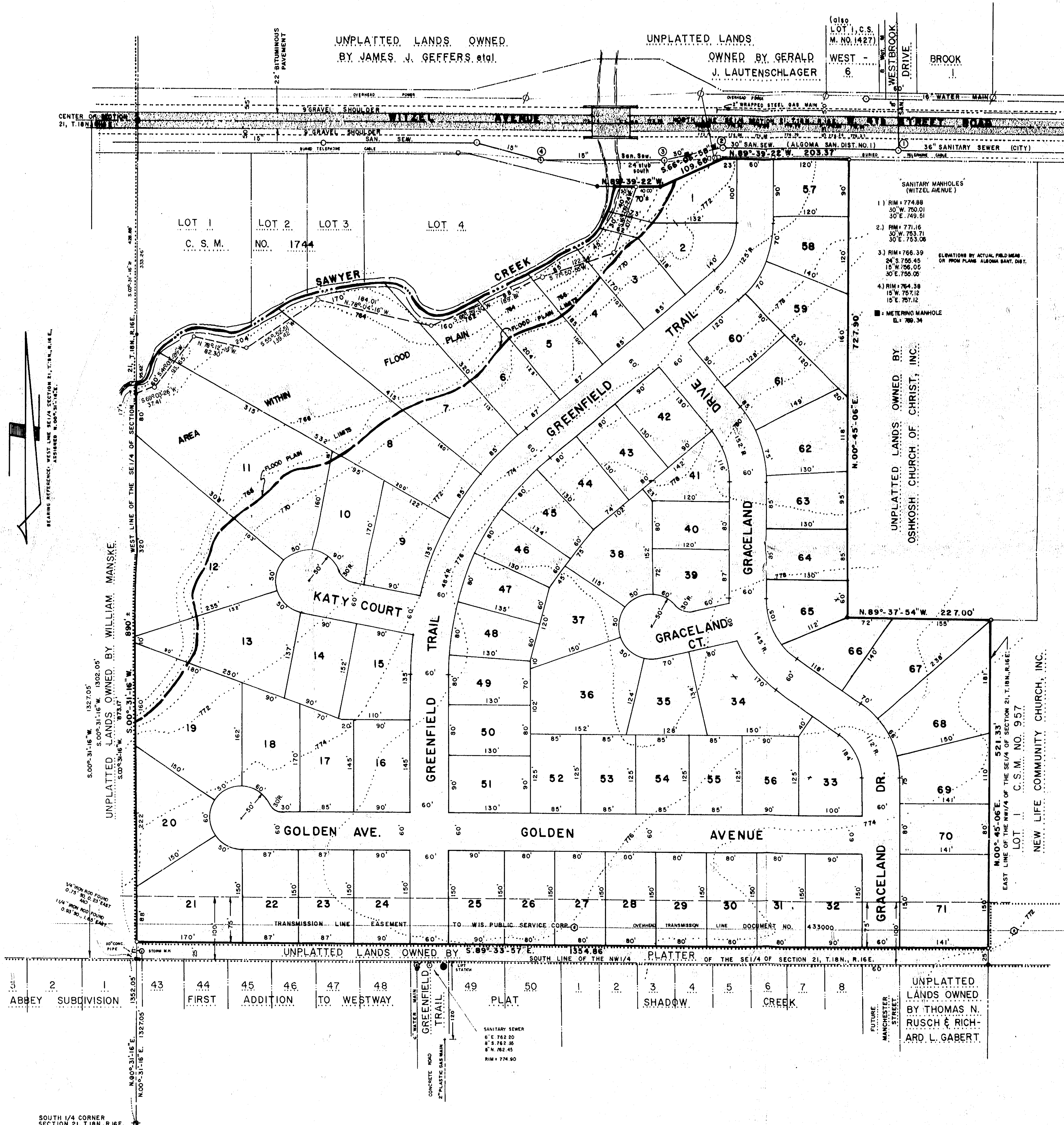


Subdiv. City of Ashbrook Plate Within Incorporated Area

K-341



--- EXTERIOR BOUNDARY DESCRIPTION ---

A part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) 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 (S1/4) corner of said Section 21; thence N00°31'16"E 1352.05 feet, along the west line of the S1/4 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 S66°06'58"E 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°28'30"W 189.81 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

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

SURVEYOR: STEVEN T. CHRONIS
OWNER & SUBDIVIDER: RON J. REICHTFUSS
2530 FORD DR. IAC ROAD
OSHKOSH, WI 54901
1/233-5398

APPROVING AUTHORITY: CITY OF OSHKOSH
OBJECTING AGENCIES: DEPARTMENT OF DEVELOPMENT,
WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE

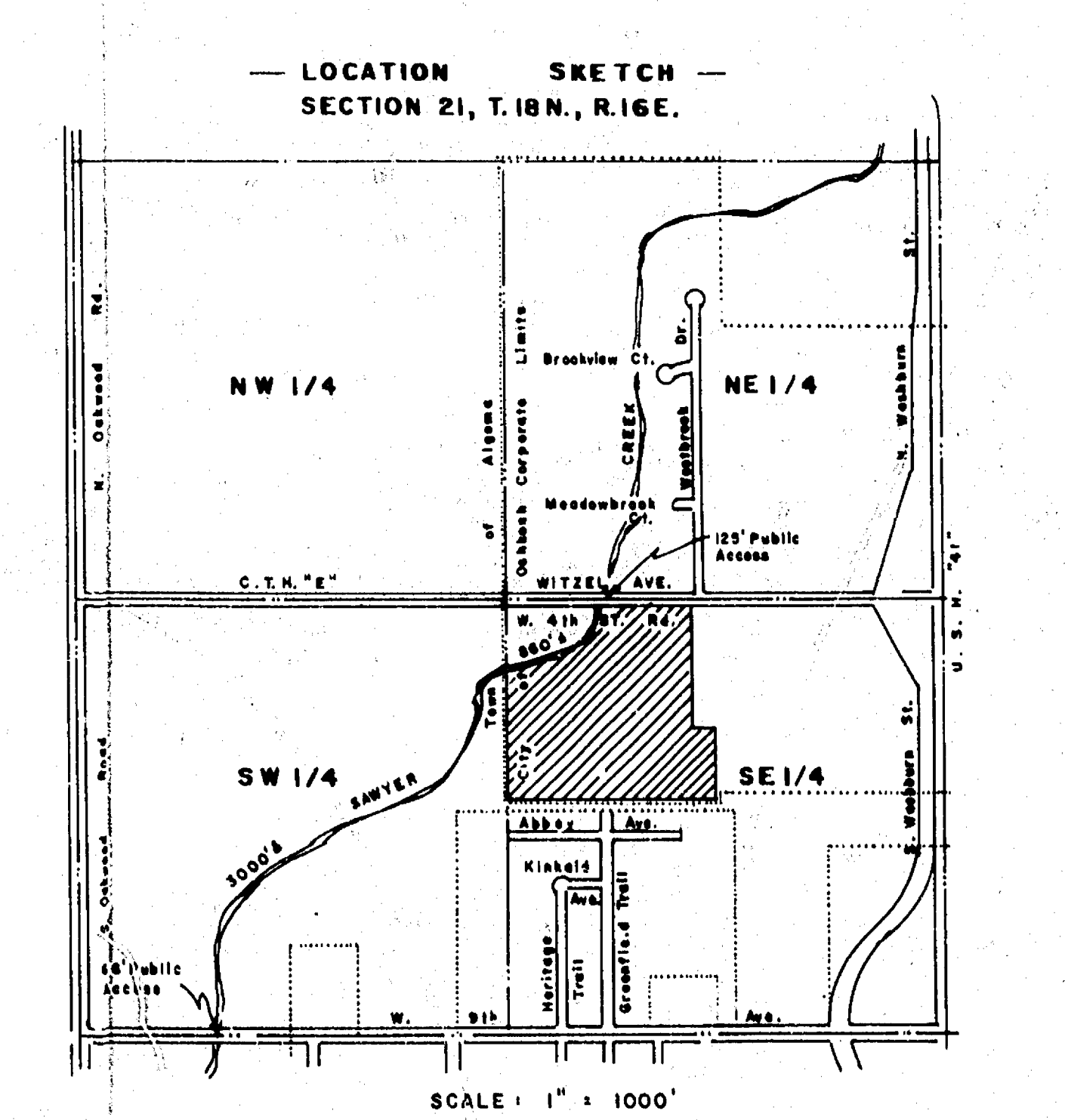
NOTE: A covenant shall be placed on the final plat stating, "Pursuant to Section 30-41(II) of the City of Oshkosh Subdivision Ordinance upon final grading, the developer and/or owner shall comply with the approved storm drainage and grading plan as submitted to the Department of Public Works."

LEGEND
ALL ELEVATIONS REFERENCED TO THE CITY OF OSHKOSH DATUM
○ POWER TRANSMISSION LINE TOWER
□ WINNEBAGO COUNTY BERTSEN MONUMENT
● 2" 30' IRON PIPE SET
● 2" IRON PIPE FOUND
○ POWERPOLE
□ TELEPHONE PEDESTAL
● 1" IRON PIPE FOUND

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

TOTAL AREA = 34.92 ACRES More or Less

SCALE IN FEET
0 100 200 300 400 500



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	TANGENT
NO.	NO.	LENGTH	BEARING	LENGTH	ANGLE	LENGTH	BEARING	BEARING
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	—	324.81'	S03°-12'-05.5"E	45.66'	08°-03'-39"	45.70'	N00°-49'-44"E	S07°-13'-55"E
—	52	324.81'	S04°-02'-51"E	36.09'	06°-22'-08"	36.11'	S07°-13'-55"E	N00°-51'-47"W
—	53	324.81'	S00°-01'-01.5"E	9.59'	01°-41'-31"	9.59'	S00°-51'-47"E	N00°-49'-44"E
7-8	—	384.81'	S03°-12'-05.5"E	54.09'	08°-03'-39"	54.14'	N07°-13'-55"W	S00°-49'-44"W
—	50	384.81'	S03°-07'-17.5"E	53.02'	07°-54'-03"	53.06'	S00°-49'-44"E	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
9-10	37	29.43'	S44°-26'-45"E	41.82'	90°-32'-58"	46.51'	S89°-43'-14"E	N00°-49'-44"E
11-12	—	89.43'	S44°-26'-45"E	90.29'	90°-32'-58"	141.33'	N00°-49'-44"E	S89°-43'-14"E
—	39	89.43'	S13°-29'-24.5"E	44.24'	28°-38'-17"	44.70'	N00°-49'-44"E	S27°-48'-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'	28°-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 (SW¹/₄) of the Southeast Quarter (SE¹/₄) 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 M. 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 SE¹/₄ of said Section 21 to the true point of beginning; thence continue N89°-29'-57"W 177.91 feet; thence N00°-49'-44"E 333.44 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
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 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 M. Rusch

Richard L. Gabert

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

Personally came before me this day of 1988, the above named Thomas M. 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

• 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

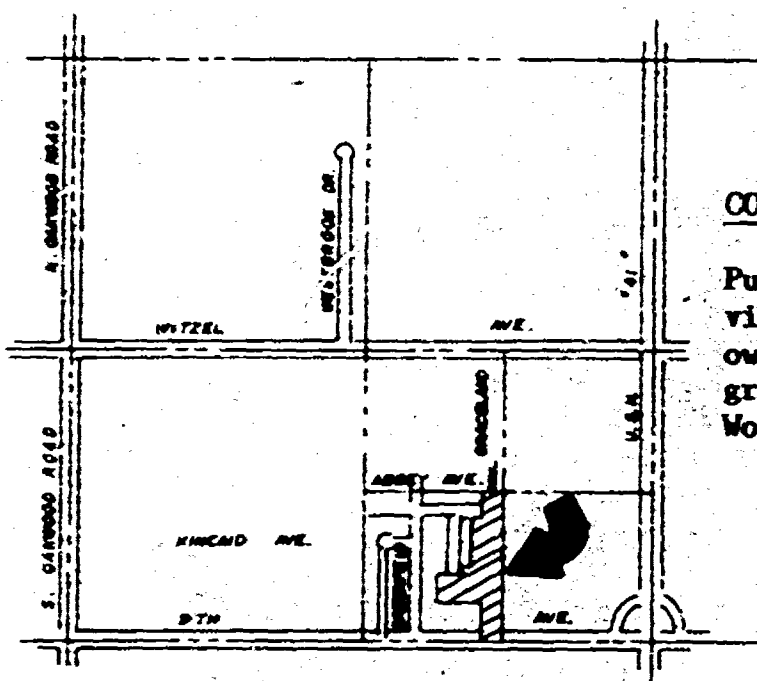
CABLE TV WITH THE RIGHT TO TRIM AND KEEP TRIMMED

ALL TREES WITHIN 5' OF ALL CONDUCTORS.

TURF EASEMENT

LOCATION SKETCH

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



SCALE: 1" = 200'

COVENANT

Pursuant to Section 30-65(c)(6) 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.

COMMON COUNCIL RESOLUTION

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

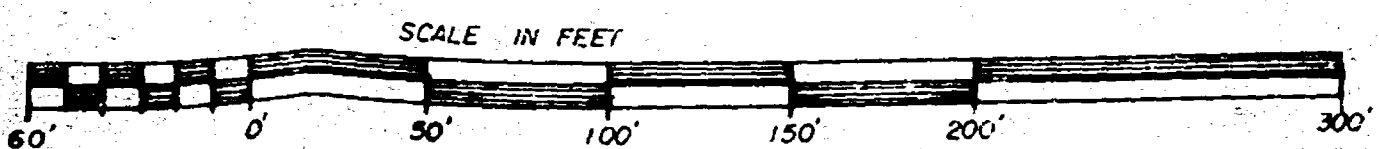
STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

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.



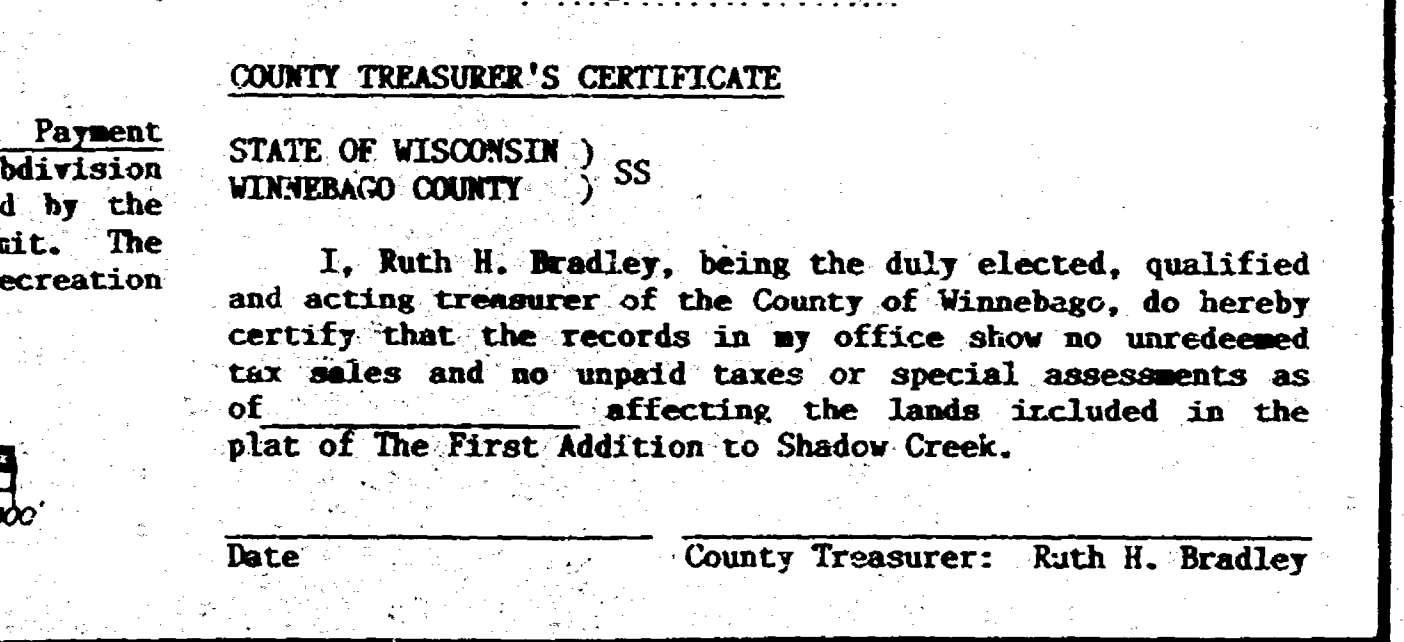
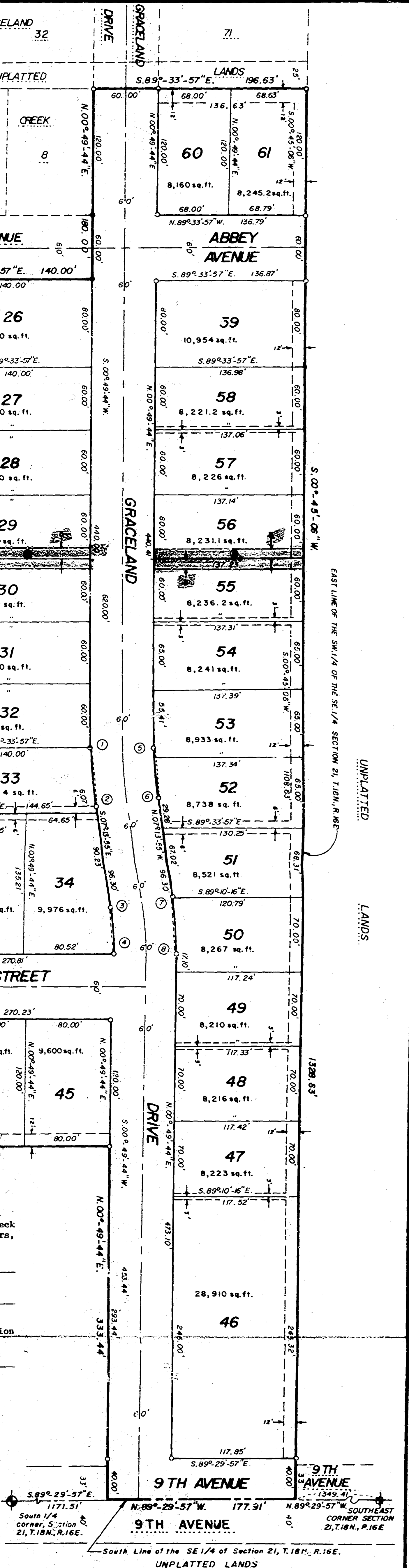
THIS INSTRUMENT DRAFTED BY LAWRENCE G. KRIESCHER S-1599

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