

FIRST ADDITION TO T.H.B. THE HOME BUILDERS SUBDIVISION

PART OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 22, T18N, R16E,
IN THE 6th WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY,
WISCONSIN.

SURVEYOR'S CERTIFICATE

I, REINHARD ROEHLIG, REGISTERED WISCONSIN LAND SURVEYOR HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE FIRST ADDITION TO T.H.B. THE HOME BUILDERS SUBDIVISION, BEING A PART OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 22, T18N, R16E, IN THE 6TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION, THENCE SOUTH 89°27'48" EAST ALONG THE NORTH LINE OF SAID S.W. 1/4 AFORESAID 1238.16 FT., THENCE SOUTH 00°28'20" WEST ALONG THE WEST LINE AND EXTENDED WEST LINE OF T.H.B. THE HOME BUILDERS SUBDIVISION 419.57 FT. TO A POINT ON THE WEST LINE OF WESTFIELD STREET AND THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE CONTINUING SOUTH 00°28'20" WEST ALONG SAID WEST LINE 584.35 FT., THENCE SOUTHEASTERLY 120.70 FT. ALONG SAID LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE EAST WHOSE RADIUS IS 588.00 FT. AND WHOSE CHORD BEARS SOUTH 06°26'37" EAST 120.41 FT., THENCE SOUTHEASTERLY 104.77 FT. ALONG SAID LINE AND THE ARC OF A CURVE WHOSE CHORD BEARS SOUTH TO THE WEST WHOSE RADIUS IS 434.00 FT. AND WHOSE CHORD BEARS SOUTH 06°26'37" EAST 104.52 FT., THENCE SOUTH 00°28'20" WEST ALONG SAID LINE 184.48 FT. TO A POINT ON THE SOUTH LINE OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION THENCE NORTH 89°04'30" WEST ALONG THE SOUTH LINE OF SAID N.W. 1/4 OF THE S.W. 1/4 AFORESAID 132.24 FT., THENCE NORTH 00°28'20" EAST 196.69 FT., THENCE NORTH 89°13'27" WEST 83.04 FT., THENCE NORTH 00°38'34" EAST 754.72 FT., THENCE SOUTH 89°27'48" EAST 94.88 FT. TO A POINT ON THE WEST LINE OF WINNEBAGO COUNTY EAST CERTIFIED SURVEY MAP NO. 340, THENCE SOUTH 00°28'20" WEST ALONG SAID WEST LINE 40.98 FT. TO THE S.W. CORNER OF SAID CERTIFIED SURVEY MAP, THENCE SOUTH 89°40'00" EAST ALONG THE SOUTH LINE OF SAID MAP 93.70 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 166,746 SQUARE FEET (3.8280 ACRES).

THAT I HAVE MADE THIS SURVEY AND LAND DIVISION AND PLAT BY THE DIRECTION OF FREDERICK SPERLING, (d.b.a. T.H.B., INC.), WINNEBAGO COUNTY, WISCONSIN, OWNER OF SAID LAND.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE 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 LAND SUBDIVISION ORDINANCE OF THE CITY OF OSHKOSH.

DATE 10/24/88
REINHARD ROEHLIG, REGISTERED LAND SURVEYOR S-1368

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.

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 THE PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF OSHKOSH, DEPARTMENT OF COMMUNITY DEVELOPMENT AND WINNEBAGO COUNTY PLANNING DEPARTMENT.

WITNESS THE HAND AND SEAL OF SAID OWNER THIS DAY OF 1988.

FREDERICK SPERLING

STATE OF WISCONSIN
WINNEBAGO COUNTY) :SS

PERSONALLY CAME BEFORE ME THIS DAY OF 1988
THE ABOVE NAMED FREDERICK SPERLING, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES:

NOTARY PUBLIC, WINNEBAGO COUNTY, WISCONSIN

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 T.H.B. THE HOME BUILDERS SUBDIVISION.

DATE

CITY TREASURER

COUNTY TREASURERS CERTIFICATE:

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 UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF AFFECTING THE LANDS INCLUDED IN THE FIRST ADDITION TO T.H.B. THE HOME BUILDERS SUBDIVISION.

DATE

COUNTY TREASURER

- DENOTES 1-3/4 INCH DIAMETER IRON ROD, 33 INCHES LONG, WITH A WEIGHT OF 3.65 LBS PER LINEAL FOOT.
- DENOTES 2 INCH DIAMETER IRON PIPE FOUND IN PLACE.
- () DENOTES RECORD DIMENSIONS WHERE DIFFERENT FROM ACTUAL FIELD MEASUREMENTS.

ALL OTHER LOT CORNERS ARE MONUMENTED WITH 3/4 INCH DIAMETER IRON RODS, 24 INCHES LONG, WITH A WEIGHT OF 1.68 LBS PER LINEAL FOOT.

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 22 WHICH HAS AN ASSUMED BEARING OF NORTH 00°36'04" WEST.

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

COMMON COUNCIL RESOLUTION:

RESOLVED THAT THE FIRST ADDITION TO T.H.B. THE HOME BUILDERS SUBDIVISION, FREDERICK SPERLING (d.b.a. T.H.B., INC.), OWNER, 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.

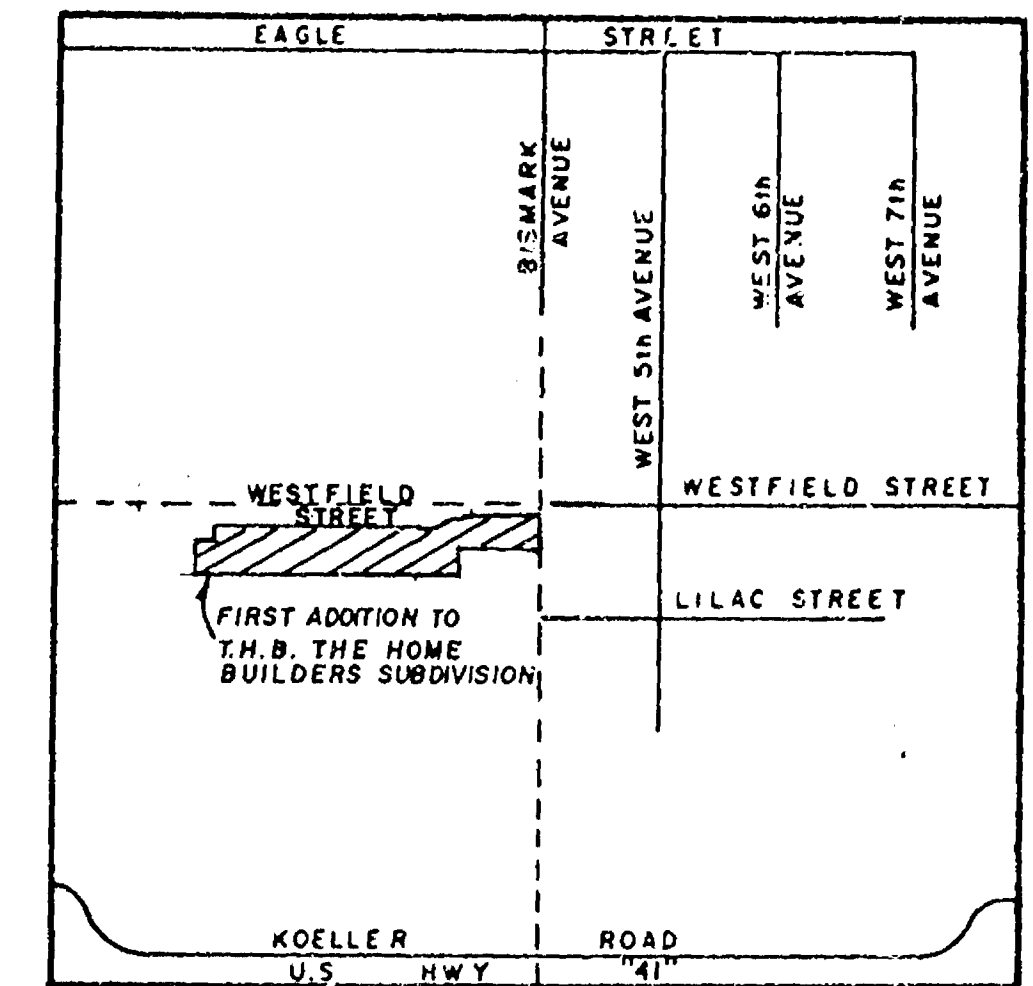
CITY CLERK DATE

CITY PLAN COMMISSION CERTIFICATE

THE PLAT OF THE FIRST ADDITION TO T.H.B. THE HOME BUILDERS SUBDIVISION IN THE CITY OF OSHKOSH, FREDERICK SPERLING (d.b.a. T.H.B. INC.) IS HEREBY APPROVED BY THE PLAN COMMISSION

CHAIRMAN DATE

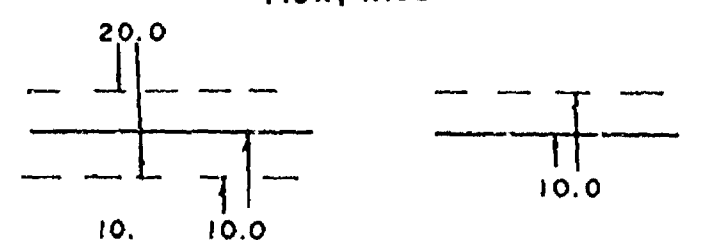
THIS INSTRUMENT WAS DRAFTED BY
REINHARD ROEHLIG R.L.S. NO. 1368



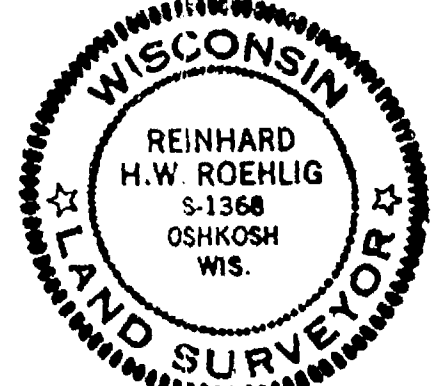
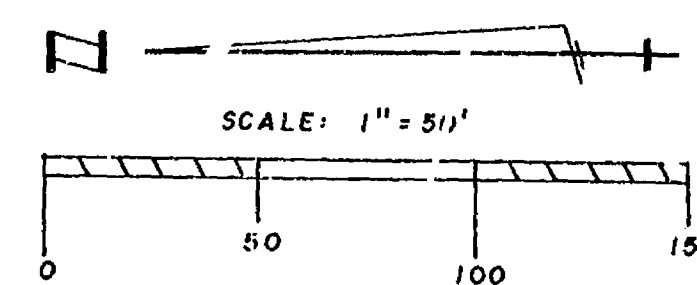
SCALE: 1" = 600'

VICINITY MAP

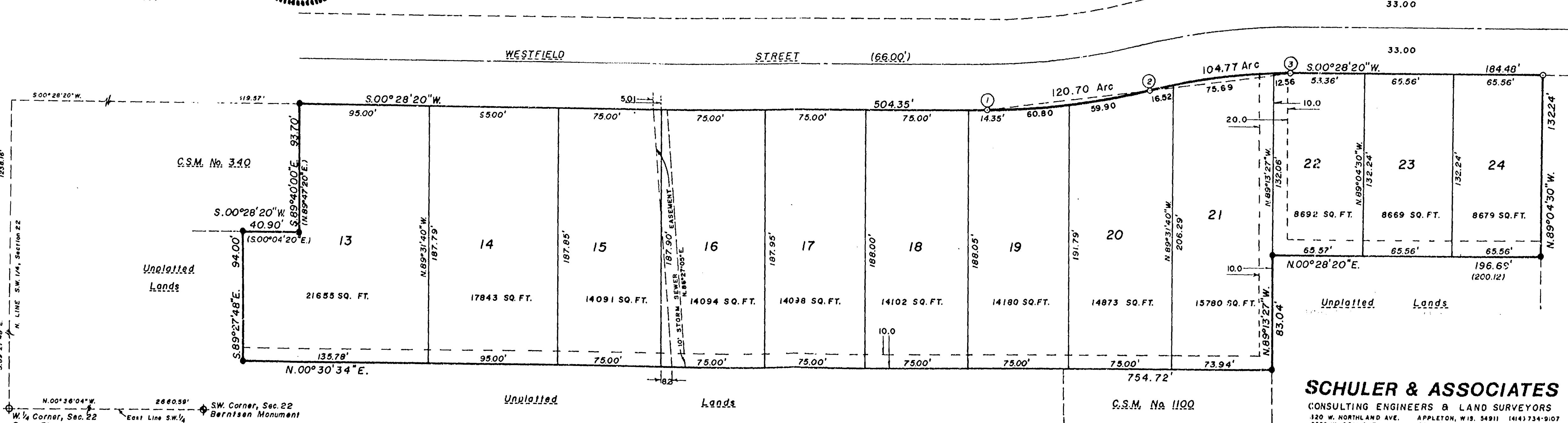
S.W. 1/4 SECTION 22, T18N, R16E



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



T.H.B. The Home Builders Subdivision

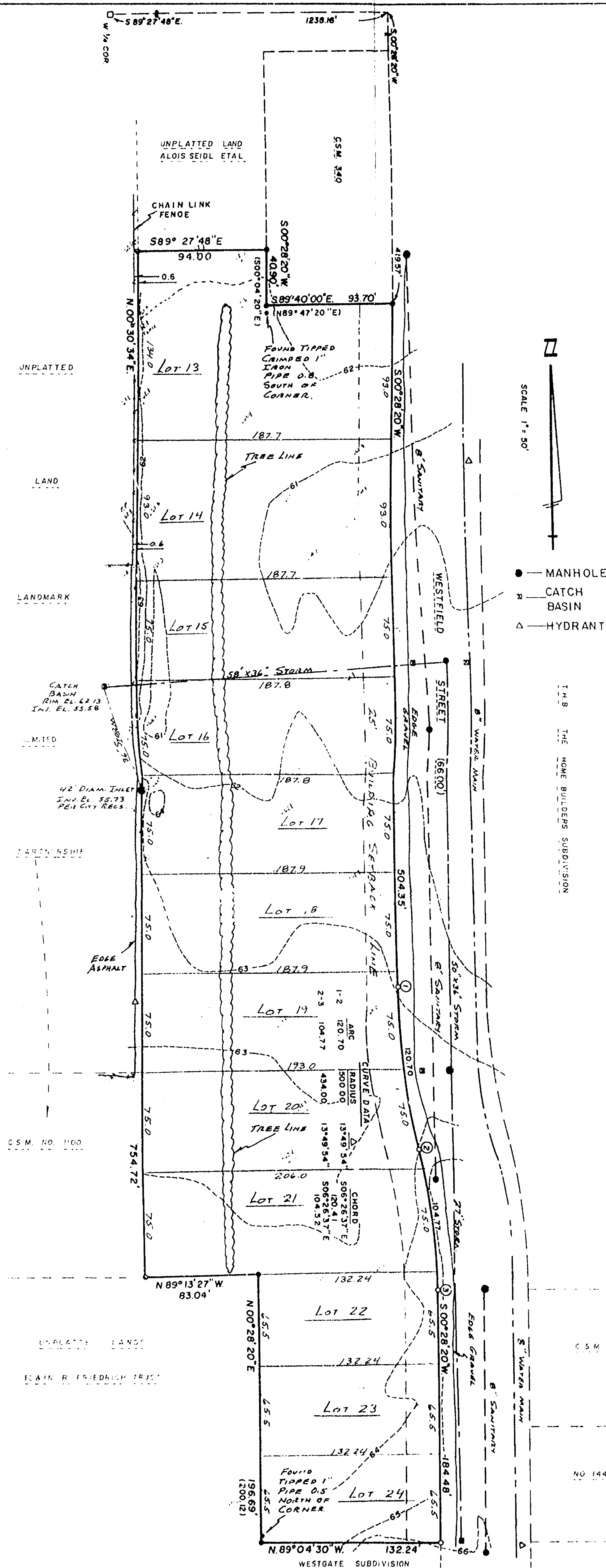


CURVE DATA TABLE	CURVE	LOT	ARC LENGTH	RADIUS	CENTRAL ANGLE IN	TANGENT IN	CHORD BEARING	CHORD
1-2	2-3	19	120.70	500.00	13°49'54"	500.00	S06°26'37"E	120.41
		20	40.80	500.00	04°39'02"	500.00	S06°26'37"E	40.74
		21	59.90	500.00	06°51'52"	500.00	S06°26'37"E	59.87
		22	104.77	434.00	02°10'53"	500.00	S06°26'37"E	104.52
1-2	2-3	20	16.52	434.00	09°59'32"	500.00	S06°26'37"E	16.52
		21	75.69	434.00	01°39'29"	500.00	S06°26'37"E	75.59
1-2	2-3	21	12.56	434.00	01°39'29"	500.00	S06°26'37"E	12.56
		22	12.56	434.00	01°39'29"	500.00	S06°26'37"E	12.56

SCHULER & ASSOCIATES
CONSULTING ENGINEERS & LAND SURVEYORS
320 W. NORTHLAND AVE. APPLETON, WIS. 54911 (608) 734-9107
2530 W. 201st AVE. OSHKOSH, WIS. 54904 (414) 126-2800

Subdiv. City of Oshkosh 1st Addn. The Home Builders

PRELIMINARY PLAT OF **FIRST ADDITION TO
T.H.B. THE HOME BUILDERS SUBDIVISION**
PART OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 22, T18N, R16E,
IN THE 6th WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY,
WISCONSIN.



CURVE DATA				
RADIUS	ARC	CHORD	Δ	CHORD BRNG.
1-2 500.00	120.70	120.41	13°49'54"	S06°26'37"E
2-3 434.00	104.77	104.22	13°49'54"	S06°26'37"E

TOTAL AREA = 3.828 ACRES

ALL ELEVATIONS ARE BASED ON
CITY OF OSHKOSH DATUM.

BEARINGS ARE REFERENCED TO THE WEST
LINE OF T.H.B. THE HOME BUILDERS SUBDIVISION
WHICH HAS AN ASSUMED BEARING OF
SOUTH 00°28'20" WEST.

OWNER:

T.H.B., INC.
FREDERICK SPERLING
2345 BOWEN STREET
OSHKOSH, WISCONSIN 54901

LAND SURVEYOR

REINHARD ROEHLIG
2530 WEST 20th AVENUE
OSHKOSH, WISCONSIN 54904

APPROVING AUTHORITY

CITY OF OSHKOSH

**AGENCIES HAVING AUTHORITY
TO OBJECT:**

DEPARTMENT OF AGRICULTURE, TRADE AND
CONSUMER PROTECTION
DEPARTMENT OF TRANSPORTATION

PROPERTY DESCRIPTION

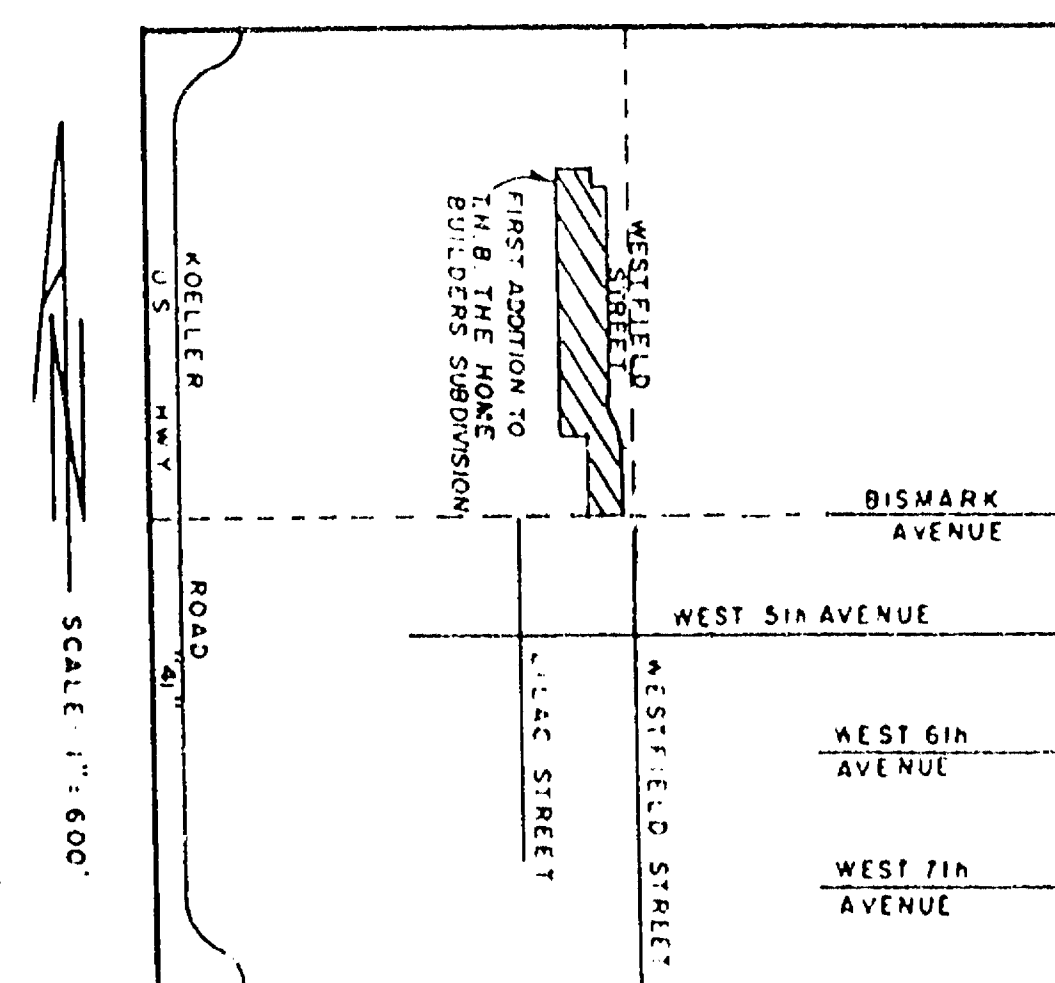
THAT PART OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 22, T18N, R16E, IN THE 6th WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BOUNDARY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION, THENCE SOUTH 89°27'48" EAST ALONG THE NORTH LINE OF SAID S.W. 1/4 AFORESAID 1238.16 FT., THENCE SOUTH 00°28'20" WEST ALONG THE WEST LINE AND EXTENDED WEST LINE OF T.H.B. THE HOME BUILDERS SUBDIVISION 419.57 FT. TO A POINT ON THE WEST LINE OF WESTFIELD STREET AND THE POINT OF BEGINNING OF THE PARTER TO BE DESCRIBED, THENCE CONTINUING SOUTH 02°20'20" WEST ALONG SAID WEST LINE 504.35 FT., THENCE SOUTHEASTERLY 120.70 FT. ALONG SAID LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE EAST WHOSE RADIUS IS 500.00 FT. AND WHOSE CHORD BEARS SOUTH 06°26'37" EAST 120.41 FT., THENCE SOUTHEASTERLY 104.77 FT. ALONG SAID LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE WEST WHOSE RADIUS IS 434.00 FT. AND WHOSE CHORD BEARS SOUTH 06°26'37" EAST 104.22 FT., THENCE SOUTH 00°28'20" WEST ALONG SAID LINE 104.40 FT. TO A POINT ON THE SOUTH LINE OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION, THENCE NORTH 89°04'30" WEST ALONG THE SOUTH LINE OF SAID N.W. 1/4 OF THE S.W. 1/4 AFORESAID 132.24 FT., THENCE NORTH 00°28'20" EAST 120.41 FT., THENCE NORTH 89°27'48" WEST 83.04 FT., THENCE NORTH 00°28'20" EAST 134.73 FT. TO THE WEST LINE OF WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. 104, SAID, THENCE SOUTH 89°27'48" WEST ALONG SAID WEST LINE 404.20 FT. TO THE S.W. CORNER OF SAID CERTIFIED SURVEY MAP, THENCE SOUTH 89°27'48" EAST ALONG THE SOUTH LINE OF SAID MAP 93.70 FT. TO THE POINT OF BEGINNING SAID PARTER. CONTAINS 166,746 SQUARE FEET (3.828 ACRES).

SURVEYOR'S CERTIFICATE

I, REINHARD ROEHLIG, Registered Land Surveyor No. 51064, hereby certify: That I have surveyed the property described herein and that this 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 and that I have fully complied with the provisions of the City of Oshkosh Subdivision Ordinance.

Reinhard Roehlig
Registered Land Surveyor 51064

8/22/00

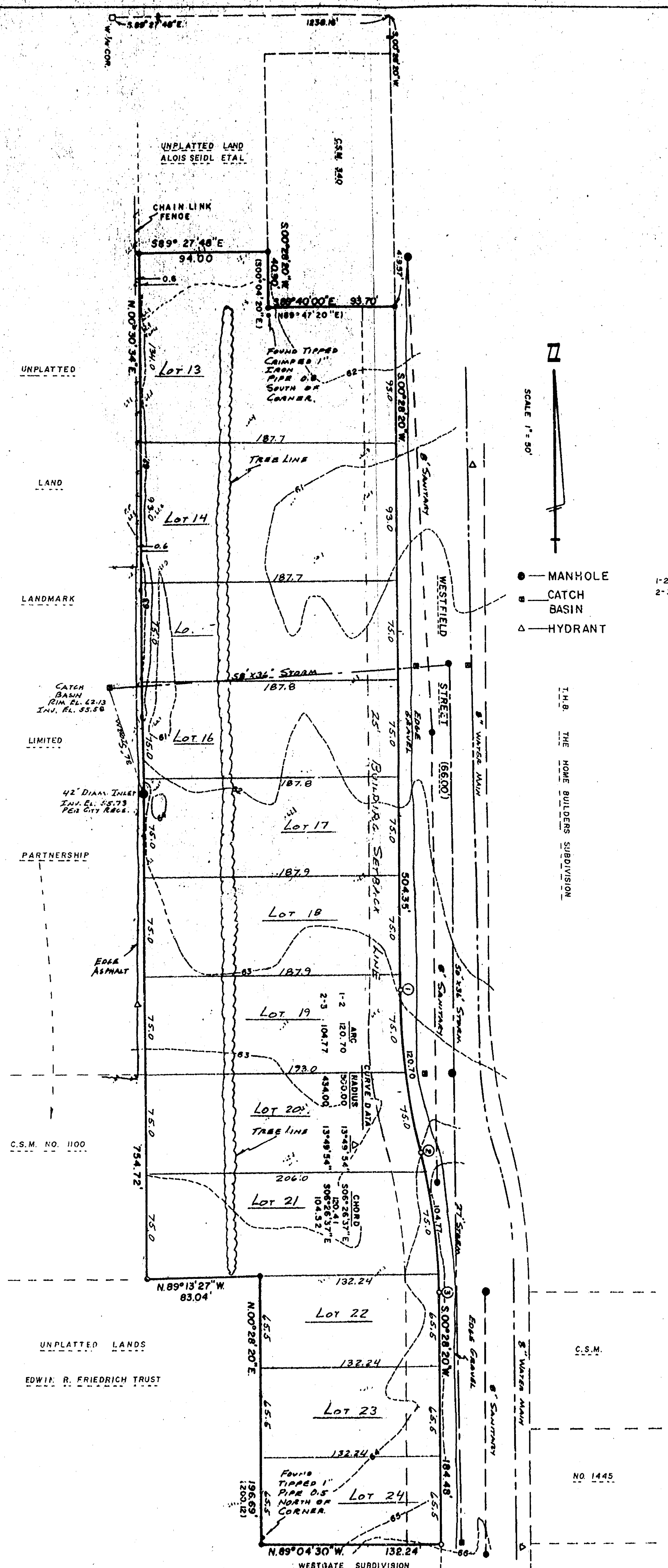


VICINITY MAP
S.W. 1/4
SECTION 22,
T18N, R16E

SCHULER & ASSOCIATES
CONSULTING ENGINEERS & LAND SURVEYORS
320 W. NORTHLAND AVE. APPLETON, WIS. 54911 (414) 734-9107
2530 W. 20th AVE. OSHKOSH, WIS. 54904 (414) 426-2800

Subdiv. City of Oshkosh 1st Addition to Home Builders Subdiv. 88-1205

PRELIMINARY PLAT OF **FIRST ADDITION TO T.H.B. THE HOME BUILDERS SUBDIVISION** PART OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 22, T18N, R16E, IN THE 6th WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.



- MANHOLE
- CATCH BASIN
- △ HYDRANT

CURVE DATA

	RADIUS	ARC	CHORD	Δ	CHORD BRNG.
1-2	500.00	120.70	120.41	13°49'54"	S06°26'37"E
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2345 BOWEN STREET
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LAND SURVEYOR

REINHARD ROEHLIG
2530 WEST 20TH AVENUE
OSHKOSH, WISCONSIN 54904

APPROVING AUTHORITY:
CITY OF OSHKOSH

**AGENCIES HAVING AUTHORITY
TO OBJECT:**
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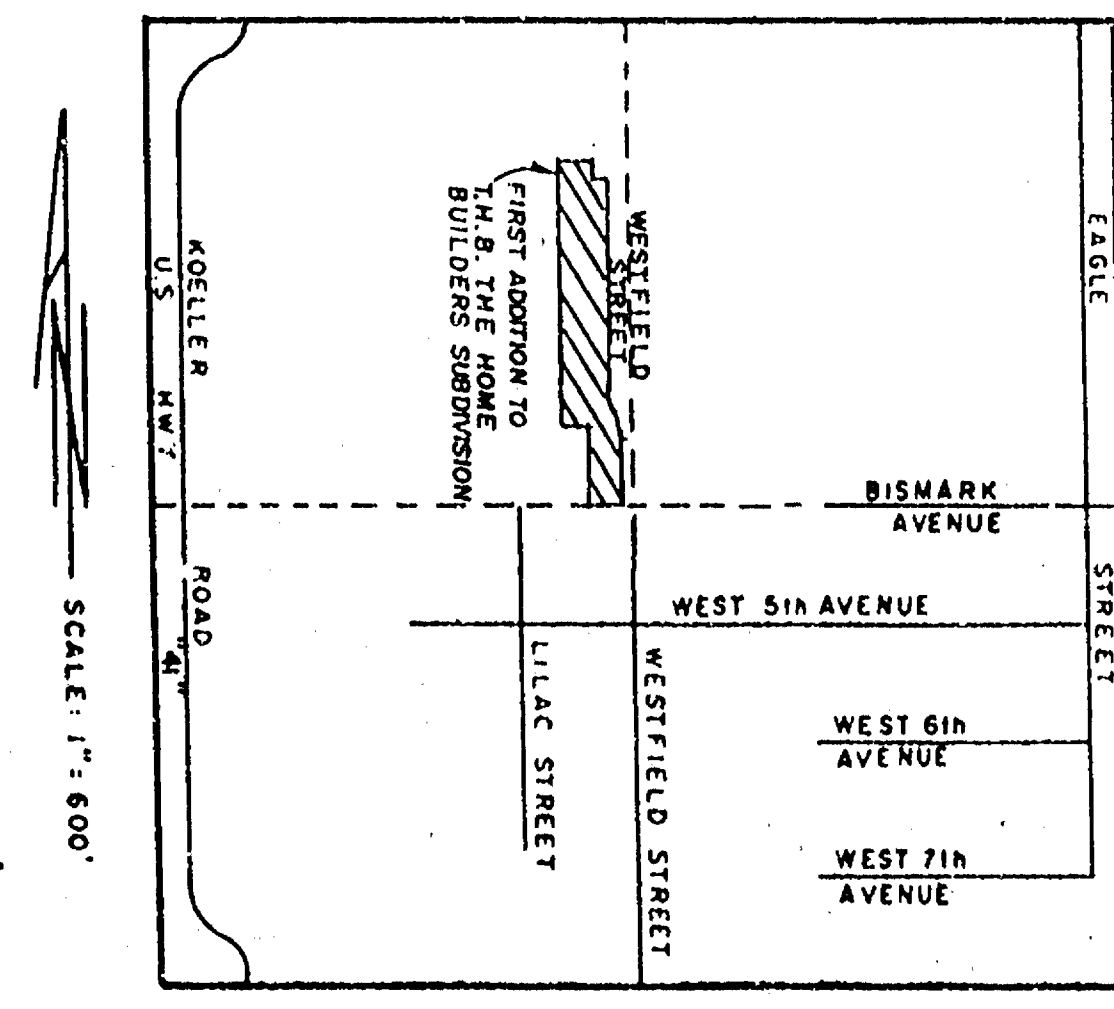
PROPERTY DESCRIPTION

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Ordinance.

Reinhard Roehlig 8/22/88
Registered Land Surveyor S-1368 Date



VICINITY MAP
S.W. 1/4
SECTION 22,
T18N, R16E

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