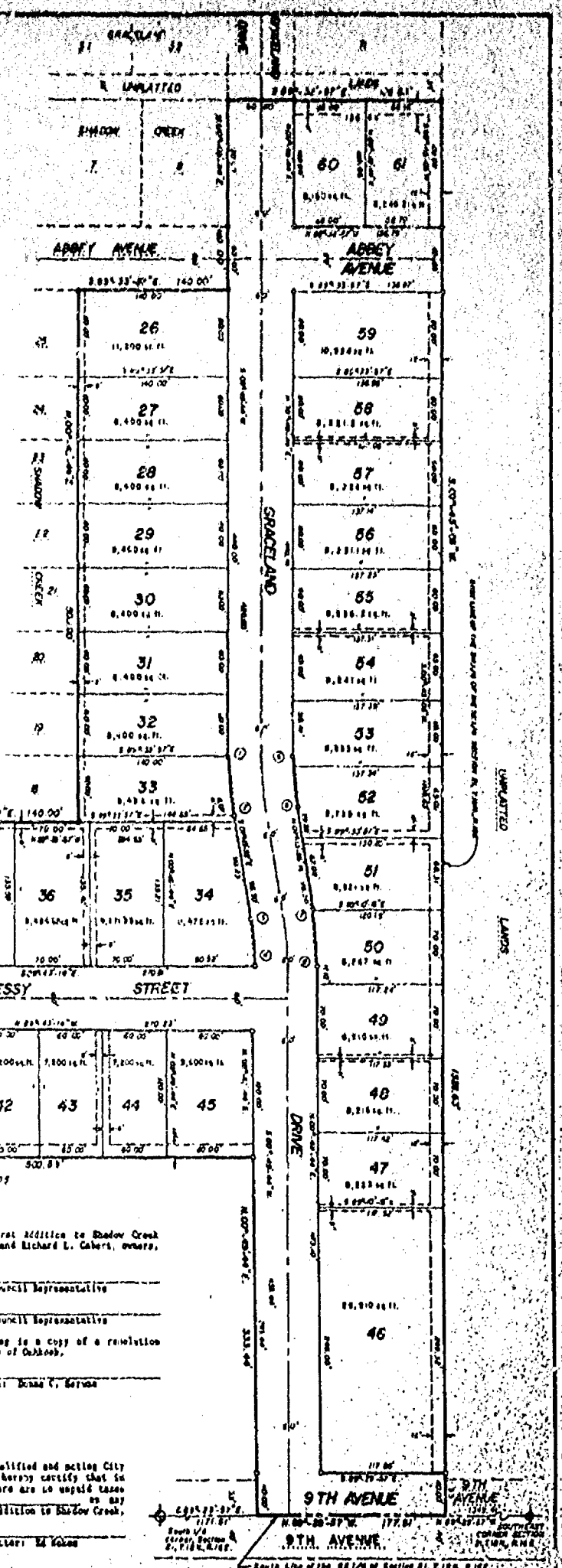
# FIRST ADDITION TO SHADOW CREEK

BEING A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 21, T18N, R15E, 6TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

* CURVE DATA *

| CURVE | LOT NO. | ARC LENGTH | CHORD BEARING | CHORD LENGTH | CENTRAL ANGLE | ARC LENGTH | TANGENT BEARING | |
|---|---|---|---|---|---|---|---|---|
| 1 - 2 | 57 | 324.81' | N03°-11'-05.5"E | 54.09' | 09°-03'-59" | 54.14' | N00°-49'-44"E | N07°-13'-55"E |
| 2 - 3 | 76 | 324.81' | N02°-11'-05.5"E | 43.86' | 08°-03'-59" | 43.90' | N07°-13'-55"W | N00°-49'-44"W |
| 3 - 4 | — | 324.81' | N03°-12'-05.5"E | 43.86' | 08°-03'-59" | 43.90' | N00°-49'-44"E | N07°-13'-55"E |
| - | 53 | 324.81' | N04°-03'-51"E | 36.09' | 06°-21'-06" | 36.11' | N01°-13'-55"E | N00°-51'-41"W |
| - | 53 | 324.81' | N00°-01'-41.5"E | 9.59' | 01°-41'-31" | 9.59' | N00°-51'-41"E | N00°-49'-44"E |
| 5 - 6 | — | 324.81' | N03°-11'-05.5"E | 54.09' | 09°-03'-59" | 54.14' | N07°-13'-55"W | N00°-49'-44"W |
| - | 50 | 324.81' | N03°-07'-17.5"E | 53.07' | 07°-54'-00" | 53.06' | N03°-49'-44"W | N07°-04'-16"W |
| - | 51 | 324.81' | N03°-09'-07"E | 1.07' | 00°-09'-36" | 1.07' | N07°-36'-18"E | N07°-13'-55"W |
| 9 - 10 | 37 | 39.43' | S44°-26'-45"E | 41.83' | 90°-32'-58" | 44.31' | S89°-43'-14"E | N00°-49'-44"E |
| 11-12 | — | 89.43' | S44°-26'-45"E | 90.29' | 97°-32'-58" | 141.33' | N00°-49'-44"E | S49°-43'-14"E |
| - | 38 | 89.43' | S13°-35'-24.5"E | 41.26' | 28°-38'-17" | 44.70' | N04°-49'-44"E | S27°-28'-33"E |
| - | 40 | 89.43' | S44°-16'-57"E | 52.72' | 33°-56'-48" | 51.62' | N27°-48'-31"E | S60°-43'-21"E |
| - | 41 | 89.43' | S75°-14'-17.5"E | 64.35' | 74°-57'-55" | 45.21' | N60°-43'-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 (SW) of the Southeast Quarter (SE) of Section Twenty-one (21), Township Eighteen (18) North, Range Sixteen (15) East, Sixth (6th) Ward, City of Oshkosh, Winnebago County, Wisconsin, containing 10.789 acres of land.

That I have made such survey, land division and plat by the direction of Thomas E. Busch 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 1349.61 feet, along the South line of the SE1/4 of said Section 21 to the true point of beginning; thence continue N89°-29'-57"W 177.91 feet; thence N00°-49'-44"E 333.46 feet; thence N89°-43'-14"W 500.33 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 509.00 feet; thence N89°-33'-57"E 140.00 feet; thence N00°-49'-44"E 140.00 feet; thence S89°-33'-57"E 196.83 feet; thence S00°-45'-06"W 1329.63 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 26th day of April, 1988.

Steven T. Chronis
Wisconsin Registered Land Surveyor S-2813
Steven T. Chronis

WISCONSIN STEVEN T. CHRONIS OSHKOSH WISCONSIN LAND SURVEYOR

## 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 E. Busch

_____ Richard L. Gabert

STATE OF WISCONSIN )
WINNEBAGO COUNTY ) ss

Personally came before me this____day of_____, 1988, the above named Thomas E. Busch 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 _____

## COMMON COUNCIL RESOLUTION

Resolved, that the plat of The First Addition to Shadow Creek in the City of Oshkosh, Thomas E. Busch 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 Oshkoh.

_____
City Clerk: Donna C. Kerwin

## CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN )
WINNEBAGO COUNTY ) ss

I, Ed Yokes, 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 Yokes

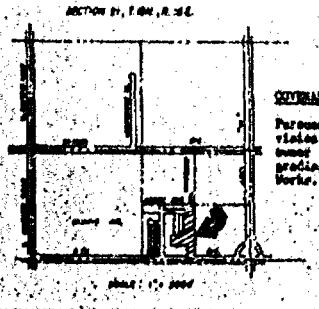
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Statutes, or by the County Planning Agency.

Certified this 23rd day of May, 1988

Mary A Storm
Department of Development

## LOCATION SKETCH

SECTION 21, T18N, R15E.



## OWNERSHIP

Pursuant to Section 30-64(E) 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.

## 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

SCALE IN FEET

0' 50' 100' 150' 200' 300'

THIS INSTRUMENT DRAFTED BY LAWRENCE C. PRESCOTT, S-1999

# Winnebago County

PLANNING AND ZONING DEPARTMENT

David E. Schmidt, *Director*

Leonard Leverence, *Principle Planner* • James Mabry, *Zoning Administrator*


May 10, 1988

Ms. Jeanne A. Storm, Supervisor
Plat Review Unit
Dept. of Development
P. O. Box 7970
Madison, WI 53707

RE: First Addition to Shadow Creek
SE¼ of Section 21, T18N, R16E
City of Oshkosh, Winnebago County

File No. 16423

Dear Ms. Storm:

Enclosed is the requested copy of the referenced plat certified as non-objectionable by Winnebago County.

Respectfully,

Robert E. Braun

Robert E. Braun
Winnebago County
Zoning Administrator

REB:sn

Enclosure


Courthouse • P. O. Box 2808 • Oshkosh, WI 54903-2808 • 414/235-2500

0123

**Wisconsin**
Department of Development

Tommy G. Thompson, Governor
Bruno J. Mauer, Secretary

123 West Washington Avenue
P.O. Box 7970
Madison, Wisconsin 53707
(608)266-3200

RECEIVED
WINNEBAGO COUNTY PLANNING DEPT.

April 28, 1988

MAY 4 1988

PERMANENT FILE NO. 16423

Mr. Leonard Leverence
Winnebago County Planning
& Zoning Committee
Courthouse, Box 2808
Oshkosh, Wisconsin 54901

Subject: FIRST ADDITION TO SHADOW CREEK
SE 1/4 S 21 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Leverence:

We have received the above-named plat. Your county planning agency has the authority to object to this plat under the provisions of s. 236.12 (2) (b), Wis. Stats. Enclosed are four copies for your review. Your agency must either object, or certify no objection within 20 days of your receipt of this submittal.

- If the plat is objected to, we must be notified by letter (the original drawing will be returned to the surveyor for revisions).

- If the plat is certified as nonobjectionable, we must receive a print bearing your certification so that we may finalize our review (see s. 236.12 (6), Wis. Stats.).

It is important that this matter be expedited to avoid delays in processing the plat and to comply with the time limits set by statute. By the date shown below this office must either object to or certify the plat as nonobjectionable for all the objecting agencies involved, or, the subdivider can demand immediate certification of no objection.

Sincerely,

Jeanne A. Storm
Jeanne A. Storm, Supervisor by mas
Plat Review Unit

JAS:mas

Enc: Prints (4)

cc: Clerk
Surveyor

May 10, 1988

DEPARTMENT OF DEVELOPMENT TIME LIMIT EXPIRES: Friday, May 27, 1988

Wisconsin
Department of Development

Tommy G. Thompson, Governor
Bruno J. Mauer, Secretary

123 West Washington Avenue
P.O. Box 7970
Madison, Wisconsin 53707
(608)266-3200



April 15, 1988

PERMANENT FILE NO. 16516

Mr. Calvin W. Hawksworth
SAYLER SURVEY, INC.
139A W. Main Street
Winneconne, Wisconsin 53086

Subject: LUEBKE PLAT
SW 1/4 S 11 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Hawksworth:

We have examined LUEBKE PLAT and do not object to this final plat. On April 8, we received a copy of the plat from the Winnebago County Planning & Zoning Committee certifying that they do not object to this plat. Therefore, the original drawing has been certified as complying with the requirements of: s. 236.15, s. 236.16, s. 236.20, and s. 236.21 (1) & (2), Wis. Stats.; and, the Winnebago County Planning & Zoning Committee.

The following changes or corrections must be made to satisfy the conditional certification. Underlining indicates corrected or added information that must be shown. Any variances with these conditions will require written notification to and verification by this office prior to plat approval.

s. 236.20 (2) (c) The north line of lots 1-3 must be marked "recorded as N89°58'W".

The east line of lot 5 must be marked "recorded as N0°24'E".

s. 236.20 (2) (k) As noted on the computations enclosed, the following curve data table additions/changes are required:

| Location: | Shown as: | Change to: |
|---|---|---|
| Curve 1-2, Lot 3, central angle | 48°04'05" | 48°01'04" |
| Curve 1-2, Lot 4, central angle | 65°55'55" | 65°55'56" |
| Curve 1-2, Lot 6, central angle | 58°00'00" | 47°59'59" |
| Curve 1-2, Lot 7, central angle | 54°58'38" | 54°58'39" |
| Curve 1-2, Lot 7, tangent brg. | - | N37°01'21.5"W* |
| Curve 3-4, tangent bearing | - | N00°13'56"W |

The tangent length for curve 1-2 should be deleted or changed to "infinite". The tangents for curves with central angles greater than 180° diverge.

s. 236.20 (3) (b) To fully comply with the provisions of this section, monumentation at both ends of a quarter section boundary are required. In addition to the south quarter corner, either the southwest corner or center corner of Section 11 must be shown, monumentation at that point described, and the bearing and distance between it and the south quarter corner delineated.

s. 236.21 (1) A revision date, "Revised this____day of_____, 19__.", must be placed near the land surveyor's seal and signature on the revised plat.

After all conditions of the certifications of no objection have been met, the plat may be submitted to the local governing bodies for approval. Local, government units, during their review of the plat, will resolve, when applicable, that the plat:
- complies with local master plans, official map or subdivision control ordinances;
- conforms with areawide water quality management regulations.
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- includes service or is serviceable by necessary utilities.

Any changes to the plat involving details checked by this Department or the Winnebago County Planning & Zoning Committee will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the original drawing with the copy of this plat we furnish the letter recipients listed.

Sincerely,

Joanne A. Storm
Joanne A. Storm, Supervisor
Plat Review Unit

JAS:mas

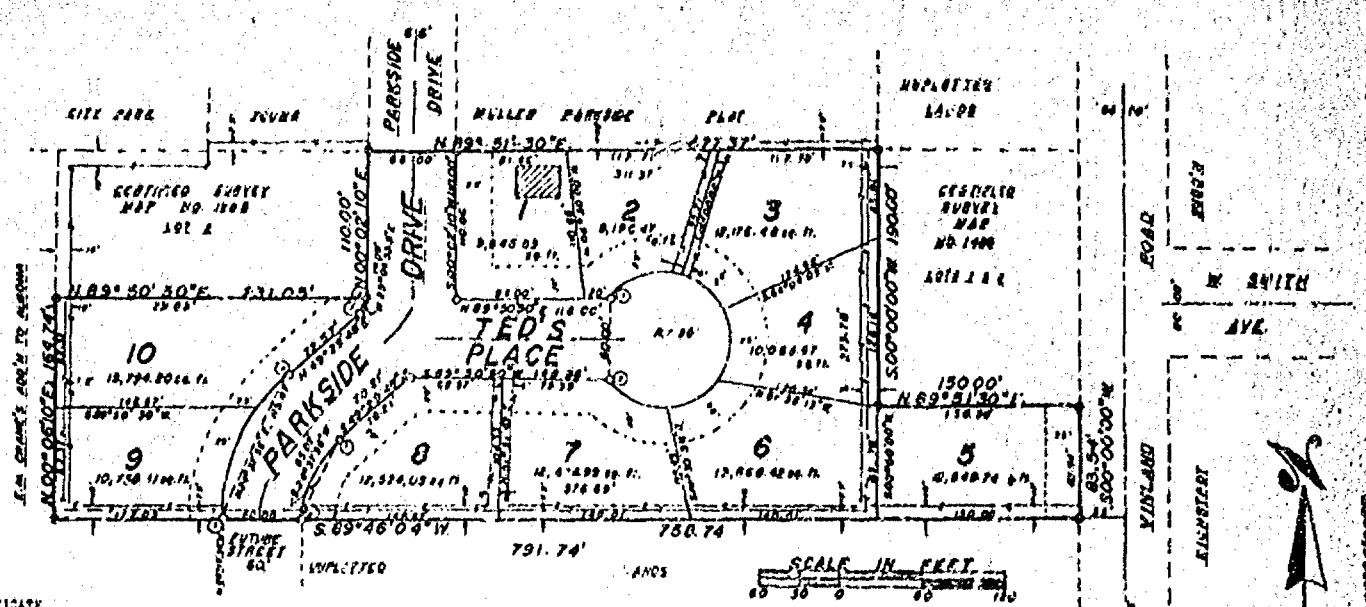
Enc: Original, Transparency, Marked Print, Closure and Curve Comps.

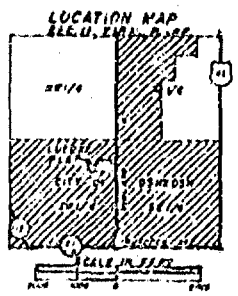
cc: Clerk, City of Oshkosh
Winnebago County Planning & Zoning Committee
Ms. Dorothy Luebke, Owner
Register of Deeds
ECWRPC

ORIGINAL DRAWING RECEIVED FROM SURVEYOR ON 3/17/88; REVIEWED BY DOD ON 4/15/88.

# LUEBKE PLAT

PART OF THE NE1/4 OF THE SW1/4 OF SEC. 11, T. 18N., R. 16E., 12TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, RECORDED AS PART OF LOT 2 OF C.S.M. VOL. 1, PG. 1205, DOC. NO. 604734 AND ALL OF LOT 3 OF C.S.M. VOL. 1, PG. 1455, DOC. NO. 639391




CURVE DATA

| CURVE NO. | LOT NO. | RADIUS | ARC LENGTH | CHORD | CHORD BEARING | CENTRAL ANGLE | TAN. LENGTH | TANGENT BEARING |
|---|---|---|---|---|---|---|---|---|
| 1-2 | Road | 50.00 | 214.81 | 60.0 | N.00°00'00"E. | 245°51'37" | 50.00 | N.89°51'01.5"E. |
| | 2 | " | 60.46 | 56.84 | N.71°21'51"E. | 69°16'19" | 34.55 | |
| | 3 | " | 41.99 | 40.7 | S.49°37'33.1"E. | 48°04'09" | 22.30 | |
| | 4 | " | 57.55 | 54.11 | S.07°02'23.5"W. | 65°33'15" | 32.13 | |
| | 5 | " | 41.87 | 40.67 | S.64°00'00"W. | 48°00'00" | 22.26 | |
| | 6 | " | 47.96 | 45.1 | N.61°30'11"W. | 54°58'38" | 26.02 | |
| | 7 | " | 77.33 | 67.19 | S.24°37'56"W. | 88°43'11" | 48.84 | S.69°59'51"W. |
| 1-4 | 8 | 117.11 | 119.19 | 113.17 | N.24°37'56"E. | 58°43'11" | 65.04 | N.00°43'56"E. |
| 2-5 | Road | | | | | | | |
| | 9 | " | 84.06 | 66.17 | N.18°08'27.4"E. | 38°45'07" | 43.61 | |
| | 10 | " | 31.10 | 31.07 | S.43°33'28.5"E. | 35°38'37" | 16.08 | |
| 3-8 | 10 | 37.05 | 14.52 | 14.5 | N.25°45'53.5"E. | 22°47'2" | 7.37 | N.43°39'24"E. |

CERTIFICATE

I, Calvin W. Hawksworth, registered land surveyor, hereby certify:

That I have surveyed, divided and mapped the LUEBKE PLAT, located in part of the NE1/4 of the SW1/4 of Sec. 11, T.18N., R.16E., 12th Ward, City of Oshkosh, Winnebago County Wisconsin, recorded as part of Lot 2 of C.S.M. Vol. 1, Pg. 1205, Doc. No. 604734 and all of Lot 3 of C.S.M. Vol. 1, Pg. 1455, Doc. No. 639391, Winnebago County records and described as follows: Beginning at an iron pipe that is 1665.62 ft., N.00°00'00"E. and 33.00 ft. S.89°46'04"W. of the Southeast corner of the SW1/4 of said Sec. 11. From that point running S.89°46'04"W. 750.74 ft.; thence N.00°00'10"E. 164.74 ft.; thence N.89°50'50"E. 331.05 ft.; thence N.00°02'10"E. 110.00 ft.; thence N.89°51'30"E. 177.37 ft.; thence S.00°00'00"W. 190.03 ft.; thence N.89°51'30"E. 150.00 ft.; thence S.00°00'00"W. 83.54 ft. to the said point of beginning. Subject to all easements and restrictions shown on this plat and of record.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have made such survey, land division and plat by the order and under the direction of Dorothy Luebke, 2305 Parkside Drive, Oshkosh, WI. 54901; owner of said land.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Oshkosh Municipal Code, in surveying, dividing and mapping the same.

Dated this 17th day of March, 1988

Calvin W. Hawksworth
Wisconsin Registered Land Surveyor
S-1790

WISCONSIN CALVIN W. HAWKSWORTH S-1790 REGISTERED LAND SURVEYOR

Pursuant to objections to this plat with respect to Sect. 236.13, Planning & Agency Statutes and the City, Statutes, or by the County
Certified this 15th day of April, 1988.
Jeanne A. Stan
Department of Developments

OSHKOSH CITY PLAN COMMISSION

We hereby certify that the LUEBKE PLAT was approved and accepted by the Plan Commission of the City of Oshkosh on the _____ day of _____, 19__.

Date _____ Authorized Signature _____

COMMON COUNCIL RESOLUTION

Resolved that the LUEBKE PLAT, in the City of Oshkosh, Dorothy Luebke, owner, is hereby approved by the common council of the City of Oshkosh.

Date _____ Approved _____ Floyd W. Chapin, Mayor

Date _____ Signed _____ Floyd W. Chapin, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the common council of the City of Oshkosh.

_____ Donna C. Deivaz, City Clerk

WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE CERTIFICATE

The LUEBKE PLAT, located in the City of Oshkosh, Winnebago County, is hereby approved.

Date _____ Authorized representative
Winnebago County Planning & Zoning Committee

TREASURER'S CERTIFICATE

We hereby certify that the records show, that there are no unpaid taxes or unpaid special assessments affecting the lands included in the LUEBKE PLAT.

Date _____ City of Oshkosh Treasurer

Date _____ Winnebago County Treasurer

PARKS DEDICATION FEE

Pursuant to Sec. 30-55(d) 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.

COVENANT

Pursuant to Sec. 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 Dorothy L. Proehl

OWNER'S CERTIFICATE OF DEDICATION

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objections: Department of Development, City of Oshkosh Common Council, Oshkosh City Plan Commission, Winnebago County Planning & Zoning Committee.

Witness the hand and seal of said owner this _____ day of _____, 1988.
In presence of:

Witness _____ Owner _____

STATE OF WISCONSIN }
WINNEBAGO COUNTY } ss

Personally came before me this _____ day of _____, 1988, the above named Dorothy Luebke to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ WI
My commission expires _____.

LEGEND

- Bronzeen Aluminum Monument
- 3/4" x 30" iron pipe weighing 1.69 lbs. per lineal ft.
- 1" existing iron pipe enclosed in a 3/4" x 30" iron pipe weighing 1.69 lbs. per lineal ft.
- Existing 7.5 ft. Utility Easement
- 10 ft. Electric Easement
- 7.5 ft. Telephone Easement
- 6 ft. Easement for Street Light Service
- Existing Building
- 25 ft. Building Setback

All other corners are staked with 1/4" x 30" iron pipe weighing 1.13 lbs. per lineal ft.

All linear measurements have been made to the nearest one hundredth of a foot, all angular measurements have been computed to the nearest hundredth of a second.

UTILITY EASEMENTS:

No poles or buried cable are to be placed that would disturb any survey stake or obstruct vision along any lot line or street line. The disturbance of a survey stake by anyone is a violation of Wisconsin Statutes 236.32. Utility Easements as herein set forth are for the use of public bodies and private utilities having the right to serve the area.

Received for recording this _____ day of _____, 1988, at _____ o'clock and recorded in Volume _____ of Plats on Page _____, Document No. _____

Winnebago County, Register of Deeds

Wisconsin
Department of Development

Tommy G. Thompson, Governor
Bruno J. Mauer, Secretary

123 West Washington Avenue
P.O. Box 7970
Madison, Wisconsin 53707
(608)266-3200

March 17, 1988

Mr. Leonard Leverence
Winnebago County Planning & Zoning Committee
Courthouse, Box 2808
Oshkosh, Wisconsin 54902

PERMANENT FILE NO. 16316

Subject: LUEBKE PLAT
SW 1/4 S 11 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Leverence:

We have received the above-named plat. Your county planning agency has the authority to object to this plat under the provisions of s. 236.12 (2) (b), Wis. Stats. Enclosed are four copies for your review. Your agency must either object, or certify no objection within 20 days of your receipt of this submittal.

- If the plat is objected to, we must be notified by letter (the original drawing will be returned to the surveyor for revisions).

- If the plat is certified as nonobjectionable, we must receive a print bearing your certification so that we may finalize our review (see s. 236.12 (6), Wis. Stats.).

It is important that this matter be expedited to avoid delays in processing the plat and to comply with the time limits set by statute. By the date shown below this office must either object to or certify the plat as nonobjectionable for all the objecting agencies involved, or, the subdivider can demand immediate certification of no objection.

Sincerely,

Jeanne A. Storm

Jeanne A. Storm, Supervisor
Plat Review Unit

by mas

APPROVED
WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE

3/22/88

JAS:mas

Enc: Prints (4)

cc: Clerk
Surveyor

DEPARTMENT OF DEVELOPMENT TIME LIMIT EXPIRES: Friday, April 15, 1988

Wisconsin
Department of Development

Tommy G. Thompson, Governor
Bruno J. Hauer, Secretary

125 West Washington Avenue
P.O. Box 7970
Madison, Wisconsin 53707
(608)266-3200

WINNEBAGO COUNTY PLANNING DEPT.

January 26, 1988

PERMANENT FILE NO. 16316

JAN 29 1988

Ms. Donna Serwas
Clerk, City of Oshkosh
P. O. Box 1130
Oshkosh, Wisconsin 54902

Subject: LUEBKE PLAT
SW 1/4 S 11 T18N R16E
City of Oshkosh, Winnebago County

Dear Ms. Serwas:

The Department of Development certifies this preliminary plat as nonobjectionable. The Department of Transportation, Division of Highways and Transportation Services will review the plat if it is an "abutting plat" as defined by s. Hy 33.03 (3), Wis. Admin. Code. On the final plat, the Winnebago County Planning & Zoning Committee will also be an objecting agency.

Local government units, during their review of the plat, will resolve, when applicable, that the plat:
- complies with local master plans, official map or subdivision control ordinances;
- conforms with areawide water quality management plans, if sewered;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- includes service or is serviceable by necessary utilities.

COMMENTS FROM PRELIMINARY PLAT REVIEW:

s. 236.16 (1) The lots have the minimum width and area required by this section.

s. 236.16 (2) The streets meet the minimum width required by this section.

If there are any questions concerning this review or preparation and submittal of the final plat, please contact our office.

Sincerely,

Jeanne A. Storm

Jeanne A. Storm, Supervisor
Plat Review Unit

cc: Winnebago County Planning & Zoning
Ms. Dorothy Luebke, Owner
Mr. Calvin W. Hawksworth, Surveyor

JAS:mas

Enc: Print

PRINTS RECEIVED FROM CITY CLERK ON 1/15/88; REVIEWED BY DOD ON 1/26/88.

Wisconsin
Department of Development

Tommy G. Thompson, Governor
Bruno J. Hauer, Secretary

123 West Washington Avenue
P.O. Box 7970
Madison, Wisconsin 53707
(608)266-3200

January 8, 1988

1/13/88
NO OBJECTION

WINNEBAGO COUNTY PLANNING DEPT.
JAN 13 1988

Ms. Donna Serwas
Clerk, City of Oshkosh
P. O. Box 1130
Oshkosh, Wisconsin 54902

PERMANENT FILE NO. 16302

FIRST ADDITION TO WINDSOR GREEN SUBDIVISION
SW 1/4 S 36 T19N R16E
City of Oshkosh
Winnebago County

Dear Ms. Serwas:

The Department of Development certifies this preliminary plat as nonobjectionable. The Department of Transportation, Division of Highways and Transportation Services will review the plat if it is an "abutting plat" as defined by s. Hy 33.03 (3), Wis. Admin. Code. On the final plat, the Winnebago County Planning & Zoning Committee will also be an objecting agency.

Local government units, during their review of the plat, will resolve, when applicable, that the plat:
- complies with local master plans, official map or subdivision control ordinances;
- conforms with areawide water quality management plans, if sewered;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- includes service or is serviceable by necessary utilities.

COMMENTS FROM PRELIMINARY PLAT REVIEW:

| | |
|---|---|
| s. 236.16 (1) | The lots have the minimum width and area required by this section. |
| s. 236.16 (2) | The streets meet the minimum width required by this section. |
| s. 236.20 (4) (b) | On the final plat, the 10' wide walkway in Block 3, between lots 7-8, must also be marked "dedicated to the public" or, if it is to remain under private ownership, "outlot 1". |

If there are any questions concerning this review or preparation and submittal of the final plat, please contact our office.

Sincerely,

Jeanne A. Storm, Supervisor
Plat Review Unit

cc: Winnebago County Planning Agency
Rusch & Gabert, Owners
Thomas E. Schuler, Surveyor
Department of Transportation

JAS:mas

Enc: Print

PRINTS RECEIVED FROM CITY CLERK ON 12/21/87; REVIEWED BY DOD ON 1/8/88.

Aero-metric
ENGINEERING, INC.
533 NORTH MADISON STREET, P.O. BOX 111, CHILTON, WISCONSIN 53014-0111 (414) 849-7708
(800) 472-5313

September 18, 1987

RECEIVED
WINNEBAGO COUNTY PLANNING DEPT.

SEP 22 1987

Mr. Len Leverence
Principal Planner/Grants Coordinator
Winnebago County Courthouse
PO Box 2808
Oshkosh, WI54903

RE: Preliminary Plat of Graceland. 6th Ward, City of Oshkosh

Dear Len:

Enclosed are two (2) prints of the subject plat for your review. I recently submitted same to the City and State.

I will be anxiously awaiting the results of your review.

Very truly yours,

AERO-METRIC ENGINEERING, INC.

Steven T. Chronis
mmp

Steven T. Chronis
Manager-Property Surveys

STC:mmp
Enclosure

NONOBJECTIONABLE
WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE
BY [signature]
County Planner
DATE Sept 23, 1987

File copy

# State of Wisconsin

Department of Development
123 West Washington Avenue
Post Office Box 7970
Madison, Wisconsin 53707
608/266-3200

Tommy G. Thompson
Governor

Bruno J. Maier
Secretary

ATTN: JEANNE STORM

JUL 14 1987

~~April 20, 1987~~
May 7, 1987

Len Leverence 7/20/87

Mr. Len Leverence
Winnebago County Planning & Zoning Committee
Courthouse, Box 2808
Oshkosh, Wisconsin 54901

PERMANENT FILE NO. 16065

Subject: SHADOW CREEK
~~PHEASANT RUN~~
SE 1/4 S 21 T18N R16E
City of Oshkosh, Winnebago County

Len, per our recent phone conversation. Here are 4 prints with the new name. Please certify 1 and return it to us for our records. We certified the plat as of today (5/7). You will get your copy of the letter and half-size print shortly. marked

Dear Mr. Leverence:

We have received the above-named plat. Your county planning agency has the authority to object to this plat under the provisions of s. 236.12 (2) (b), Wis. Stats. Enclosed are four copies for your review. Your agency must either object, or certify no objection within 20 days of your receipt of this submittal.

- If the plat is objected to, we must be notified by letter (the original drawing will be returned to the surveyor for revisions).

- If the plat is certified as nonobjectionable, we must receive a print bearing your certification so that we may finalize our review (see s. 236.12 (6), Wis. Stats.).

It is important that this matter be expedited to avoid delays in processing the plat and to comply with the time limits set by statute. By the date shown below this office must either object to or certify the plat as nonobjectionable for all the objecting agencies involved, or, the subdivider can demand immediate certification of no objection.

Sincerely,

Jeanne A. Storm
Jeanne A. Storm, Supervisor by mas
Plat Review Unit
Telephone: 608/266-3200

JAS:mas

NONOBJECTIONABLE
WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE
BY Len Leverence
County Planner
DATE July 20, 1987

Enc: Prints (4) APR 21 1987 UPS (pm)

cc: Clerk, City of Oshkosh
Steven T. Chronis, Surveyor } 4-21

DEPARTMENT OF DEVELOPMENT TIME LIMIT EXPIRES ON: Wednesday, May 20, 1987

MAY 0 8 1987

# State of Wisconsin

Department of Development
123 West Washington Avenue
Post Office Box 7970
Madison, Wisconsin 53707
608/266-3200

Tommy G. Thompson
Governor

Bruno J. Mauer
Secretary

NO OBJECTIONS
May 18 1987
L.F.L.

May 5, 1987

Mr. Lawrence C. Kriescher
AERO-METRIC ENGINEERING, INC.
539 N. Madison Street, P. O. Box 111
Chilton, Wisconsin 53014

PERMANENT FILE NO. 16072

Subject: PARK RIDGE ESTATES
NE 1/4 S 11 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Kriescher:

The Department of Development certifies this preliminary plat as nonobjectionable. The Department of Transportation, Division of Highways and Transportation Services will review the plat if it is an "abutting plat" as defined by s. Hy 33.03 (3), Wis. Admin. Code. The Department of Industry, Labor and Human Relations will review the plat, if unsewered, in accordance with Chapter ILHR 85, Wis. Admin. Code. On the final plat, the Winnebago County Planning & Zoning Committee will also be an objecting agency.

Local government units, during their review of the plat, will resolve, when applicable, that the plat:
- complies with local master plans, official map or subdivision control ordinances;
- conforms with areawide water quality management plans, if sewered;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- includes service or is serviceable by necessary utilities.

COMMENTS FROM PRELIMINARY PLAT REVIEW:

s. 236.16 (1) The lots have the minimum width and area required by this section. However, when public sewer is not available, lot sizes are also determined by soil tests completed in accordance with Chapter ILHR 85, Wis. Admin. Code (Rules of the Department of Industry, Labor and Human Relations).

s. 236.16 (2) The streets meet the minimum width required by this section.

s. 236.21 (2) (a) When the final plat of the subdivision is received in this office, either the Department of Industry, Labor and Human Relations must be listed in the Owner's Certificate as a reviewing agency or we must receive the clerk's certification regarding sewerage facilities.

If there are any questions concerning this review or preparation and submittal of the final plat, please contact our office.

Sincerely,

Jeanne A. Storm

Jeanne A. Storm, Supervisor
Plat Review Unit
Telephone: 608/266-3200

JAS:mas

Enc: Original

cc: Clerk, City of Oshkosh (w/print & sewer certification form)
Winnebago County Planning & Zoning Committee
Mr. Earl Struensee, Owner

ORIGINAL DRAWING RECEIVED FROM SURVEYOR ON 4/15/87; REVIEWED BY DOD ON 5/5/87.

State of Wisconsin

Department of Development
123 West Washington Avenue
Post Office Box 7970
Madison, Wisconsin 53707
608/266-3200

Tommy G. Thompson
Governor

Bruno J. Maier
Secretary

May 18, 1987

Mr. Len Leverence
Winnebago County Planning & Zoning Committee
Courthouse, Box 2808
Oshkosh, Wisconsin 54901

PERMANENT FILE NO. 16072

Subject: PARK RIDGE ESTATES
NE 1/4 S 11 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Leverence:

We have received the above-named plat. Your county planning agency has the authority to object to this plat under the provisions of s. 236.12 (2) (b), Wis. Stats. Enclosed are four copies for your review. Your agency must either object, or certify no objection within 20 days of your receipt of this submittal.

- If the plat is objected to, we must be notified by letter (the original drawing will be returned to the surveyor for revisions).

- If the plat is certified as nonobjectionable, we must receive a print bearing your certification so that we may finalize our review (see s. 236.12 (6), Wis. Stats.).

It is important that this matter be expedited to avoid delays in processing the plat and to comply with the time limits set by statute. By the date shown below this office must either object to or certify the plat as nonobjectionable for all the objecting agencies involved, or, the subdivider can demand immediate certification of no objection.

Sincerely,

Joanne A. Storm by mas

Joanne A. Storm, Supervisor
Plat Review Unit
Telephone: 608/266-3200

NONOBJECTIONABLE
WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE
BY Donald Poulsen
County Planner
DATE May 22, 1987

JAS:mas

Enc: Prints (4)

cc: Clerk, City of Oshkosh
Lawrence C. Kriescher, Surveyor

DEPARTMENT OF DEVELOPMENT TIME LIMIT EXPIRES ON: Wednesday, June 17, 1987

file with Plat MAY 13 1987

# State of Wisconsin

Department of Development
123 West Washington Avenue
Post Office Box 7970
Madison, Wisconsin 53707
608/266-3200

Tommy G. Thompson
Governor

Bruno J. Mauer
Secretary

May 7, 1987

Mr. Steven T. Chronis
AERO-METRIC ENGINEERING, INC.
539 N. Madison Street
Chilton, Wisconsin 53014

PERMANENT FILE NO. 16065

SHADOW CREEK
SE 1/4 S 21 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Chronis:

We have examined SHADOW CREEK and do not object to this final plat. On May 5, we were notified by the Winnebago County Planning & Zoning Committee that they do not object to this plat. Therefore, the original drawing has been certified as complying with the requirements of: s. 236.15, s. 236.16, s. 236.20, and s. 236.21 (1) & (2), Wis. Stats.; and, the Winnebago County Planning & Zoning Committee.

s. 236.15 (1) (g) The surveyor has requested a monumentation waiver for the northeast corner of lot 8. 2" x 30" iron pipes have been offset 1.00' on both corresponding boundary lines, in lieu of the standard monument. We agree with the monuments as shown; strict compliance with the monumentation requirements of this section would be unduly difficult.

After all conditions of the certifications of no objection have been met, the plat may be submitted to the local governing bodies for approval. Local government units, during their review of the plat, will resolve, when applicable, that the plat:
- complies with local master plans, official map or subdivision control ordinances;
- conforms with areawide water quality management plans, if sewered;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- includes service or is serviceable by necessary utilities.

Any changes to the plat involving details checked by this Department or the Winnebago County Planning & Zoning Committee will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the original drawing with the copy of this plat we furnish the letter recipients listed.

Sincerely,

Jeanne A. Storm

Jeanne A. Storm, Supervisor
Plat Review Unit
Telephone: 608/266-3200

Enc: Original, Transparency, Marked Print, Closure Comps.

cc: Clerk, City of Oshkosh
Winnebago County Planning Agency
Tom N. Rusch, Owner
Register of Deeds
ECWRPC

JAS:mas

ORIGINAL DRAWING RECEIVED FROM SURVEYOR ON 4/20/87; REVIEWED BY DOD ON 5/5/87; NECESSARY INFORMATION RECEIVED FROM SURVEYOR ON 5/7/87.

# State of Wisconsin

Department of Development
123 West Washington Avenue
Post Office Box 7970
Madison, Wisconsin 53707
608/266-3200

Tommy G. Thompson
Governor

Bruno J. Maier
Secretary

MAY 11 1987

April 29, 1987

Mr. Thomas F. Halverson
CAROW LAND SURVEYING COMPANY, INC.
1837 W. Wisconsin
Appleton, Wisconsin 54912-1297

PERMANENT FILE NO. 16002

Subject: ABBEY SUBDIVISION
SW 1/4 & SE 1/4 S 21 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Halverson:

We have examined ABBEY SUBDIVISION and do not object to this final plat. On April 21, we received a copy of the plat from the Winnebago County Planning & Zoning Committee certifying that they do not object to this plat. Therefore, the original drawing has been certified as complying with the requirements of: s. 236.15, s. 236.16, s. 236.20, and s. 236.21 (1) & (2), Wis. Stats.; and, the Winnebago County Planning & Zoning Committee.

The following changes or corrections must be made to satisfy the conditional certification. Any variances with these conditions will require written notification to and verification by this office prior to plat approval.

s. 236.20 (2) (b) In the first line of the Legend, the symbol for the existing Berntsen monument must be changed to " ◐ " to match the symbols at the south quarter corner and center of Section 21 on the plat drawing.

s. 236.20 (2) (j) The following square foot lot areas must be shown:

| Lot Number | Area (sq. ft.) |
|---|---|
| 1 | 10,383 |
| 2,3,4,5 | 10,238 |
| 6 | 9,575 |
| 7,8,9,10 | 8,750 |
| 11 | 8,880 |

s. 236.20 (3) (d) East of the plat, the abutting street name (recorded as Westway Drive) must be shown and underscored in dashed lines.

s. 236.21 (1) A revision date, "Revised this ____ day of _____, 19__.", must be placed near the land surveyor's seal and signature on the revised plat.

After all conditions of the certifications of no objection have been met, the plat may be submitted to the local governing bodies for approval. Local government units, during their review of the plat, will resolve, when applicable, that the plat:
- complies with local master plans, official map or subdivision control ordinances;
- conforms with areawide water quality management plans, if sewered;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- includes service or is serviceable by necessary utilities.

Any changes to the plat involving details checked by this Department or the Winnebago County Planning & Zoning Committee will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the original drawing with the copy of this plat we furnish the letter recipients listed.

Sincerely,

Jeanne A. Storm

Jeanne A. Storm, Supervisor
Plat Review Unit
Telephone: 608/266-3200

JAS:mas

Enc: Original, Transparency, Marked Print, Closure Comps

cc: Clerk, City of Oshkosh
Winnebago County Planning & Zoning Committee
Mr. Garry H. Decker, Owner
Register of Deeds
ECWRPC

ORIGINAL DRAWING RECEIVED FROM SURVEYOR ON 4/13/87; REVIEWED BY DOD ON 4/29/87.

# ABBEY SUBDIVISION

[illegible]

[illegible] 29th day of April 87

Department of Development

S89°-56'-00"W 427.87'

N89°-56'-00"E 427.70'

ABBEY AVENUE

S89°-56'-00"W 427.70'

N89°-56'-00"E 427.80'

OWNER'S CERTIFICATE:

[illegible]

SURVEYOR'S CERTIFICATE:

[illegible]

SECRETARY'S CERTIFICATE:

[illegible]

State of Wisconsin

Department of Development
123 West Washington Avenue
Post Office Box 7970
Madison, Wisconsin 53707
608/266-3200

Tommy G. Thompson
Governor

Bruno J. Mauer
Secretary

APR 16 1987

April 13, 1987

NONOBJECTIONABLE
WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE
BY [signature] PERMANENT ROLL NO. 16002
County Planner
DATE 4-23-87

Mr. Len Leverence
Winnebago County Planning
& Zoning Committee
Courthouse, Box 2808
Oshkosh, Wisconsin 54901

Subject: ABBEY SUBDIVISION
SW 1/4 & SE 1/4 S 21 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Leverence:

We have received the above-named plat. Your county planning agency has the authority to object to this plat under the provisions of s. 236.12 (2) (b), Wis. Stats. Enclosed are four copies for your review. Your agency must either object, or certify no objection within 20 days of your receipt of this submittal.

- If the plat is objected to, we must be notified by letter (the original drawing will be returned to the surveyor for revisions).

- If the plat is certified as nonobjectionable, we must receive a print bearing your certification so that we may finalize our review (see s. 236.12 (6), Wis. Stats.).

It is important that this matter be expedited to avoid delays in processing the plat and to comply with the time limits set by statute. By the date shown below this office must either object to or certify the plat as nonobjectionable for all the objecting agencies involved, or, the subdivider can demand immediate certification of no objection.

Sincerely,

Jeanne A. Storm
Jeanne A. Storm, Supervisor by mas
Plat Review Unit
Telephone: 608/266-3200

JAS:mas

Enc: Prints (4)

cc: Clerk, City of Oshkosh
Thomas F. Halverson, Surveyor

DEPARTMENT OF DEVELOPMENT TIME LIMIT EXPIRES ON: Wednesday, May 13, 1987

State of Wisconsin \ DEPARTMENT OF LOCAL AFFAIRS & DEVELOPMENT

Lee Sherman Dreyfus
Governor

Bruce A. Hendrickson
Secretary

123 West Washington Avenue
Mailing Address: P.O. Box 7970
Madison, WI 53707
(608) 266-1018

March 26, 1979

#0225

PLANNING OFFICE
RECEIVED
MAR 3 1979
RECEIVED

Mr. Steven T. Chronis
Aero-Metric Engineering, Inc.
1091 South Washburn Street
Oshkosh, WI 54902

Subject: FIRST ADDITION TO ANCHORAGE PARK
~~NE 1/4 6 12 T18N R16E~~
City of Oshkosh
Winnebago County

Dear Mr. Chronis:

We have examined the original drawing of the final plat named above. The Winnebago County Planning Agency certified on a copy of the plat received today that they do not object to this plat as submitted, and the Department does not object to this plat. The plat has, therefore, been certified to that affect, dated today, on the original drawing.

After all conditions of certifications of no objections have been met, the plat may be approved provided that the original of the plat as submitted to the local governing body for approval and inscription of approvals has not been changed in any details checked by those agencies having the authority to object to the plat. Any such changes, which may be found by comparison of the original with the copy of this plat furnished the recipients of this letter, will require submission of the plat to the Department for recertification before the plat is eligible for approval.

This plat is certified as complying with the requirements of s. 236.15, s. 236.16, s. 236.20 and s. 236.21 (1) and (2), Wis. Stats., and if applicable, Hy 33 and H 65 of the Wis. Admin. Code. In some counties plats located in municipalities are also certified by this office as non-objectionable for the county planning agency (the certification certificate that has been stamped on the original drawing identifies the agencies having the authority to object to the subject plat). It does not certify that the plat complies with applicable local master plans, official map ordinances or subdivision control ordinances. Local governmental units perform this latter function in connection with their review of the plat.

The following changes or corrections must be made to satisfy the conditional certification, underlining indicates corrected or added information that must be shown. Any variances with these conditions will require written notification to and verification by this office prior to plat approval.

AVC

s. 236.15 (1) Your letter dated February 23 requests monumentation variances for angle points 3, 4, 5, 6, 7, 10 and 11 and your request is hereby granted. The witness monuments that have been placed in the field adequately reference the true corners.

s. 236.20 (2) (c) The 280.16' overall length of the south line of the Nicolet Avenue 5' wide dedication must be shown.

s. 236.20 (2) (f) The 5.00' right angle width of the Nicolet Avenue dedication must be shown.

s. 236.20 (3) (c) All of the northeast quarter section must be depicted in the Location Map.

s. 236.20 (3) (f) Nicolet Avenue, shown at a 55' width, was recorded as 60' wide in the ANCHORAGE PARK SUBDIVISION.

s. 236.20 (4) (a) The 5' x 280' Nicolet Avenue street dedication must be clearly identified as such.

s. 236.21 (1) (b) In the Surveyor's Certificate, ".. replat of OAKWOOD BEACH PLAT and lot 18 of .." must be changed to ".. replat of OAKWOOD BEACH PLAT and part of lot 18 of..".

s. 236.21 (1) A revision date, "Revised this ___ day of _____, 19__.", must be placed near the Land Surveyor's seal and signature on the revised sheets of the plat.

Sincerely,

Robert J. Chittenden

Robert J. Chittenden, R.L.S.
Chief, Plat Review Section
Telephone: 608/2663200

cc: Clerk, City of Oshkosh
Winnebago County Planning Agency
Mr. Russell F. Williams, Owner
Register of Deeds
ECWRPC

RJC:vh

Enc: Original, Auto-positive & Marked Print

ORIGINAL DRAWING RECEIVED 3/7/79; REVIEWED BY DLAD 3/20/79.

State of Wisconsin

DEPARTMENT OF LOCAL AFFAIRS & DEVELOPMENT

PLANNING OFFICE
RECEIVED
MAR 13 1979
RECEIVED

123 WEST WASHINGTON AVENUE
MADISON, WISCONSIN 53702
608 266-1018

March 8, 1979

Winnebago County Zoning Adm.
Courthouse
Oshkosh, Wisconsin 54901

Subject: FIRST ADDITION TO ANCHORAGE PARK
NE ¼ S 12 T18N R16E
City of Oshkosh
Winnebago County
(Original drawing rec'd. 3/7/79)

Gentlemen:

We have received the above-named original plat. Your county planning agency has the authority to object to this plat under the provisions of s. 236.12 (2) (b), Wis. Stats. On or before the date shown below* this office must either object to this plat, certify the plat as nonobjectionable or, certify the plat as nonobjectionable upon the request of the subdivider because of expired time limits.

Enclosed are four copies of each sheet of this plat. Within 20 days, as determined by the receipt, your agency must either object to this plat in writing or certify a copy of the plat and return it to this office with a letter of certification.

- If the plat is objected to, we must be notified, by letter, of said fact (the original drawings will be returned to the surveyor for corrections).

- If the plat is certified as nonobjectionable, you must forward a certified copy of the plat, together with your letter of certification, to this office so that we may complete our action on the plat. (See s. 236.12 (6), Wis. Stats.)

It is important that this matter be expedited so as to avoid unnecessary delays in processing the plat, and to comply with the time limits that are set by statute.

Sincerely,

Robert J. Chittenden

Robert J. Chittenden, R.L.S.
Chief, Plat Review Section

RJC: tat

Enc: Prints (4 copies)

cc: Clerk, City of Oshkosh
Mr. Steven T. Chronis, Surveyor

* Final date of review period for DLAD: Friday, April 6, 1979

March 23, 1979

Department of Local Affairs
& Development
P.O. Box 7970
Madison, WI 53707

Att: Robert J. Chittenden
Chief, Plat Review Section

Re: First Addition to Anchorage Park
NE¼ S.12, T18N, R16E, City of Oshkosh
Winnebago County

Dear Mr. Chittenden:

The Winnebago County Planning & Zoning Committee completed their review of the above referenced plat on March 23, 1979. Based upon that review, the Committee certified the plat as nonobjectionable.

Respectfully,

Dennis R. Bianchi
County Planner

DRB:cc

cc: Clerk, City of Oshkosh
Steven T. Chronis, Surveyor

APR 5 1985 0038

# State of Wisconsin


Department of Development

123 West Washington Avenue
Post Office Box 7970
Madison, Wisconsin 53707
608-266-1018

Anthony S. Earl
Governor
James T. Flynn
Lieutenant Governor


April 2, 1985

Mr. Thomas F. Halverson
CAROW LAND SURVEYING COMPANY, INC.
P. O. Box 1297
Appleton, Wisconsin 54912-1297

PERMANENT FILE NO. 15420

Subject: ORCHARD LANE ESTATES
SE 1/4 S 27 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Halverson:

We have examined ORCHARD LANE ESTATES and do not object to this final plat. On March 26 and today, we were advised by the Winnebago County Planning Agency and the Department of Transportation, Division of Highways and Transportation Facilities, respectively, that they do not object to this plat. Therefore, the original drawing has been certified as complying with the requirements of: s. 236.15, s. 236.16, s. 236.20, and s. 236.21 (1) & (2), Wis. Stats.; Hy 33 of the Wis. Admin. Code; and, the Winnebago County Planning Agency.

The following correction must be made to satisfy the conditional certification. Underlining indicates corrected information that must be shown. Any variances with this condition will require written notification to and verification by this office prior to plat approval.

s. 236.20 (2) (k) In the curve data table, the chord bearing for curve 1 lot 10, shown as N55°53'20"E, must be changed to N55°53'30"E.

s. 236.21 (1) A revision date, "Revised this_____day of_____, 19__.", must be placed near the land surveyor's seal and signature on the revised plat.

After all conditions of the certifications of no objection have been met, the plat may be submitted to the local governing bodies for approval. Local government units, during their review of the plat, will resolve, when applicable, that the plat:
- complies with local master plans, official map or subdivision control ordinances;
- conforms with areawide water quality management plans, if sewered;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- includes service or is serviceable by necessary utilities.

Any changes to the plat involving details checked by this Department, the Department of Transportation, Division of Highways and Transportation Facilities, or, the Winnebago County Planning Agency will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the original drawing with the copy of this plat we furnish the letter recipients listed.

Sincerely,

Jeanne A. Storm

Jeanne A. Storm, Supervisor
Plat Review Unit
Telephone: 608/266-3200

JAS:mas

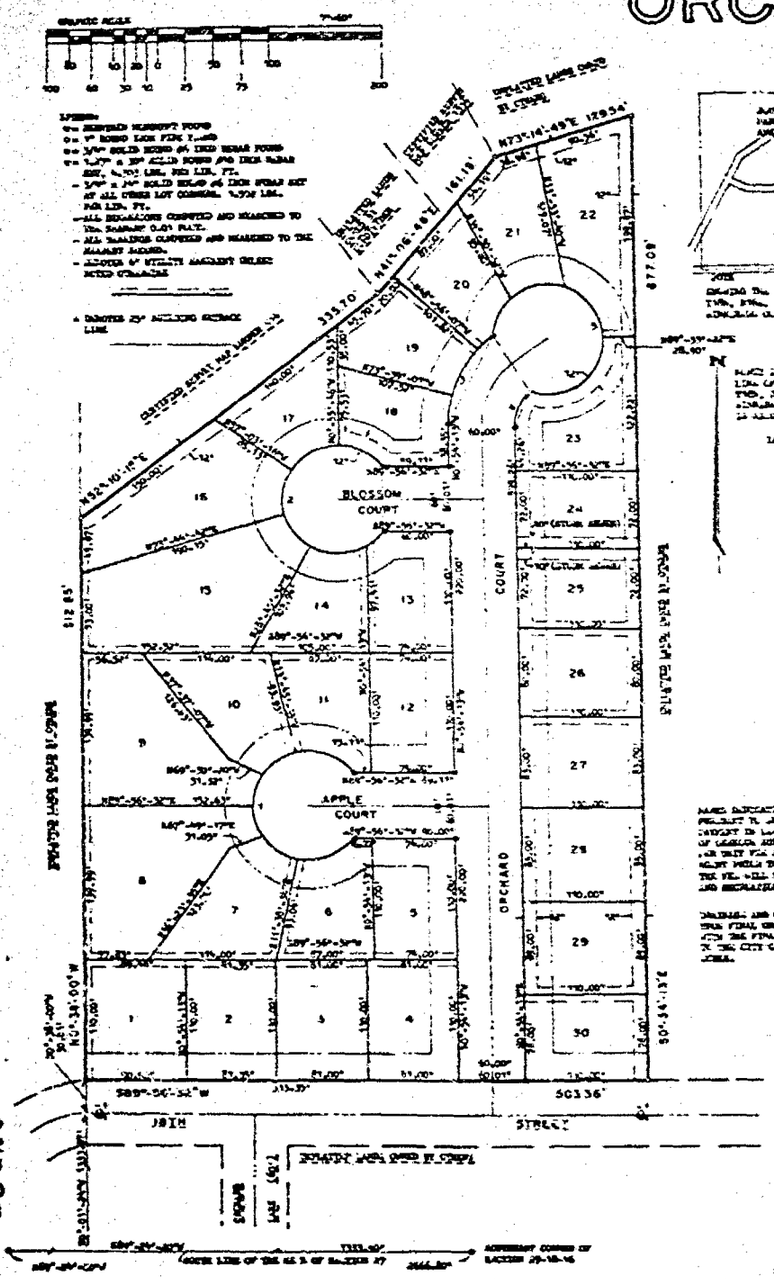
Enc: Original, Marked Print, Closure Comps., Curve Comps.

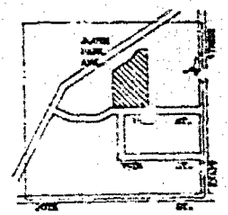
cc: Clerk, City of Oshkosh
Winnebago County Planning Agency
Garry Decker, Owner
Department of Transportation
Register of Deeds
ECWRPC

ORIGINAL DRAWING RECEIVED FROM SURVEYOR ON 3/6/85; REVIEWED BY DOD ON 4/2/85.

# ORCHARD LANE ESTATES

[illegible]



| CURVE DATA: CURVE | LOT | RADIUS | CENTRAL ANGLE | CHORD BEARING | CHORD LENGTH | ARC LENGTH | TANGENT BEARING | TANGENT BEARING |
|---|---|---|---|---|---|---|---|---|
| 1 | 4 | 50.00' | [illegible] | [illegible] | 60.00' | [illegible] | [illegible] | [illegible] |
| | 5 | " | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | |
| | 7 | " | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | |
| | 8 | " | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | |
| | 9 | " | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | |
| | 10 | " | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | |
| 2 | 20 | 50.00' | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| | 21 | " | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | |
| | 22 | " | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | |
| | 23 | " | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | |
| | 24 | " | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | |
| | 25 | " | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | |
| 3 | 26 | 100.00' | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| | 27 | " | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | |
| | 28 | " | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | |
| | 29 | " | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | |
| | 30 | " | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | |
| 4 | 15 | 40.00' | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| 5 | 16 | 50.00' | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| | 17 | " | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | |
| | 18 | " | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | |
| | 19 | " | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | |

SURVEYOR'S CERTIFICATE:

I, THOMAS F. BALMANSON, REGISTERED WISCONSIN LAND SURVEYOR NO. [illegible], HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED "ORCHARD LANE ESTATES" BEING PART OF FRACTIONAL ASPECT NW NE 1/4 AND PART OF LOT 15 OF THE SUBDIVISION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 27, T10N, R14E, CITY OF GARRISON, NORTHLAND COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 27; THENCE S89°-56'-32"W, 1333.40 FEET ALONG THE NORTH LINE OF THE NE 1/4 OF SECTION 27;

THENCE N0°-03'-28"W, 1333.97 FEET; THENCE N0°-38'-00"W, 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N0°-38'-00"W, 595.00 FEET; THENCE N89°-56'-32"E, 335.70 FEET; THENCE N47°-08'-48"E, 161.19 FEET; THENCE N73°-14'-49"E, 129.54 FEET; THENCE N0°-34'-00"W, 877.09 FEET; THENCE S89°-56'-32"W, 305.36 FEET TO THE POINT OF BEGINNING.

THAT I HAVE MADE THE SURVEY, DIVISION AND PLAT THEREOF BY DIRECTION OF THE OWNER THEREOF, THE OWNER OF SAID LANDS. THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED AND THE PLAT THEREOF. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCES OF THE CITY OF GARRISON.

WISCONSIN REGISTERED LAND SURVEYOR

THOMAS F. BALMANSON, REGISTERED
GRAND LAKE MORTGAGE CO., INC.
[illegible] WISCONSIN AVENUE
P. O. BOX [illegible]
APPLETON, WISCONSIN [illegible]
CERTIFICATE [illegible]

TREASURER'S CERTIFICATE:

WE HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS DUE OR ON ANY OF THE LANDS INCLUDED WITHIN THIS PLAT.

CITY TREASURER DATED — COUNTY TREASURER DATE

COMMON COUNCIL APPROVAL:

WE HEREBY CERTIFY THAT THIS PLAT KNOWN AS "ORCHARD LANE ESTATES" WAS APPROVED AND ACCEPTED BY THE COMMON COUNCIL OF THE CITY OF GARRISON ON THE ____ DAY OF _____, 19[illegible].

MAYOR DATED — CLERK DATE

OWNER'S CERTIFICATE:

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: DEPARTMENT OF DEVELOPMENT, DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS AND TRANSPORTATION FACILITIES, NORTHLAND COUNTY, CITY OF GARRISON.

WITNESS THE HAND AND SEAL OF SAID OWNER THIS ____ DAY OF _____, 19[illegible]

IN THE PRESENCE OF:

_____ _____ _____

_____ _____

STATE OF WISCONSIN
COUNTY OF NORTHLAND ss.

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 19[illegible], THE ABOVE NAMED PERSONS TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, NORTHLAND COUNTY, WISCONSIN
MY COMMISSION EXPIRES: _____

RECEIVED FOR RECORD THIS ____ DAY OF _____, 19[illegible], AT ____ O'CLOCK ____.M.
AND RECORDED IN VOLUME ____ OF PLATS ON PAGE _____.
DOCUMENT NUMBER _____

REGISTER OF DEEDS, NORTHLAND COUNTY, WISCONSIN

Approved this 2nd day of April 1985
Department of Development

Wisconsin
Department of Development

0123

Tommy G. Thompson, Governor
Bruno J. Mauer, Secretary

123 West Washington Avenue
P.O. Box 7970
Madison, Wisconsin 53707
(608)266-3200



May 23, 1988



PERMANENT FILE NO. 16423

Mr. Steven T. Chronis
AERO-METRIC ENGINEERING, INC.
539 N. Madison Street
Chilton, Wisconsin 53014

Subject: FIRST ADDITION TO SHADOW CREEK
SE 1/4 S 21 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Chronis:

We have examined the FIRST ADDITION TO SHADOW CREEK and do not object to this final plat. On May 11, we received a copy of the plat from the Winnebago County Planning & Zoning Committee certifying that they do not object to this plat. Therefore, the original drawing has been certified as complying with the requirements of: s. 236.15, s. 236.16, s. 236.20, and s. 236.21 (1) & (2), Wis. Stats.; and, the Winnebago County Planning & Zoning Committee.

The following changes or corrections must be made to satisfy the conditional certification. Underlining indicates corrected or added information that must be shown. Any variances with these conditions will require written notification to and verification by this office prior to plat approval.

s. 236.20 (2) (c) As noted in your letter of May 11, 1988, four (4) 20' storm sewer easements (10' along each side of the common lot line) will be added to the plat drawing as follows:

- along the line common to lots 29-30;
- along the line common to lots 38-39;
- along the line common to lots 41-42; and,
- along the line common to lots 55-56.

The storm sewer easement description must also be added to the Legend.

s. 236.20 (2) (j) The area of lot 54 must be changed to 8,928 sq. ft.

s. 236.20 (2) (k) In the curve data table, the chord length for curve 11-12 must be changed to 127.08'.

s. 236.21 (1) A revision date, "Revised this__day of_____, 19__.", must be placed near the land surveyor's seal and signature on the revised sheets of the plat.

After all conditions of the certifications of no objection have been met, the plat may be submitted to the local governing bodies for approval. Local, government units, during their review of the plat, will resolve, when applicable, that the plat:
- complies with local master plans, official map or subdivision control ordinances;
- conforms with areawide water quality management regulations.
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- includes service or is serviceable by necessary utilities.

Any changes to the plat involving details checked by this Department or the Winnebago County Planning & Zoning Committee will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the original drawing with the copy of this plat we furnish the letter recipients listed.

Sincerely,

Jeanne A. Storm

Jeanne A. Storm, Supervisor
Plat Review Unit

JAS:mas

Enc: Original, Transparency, Marked Print, Closure and Curve Comps.

cc: Clerk, City of Oshkosh
Winnebago County Planning & Zoning Committee
Mr. Tom Rusch, Owner
Register of Deeds
ECWRPC

ORIGINAL DRAWING RECEIVED FROM SURVEYOR ON 4/28/88; REVIEWED BY DOD ON 5/23/88.

Aero-metric
ENGINEERING, INC.
539 NORTH MADISON STREET P.O. BOX 111, CHILTON, WISCONSIN 53014-0111 (414) 849-7708
(800) 472-5313

May 11, 1988

WINNEBAGO COUNTY PLANNING DEPT. RECEIVED

MAY 12 1988

Mr. David Schmidt
County Planner
PO Box 2808
Oshkosh, WI 54903-2808

RE: First Addition to Shadow Creek, Final Plat

Dear Dave:

Enclosed are two (2) prints of the suject final plat which has been revised since submitting the plat to Madison. A copy has also been sent to the State.

I have highlighted four (4) storm sewer easements which have been added as a result of the completion of the rear yard drainage plan. The highlighting is what has been added.

Very truly yours,

AERO-METRIC ENGINEERING, INC.

Steven T. Chronis
mmp

Steven T. Chronis
Manager-Property Surveys

STC:mmp
Enclosure

Bob
Do you have the permits
in order to be connected
to the drainage addition?
D

5/16/88 - Easements
are rear drains
going to street per
Ed Potempa