

# **FIRST ADDITION TO FOX CHASE** **BEING A PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION** **29, T.18N., R.16E., 13th WARD, CITY OF OSHKOSH, WINNEBAGO** **COUNTY, WISCONSIN**

## 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 \_\_\_\_\_, 1987 affecting the lands included in the FIRST ADDITION TO FOX CHASE subdivision.

Date \_\_\_\_\_ County Treasurer-Ruth H. Bradley

## 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 \_\_\_\_\_, 1987, on any of the land included in the FIRST ADDITION TO FOX CHASE subdivision.

Date \_\_\_\_\_ City Finance Director-Ed Nokes

## COMMON COUNCIL RESOLUTION

Resolved, that the FIRST ADDITION TO FOX CHASE subdivision in the City of Oshkosh, Thomas N. Rusch and Richard L. Gabert, owners, is hereby approved by the Common Council.

Date \_\_\_\_\_ Approved \_\_\_\_\_  
 Mayor - Floyd R. Chapin

Date \_\_\_\_\_ Signed \_\_\_\_\_  
 Mayor - Floyd R. Chapin

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

## CONSENT OF CORPORATE MORTGAGEE

Valley Bank of Oshkosh, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Thomas N. Rusch and Richard L. Gabert, owners.

IN WITNESS WHEREOF, the said Valley Bank of Oshkosh has caused these presents to be signed by Robert M. Barker its President, and countersigned by Rodney M. Hoeft, its Cashier, at Oshkosh, Wisconsin, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

In the Presence of: \_\_\_\_\_

VALLEY BANK OF OSHKOSH

President - Robert M. Barker

Cashier - Rodney M. Hoeft

STATE OF WISCONSIN )  
 WINNEBAGO COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 1987, Robert M. Barker, President and Rodney M. Hoeft, Cashier of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Cashier of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) \_\_\_\_\_

Notary Public, \_\_\_\_\_, Wisconsin

My Commission Expires \_\_\_\_\_

## PARKS DEDICATION FEE

Pursuant to Section 30-37(c) 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: Lots 20 thru 31 are subject to avigation easement on file as Document Number 664065 in the Winnebago County Register of Deeds Office.

## COVENANT

Pursuant to Section 30-41(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.

## 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 FOX CHASE subdivision being a part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-nine (29), Township Eighteen (18) North, Range Sixteen (16) East, Thirteenth (13th) Ward, City of Oshkosh, Winnebago County, Wisconsin.

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 29; thence N89°-15'-40"W 126.29 feet; thence N00°-44'-20"E 175.00 feet; thence N89°-15'-40"W 55.17 feet, to the true point of beginning; thence continue N89°-15'-40"W 333.82 feet; thence N18°-00'-11"W 164.36 feet; thence N24°-00'-04"W 60.39 feet; thence N16°-54'-18"W 141.67 feet; thence N71°-48'-28"E 63.52 feet; thence N45°-14'-34"E 369.06 feet; thence N66°-35'-21"E 124.23 feet; thence S19°-15'-26"E 126.79 feet; thence Southwesterly 112.66 feet, along the arc of a curve to the left having a radius of 253.14 feet and the chord of which bears S57°-59'-34"W 111.73 feet; thence S44°-45'-26"E 60.00 feet; thence S45°-14'-34"W 15.00 feet; thence S44°-45'-26"E 105.27 feet; thence S19°-46'-55"W 111.42 feet; thence S00°-14'-34"W 268.70 feet to the true point of beginning and containing 4.9465 acres of land.

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 5th day of June, 1987.

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

## 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 the 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, Winnebago County Planning and Zoning Committee.

WITNESS the hand and seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

In the Presence of: \_\_\_\_\_

Thomas N. Rusch

Richard L. Gabert

STATE OF WISCONSIN )  
 WINNEBAGO COUNTY ) SS

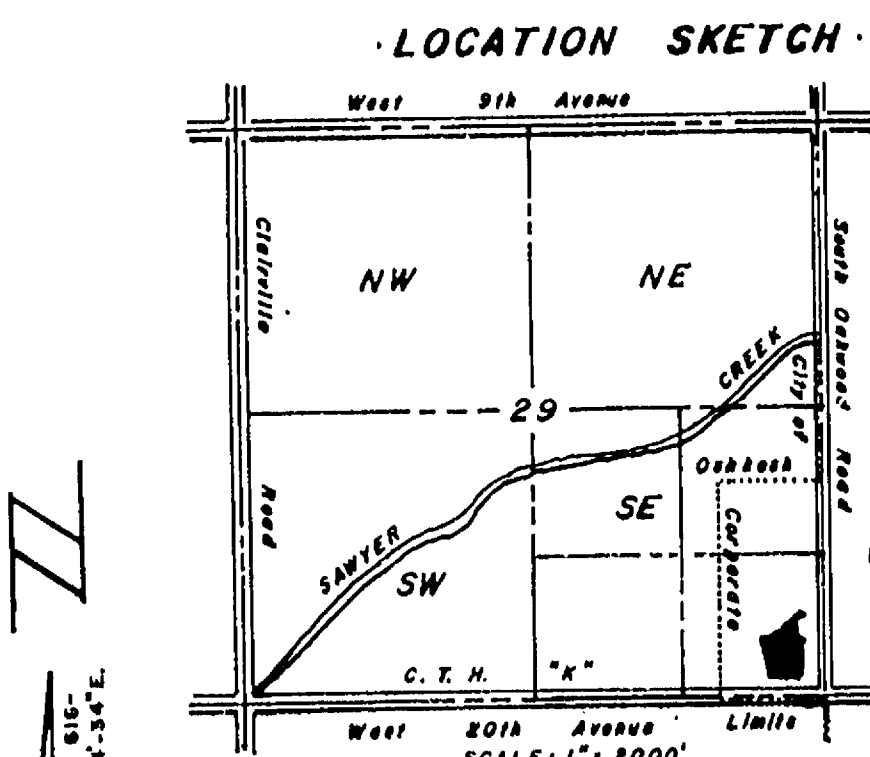
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 1987, the above named Thomas N. Rusch and Richard L. Gabert to me known to be the persons who executed the foregoing instrument and acknowledged the same.

(Notary Seal) \_\_\_\_\_

Notary Public, \_\_\_\_\_, Wisconsin

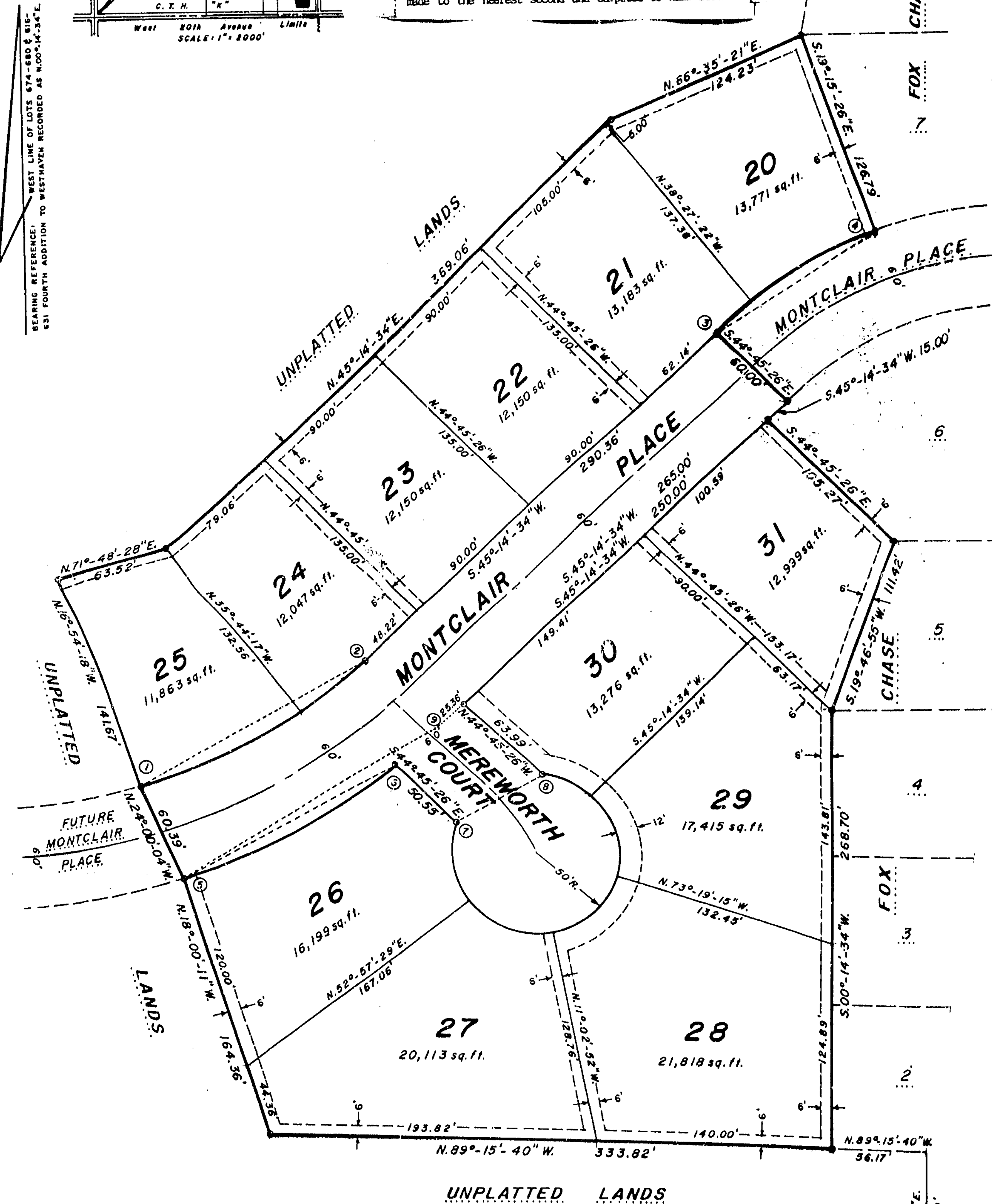
My Commission expires \_\_\_\_\_

CURVE NO.	LOT NO.	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	TANGENT BEARINGS
1-2	20	329.28'	N59°-10'-08"E	158.50'	27°-51'-08"	160.07'	S73°-05'-42"W N45°-14'-34"E
24	25	329.28'	N49°-45'-08"E	51.78'	09°-01'-09"	51.83'	N45°-14'-34"E S54°-15'-43"W
25	26	329.28'	N63°-40'-42"E	107.75'	18°-49'-59"	108.24'	S73°-05'-42"W N54°-15'-43"E
3-4	23	253.14'	S57°-59'-34"W	111.73'	25°-30'-00"	112.66'	N70°-44'-34"E S45°-14'-34"W
21	23	253.14'	S61°-08'-36"W	84.43'	19°-11'-55"	84.82'	N70°-44'-34"E S51°-32'-39"W
21	23	253.14'	S48°-23'-36"W	27.83'	6°-18'-05"	27.84'	S51°-32'-39"E S45°-14'-34"W
26	28	389.28'	N61°-10'-21"E	146.21'	21°-38'-55"	147.08'	S71°-59'-49"W N50°-20'-54"E
26	28	389.28'	N58°-37'-11"E	180.13'	26°-45'-15"	181.77'	S71°-59'-49"W N45°-14'-34"E
26	28	389.28'	N47°-47'-44"E	34.68'	05°-06'-20"	34.69'	S50°-20'-54"W N45°-14'-34"E
26	28	389.28'	N59°-15'-44"E	61.84'	283°-35'-53"	247.48'	N21°-03'-41"E N82°-32'-12"W
26	28	389.28'	S07°-59'-25"E	48.56'	58°-06'-12"	50.70'	S37°-02'-31"E N21°-03'-41"E
27	28	389.28'	S69°-02'-41"E	53.00'	64°-00'-21"	55.85'	N37°-02'-31"W N78°-57'-08"E
28	28	389.28'	N47°-48'-56"E	51.71'	62°-16'-23"	54.34'	S78°-57'-08"W N16°-40'-45"E
29	28	389.28'	N16°-41'-16"W	55.00'	66°-44'-02"	58.24'	S16°-40'-45"W N50°-03'-17"W
30	28	389.28'	N66°-17'-44"E	27.97'	32°-28'-55"	28.35'	S50°-03'-17"E N82°-32'-12"W



• 2" x 30" Iron Pipe weighing 3.65 lbs./lineal foot  
 • 2" Iron Pipe found  
 • Winnebago County Barren Monument found  
 • Public Utility Easement to Wisconsin Public Service Corp., Wisconsin Telephone Co. and Cable TV with the right to trim and keep trimmed all trees within 5' of all conductors.  
 All other lot corners staked with 1" x 24" Iron Pipe weighing 1.68 lbs./lineal foot.

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 IN FEET  
 0 50 100 150 200 250  
 This Instrument Drafted by STEVEN T. CHRONIS

South 1/4 Corner Section 29,  
 T.18N., R.16E.

S. 89°-15'-40" W. 2494.87'  
 South line SE 1/4 Section 29, T.18N., R.16E.

SE Corner Section 28,  
 T.18N., R.16E.

Subdiv. City of Oshkosh Fox Chase, 1st  
 Addn





Sanitary Month		
No.	Rm. El.	Ward El.
1	791.83	788.73
2	796.02	786.74
3	795.35	787.88
4	795.78	788.85
5	790.54	789.47
6	804.39	793.74
7	814.05	803.09

CURVE DATA EXTERIOR BOUNDARY A - B

Radius =	253.14'
Central Angle =	25°-30'-00"
Arc =	112.66'
Chord =	111.73'
Chord Bearing =	N.57°-59'-34"E.
Tangent Bearing =	S.45°-14'-34"W.
Tangent Bearing =	N.70°-44'-34"E.

6.1682 TOTAL ACRES

EXTERIOR BOUNDARY DESCRIPTION

A: part of the Northwest Quarter (NW<sup>1</sup>4) of the Southwest Quarter (SE<sup>1</sup>4) and a part of the Southeast Quarter (SE<sup>1</sup>4) of the Southwest Quarter (SE<sup>1</sup>4) of Section Twenty-nine (29), Township Eighteen (18) North, Range Sixteen (16) East, Fifteenth (15th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 63,682 acres of land and being described as follows: Commencing at the Southeast corner of said Section 29 and being the true point of beginning; running thence N.00°-17'-14"E, 1143.88 feet, along the east line of the SE<sup>1</sup>4 of said Section 29; thence N.89°-45'-26"W, 180.83 feet; thence S.00°-14'-34"W, 150.00 feet; thence S.00°-17'-05"W, 96.48 feet; thence S.19°-15'-26"E, 126.29 feet, thence southeasterly 112.66 feet along the arc of a curve to the left having a radius of 253.14 feet and the chord of which bears S.57°-59'-34"W, 111.73 feet; thence S.44°-45'-26"E, 60.00 feet; thence S.45°-14'-34"W, 15.00 feet; thence S.44°-45'-26"E, 105.27 feet; thence S.19°-04'-55"W, 111.42 feet; thence S.89°-45'-26"E, 60.00 feet; thence S.00°-14'-34"W, 150.00 feet; thence N.89°-45'-26"W, 150.00 feet; thence S.00°-14'-34"W, 88.70 feet; thence S.89°-15'-40"E, 56.17 feet; thence S.00°-44°-20"W, 175.00 feet, to a point on the south line of the SE<sup>1</sup>4 of said Section 29. thence S.89°-15'-40"E, 126.29 feet, along the south line of said SE<sup>1</sup>4 to the true point of beginning.

ALSO: Commencing the southeast corner of said Section 29; thence N.00°-17'-14"E, 1143.88 feet, along the east line of the SE<sup>1</sup>4 of said Section 29 to the true point of beginning; thence continue N.00°-17'-14"E, 525.47 feet, along the east line of the SE<sup>1</sup>4 of said Section 29; thence N.89°-04'-12"W, 182.44 feet; thence S.00°-14'-34"W, 527.66 feet; thence S.89°-45'-26"E, 182.02 feet, to the true point of beginning.

SURVEYOR'S AFFIDAVIT:

I, Steven T. Chronis, Wisconsin Registered Land Surveyor of AeroMetric Engineering, Inc., certify that I have prepared the Preliminary Plat of FOX CHASE, and that it is a correct representation of all existing land divisions and features, and that I have fully complied with Section 30.37 of the Land Subdivision Ordinance of the City of Oshkosh;

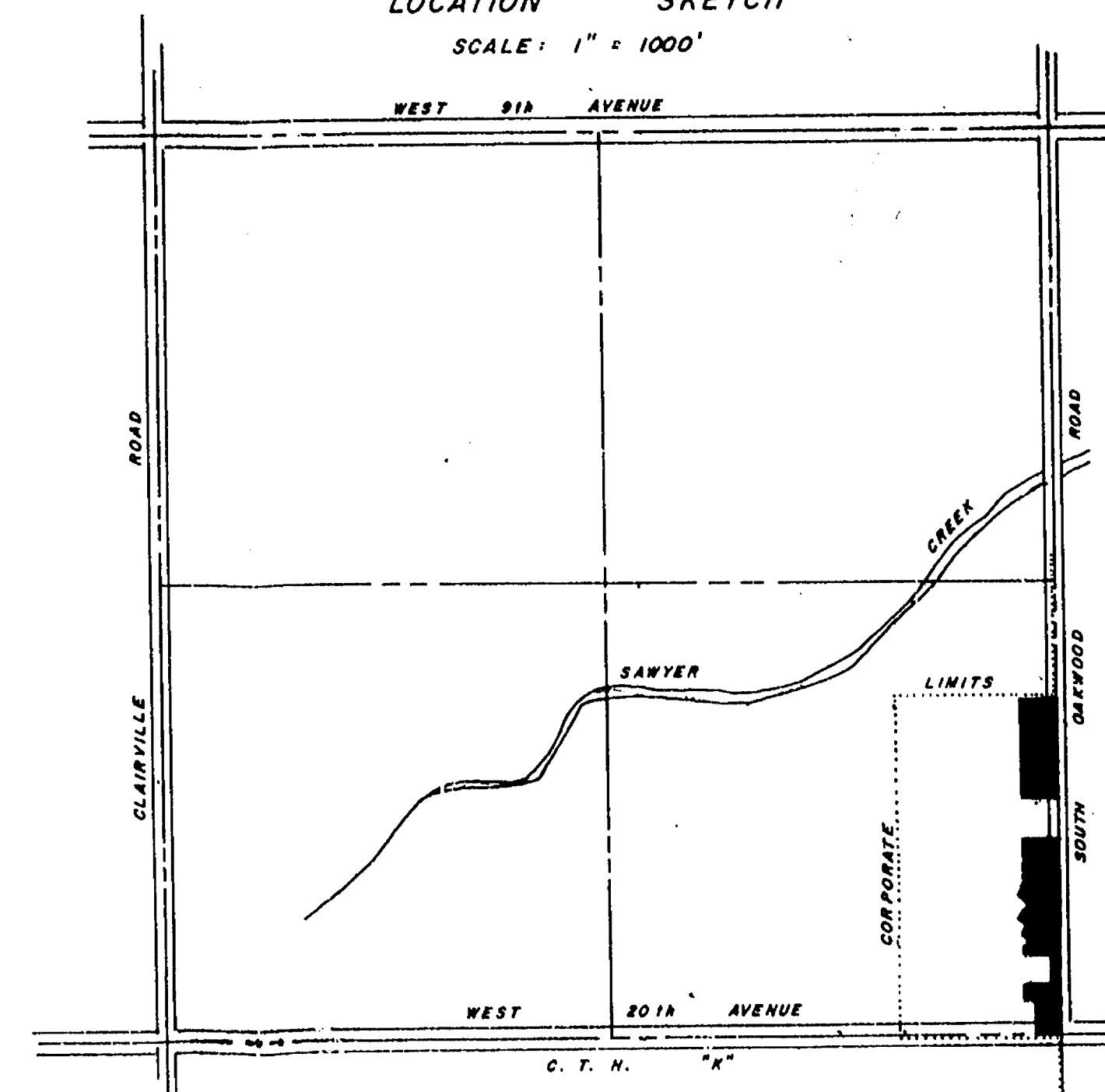
Dated this 2nd day of July, 1986.

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



LOCATION SKETCH

SCALE: 1" = 1000'



Subdiv. City of Oakbrook Fox Chase, 1<sup>st</sup> add'n

*Preliminary Plat of FOX CHASE*

Being a part of the NE 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4 of the Section 29, T. 18 N., R. 10 E., 13th Ward, City of OSHKOSH, Winnebago County, Wisconsin

**AERO-METRIC ENGINEERING, INC.**  
**PHOTODIAGNOSTIC ENGINEERS**  
**LAND SURVEYORS**  
**1091 SOUTH WASHBURN STREET**  
**OSHKOSH, WISCONSIN**

DATE: JULY 1, 1986

**PROSTATE  
HEALTH: IT CHRONIS**

**CASINO IV**

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