

N.W. CORNER  
SECTION 36-19-16  
(BERNTSEN MONUMENT)

NORTH LINE OF N.W. 1/4 SECTION 36  
400.72'

C.T.H. "Y" (SUNNYVIEW ROAD) 66.0 FT

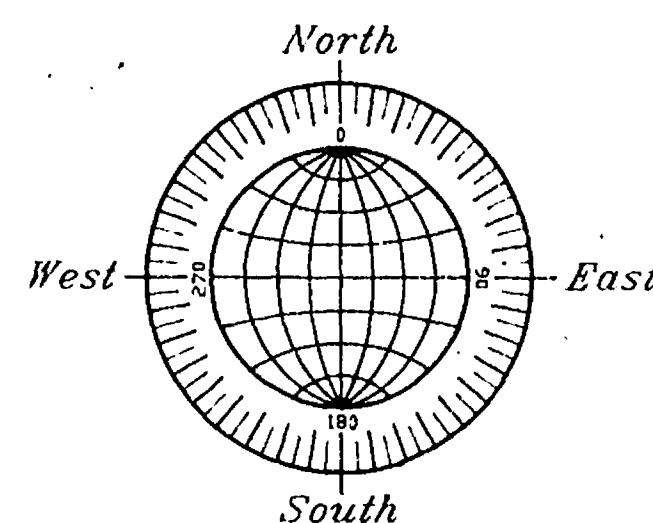
N89°44'43"E  
600.00'

UNPLATTED LANDS  
WALTER RUPNOW

N. 1/4 CORNER  
SECTION 36-19-16  
(BERNTSEN MONUMENT)

## "ANDERS PLAT"

PART OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 36,  
T19N, R16E, 15th WARD, CITY OF OSHKOSH,  
WINNEBAGO COUNTY, WISCONSIN  
8.7272 ACRES

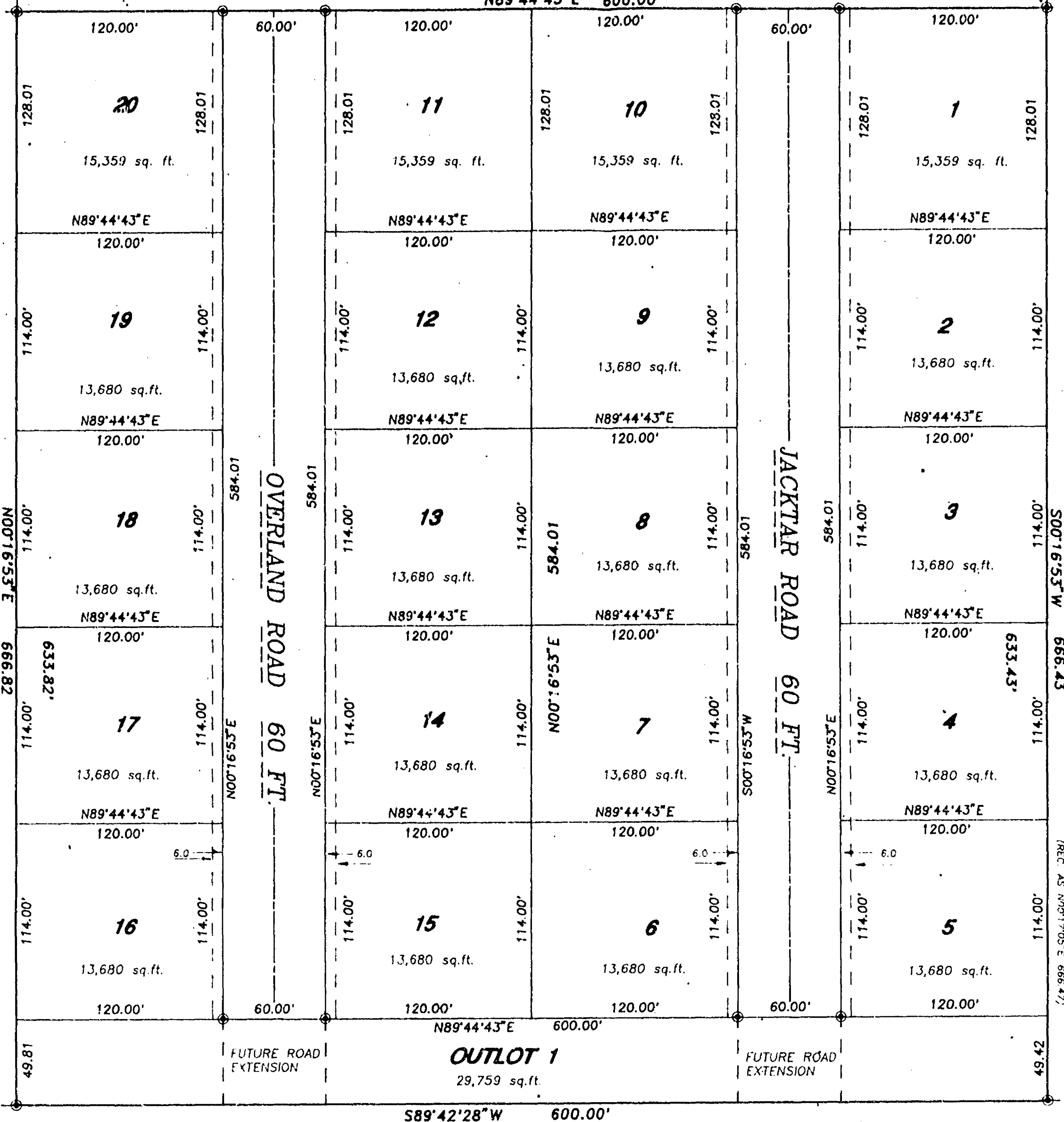


GRAPHIC SCALE

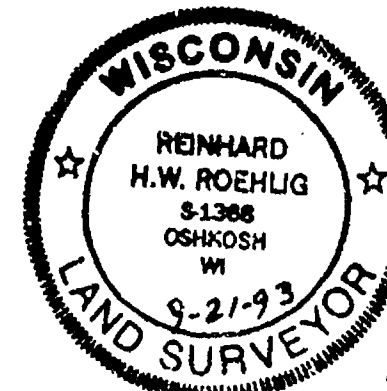
W. 1/4 CORNER  
SECTION 36-19-16  
(BERNTSEN MONUMENT)

© DENOTES 1-1/4" DIAMETER IRON ROD, 30" LONG, WEIGHING NOT LESS  
THAN 4.17 LBS PER LINEAL FOOT SET.  
ALL OTHER LOT CORNERS ARE MONUMENTED WITH 3/4" DIAMETER IRON  
RODS, 24" LONG, WEIGHING NOT LESS THAN 1.50 LBS PER LINEAL FOOT.  
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
BEARINGS ARE REFERENCED TO THE WEST LINE OF THE N.W. 1/4  
OF SECTION 36, WHICH HAS AN ASSUMED BEARING OF SOUTH 00°24'42" WEST.

6.0' DENOTES PUBLIC UTILITY EASEMENT FOR WISCONSIN BELL,  
WISCONSIN PUBLIC SERVICE AND CABLE TV WITH THE RIGHT TO  
TRIM AND KEEP TRIMMED ALL TREES WITHIN 5 FT. OF CONDUCTORS.



C.S.M. #1770  
CHURCH OF CHRIST



### SURVEYOR'S CERTIFICATE:

I, REINHARD ROEHLIG, WISCONSIN REGISTERED LAND SURVEYOR HEREBY  
CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED "ANDERS PLAT" LOCATED IN  
THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 36, T19N, R16E, IN THE 15TH  
WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN WHICH IS BOUNDED  
AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID SECTION, THENCE NORTH  
89°44'43" EAST ALONG THE NORTH LINE OF THE N.W. 1/4 OF SAID SECTION  
400.72 FT. TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED,  
THENCE CONTINUING NORTH 89°44'43" EAST ALONG SAID LINE 600.00 FT.,  
THENCE SOUTH 00°16'53" WEST ALONG THE WEST LINE OF LOT 1 IN  
CERTIFIED SURVEY MAP NO. 1770 AFORESAID 666.43 FT., THENCE SOUTH  
89°42'28" WEST 600.00 FT., THENCE NORTH 00°16'53" EAST 666.82 FT.  
TO THE POINT OF BEGINNING, THE NORTH 33.0 FT. OF SAID PARCEL IS  
RESERVED FOR PUBLIC RIGHT OF WAY. SAID PARCEL CONTAINS 8.7272 ACRES  
TO THE SOUTH LINE OF C.T.H. "Y" (SUNNYVIEW ROAD).

THAT I HAVE MADE SUCH SURVEY AND LAND DIVISION AND PLAT BY THE  
ORDER AND THE DIRECTION OF THE OWNER OF SAID LAND.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR  
BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF  
THE WISCONSIN STATUTES AND THE LAND SUBDIVISION ORDINANCES OF THE  
CITY OF OSHKOSH.

DATED THIS 21<sup>ST</sup> DAY OF SEPTEMBER 1993.

REINHARD ROEHLIG R.L.S. #1368

THIS INSTRUMENT WAS DRAFTED BY REINHARD ROEHLIG

### WINNEBAGO COUNTY COVENANTS

PURSUANT TO SECTION 18.58 OF THE WINNEBAGO 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  
PLANNING AND WINNEBAGO COUNTY LAND AND WATER CONSERVATION  
DEPARTMENTS.

### CITY OF OSHKOSH COVENANT

PURSUANT TO SECTION 30-71 OF THE CITY OF OSHKOSH SUBDIVISION  
ORDINANCE, UPON FINAL GRADING, THE DEVELOPER AND/OR OWNER SHALL  
COMPLY WITH THE APPROVED DRAINAGE AND GRADING PLAN AS SUBMITTED TO  
THE DEPARTMENT OF PUBLIC WORKS.

### PARKS DEDICATION FEE

PURSUANT TO SECTION 30-37(c) 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 FINAL PLAT  
APPROVAL.

### COUNTY TREASURER'S CERTIFICATE:

I, \_\_\_\_\_, BEING 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 \_\_\_\_\_ AFFECTING THE  
LANDS INCLUDED IN "ANDERS PLAT".

DATE \_\_\_\_\_ COUNTY TREASURER

### CITY TREASURER'S CERTIFICATE:

I, \_\_\_\_\_, BEING DULY ELECTED, QUALIFIED AND ACTING  
TREASURER OF THE CITY OF OSHKOSH, DO HEREBY CERTIFY THAT THE  
RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID  
TAXES OR SPECIAL ASSESSMENTS AS OF \_\_\_\_\_ AFFECTING THE  
LANDS INCLUDED IN "ANDERS PLAT".

DATE \_\_\_\_\_ CITY TREASURER

### COMMON COUNCIL RESOLUTION:

RESOLVED THAT "ANDERS PLAT", IN THE CITY OF OSHKOSH, KURT KOEPLER,  
OWNER IS HEREBY APPROVED BY THE COMMON COUNCIL.

DATE \_\_\_\_\_ APPROVED \_\_\_\_\_ MAYOR

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_ MAYOR

I CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY  
THE COMMON COUNCIL OF THE CITY OF OSHKOSH.

CITY CLERK

### OWNERS CERTIFICATE:

AS OWNER I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS  
PLAT TO BE SURVEYED, DIVIDED AND MAPPED AND DEDICATED AS  
REPRESENTED ON THIS PLAT IN ACCORDANCE WITH CHAPTER 236 OF THE  
WISCONSIN STATUTES AND THE LAND SUBDIVISION ORDINANCE OF THE CITY  
OF OSHKOSH. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10  
OR S.236.12, WISCONSIN STATUTES, TO BE SUBMITTED TO THE FOLLOWING  
FOR APPROVAL OR OBJECTION:

DEPT. OF AGRICULTURE TRADE AND CONSUMER PROTECTION

WINNEBAGO COUNTY PLANNING AND ZONING

CITY OF OSHKOSH PLANNING COMMISSION

KURT KOEPLER

STATE OF WISCONSIN)

SS:

WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1993 THE ABOVE  
NAMED OWNER, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE  
FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, WINNEBAGO COUNTY, WISCONSIN

MY COMMISSION EXPIRES \_\_\_\_\_

SEPTEMBER 21, 1993

ROEHLIG

LAND SURVEYING  
&  
CONSULTING LTD.

417 North Sawyer Street • Oshkosh WI • 54901  
(414) 233-2884

NO. 2309F

City of Oshkosh Sec 36 T19 R16



## PARCEL "A"

SITUATED ALONG COUNTY HIGHWAY "A". BEING THAT PART OF THE N.E. 1/4 OF SECTION 36, T19N, R16E AND PART OF THE N.W. 1/4 OF SECTION 31, T19N, R17E IN THE 15TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE W. 1/4 CORNER OF SAID SECTION 31, THENCE NORTH 00°14'21" EAST ALONG THE WEST LINE OF THE N.W. 1/4 OF SAID SECTION 31 AFORESAID 64.97 FT. TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE CONTINUING NORTH 00°14'21" EAST 255.03 FT., THENCE SOUTH 89°35'34" WEST 325.68 FT. TO A POINT ON THE EAST LINE OF C.T.H. "A", THENCE NORTH 21°40'26" EAST ALONG SAID LINE 1450.32 FT., THENCE NORTH 89°43'30" EAST 293.42 FT., THENCE SOUTH 12°59'31" WEST 931.11 FT., THENCE SOUTH 13°44'38" WEST 737.25 FT., THENCE NORTH 79°45'45" WEST 121.87 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 13.3394 ACRES TO THE RIGHT OF WAY LINE AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

## PARCEL "B"

SITUATED ALONG SHERMAN ROAD. BEING THAT PART OF THE N.W. 1/4 OF SECTION 31, T19N, R17E IN THE 15TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE W. 1/4 CORNER OF SAID SECTION 31, THENCE NORTH 00°14'21" EAST ALONG THE WEST LINE OF THE N.W. 1/4 OF SAID SECTION 31 AFORESAID 64.71 FT., THENCE SOUTH 79°45'45" EAST 121.87 FT. TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE NORTH 13°44'38" EAST 737.25 FT., THENCE NORTH 12°59'31" EAST 931.11 FT., THENCE NORTH 89°43'30" EAST 154.11 FT. TO A POINT ON THE WEST LINE OF SHERMAN ROAD, THENCE SOUTH 12°59'31" WEST ALONG SAID LINE 967.46 FT., THENCE SOUTH 13°44'38" WEST ALONG SAID LINE 918.59 FT., THENCE NORTH 75°50'58" WEST ALONG THE NORTH LINE OF BUTLER AVENUE 150.00 FT., THENCE NORTH 13°44'38" WEST 179.29 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 6.4285 ACRES TO THE RIGHT OF WAY LINE AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

## PARCEL "C"

SITUATED ALONG COUNTY HIGHWAY "A". BEING LOT 12 IN BLOCK 2 OF PICKETT'S PLAT AND THAT PART OF THE S.E. 1/4 OF SECTION 36, T19N, R16E AND PART OF THE S.W. 1/4 OF SECTION 31, T19N, R17E IN THE TOWN OF OSHKOSH AND IN THE 15TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE S.E. 1/4 CORNER OF SAID SECTION 36, THENCE NORTH 89°59'21" WEST ALONG THE SOUTH LINE OF SAID SECTION 36 1297.21 FT., THENCE NORTH 00°00'39" EAST 33.00 FT. TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE CONTINUING NORTH 00°00'39" EAST ALONG THE EAST LINE OF C.T.H. "A" 100.26 FT., THENCE NORTHEASTERLY 713.92 FT. ALONG SAID LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE EAST WHOSE RADIUS IS 1888.21 FT. AND WHOSE CHORD BEARS NORTH 10°50'32" EAST 709.68 FT., THENCE NORTH 21°40'26" EAST ALONG SAID EAST LINE 1423.42 FT., THENCE NORTH 89°45'41" EAST ALONG THE SOUTH LINE OF PICKETT AVENUE 594.96 FT., THENCE SOUTH 00°15'32" WEST ALONG THE WEST LINE OF LOT 12 IN BLOCK 2 OF PICKETT'S PLAT 120.00 FT., THENCE NORTH 89°45'41" EAST ALONG THE SOUTH LINE OF SAID LOT 10.89 FT., THENCE SOUTH 13°59'40" EAST 520.09 FT., THENCE NORTH 89°59'47" WEST 127.62 FT., THENCE SOUTH 00°15'32" WEST 203.50 FT., THENCE SOUTH 89°59'47" EAST 110.00 FT., THENCE SOUTH 00°15'32" WEST 1294.63 FT., THENCE NORTH 89°59'21" WEST ALONG THE NORTH LINE OF SNELL ROAD 1114.35 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 42.5058 ACRES TO THE DESCRIBED RIGHT OF WAY LINES AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS.

## PARCEL "D"

SITUATED ALONG SHERMAN ROAD. BEING THAT PART OF THE S.E. 1/4 OF SECTION 36, T19N, R16E IN THE 15TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE S.E. 1/4 CORNER OF SAID SECTION 36, THENCE NORTH 89°59'21" WEST ALONG THE SOUTH LINE OF SAID SECTION 36 183.00 FT., THENCE NORTH 00°15'32" EAST 33.00 FT. TO A POINT ON THE NORTH LINE OF SNELL ROAD AND THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE CONTINUING NORTH 00°15'32" EAST 1294.63 FT., THENCE SOUTH 89°59'47" WEST 150.00 FT. TO A POINT ON THE WEST LINE OF SHERMAN ROAD, THENCE SOUTH 00°15'32" WEST ALONG SAID LINE 1294.64 FT., THENCE NORTH 89°59'21" WEST ALONG THE NORTH LINE OF SNELL ROAD 150.00 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 4.4581 ACRES TO THE DESCRIBED RIGHT OF WAY LINES AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

JANUARY 19, 1996 SURVEY FOR THE RIFKEN GROUP AND W.M.H.I.  
MARCH 22, 1996 REVISE PARCEL "C"

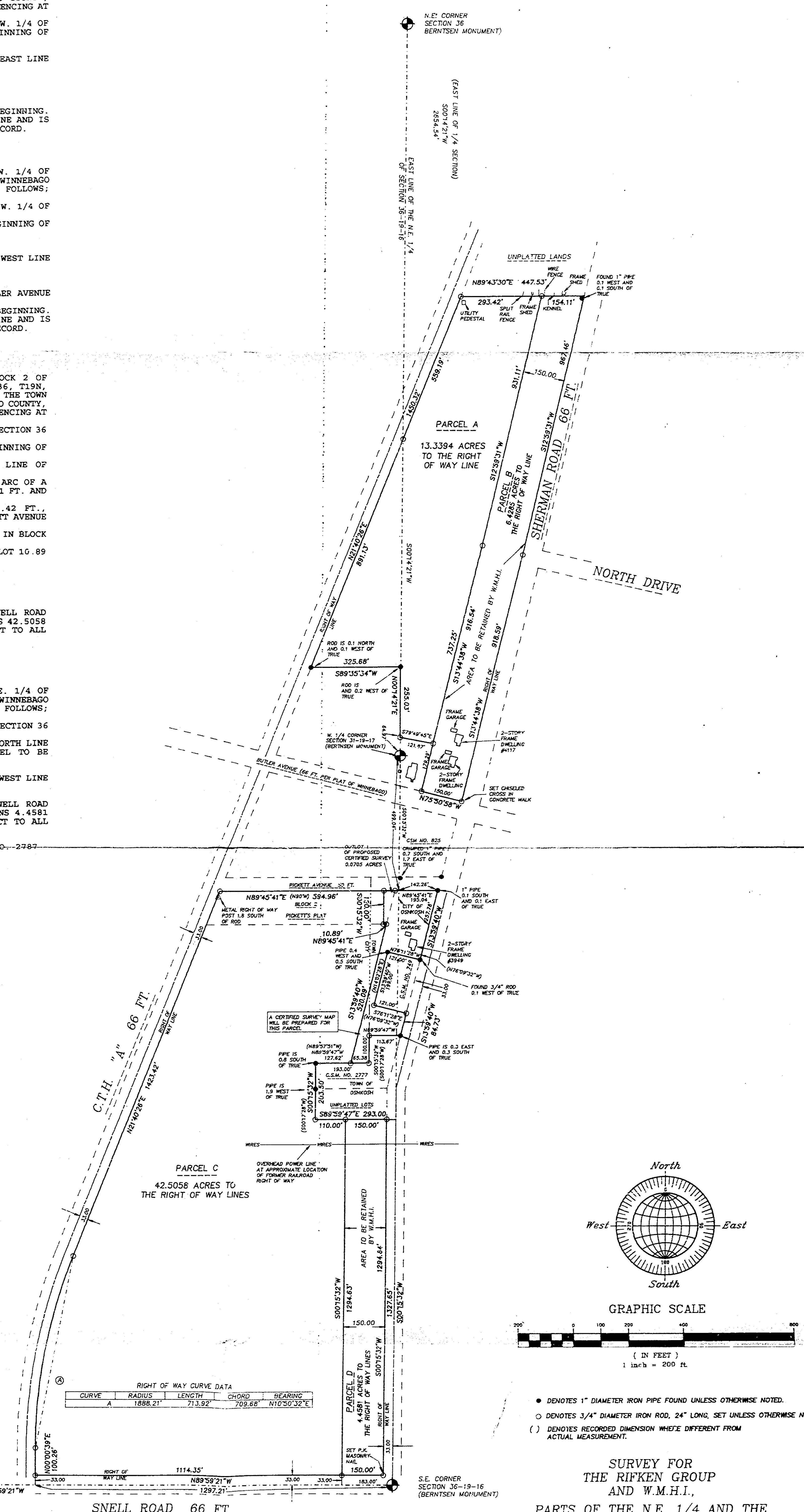
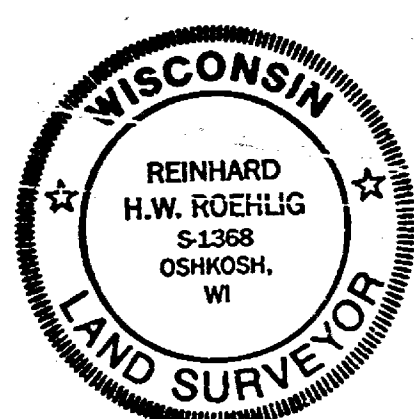
## SURVEYOR'S CERTIFICATE

I, Reinhard Roehlig, Wisconsin Registered Land Surveyor, certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the locations and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage or guarantee title thereto, within one (1) year from the date hereof.

2-29-96  
Date

Reinhard Roehlig, Registered  
Wisconsin Land Surveyor S-1368



RIGHT OF WAY CURVE DATA				
CURVE	RADIUS	LENGTH	CHORD	BEARING
A	1888.21'	713.92'	709.68'	N10°50'32"E

- DENOTES 1" DIAMETER IRON PIPE FOUND UNLESS OTHERWISE NOTED.
- DENOTES 3/4" DIAMETER IRON ROD, 24" LONG, SET UNLESS OTHERWISE NOTED.
- ( ) DENOTES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.

SURVEY FOR  
THE RIFKEN GROUP  
AND W.M.H.I.

PARTS OF THE N.E. 1/4 AND THE  
S.E. 1/4 OF SECTION 36 T19N, R16E  
AND THE N.E. 1/4 AND THE S.E. 1/4  
OF SECTION 31, T19N, R17E,  
TOWN OF OSHKOSH AND  
15TH WARD, CITY OF OSHKOSH,  
WINNEBAGO COUNTY, WISCONSIN

REVISED 2/29/96 (MODIFY TO REFLECT CERTIFIED SURVEY CHANGE)  
REVISED 2/29/96 (ADD FEATURES, REVISED MONUMENTATION)  
REVISED 1/18/96  
DECEMBER 12, 1995

ROEHLIG

LAND SURVEYING  
&  
CONSULTING LTD.

417 North Sawyer Street • Oshkosh WI • 54901  
(414) 233-2884



# PLAT OF SURVEY

## PARCEL "A"

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## PARCEL "B"

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## PARCEL "D"

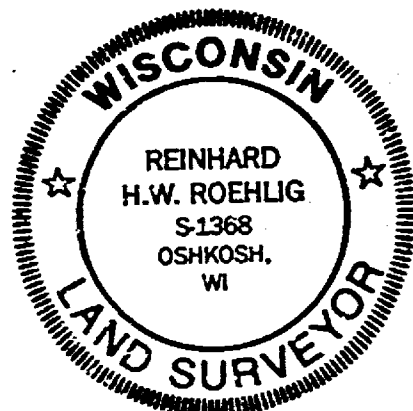
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## SURVEYOR'S CERTIFICATE

I, Reinhard Roehlig, Wisconsin Registered Land Surveyor, certify that I have surveyed that above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the locations and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage or guarantee title thereto, within one (1) year from the date hereof.

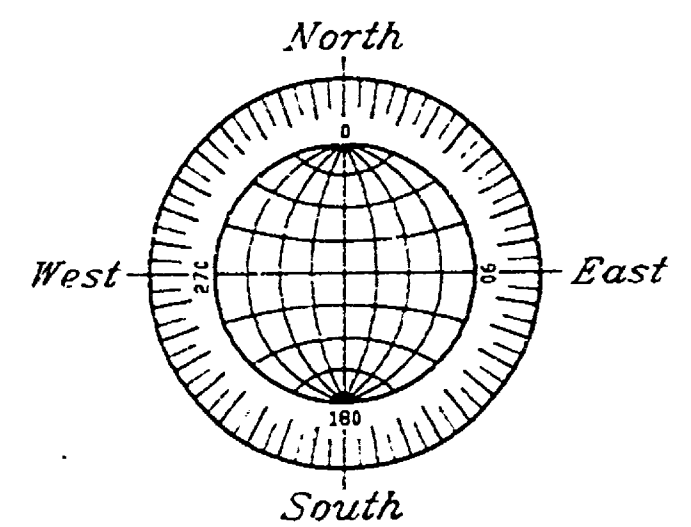
Date 1-18-96  
Reinhard Roehlig, Registered  
Wisconsin Land Surveyor S-1368



S. 1/4 CORNER  
SECTION 36  
(MASONRY NAIL PER TIES)

RIGHT OF WAY CURVE DATA				
CURVE	RADIUS	LENGTH	CHORD	BEARING
A	1888.21'	713.92'	709.68'	N10°50'32"E

SNELL ROAD 66 FT.



GRAPHIC SCALE

( IN FEET )  
1 inch = 200 ft

- DENOTES 1" DIAMETER IRON PIPE FOUND UNLESS OTHERWISE NOTED.
- DENOTES 3/4" DIAMETER IRON ROD, 24" LONG, SET.
- ( ) DENOTES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.

SURVEY FOR  
THE RIFKEN GROUP  
&  
W.M.H.I.,

PARTS OF THE N.E. 1/4 AND THE  
S.E. 1/4 OF SECTION 36 T19N, R16E  
AND THE N.E. 1/4 AND THE S.E. 1/4  
OF SECTION 31, T19N, R17E,  
15TH WARD, CITY OF OSHKOSH,  
WINNEBAGO COUNTY, WISCONSIN

REVISED 1/8/96  
DECEMBER 12, 1995

ROEHLIG  
LAND SURVEYING  
CONSULTING LTD.

417 North Sawyer Street • Oshkosh, WI • 54901  
(414) 233-2884

NO. 2787A

City of OSHKOSH - SEC 31 T19 R17 + SEC 36 T19 R16 - 15<sup>th</sup> WARD