

NW CORNER
FRACTIONAL SECTION 1,
T.17N., R.16E.

S. 89°-57'-17" W.
2071.61'
NORTH LINE OF THE NW 1/4 OF FRACTIONAL SECTION 1, T.17N., R.16E.

2642.03'
S. 89°-57'-17" W.
570.42'

570.07' (1820.05')
N. 1/4 CORNER FRACTIONAL
SECTION 1, T.17N., R.16E.

SENNHOLZ ADDITION

-EXTERIOR BOUNDARY DESCRIPTION-

A part of Government Lots One (1) and Lot Two (2), and a part of the East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Fractional Section One (1) of Township Seventeen (17) North, Range Sixteen (16) East, Fourteenth (14) Ward, City of Oshkosh, Winnebago County, Wisconsin, containing 24.416 Acres of land and being described by: Commencing at the North Quarter (N $\frac{1}{4}$) Corner of said Fractional Section 1; thence S. 89°-57'-17" W., 570.42 feet, along the North line of the NW $\frac{1}{4}$ of said Fractional Section 1 to a point on the Easterly Right-of-Way line of the Chicago and Northwestern Railroad Company; thence S. 06°-46'-08" E., 790.64 feet, along the Easterly Right-of-Way line of the Chicago and Northwestern Railroad Company to a point on the extended South line of Sennholz Addition; thence N. 89°-29'-31" E., 996.39 feet, along the South line of Sennholz Addition and its extension thereof to a point on the Westerly Right-of-Way line of U.S.H. "45"; thence S. 09°-20'-28" E., 343.14 feet, along the Westerly Right-of-Way line of U.S.H. "45"; thence Southerly 345.77 feet, along the Arc of a Curve to the right being the Westerly Right-of-Way line of U.S.H. "45" and having a Radius of 11365.74 feet and the Chord of which bears S. 08°-28'-10.5" E., 345.76 feet; thence S. 07°-35'-53" E., 380.76 feet, along the Westerly Right-of-Way line of U.S.H. "45"; thence N. 89°-52'-09" W., 1030.83 feet, to a point on the Easterly Right-of-Way line of the Chicago and Northwestern Railroad Company; thence N. 06°-46'-08" W., 1036.64 feet, along the Easterly Right-of-Way line of the Chicago and Northwestern Railroad Company to the true point of beginning.

SURVEYOR'S CERTIFICATE:

I, Lawrence C. Kriescher, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have surveyed the above described property and that the map shown to the right is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 2nd day of AUGUST, 1989.

Lawrence C. Kriescher
Wisconsin Registered Land Surveyor, S-1599
Lawrence C. Kriescher

LEGEND

○ = 1" x 24" IRON PIPE
SCALE: 1" = 60'
DATE: 8-2-89
1 = RECORDED DATA
● = WINNEBAGO COUNTY BEHNSEN MONUMENT

CURVE DATA 1-2

RADIUS = 11365.74'
CHORD BEARING = S. 08°-28'-10.5" E.
CHORD DISTANCE = 345.76'
CENTRAL ANGLE = 01°-44'-35"
TANGENT BEARINGS = N. 07°-20'-28" W.
S. 07°-15'-53" E.
ARC DISTANCE = 345.77'

BM "1" = IR. SPIKE IN SOUTH FACE OF PI. LOCATED AT THE SW COR. LOT 19 SENNHOLZ ADDITION EL. = 760.55

BM "2" = IR. SPIKE IN WEST FACE OF PI. ON EASTSIDE HWY "45" 1ST POLE NORTH OF BRIDGE EL. = 755.54

BM "3" = TOP OF BOLT ON EASTEND OF CULVERT EL. = 762.30

ALL ELEVATIONS BASED ON CITY OF OSHKOSH DATUM

TRACT "1"
C.S.M. NO. 602
VOL. 1, PAGE 602

TRACT "2"
C.S.M. NO. 602
VOL. 1, PAGE 602

TRACT "3"
C.S.M. NO. 602
VOL. 1, PAGE 602

24.416 Acres

LANDS RECORDED IN VOLUME 1337 PAGE 270

SCALE: 1" = 60'

DATE AUGUST 2, 1989

REVISIONS

DRAWN BY L.C. KRIESCHER

CHECKED BY S.T. CHOWHIS

SCALE 1" = 60'

NOTEBOOK 108 PAGE 48-78

Aero-metric
ENGINEERING, INC.
108 NORTH MADISON STREET
PO BOX 111
OSHKOSH, WISCONSIN 54901

BOUNDARY AND TOPOGRAPHIC SURVEY FOR PETER W. KERSZTYN OF A PART OF GOVERNMENT LOTS 1 AND 2 AND A PART OF THE E 1/2 OF NW 1/4 OF FRACTIONAL SECTION 1, T.17N., R.16E., 14TH, WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

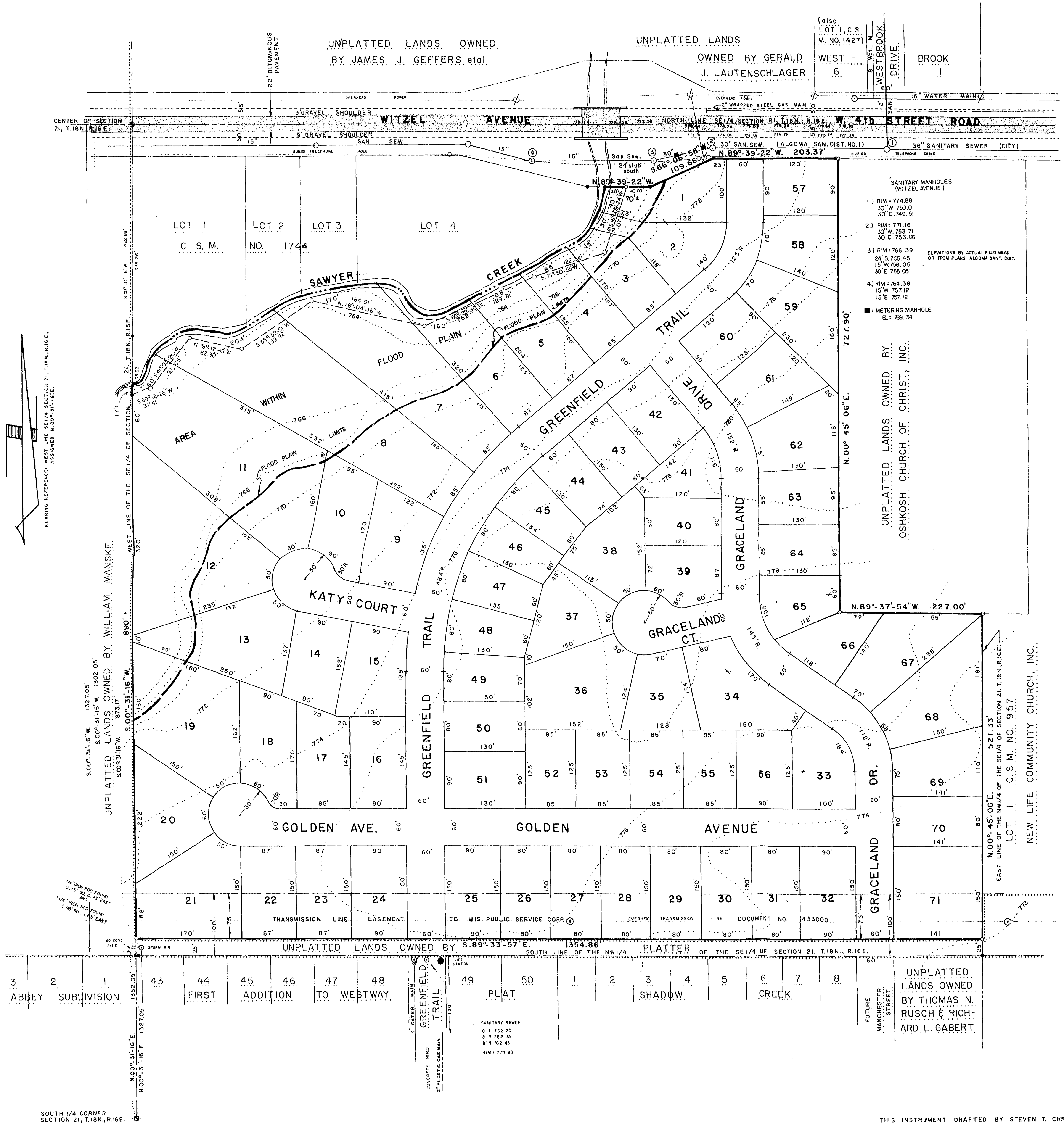
SHEET NO.

1 of 1

FILE NO.

K- 341

Subdiv. City of Ashkosh Plats within Incorporated Areas



--- EXTERIOR BOUNDARY DESCRIPTION ---

A part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-one (21), Township Eighteen (18) North, Range Sixteen (16) East, Sixth (6th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 34.92 acres, more or less, and being described by: Commencing at the South Quarter (S 1/4) corner of said Section 21; thence N00°-31'-16"E 1352.05 feet, along the west line of the SE 1/4 of said Section 21 to the true point of beginning; running thence S89°-33'-57"E 1354.86 feet; thence N00°-45'-06"E 521.33 feet; thence N89°-37'-54"W 227.00 feet; thence N00°-45'-06"E 727.90 feet; thence N89°-39'-22"W 203.37 feet; thence S06°-06'-58"W 109.66 feet; thence N89°-39'-22"W 40.00 feet, to a point 30 feet, more or less, from the centerline of Sawyer Creek; thence along the meander line, S16°-09'-24"W 107.32 feet; thence S71°-50'-55"W 122.34 feet; thence S66°-29'-30"W 189.8 feet; thence N78°-04'-16"W 184.01 feet; thence S55°-52'-51"W 139.42 feet; thence N78°-12'-19"W 82.30 feet; thence S41°-03'-26"W 93.65 feet; thence S69°-03'-26"W 37.41 feet to a point which is 17 feet, more or less, from the centerline of Sawyer Creek and the end of the meander line; thence S00°-31'-16"W 873.17 feet to the true point of beginning, including, all the land lying between the meander line and the centerline of Sawyer Creek.

SURVEYOR'S AFFIDAVIT:

I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have prepared the Preliminary Plat as shown to the left and that it is a correct representation of all existing land divisions and features, and that I have fully complied with Section 30.39 of the Land Subdivision Ordinance of the City of Oshkosh.

Dated this 15th day of September, 1987.

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

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

OWNER & SUBDIVIDER: RON LEICHTFUSS
2530 FOND DU LAC ROAD
OSHKOSH, WI 54901
1/233-5398

APPROVING AUTHORITY: CITY OF OSHKOSH

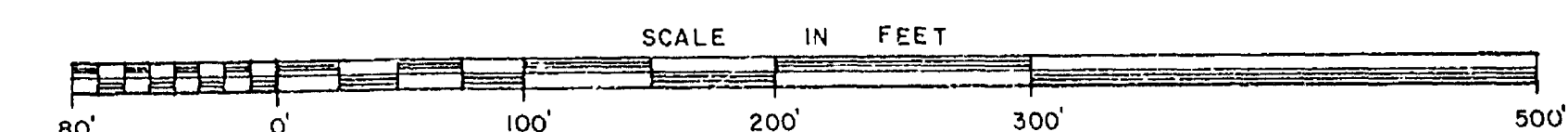
OBJECTING AGENCIES: DEPARTMENT OF DEVELOPMENT,
WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE

NOTE: A covenant shall be placed on the final plat stating, "Pursuant to Section 30-41(1) 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."

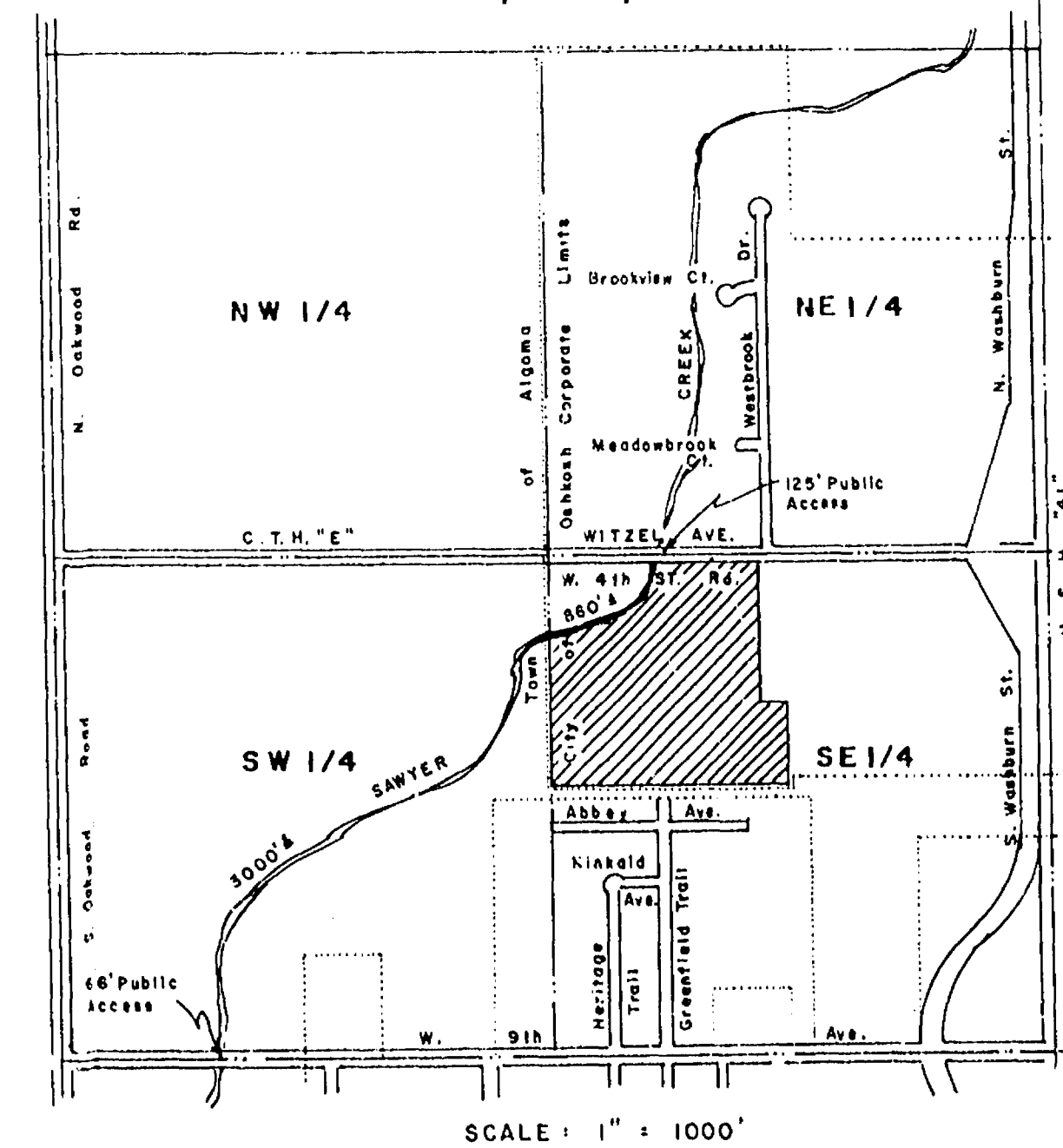
- LEGEND**
- ALL ELEVATIONS REFERENCED TO THE CITY OF OSHKOSH DATUM
 - POWER TRANSMISSION LINE TOWER
 - WINNEBAGO COUNTY BERTINSEN MONUMENT
 - 2" x 30" IRON PIPE SET
 - 2" IRON PIPE FOUND
 - POWERPOLE
 - TELEPHONE PEDESTAL
 - 1" IRON PIPE FOUND

NONOBJECTIONABLE
WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE
BY James J. Manske
County Planner
DATE Sept 23, 1987

TOTAL AREA = 34.92 ACRES More or Less



LOCATION SKETCH
SECTION 21, T.18N., R.16E.



THIS INSTRUMENT DRAFTED BY STEVEN T. CHRONIS

DATE: SEPT. 15, 1987	REVISIONS
DRAWN BY: S. T. CHRONIS	CHECKED BY: S. T. CHRONIS
SCALE: 1" = 80'	NOTEBOOK: 98
AERO-METRIC ENGINEERING, INC. PHOTOGRAMMETRIC ENGINEERS LAND SURVEYORS 1081 SOUTH WASHINGTON STREET OSHKOSH, WISCONSIN	
PRELIMINARY PLAT OF GRACELAND, BEING A PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 21, T.18N., R.16E., 6th WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN	
SHEET NO. 1 of 1	
FILE NO. K-281	

FIRST ADDITION TO SHADOW CREEK

BEING A PART OF THE SW 1/4 OF THE SE 1/4
OF SECTION 21, T.18N., R.16E., 6TH WARD,
CITY OF OSHKOSH, WINNEBAGO COUNTY,
WISCONSIN.

CURVE	LOT	RADIUS	CHORD	CHORD	CENTRAL	ARC	TANGENT BEARINGS	
							BEARING	ANGLE
1-2	33	384.81'	S03°-12'-05.5"E	54.09'	08°-03'-39"	54.14'	N00°-49'-44"E	S07°-13'-55"E
3-4	34	324.81'	S03°-12'-05.5"E	45.66'	08°-03'-39"	45.70'	N07°-13'-55"W	S00°-49'-44"W
5-6	35	324.81'	S03°-12'-05.5"E	45.66'	08°-03'-39"	45.70'	N00°-49'-44"E	S07°-13'-55"E
7-8	52	324.81'	S04°-02'-51"E	36.09'	06°-22'-08"	36.11'	S07°-13'-55"E	N00°-51'-47"W
9-10	53	324.81'	S00°-01'-01.5"E	9.59'	01°-41'-31"	9.59'	S00°-51'-47"E	N00°-49'-44"E
11-12	50	384.81'	S03°-12'-05.5"E	54.09'	08°-03'-39"	54.14'	N07°-13'-55"W	S00°-49'-44"W
	51	384.81'	S03°-07'-17.5"E	53.02'	07°-54'-03"	53.06'	S00°-49'-44"W	N07°-04'-19"W
	51	384.81'	S07°-09'-07"E	1.07'	00°-09'-36"	1.07'	S07°-04'-19"E	N07°-13'-55"W
	37	29.43'	S44°-26'-45"E	41.82'	90°-32'-58"	46.51'	S89°-43'-14"E	N00°-49'-44"E
	39	89.43'	S13°-29'-24.5"E	44.24'	28°-38'-17"	44.70'	N00°-49'-44"E	S27°-43'-33"E
	40	89.43'	S44°-16'-57"E	50.72'	32°-56'-48"	51.42'	N27°-48'-33"W	S60°-45'-21"E
	41	89.43'	S75°-14'-17.5"E	44.73'	26°-57'-53"	45.21'	N60°-45'-21"W	S89°-43'-14"E

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 First Addition to Shadow Creek, being a part of the Southwest Quarter (SW₁) of the Southeast Quarter (SE₁) of Section Twenty-one (21), Township Eighteen (18) North, Range Sixteen (16) East, Sixth (6th) Ward, City of Oshkosh, Winnebago County, Wisconsin, containing 10.769 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 Southeast Corner of said Section 21; thence N89°-29'-57"W 1349.41 feet, along the South line of the SE₁ of said Section 21 to the true point of beginning; thence continue N89°-29'-57"W 177.91 feet; thence N00°-49'-44"E 333.44 feet; thence N89°-43'-14"W 500.53 feet; thence N00°-49'-44"E 276.35 feet; thence S89°-33'-57"E 200.00 feet; thence N00°-49'-44"E 40.00 feet; thence S89°-33'-57"E 140.00 feet; thence N00°-49'-44"E 500.00 feet; thence S89°-33'-57"E 140.00 feet; thence N00°-49'-44"E 180.00 feet; thence S89°-33'-57"E 196.63 feet; thence S00°-45'-06"W 1328.63 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 and mapping the same.

Dated this 25th day of April, 1988.

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

OWNER'S CERTIFICATE OF DEDICATION

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

WITNESS the hand and seal of said owner this _____ day of _____, 1988.

In the Presence of:

Thomas N. Rusch

Richard L. Gabert

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

Personally came before me this _____ day of _____, 1988, 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 _____, Wisconsin

My Commission expires _____

LEGEND

- 2" IRON PIPE FOUND
- 2" x 30" IRON PIPE WEIGHING 3.65 LBS. PER LINEAL FOOT SET

ALL OTHER LOT CORNERS STAKED WITH 1" x 24" IRON PIPE WEIGHING 1.68 LBS. PER LINEAL FOOT SET

• WINNEBAGO COUNTY BERTSEN MONUMENT

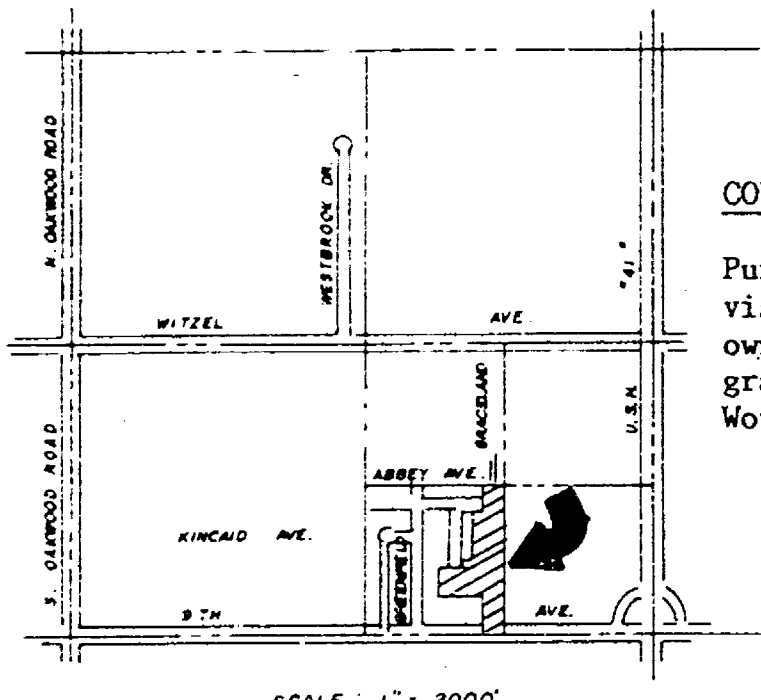
• CHISELED CROSS: OFFICIAL WINNEBAGO COUNTY MONUMENT

PUBLIC UTILITY EASEMENT TO WISCONSIN PUBLIC SERVICE CORPORATION, WISCONSIN TELEPHONE COMPANY, AND CABLE TV, WITH THE RIGHT TO TRIM AND KEEP TRIMMED ALL TREES WITHIN 5' OF ALL CONDUCTORS

• STORM SEWER EASEMENT

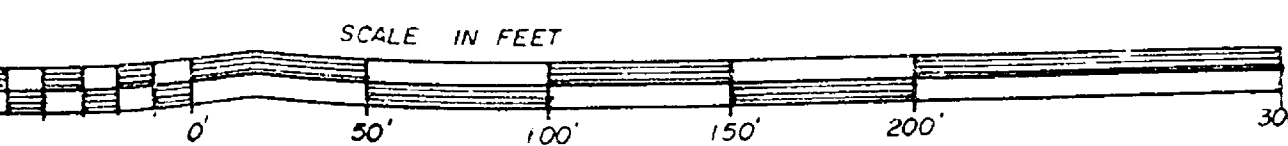
LOCATION SKETCH

SECTION 21, T.18N., R.16E.

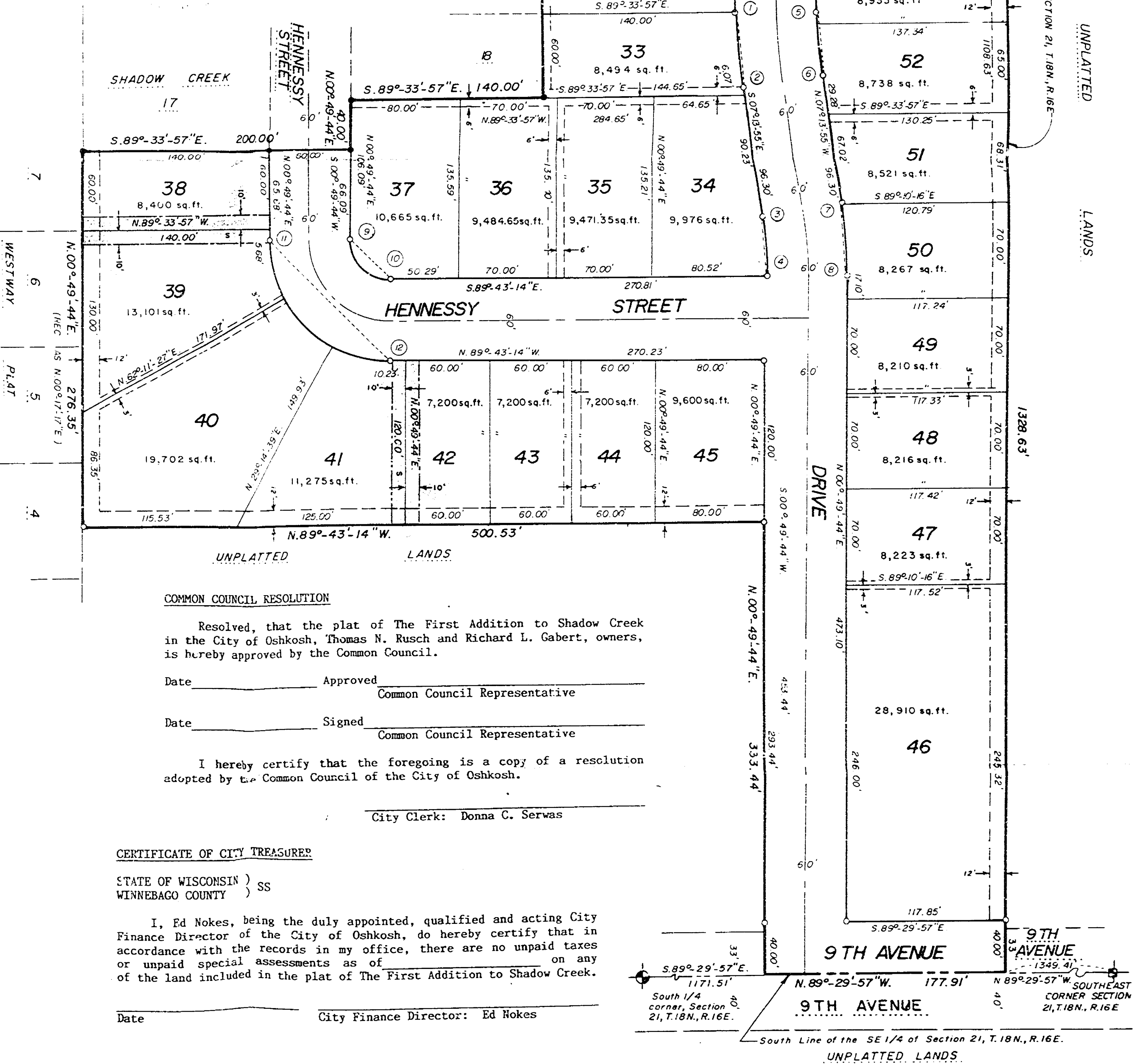


COVENANT

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.



THIS INSTRUMENT DRAFTED BY LAWRENCE C. KRIESCHER S-1599



COMMON COUNCIL RESOLUTION

Resolved, that the plat of The First Addition to Shadow Creek 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

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 _____ on any of the land included in the plat of The First Addition to Shadow Creek.

Date _____ City Finance Director: Ed Nokes

PARKS DEDICATION FEE

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 purposes.

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 _____ affecting the lands included in the plat of The First Addition to Shadow Creek.

Date _____ County Treasurer: Ruth H. Bradley

Subdiv. City of Oshkosh Plats Within Incorporated Areas