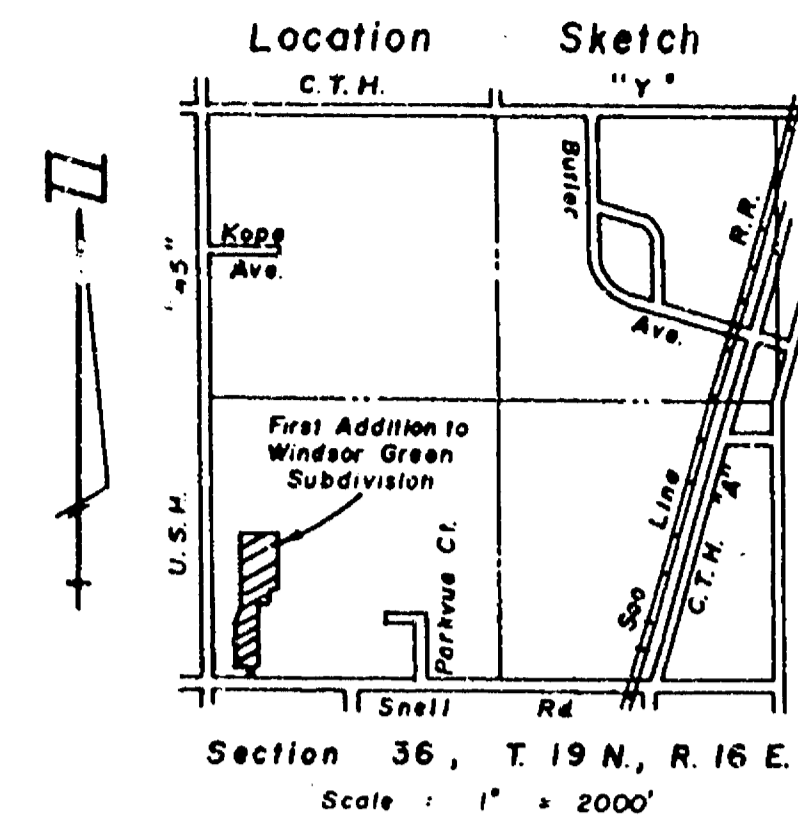


# FIRST ADDITION TO WINDSOR GREEN SUBDIVISION

A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, T.19 N., R.16 E., CITY OF OSHKOSH, WINNEBAGO CO., WISCONSIN



## LOT AREAS

### BLOCK 2

LOT	AREA IN SQUARE FEET
2	12,290
3	12,380
4	12,533
5	12,658
6	12,800
7-12	7,280
13 & 14	8,582
15 & 16	7,280
17	7,269

### BLOCK 3

1	12,860
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### BLOCK 4

1	12,993
2-5	11,786
6	13,119

## SURVEYOR'S CERTIFICATE

I, REINHARD ROEHLIG, WISCONSIN REGISTERED LAND SURVEYOR HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 36, T19N, R16E, 15TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE S.W. CORNER OF SAID SECTION, THENCE NORTH 89-44-57 EAST ALONG THE SOUTH LINE OF THE S.W. 1/4 OF SAID SECTION 318.65 FT. TO THE S.W. CORNER OF WINDSOR GREEN SUBDIVISION, THENCE NORTH 89-38-30 WEST ALONG THE WEST LINE OF SAID SUBDIVISION 138.00 FT. TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE CONTINUING NORTH 06-38-30 WEST 387.96 FT. TO THE S.E. CORNER OF CERTIFIED SURVEY MAP NO. 1962, THENCE NORTH 17-19-48 EAST ALONG SAID LINE 53.16 FT., THENCE NORTH 00-13-59 EAST ALONG SAID LINE 744.58 FT. TO THE N.E. CORNER OF SAID CERTIFIED SURVEY MAP AND A POINT ON THE NORTH LINE OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION, THENCE NORTH 89-49-32 EAST ALONG SAID LINE 322.00 FT., THENCE SOUTH 00-13-59 WEST 515.00 FT., THENCE SOUTH 89-44-57 WEST 42.51 FT., THENCE SOUTH 00-15-03 EAST 100.00 FT., THENCE SOUTH 89-44-57 WEST 101.01 FT., THENCE SOUTH 00-13-59 WEST 69.90 FT., THENCE SOUTH 17-19-48 WEST 27.92 FT., THENCE SOUTH 00-13-59 WEST 390.47 FT. TO A POINT ON THE NORTH LINE OF WINDSOR GREEN SUBDIVISION, THENCE SOUTH 89-44-57 WEST ALONG SAID LINE 181.50 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 7.0305 ACRES. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

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

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

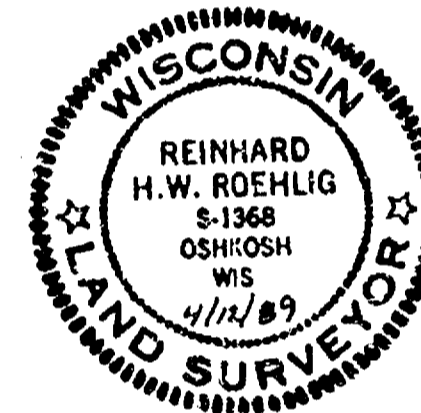
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE LAND SUBDIVISION ORDINANCE OF THE CITY OF OSHKOSH.

4/12/89

DATE

REVISED THIS 17TH DAY OF JULY, 1989.

REINHARD ROEHLIG  
REGISTERED LAND SURVEYOR, S-1368



## OWNERS CERTIFICATE

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED IN THIS PLAT TO BE SURVEYED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR S. 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF OSHKOSH DEPARTMENT OF COMMUNITY DEVELOPMENT, DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION, AND THE WINNEBAGO COUNTY PLANNING DEPARTMENT AND THE DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS AND TRANSPORTATION SERVICES.

WITNESS THE HANDS AND SEALS OF SAID OWNERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1989

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 PUBLIC, WINNEBAGO  
COUNTY, WISCONSIN

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

CERTIFICATE OF CITY TREASURER  
STATE OF WISCONSIN)  
WINNEBAGO COUNTY) :SS

I, \_\_\_\_\_ BEING DULY APPOINTED AND 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 UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF \_\_\_\_\_ ON ANY OF THE LAND INCLUDED IN THE FIRST ADDITION TO WINDSOR GREEN SUBDIVISION.

DATE

CITY TREASURER

## COVENANTS:

PURSUANT TO SEC. 30-37(C)(6) OF THE CITY OF OSHKOSH SUBDIVISION ORDINANCE, IN LIEU OF DEDICATION, A PROPORTIONATE PAYMENT OF \$100.00 PER UNIT SHALL BE PAID BY THE OWNER/AGENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE FEE WILL BE USED FOR NEIGHBORHOOD PARK AND RECREATION AREA PURPOSES.

UPON FINAL GRADING, EACH LOT SHALL COMPLY WITH THE FINAL DRAINAGE PLAN AS SUBMITTED TO THE CITY OF OSHKOSH DEPARTMENT OF PUBLIC WORKS.

## CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)  
WINNEBAGO COUNTY) :SS

I, \_\_\_\_\_ BEING DULY APPOINTED AND QUALIFIED AND ACTING COUNTY TREASURER OF WINNEBAGO COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF \_\_\_\_\_ ON ANY OF THE LAND INCLUDED IN THE FIRST ADDITION TO WINDSOR GREEN SUBDIVISION.

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

0 \_\_\_\_\_ DENOTES 1-1/4 INCH DIAMETER IRON ROD, 30" LONG, WEIGHING NOT LESS THAN 417 LBS. PER LINEAL FOOT.

ALL OTHER LOT CORNERS ARE MONUMENTED WITH 3/4 INCH DIAMETER IRON RODS, 24 INCHES LONG, WITH A WEIGHT OF 1.50 LBS PER LINEAL FOOT.

DENOTES WISCONSIN PUBLIC SERVICE, WISCONSIN TELEPHONE AND WARNER CABLE UTILITY EASEMENTS WITH RIGHT TO TRIM AND KEEP TRIMMED ALL TREES WITHIN 5.0 FT. OF CONDUCTORS.

NORTH IS REFERENCED TO THE WEST LINE OF THE S.W. 1/4 OF SECTION 36 WHICH HAS AN ASSUMED BEARING OF NORTH 00-00-00 EAST.

ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

## COMMON COUNCIL RESOLUTION

RESOLVED THAT THE FIRST ADDITION TO WINDSOR GREEN SUBDIVISION, THOMAS N. RUSCH AND RICHARD L. GABERT OWNERS, IS HEREBY APPROVED BY THE COMMON COUNCIL.

APPROVED  
CITY MANAGER, WILLIAM D. FRUEH

DATE

SIGNED  
CITY MANAGER, WILLIAM D. FRUEH

DATE

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

CITY CLERK

DATE

## CITY PLANNING COMMISSION CERTIFICATE

THE PLAT OF THE FIRST ADDITION TO WINDSOR GREEN SUBDIVISION IN THE 15TH WARD, CITY OF OSHKOSH, THOMAS N. RUSCH AND RICHARD L. GABERT, OWNERS, IS HEREBY APPROVED BY THE PLAN COMMISSION.

CHAIRMAN

DATE

THIS INSTRUMENT WAS DRAFTED BY  
REINHARD ROEHLIG

There are no objections to this plat with respect to Secs. 236.10, 236.12, 236.20 and 236.21(1) and (2), Wis. Stats., by 33 of the 40 Admin. Code as provided by Sec. 236.12(6), Wis. Stats., or by the County Planning Agency.

Certified this 14th day of July, 1989

Joanne A. Stoll

Department of Agriculture, Trade & Consumer Protection

## SCHULER & ASSOCIATES

CONSULTING ENGINEERS & LAND SURVEYORS  
320 W. NORTHLAND AVE. APPLETON, WIS. 54911 (414) 734-9107  
417 NORTH SAWYER STREET OSHKOSH, WIS. 54901 (414) 426-2800

89-1159

#60 Sec 36 T19N R16E



NORTH REFERENCE:  
NORTH IS REFERENCED TO THE WEST LINE OF THE  
NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 19 NORTH,  
RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY,  
WISCONSIN; WHICH IS ASSUMED TO BEAR N00°-24'-54"W.

IRON PIPE FOUND  
2.18 FEET EAST  
OF ACTUAL PROPERTY  
CORNER

EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36-19-16

IRON PIPE FOUND  
2.15 FEET EAST  
OF ACTUAL PROPERTY  
CORNER

VACANT LAND PARCEL  
14.21 acres ±

SOUTH LINE OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36-19-16

existing private drive

CERTIFIED SURVEY MAP  
NO. 836  
VOL. 1 PAGE 836

N00°-29'-29"E  
135.00'

CERTIFIED SURVEY MAP  
NO. 527  
VOL. 1 PAGE 527

S89°-38'-43"W  
322.71'  
N89°-38'-43"E  
322.71'

N00°-36'-55"E  
33.00'

S89°-42'-06"W  
126.05'

S89°-39'-15"E  
322.48' (323.04')

S89°-39'-15"E  
355.56' (356.04')

S89°-42'-06"W  
92.04'

178.84' (180.00')  
N00°-25'-12"E

LEGEND:

- = 3/4" SOLID ROUND IRON REBAR FOUND
- = 1" IRON PIPE FOUND
- ⊗ = 1" PINCHED-TOP IRON PIPE FOUND
- ⊗ = 1" IRON PIPE FOUND BENT AND RESET WITH  
A 1 1/4"x30" SOLID ROUND IRON REBAR
- ⊙ = 1 1/2" IRON PIPE FOUND
- (00.00') = RECORDED-AS DIMENSIONS
- ⊕ = EXISTING BERNTSEN ALUMINUM MONUMENT

HOUSE PARCEL  
1.48 acres ±

IRON PIPE FOUND  
0.50 FEET SOUTH OF  
ACTUAL PROPERTY CORNER

WEST 1/4 CORNER  
OF SECTION 36-19-16

NORTHWEST CORNER OF  
SECTION 36-19-16

1499.29' 36.98' N00°-29'-29"E 494.29' 494.53' 36.32' 675.00' 2668.58'

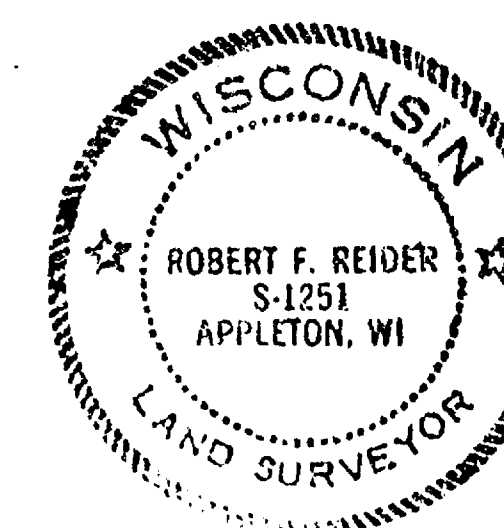
WEST LINE OF THE NORTHWEST 1/4 OF SECTION 36-19-16  
U.S.H. "45" (135')

#### DESCRIPTION OF HOUSE PARCEL:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 19 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 36; THENCE N00°-24'-54"E, 675.00 FEET ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 36; THENCE N89°-42'-06"E, 36.32 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S.H. "45" AND TO THE POINT OF BEGINNING; THENCE N00°-29'-29"E, 199.50 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER 847 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 847; THENCE THENCE N89°-39'-15"E, 322.48 FEET (RECORDED AS 323.04 FEET) ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID CERTIFIED SURVEY MAP; THENCE S00°-31'-41"W, 199.77 FEET (RECORDED AS 200.00 FEET) ALONG SAID WEST LINE; THENCE S89°-42'-06"W, 322.35 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.48 ACRES OF LAND MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

#### DESCRIPTION OF VACANT LAND PARCEL:

A PARCEL OF LAND BEING ALL OF CERTIFIED SURVEY MAP NUMBER 836 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 836 AND BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 19 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 36; THENCE N00°-24'-54"E, 1169.29 FEET ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 36 TO THE SOUTH LINE OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36; THENCE N89°-38'-43"E, 36.98 FEET ALONG SAID SOUTH LINE TO THE EAST RIGHT-OF-WAY LINE OF U.S.H. "45" AND TO THE POINT OF BEGINNING; THENCE CONTINUING N89°-38'-43"E, 1295.16 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36; THENCE S00°-17'-07"W, 673.05 FEET ALONG SAID EAST LINE; THENCE S89°-35'-34"W, 723.92 FEET; THENCE N00°-25'-12"E, 178.84 FEET (RECORDED AS 180.00 FEET); THENCE S89°-42'-06"W, 92.04 FEET TO THE EAST LINE OF CERTIFIED SURVEY MAP NUMBER 847 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 847; THENCE N00°-31'-41"E, 199.91 FEET (RECORDED AS 200.00 FEET) ALONG SAID EAST LINE TO THE NORTH LINE OF SAID CERTIFIED SURVEY MAP; THENCE S89°-42'-06"W, 126.05 FEET ALONG SAID NORTH LINE; THENCE N00°-36'-55"E, 33.00 FEET ALONG SAID NORTH LINE; THENCE S89°-39'-15"W, 355.56 FEET (RECORDED AS 356.04 FEET) ALONG SAID NORTH LINE TO THE EAST RIGHT-OF-WAY LINE OF U.S.H. "45"; THENCE N00°-29'-29"E, 96.83 FEET (RECORDED AS 97.00 FEET) ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER 527 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 527; THENCE N89°-38'-43"E, 322.71 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID CERTIFIED SURVEY MAP; THENCE N00°-29'-29"E, 135.00 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF SAID CERTIFIED SURVEY MAP; THENCE S89°-38'-43"W, 322.71 FEET ALONG SAID NORTH LINE TO THE EAST RIGHT-OF-WAY LINE OF U.S.H. "45"; THENCE N00°-29'-29"E, 30.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 14.21 ACRES OF LAND MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, 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 THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREON, AND AS TO THEM I HEREBY CERTIFY THAT SAID SURVEY AND THE ABOVE MAP WERE MADE IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS AND THAT THE INFORMATION CONTAINED HEREON IS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, A TRUE AND ACCURATE REPRESENTATION THEREOF.

*Robert F. Reider* 11-21-91  
ROBERT F. REIDER, RLS #1251 DATED

TOLERANCES (EXCEPT AS NOTED)	REVISIONS			ERNEST ROSE 4226 JACKSON DRIVE OSHKOSH, WISCONSIN 54901
	NO	DATE	BY	
DECIMAL	1			CAROL LAND SURVEYING CO., INC. 1837 W. WISCONSIN AVENUE P.O. BOX 1297 APPLETON, WISCONSIN 54912-1297
FRACTIONAL	2			
	3			DRAWN BY FT-ME DEW KJO
	4			CHK'D rfr
ANGULAR	5			TRACED
	6			SCALE 1"=100'
				DATE Nov. 21, 1991
				APP'D rfr
				MATERIAL DRAWING NUMBER B9111.44