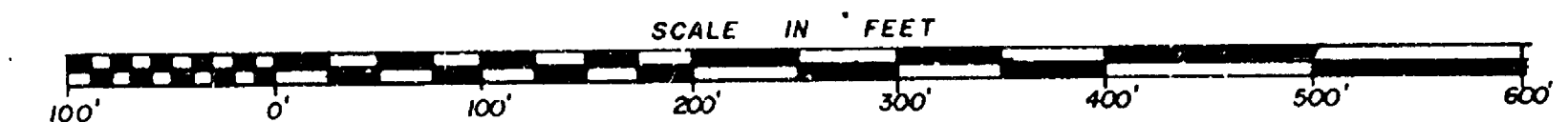
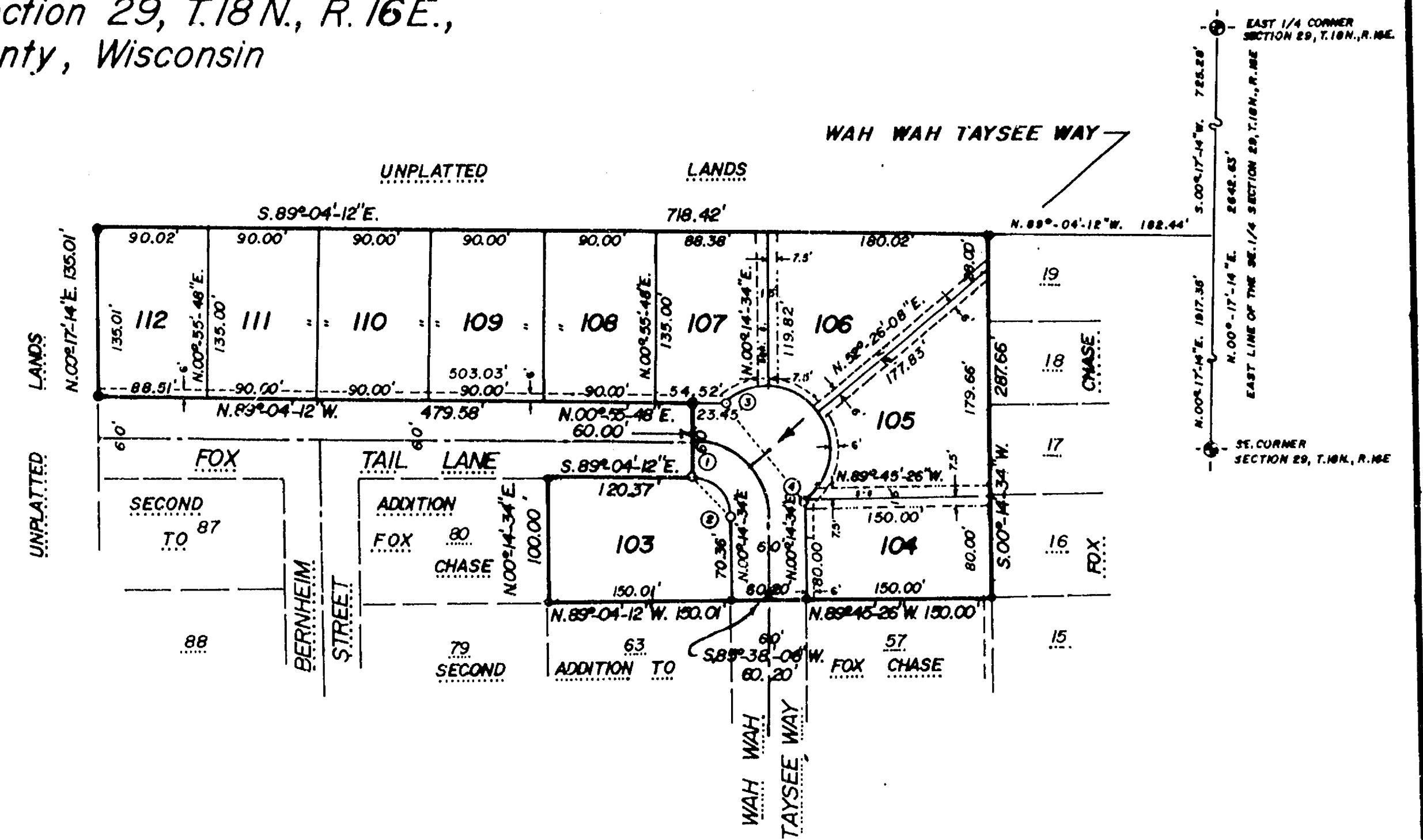
Resolved, that the Third Addition to Fox Chase Subdivision in the City of Oshkosh, Thomas N. Rusch and Richard L. Gabert, owners, is hereby approved by the Common Council.

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



- LEGEND
- = 2" x 30" IRON PIPE WEIGHING 3.65 LBS./LINEAL FOOT SET
 - = 2" IRON PIPE FOUND
 - = 1" IRON PIPE FOUND
 - ◆ = WINNEBAGO COUNTY BERNITSEN MONUMENT
 - ALL OTHER LOT CORNERS STAKED WITH 1" x 24" IRON PIPE WEIGHING 1.68 LBS. PER LINEAL FOOT
 - PUBLIC UTILITY EASEMENT TO WISCONSIN PUBLIC SERVICE CORP. WISCONSIN TELEPHONE CO. AND CABLE T.V. WITH THE RIGHT TO TRIM AND KEEP TRIMMED ALL TREES WITHIN 5' OF ALL CONDUCTORS
 - STORM SEWER EASEMENT TO CITY OF OSHKOSH
 - SANITARY SEWER EASEMENT TO CITY OF OSHKOSH
 - 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.

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 1989, on any of the land included in the Third Addition to Fox Chase Subdivision.

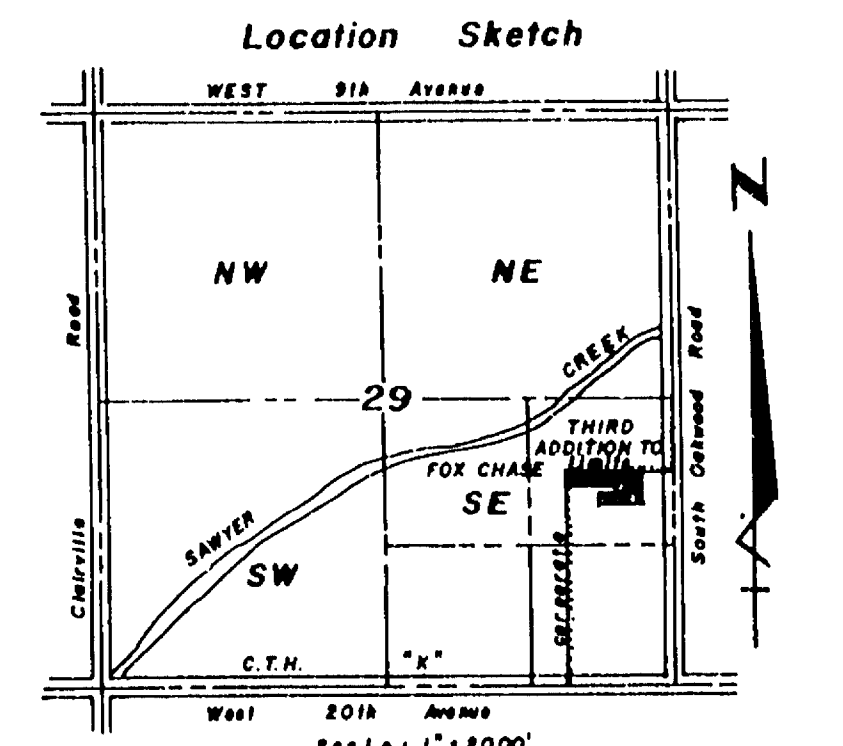
Date County Treasurer - Ruth H. Bradley

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 1989, on any of the land included in the Third Addition to Fox Chase Subdivision.

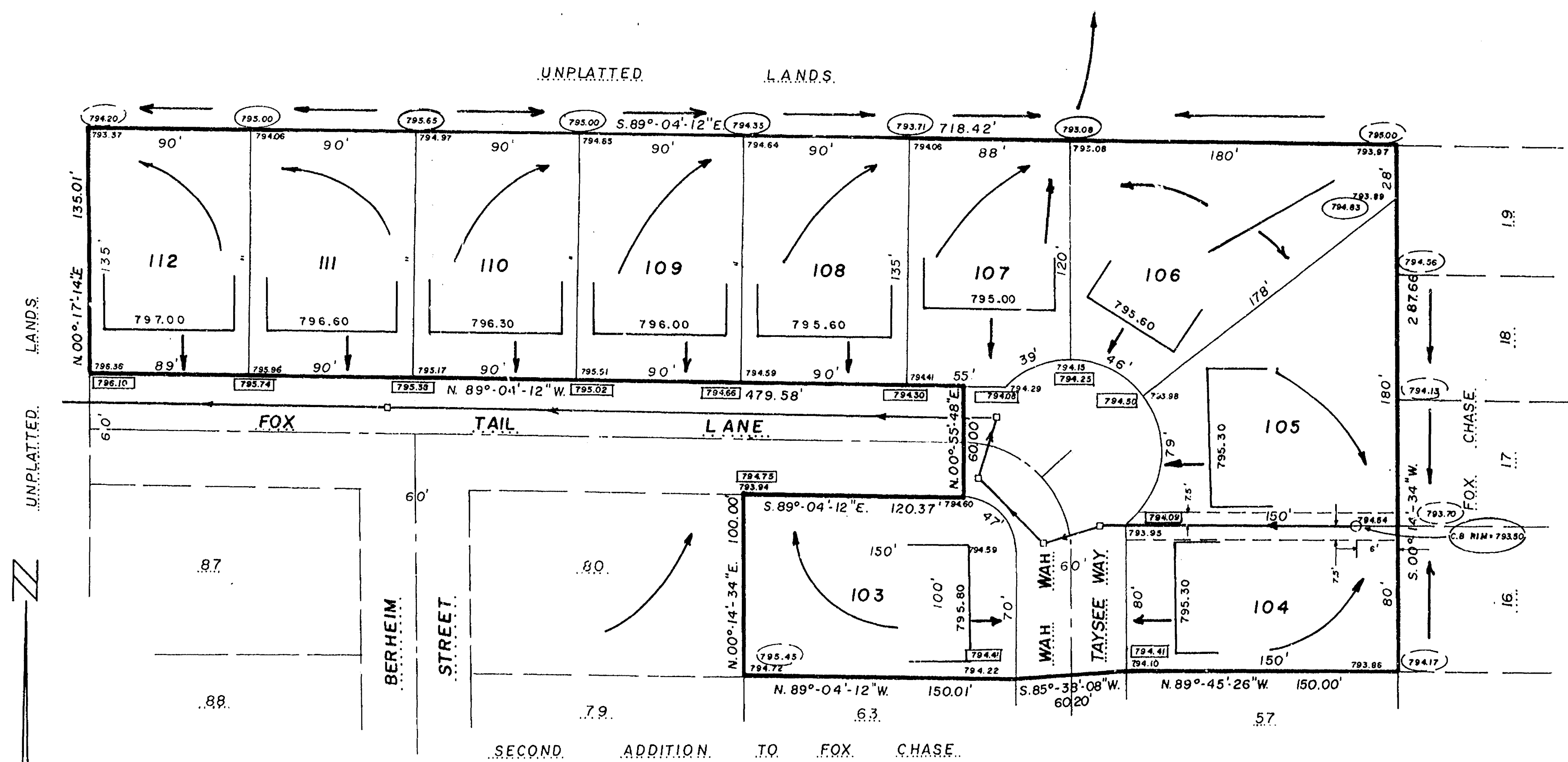
Date City Finance Director - Ed Nokes



This instrument drafted by Steven T. Chronis

#52 City of Oshkosh
Sec. 29 T18N R16E

DRAINAGE PLAN FOR THIRD ADDITION TO FOX CHASE



DATED THIS 26th DAY OF September 1989.


WISCONSIN REGISTERED LAND SURVEYOR 0913
STEVEN T. CHRONIS

LEGEND

800.00 = EXISTING GRADE

800.00 = ESTABLISHED SIDEWALK GRADE

800.00 = SUGGESTED GROUND ELEVATION AT HOUSE

800.00 = ESTABLISHED REAR LOT GRADE

800.00 = PREVIOUSLY ESTABLISHED REAR LOT GRADE

 = DIRECTION OF SURFACE WATER DRAINAGE

BM 1 = TOP STEM HYDRANT - OAKWOOD 20th, CITY NO.610, ELEV. = 817.25

BM 2 = TOP STEM HYDRANT - OAKWOOD 4th WINDHURST, ELEV. 798.42

NOTEBOOK 102 PAGES 40-47

THIS INSTRUMENT DRAFTED BY STEVEN T. CHRONIS

#53 City of Anchorage
Sec. 29 T18N R16E

SURVEYOR: STEVEN T. CHRONIS
AERO-METRIC ENGINEERING, INC.
539 NORTH MADISON STREET
CHILTON, WISCONSIN 53014
800/472/5313

OWNERS: THOMAS N. RUSCH
JUDY LEE RUSCH
BLAIR A. STANICEK
ARLENE M. STANICEK

SUBDIVIDER: THOMAS N. RUSCH

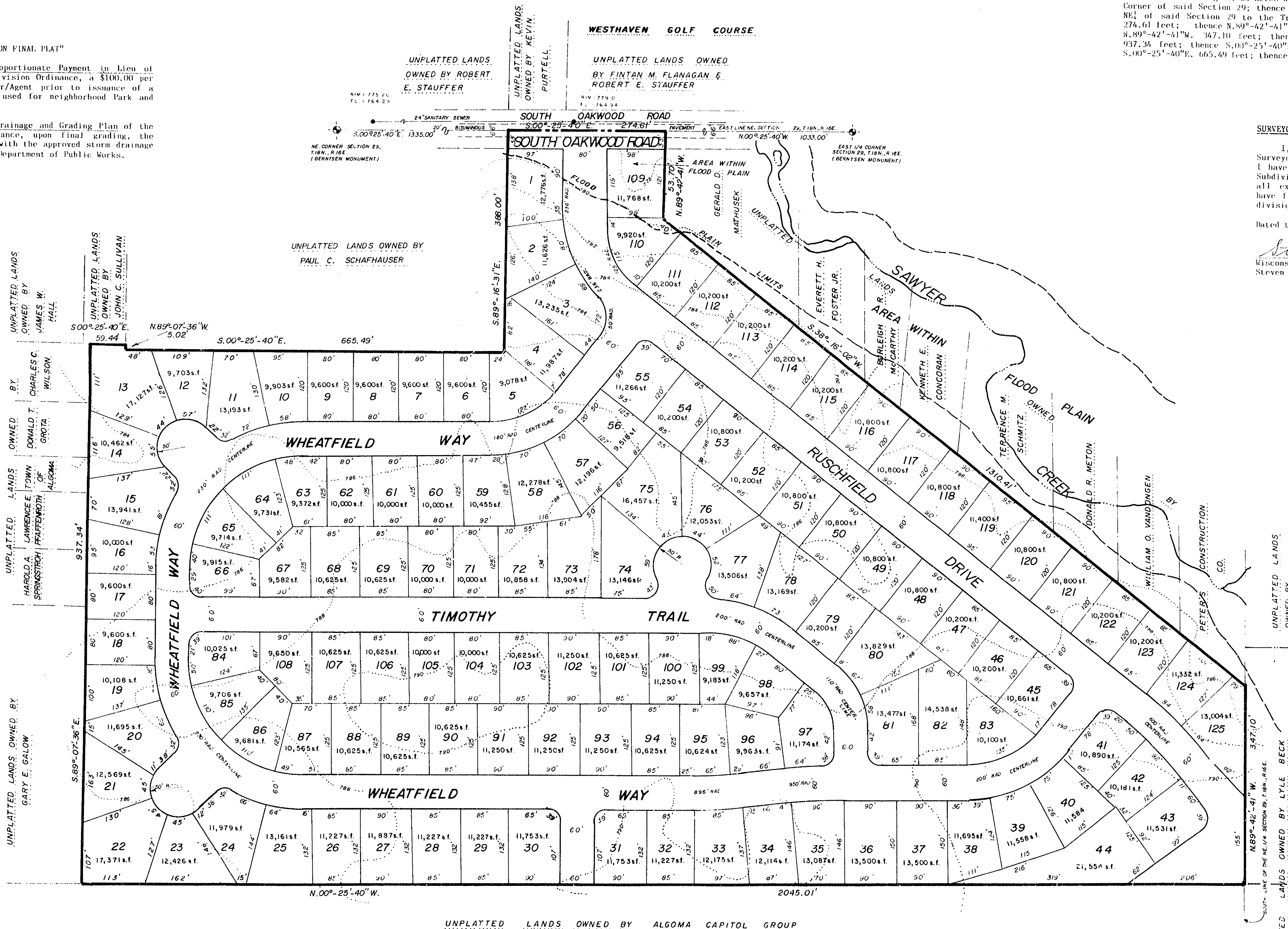
APPROVING AUTHORITY: CITY OF OSHKOSH

OBJECTING AGENCIES: DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION AND THE WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE

PRELIMINARY PLAT OF -WESTLEIGH FARMS SUBDIVISION-
BEING A PART OF THE NE.1/4 OF THE NE.1/4 AND THE SE.1/4 OF THE NE.1/4 OF SECTION 29,
T.18N., R.16E., 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

"ITEMS TO BE PLACED ON FINAL PLAT"

- Pursuant to Section 30-65(c)(6) Proportionate Payment in Lieu of Dedication of 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.
- Pursuant to Section 30-69(H) Storm Drainage and Grading Plan 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.



-EXTERIOR BOUNDARY DESCRIPTION-

A part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) and the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-nine (29), Township Eighteen (18) North, Range Sixteen (16) East, Thirteenth (13th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 41.963 Acres of land and being described by: Commencing at the Northeast Corner of said Section 29; thence S.00°-25'-40"E. 1335.00 feet, along the East line of the NE1/4 of said Section 29 to the True Point of Beginning; thence continuing S.00°-25'-40"E. 274.61 feet; thence N.89°-42'-41"W. 153.70 feet; thence S.38°-16'-02"W. 1310.41 feet; thence N.89°-42'-41"W. 347.10 feet; thence N.00°-25'-40"W. 2045.01 feet; thence S.89°-07'-36"E. 937.34 feet; thence S.00°-25'-40"E. 59.44 feet; thence N.89°-07'-36"W. 5.02 feet; thence S.00°-25'-40"E. 665.49 feet; thence S.89°-16'-31"E. 388.00 feet to the True Point of Beginning.

SURVEYOR'S AFFIDAVIT:

I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have prepared the Preliminary Plat of Westleigh Farms Subdivision and that it is a correct representation of all existing land divisions and features, and that I have fully complied with Section 30.67 of the Land Subdivision Ordinance of the City of Oshkosh.

Dated this 2nd day of March, 1989.

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

LEGEND

ALL ELEVATIONS BASED ON CITY OF OSHKOSH DATUM
ALL FILL-IN RADIIUS = 25'
WINNEBAGO COUNTY BERTSEN MONUMENTS
MANHOLE INFORMATION TAKEN FROM CITY OF OSHKOSH PLANS
FLOOD PLAIN EL = 779.81 AT OAKWOOD ROAD 1448%
4E Street

