

12145

MAY 7 1990

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ACCESS RESTRICTION:

As owners, we hereby restrict Lots 1 through 5, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with Witzel Avenue and Lots 1, 10, 11, and 15 with Westhaven Drive, as shown on the Plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to Section 236.293, Wisconsin Statutes, and shall be enforceable by the City of Oshkosh.

UNPLATTED LANDS

COUNTRY SIDE ESTATES

LOCATED IN THE NE 1/4 OF THE SW 1/4, SECTION 21, T.18N., R.16E.,
6th WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

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 COUNTRY SIDE ESTATES being a part of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-one (21), Township Eighteen (18) North, Range Sixteen (16) East, Sixth (6th) Ward, City of Oshkosh, Winnebago County, Wisconsin.

That I have made such survey, land division, and Plat by the direction of Security Land Development, Inc., owner of said land and being described by:

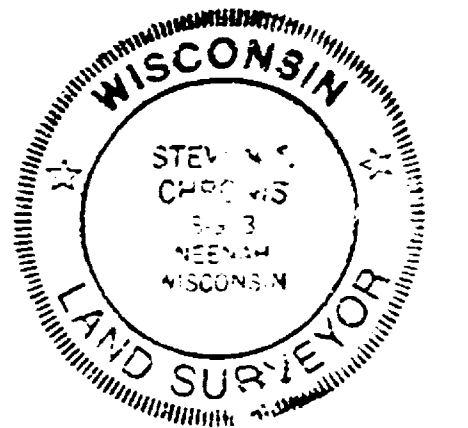
Commencing at the South Quarter (S 1/4) Corner of said Section 21; thence N.00°-31'-38"E. 1327.00 feet, along the East line of the SW 1/4 of said Section 21 to the true point of beginning; running thence N.89°-51'-31"W. 426.60 feet; thence N.00°-31'-38"E. 100.00 feet, to a point 163 feet more or less from the centerline of Sawyer Creek; thence continue N.00°-31'-38"E. 377.65 feet, to a point 215 feet from the centerline of Sawyer Creek; thence along a meander line N.89°-45'-41"W. 80.00 feet, to a point 208 feet more or less from the centerline of Sawyer Creek and the end of the meander line; thence N.00°-31'-38"E. 800.00 feet; thence S.89°-45'-41"E. 506.60 feet; thence S.00°-31'-38"W. 1276.93 feet to the true point of beginning, including all the land lying between the meander line and the centerline of Sawyer Creek and containing 14.1975 Acres.

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, dividing, and mapping the same.

Dated this 2nd day of May, 1990.

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



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.

PARKS DEDICATION FEE

Pursuant to Section 30-65 (c) (6) Proportionate Payment in Lieu of Dedication of the City of Oshkosh, Subdivision Ordinance, a \$100.00 per unit fee shall be paid by the Owner/Agent prior to issuance of a Building Permit. The Fee shall be used for neighborhood Park and Recreation Area purposes.

RESTRICTION FOR PUBLIC BENEFIT - WINNEBAGO COUNTY

Pursuant to Section 18.59 of the Winnebago County Land Division Ordinance, upon final grading, the developer and/or owner shall comply with the surface water drainage plan as approved by the Winnebago County Land and Water Conservation and Planning and Zoning Departments.

Elevations based on City of Oshkosh Datum
Bench Mark - Top Hyd. at Witzel & Westbrook
EL. = 777.32

RESTRICTION:

Outlot 21 must be conveyed with Lot 6
Outlot 20 must be conveyed with Lot 7
Outlot 19 must be conveyed with Lot 13
Outlot 18 must be conveyed with Lot 14

-SAWYER CREEK INFORMATION-

BED	LOW	HIGH	WATER	3/12/90
E.761.0	763.0	768.5	765.0	
W.762.0	763.0	769.0	766.0	

LEGEND

• WINNEBAGO COUNTY BERTSEN MONUMENT

○ 2" x 30" IRON PIPE WEIGHING 1.68 LBS./LINEAL FOOT SET

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

• 1" IRON PIPE FOUND

= PUBLIC UTILITY EASEMENT TO WIS. PUBLIC SERVICE CORP. & WIS. BELL TELEPHONE COMPANY WITH THE RIGHT TO TRIM AND KEEP TRIMMED ALL TREES WITHIN 5' OF ALL CONDUCTORS.

= STORM SEWER EASEMENT

= SANITARY SEWER EASEMENT

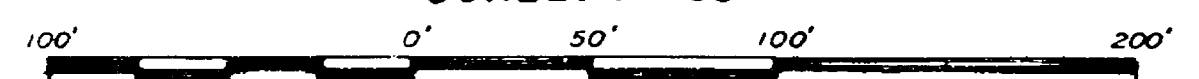
= 100' TRANSMISSION LINE EASEMENT TO WIS. PUBLIC SERVICE CORP.

= CENTERLINE SAWYER CREEK

= FLOOD PLAIN LIMITS

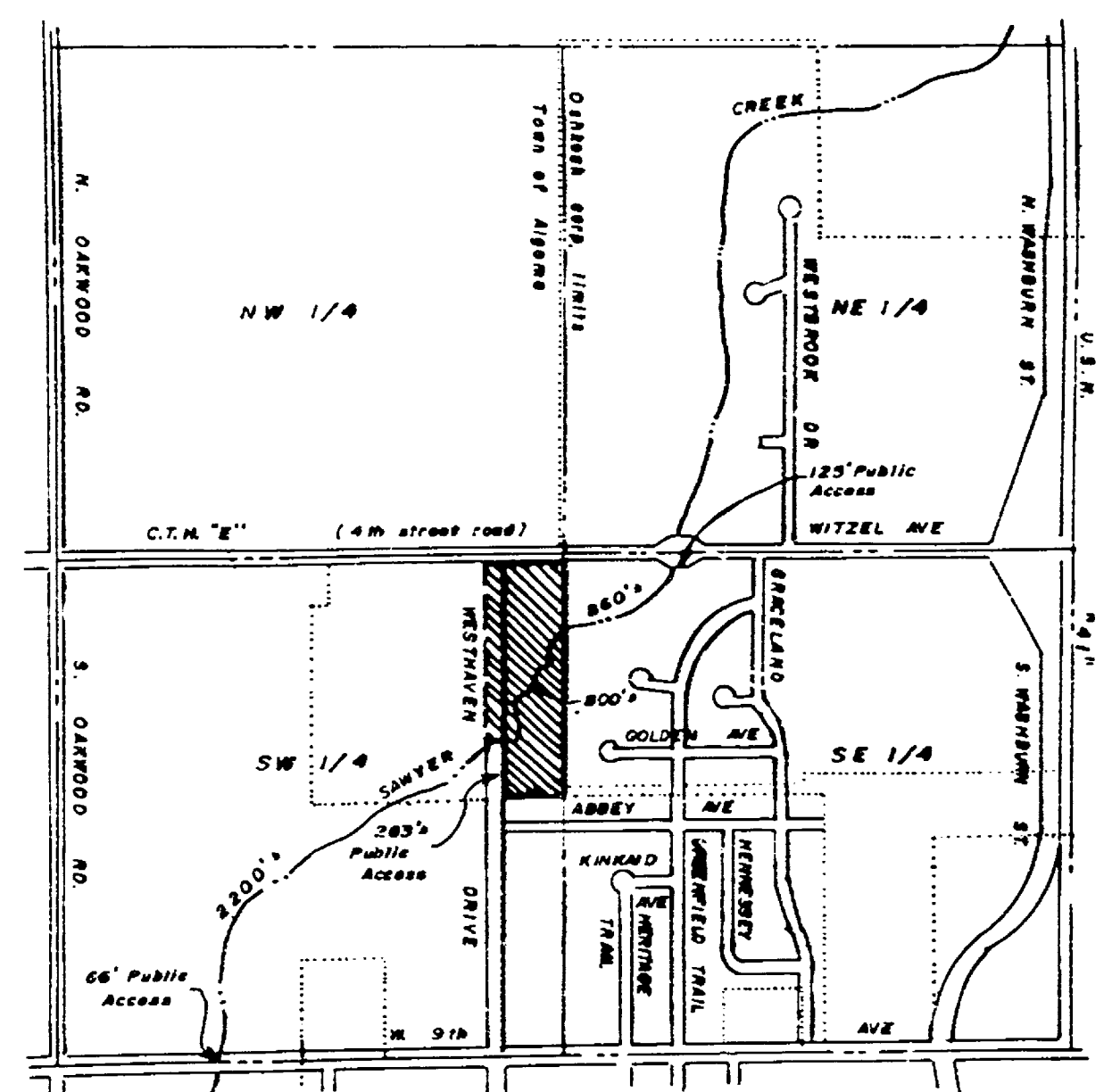
= FLOODWAY LIMITS
ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT, ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF SECONDS.

SCALE: 1" = 60'



LOCATION SKETCH

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



SCALE: 1" = 1000'

THIS INSTRUMENT DRAFTED BY STEVEN T. CHRONIS

SHEET 1 OF 2