

PARTRIDGE ESTATES

All of Lot 1 of C.S.M. No. 1845; Lots 1, 2 & 3 of C.S.M. No. 1844; Lots 1, 2 & 3 of C.S.M. No. 1799; Lot 2 of C.S.M. No. 1393 and a part of Lot 1 of C.S.M. No. 137 all being a part of the SW1/4 of the NE1/4 and the NW1/4 of the NE1/4 of Section 17, T.18N., R.16E., Town of Algoma, 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 PARTRIDGE ESTATES being a subdivision of all of Lot 1 of Certified Survey Map No. 1845; Lots 1, 2 and 3 of Certified Survey Map No. 1844; Lots 1, 2 and 3 of Certified Survey Map No. 1799; Lot 2 of Certified Survey Map No. 1393 and a part of Lot 1 of Certified Survey Map No. 137 all being a part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Seventeen (17), Township Sixteen (16) North, Range Sixteen (16) East, Town of Algoma, Winnebago County, Wisconsin.

That I have made such survey, land division, and plat by the direction of Thomas N. Rusch an owner of said land and being described by: Commencing at the North Quarter (N1/4) Corner of said Section 17; thence S.00°-38'-00"E. 908.36 feet to the True Point of Beginning; running thence S.89°-40'-09"E. 611.20 feet; thence Southwesterly, Southerly, and Southeasterly 189.43 feet along the Arc of a Curve to the left having a radius of 71.22 feet and the chord of which bears S.13°-46'-04"W. 138.33 feet; thence S.89°-58'-05"W. 134.60 feet; thence S.00°-05'-17"E. 952.47 feet; thence N.89°-42'-56"W. 455.16 feet; thence North 727.14 feet; thence S.89°-28'-21"E. 14.05 feet; thence N.00°-38'-14"W. 361.10 feet to the True Point of Beginning and containing 11.589 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 Town of Algoma in surveying, dividing, and mapping the same.

Dated this 23rd day of November, 1988.

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

RESTRICTIONS FOR PUBLIC BENEFIT

WINNEBAGO COUNTY

1. "Maintenance of all drainageways and associated structures within the subdivision are the sole responsibility of the property owners of the subdivision," unless otherwise noted on the Drainage Plan which has been prepared for this subdivision and which has been approved by and is on file with the Winnebago County Planning and Zoning Department, or as required by the Town of Algoma.

Upon failure of the property owners to perform maintenance of the drainageways and associated structures, the County and/or Township retains the right to perform maintenance and/or repairs. The payment of said maintenance and/or repairs shall be equally assessed among the property owner(s) of this subdivision.

2. Pursuant to Section 17.02(6)(b) of the Winnebago County Town/County Zoning Ordinance, upon final grading, the developer and/or owner shall comply with the surface water Drainage Plan as approved by the Winnebago County Planning and Zoning Committee.

LEGEND

○ = 2"x30" Iron Pipe weighing 3.65 lbs. / lineal foot set.
● = 2" Iron Pipe found

⊕ = Winnebago County Berntsen Monument

All other lot corners staked with 1"x24" iron pipe weighing 1.68 lbs. / lineal foot.

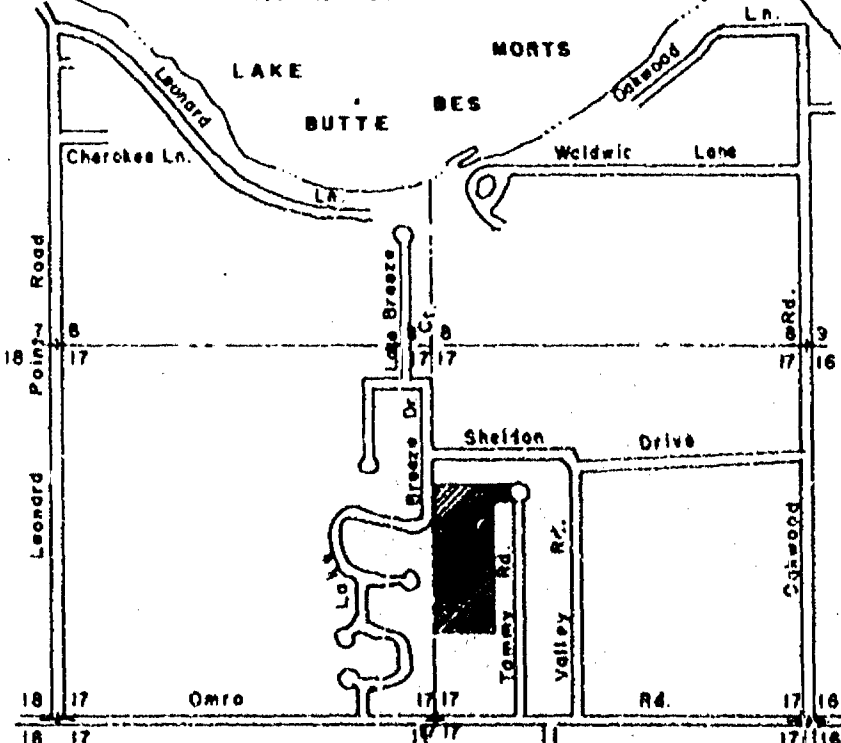
= Public Utility easement to Wisconsin Public Service Corp., Wisconsin Telephone Co. and Cable TV. With the right to trim and keep trimmed all trees within 5' of all conductors.

= Surface Water Drainage Ditch Easement to the Town of Algoma.

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.

LOCATION SKETCH

Section 8 & North 1/2 Section 17, T.18N., R.16E.
Not to Scale



CURVE NO.	LOT NO.	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	TANGENT BEARINGS
1-2	1	71.22'	S.13°-46'-04"W.	138.33'	152°-23'-52"	189.43'	N.89°-58'-00"E. S.62°-25'-52"E.
3-4	5	30.00'	N.67°-12'-48.5"E.	23.24'	45°-34'-23"	23.86'	West N.44°-25'-37"E.
4-5	-	60.00'	S.38°-32'-18.5"W.	119.10'	194°-04'-09"	203.23'	S.44°-25'-37"W. S.58°-29'-46"W.
-	5	60.00'	N.70°-39'-54.5"E.	53.05'	52°-28'-35"	54.95'	S.44°-25'-37"W. S.83°-05'-48"E.
-	6	60.00'	S.56°-47'-54"E.	53.17'	52°-35'-48"	55.08'	N.83°-05'-48"W. S.30°-30'-00"E.
-	7	60.00'	S.05°-12'-05"E.	51.28'	50°-35'-50"	52.99'	N.30°-30'-00"W. S.20°-05'-50"W.
-	8	60.00'	S.39°-17'-48"W.	39.46'	38°-23'-56"	40.21'	N.20°-05'-50"E. S.58°-29'-46"W.
5-6	8	30.00'	N.29°-14'-53"E.	29.32'	58°-29'-46"	30.63'	N.58°-29'-46"E. South
7-8	13	30.00'	S.22°-47'-11"E.	23.24'	45°-34'-22"	23.86'	North S.45°-34'-22"E.
8-9	-	60.00'	West	84.00'	271°-08'-44"	283.94'	N.45°-34'-22"W. N.45°-34'-22"E.
-	13	60.00'	S.15°-42'-11"E.	59.76'	59°-44'-22"	62.56'	N.45°-34'-22"W. S.14°-10'-00"W.
-	14	60.00'	S.39°-26'-40"W.	51.24'	50°-33'-20"	52.94'	N.14°-10'-00"E. S.64°-43'-20"W.
-	15	60.00'	West	51.24'	50°-33'-20"	52.94'	N.64°-43'-20"E. N.64°-43'-20"W.
-	16	60.00'	N.39°-26'-40"W.	51.24'	50°-33'-20"	52.94'	S.64°-43'-20"E. N.14°-10'-00"W.
-	17	60.00'	N.15°-42'-11"E.	59.76'	59°-44'-22"	62.56'	S.14°-10'-00"E. N.45°-34'-22"E.
9-10	17	30.00'	N.22°-47'-11"E.	23.24'	45°-34'-22"	23.86'	S.45°-34'-22"W. North
11-12	22	30.00'	N.45°-00'-00"W.	42.43'	90°-00'-00"	47.12'	South West

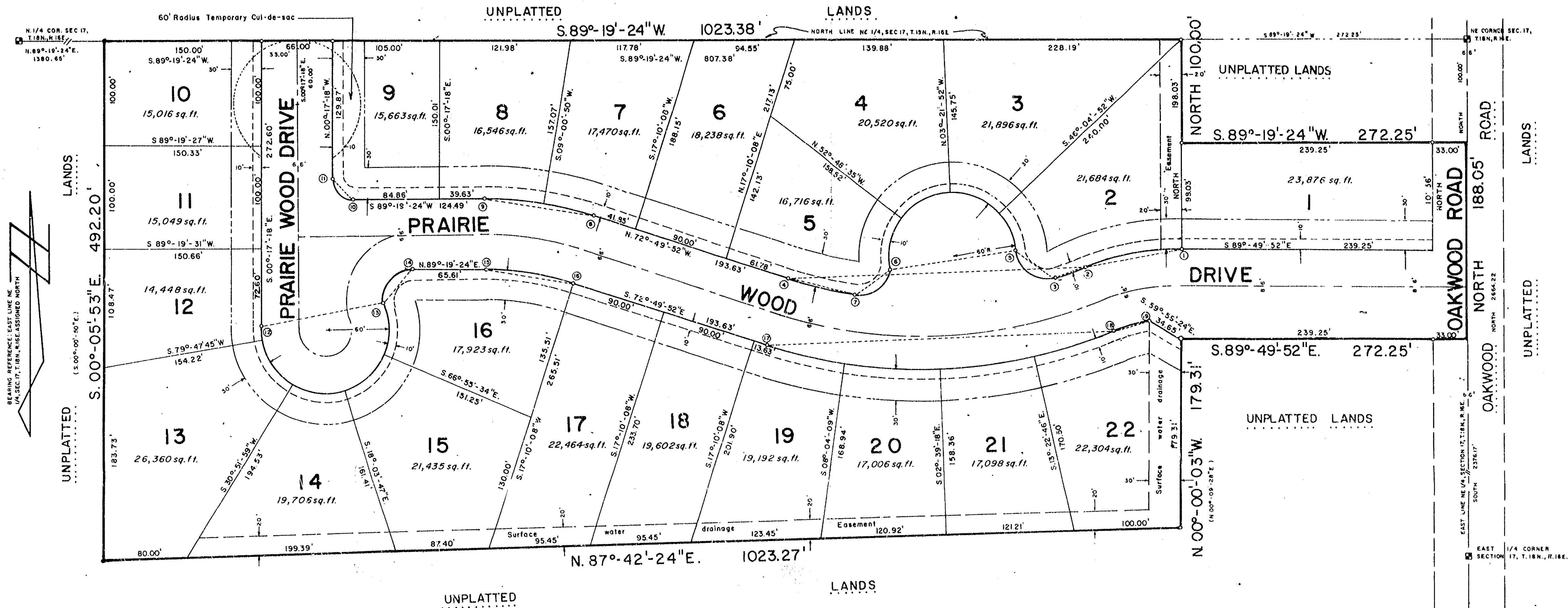
SCALE IN FEET
0 100 200 300 400

17-18-16(1)

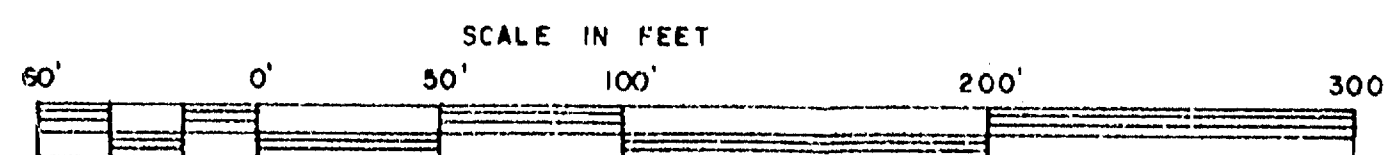
PRAIRIE WOOD PLACE

BEING A PART OF THE NE 1/4, OF THE NE 1/4, SECTION 17, T.18N.,
R.16E., TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

NOTE: The temporary cul-de-sac is to be removed upon the extension of PRAIRIE WOOD DRIVE and the land area within lots 9 through 11 are to be free of any restrictions relative to the cul-de-sac at the time of removal.



- LEGEND**
- Winnebago County Bertram Monument
 - 2" x 30" iron pipe weighing 3.65 lbs/lineal foot set
 - 1" iron pipe found
 - 3/4" Rebar found
 - All other lot corners staked with 1" x 24" iron pipe weighing 1.68 lbs/lineal foot set
 - 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.
 - 30' building setback line
 - Surface water drainage easement
- 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.



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 Prairie Wood Place, being located in the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Seventeen (17), Township Eighteen (18) North, Range Sixteen (16) East, Town of Algoma, Winnebago County, Wisconsin, containing 12.382 acres of land.

That I have made such survey, land division and plat by the direction of Gordon H. Decker, an owner of said land and being described by: Commencing at the Northeast Corner of said Section 17; thence S89°-19'-24"W. 272.25 feet to the True Point of Beginning; thence continue S89°-19'-24"W. 1023.38 feet; thence S00°-05'-53"E. 492.20 feet; thence N87°-42'-24"E. 1023.27 feet; thence N00°-00'-03"W. 179.31 feet; thence S89°-49'-52"E. 272.25 feet; thence North 188.05 feet; thence S89°-19'-24"W. 272.25 feet; thence North 100.00 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 Town of Algoma in surveying, dividing, and mapping the same.

Dated this 17th day of August, 1988

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



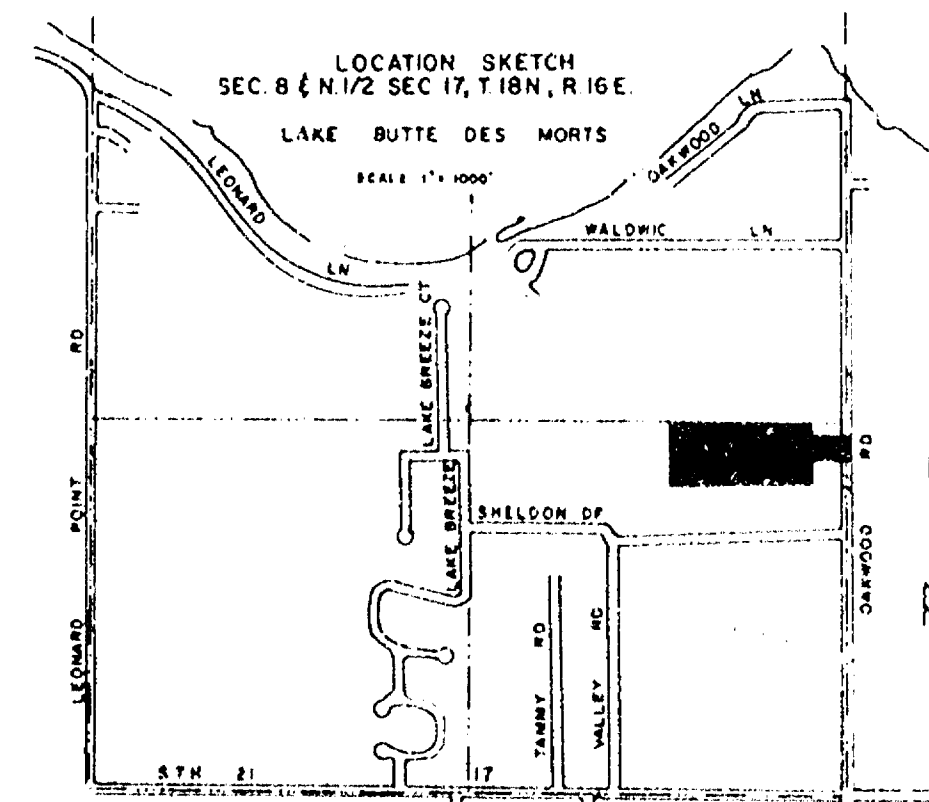
RESTRICTIONS FOR PUBLIC BENEFIT

WINNEBAGO COUNTY

- "Maintenance of all drainageways and associated structures within the subdivision are the sole responsibility of the property owners of the subdivision," unless otherwise noted on the Drainage Plan which has been prepared for this subdivision and which has been approved by and is on file with the Winnebago County Planning and Zoning Department, or as required by the Town of Algoma.

Upon failure of the property owners to perform maintenance of the drainageways and associated structures, the County and/or Township retains the right to perform maintenance and/or repairs. The payment of said maintenance and/or repairs shall be equally assessed among the property owner(s) of this subdivision.

- Pursuant to Section 17.02(6)(b) of the Winnebago County Town/Country Zoning Ordinance, upon final grading, the developer and/or owner shall comply with the surface water Drainage Plan as approved by the Winnebago County Planning and Zoning Committee.



RESTRICTION: TOWN OF ALGOMA

The center of all courts will be grass & owners of lots surrounding the Cul-De-Sacs will be required & responsible for its maintenance.

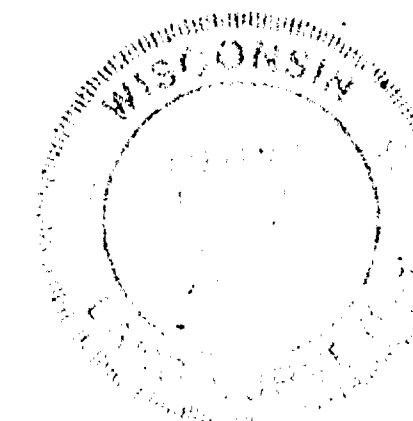
PRAIRIE WOOD PLACE

WINNEBAGO COUNTY

"CURVE DATA"							
CURVE	LOT NO.	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	TANGENT BEARINGS
1-2	2	229.60'	S.78°-40'-08"W.	91.55'	23°-00'-00"	92.17'	S.89°-49'-52"E. S.67°-10'-08"W.
2-4		414.84'	S.87°-10'-08"W.	283.77'	40°-00'-00"	289.61'	N.67°-10'-08"E. N.72°-49'-52"W.
2-3	2	414.84'	S.69°-11'-13"W.	29.22'	04°-02'-10"	29.22'	N.67°-10'-08"E. S.71°-12'-18"W.
3-7		414.84'	S.84°-43'-37"W.	193.99'	27°-02'-38"	195.81°	N.71°-12'-18"E. N.81°-45'-04"W.
7-4	5	414.84'	N.77°-17'-28"W.	64.52'	08°-55'-12"	64.58'	S.81°-45'-04"E. N.72°-49'-52"W.
3-5	2	30.00'	N.57°-36'-57"W.	46.75'	102°-21'-30"	53.59'	N.71°-12'-18"E. N.06°-26'-12"W.
5-6		60.00'	S.84°-43'-37"W.	119.98'	177°-40'-22"	186.06'	S.06°-26'-12"E. S.04°-06'-34"E.
	2	60.00'	N.25°-10'-40"W.	38.56'	37°-28'-56"	39.25'	S.06°-26'-12"E. N.43°-55'-08"W.
	3	60.00'	N.68°-38'-29.5"W.	50.19'	49°-26'-43"	51.78'	S.43°-55'-08"E. S.86°-38'-09"W.
	4	60.00'	S.61°-54'-47.5"W.	50.19'	49°-26'-43"	51.78'	N.86°-38'-09"E. S.37°-11'-26"W.
	5	60.00'	S.16°-32'-26"W.	42.32'	41°-18'-00"	43.25'	S.37°-11'-26"W. S.04°-06'-34"E.
6-7	5	30.00'	S.47°-04'-11"W.	46.75'	102°-21'-30"	53.59'	N.81°-45'-04"W. N.04°-06'-34"W.
8-9		338.22'	N.81°-45'-14"W.	104.92'	17°-50'-44"	105.34'	S.72°-49'-52"E. S.89°-19'-24"W.
	7	338.22'	N.76°-54'-31"W.	48.10'	08°-09'-18"	48.14'	S.72°-49'-52"E. N.80°-59'-10"W.
	8	338.22'	N.85°-49'-53"W.	57.13'	09°-41'-26"	57.20'	S.80°-59'-10"E. S.69°-19'-24"W.
10-11	9	20.00'	N.45°-28'-57"W.	28.38'	90°-23'-18"	31.55'	N.89°-19'-24"E. N.00°-17'-18"W.
12-13		60.00'	N.80°-47'-19.5"E.	118.55'	197°-50'-45"	207.18'	N.00°-17'-18"W. N.18°-08'-03"W.
	12	60.00'	S.05°-14'-46.5"E.	10.37'	09°-54'-57"	10.38'	N.00°-17'-18"W. S.10°-12'-15"E.
	13	60.00'	S.34°-40'-08"E.	49.70'	48°-55'-46"	51.24'	N.10°-12'-15"W. S.59°-08'-01"E.
	14	60.00'	S.83°-35'-54"E.	49.70'	48°-55'-46"	51.24'	N.59°-08'-01"W. N.71°-56'-13"E.
	15	60.00'	N.47°-30'-20"E.	49.63'	48°-51'-46"	51.17'	S.71°-56'-13"W. N.23°-04'-27"E.
	16	60.00'	N.02°-28'-12"E.	42.23'	41°-12'-30"	43.15'	S.21°-04'-27"W. N.18°-08'-03"W.
13-14	16	30.00'	N.35°-35'-40.5"E.	48.37'	107°-27'-27"	56.26'	S.10°-08'-03"E. N.89°-19'-24"E.
15-16	16	272.22'	S.81°-45'-14"E.	84.44'	17°-50'-44"	84.79'	S.89°-19'-24"W. S.72°-49'-52"E.
17-18		480.84'	N.87°-10'-08"E.	328.91'	40°-00'-00"	335.69'	N.72°-49'-52"W. N.67°-10'-08"E.
	19	480.84'	S.77°-22'-51.5"E.	76.29'	09°-05'-59"	76.37'	N.72°-49'-52"W. S.81°-55'-51"E.
	20	480.84'	S.87°-17'-34.5"E.	89.87'	10°-43'-27"	90.00'	N.81°-55'-51"W. N.87°-20'-42"E.
	21	480.84'	N.81°-58'-58.5"E.	89.87'	10°-43'-27"	90.00'	S.87°-20'-42"W. N.76°-37'-15"E.
	22	480.84'	N.71°-53'-41.5"E.	79.23'	09°-27'-07"	79.32'	S.76°-37'-15"W. N.67°-10'-08"E.
18-19	22	163.60'	N.73°-24'-16"E.	35.54'	12°-28'-16"	35.61'	S.67°-10'-08"W. N.79°-38'-24"E.

Dated this 17th day of August, 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 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: Town of Algoma, City of Oshkosh, Department of Agriculture, Trade and Consumer Protection and the Winnebago County Planning and Zoning Committee.

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

In the Presence of:

Gordon H. Decker

Marlene A. Decker

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

Personally came before me this _____ day of _____, 1988, the above named Gordon H. Decker and Marlene A. Decker to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin

My Commission Expires _____

CONSENT OF VENDOR

I, Anna F. Sheldon, vendor of the above described land do hereby consent to the surveying, dividing, mapping, and dedication of the land described on this plat, and I do hereby consent to the above certificate of Gordon H. Decker and Marlene A. Decker, owners.

WITNESS the hand and seal of Anna F. Sheldon, vendor, this _____ day of _____, 1988.

In the Presence of:

Anna F. Sheldon

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

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

Notary Public _____

My Commission expires _____

TOWN BOARD RESOLUTION

Resolved, that the PLAT OF PRAIRIE WOOD PLACE in the Town of Algoma, Gordon H. Decker and Marlene A. Decker, owners, is hereby approved by the Town Board.

Date _____ Approved _____
Town Chairman: Jeanette V. Diakoff

Date _____ Signed _____
Town Chairman: Jeanette V. Diakoff

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Algoma.

Town Clerk: Carol Reigh

COMMON COUNCIL RESOLUTION:

Resolved, that the plat of PRAIRIE WOOD PLACE being within the extra-territorial jurisdiction of the City of Oshkosh, Gordon H. Decker and Marlene A. Decker, 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

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 _____, 1988, affecting the lands included in the PLAT OF PRAIRIE WOOD PLACE.

Date _____ County Treasurer - Ruth H. Bradley

CERTIFICATE OF TOWN TREASURER

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

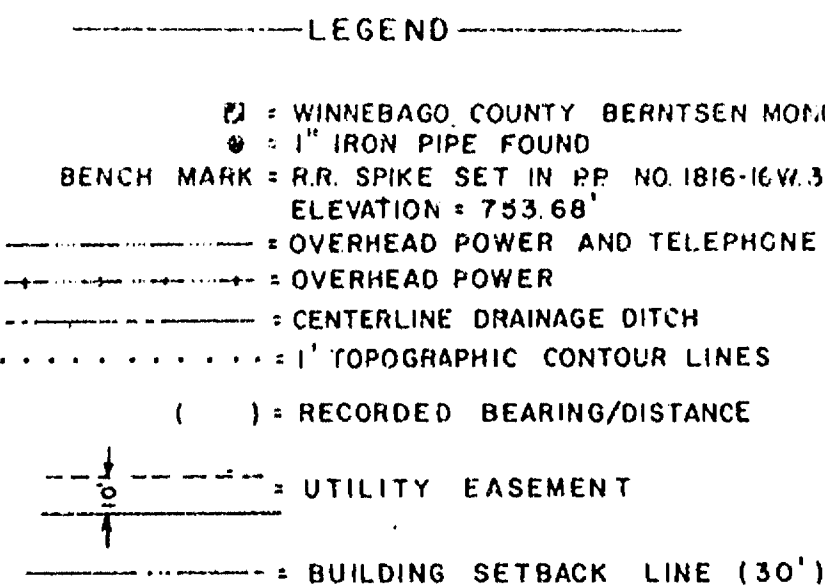
I, Joel Edson being the duly appointed, qualified, and acting Town Treasurer of the Town of Algoma, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____, 1988, on any of the land included in the PLAT OF PRAIRIE WOOD PLACE.

Date _____ Town Treasurer: Joel Edson

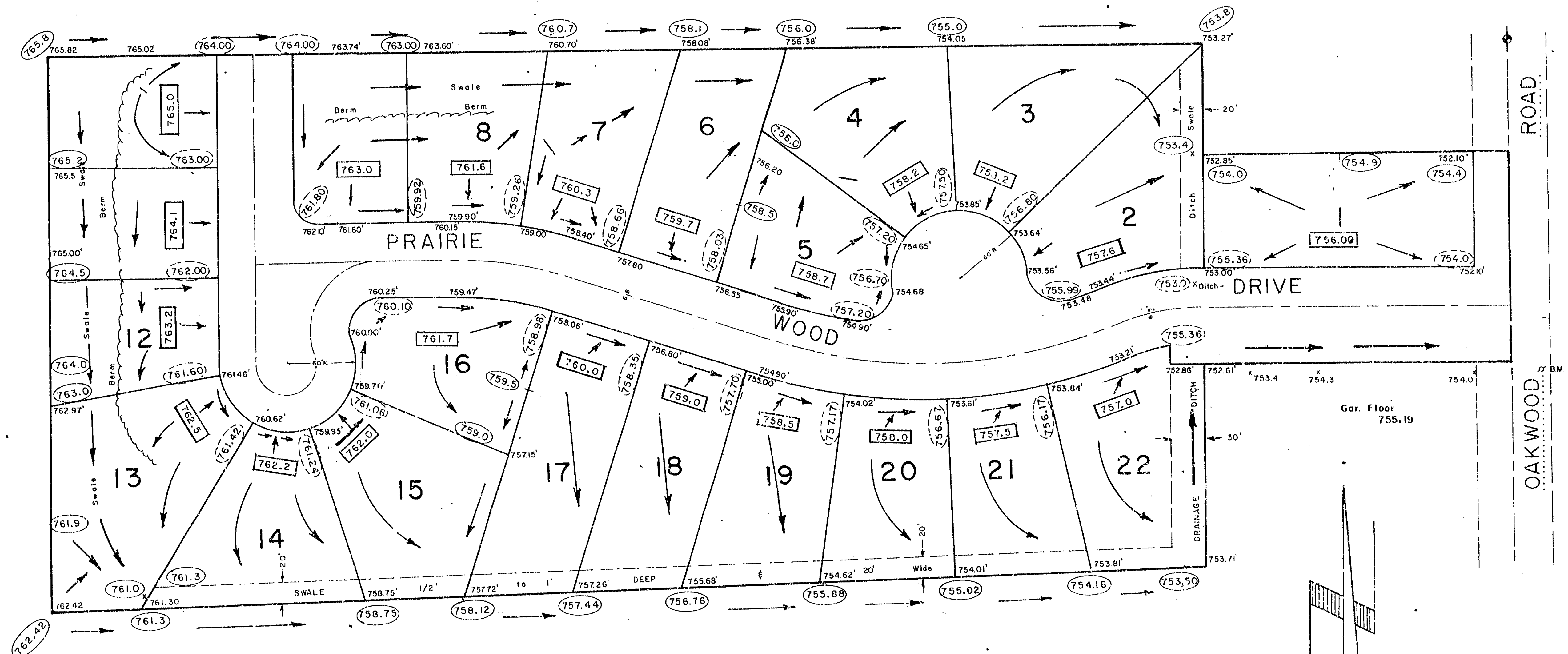
CERTIFICATE OF WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE:

The plat of PRAIRIE WOOD PLACE, Gordon H. Decker and Marlene A. Decker, owners, is hereby approved.

Date _____ Chairman: Carol Owens



DRAINAGE PLAN FOR PRAIRIE WOOD PLACE



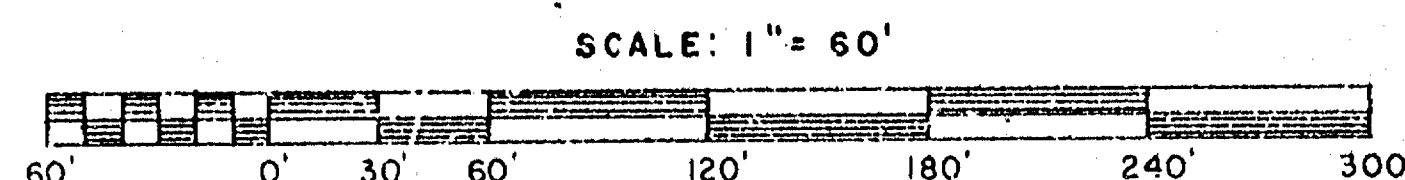
— LEGEND —

- 777.77' = EXISTING GRADE
- (777.77) = ESTABLISHED STREET GRADE
- (777.77) = ESTABLISHED REAR LOT GRADE
- 777.77' = SUGGESTED GROUND ELEVATION AT HOUSE
- = DIRECTION OF SURFACE WATER DRAINAGE
- Notebook 97 Pages 14-17 and 33-4
- R — = STORM SEWER EASEMENT

— BENCH MARKS —

BM. 1 = RAILROAD SPIKE IN POWER POLE. EL. = 753.68'
ELEVATIONS BASED ON U.S.G.S. DATUM

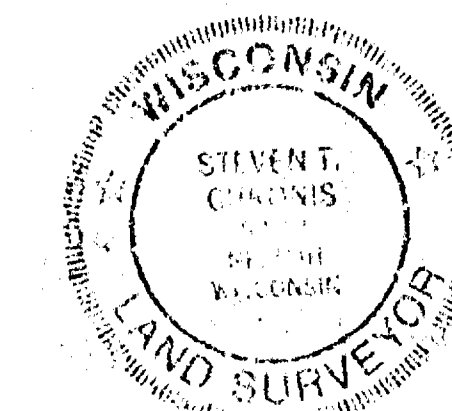
AERO-METRIC ENGINEERING INC.
539 NORTH MADISON STREET
CHILTON, WISCONSIN 53014



THIS INSTRUMENT DRAFTED BY STEVEN T. CHRONIS.

Revised this 25th day of APRIL, 1988
Dated this 19th day of February, 1988.

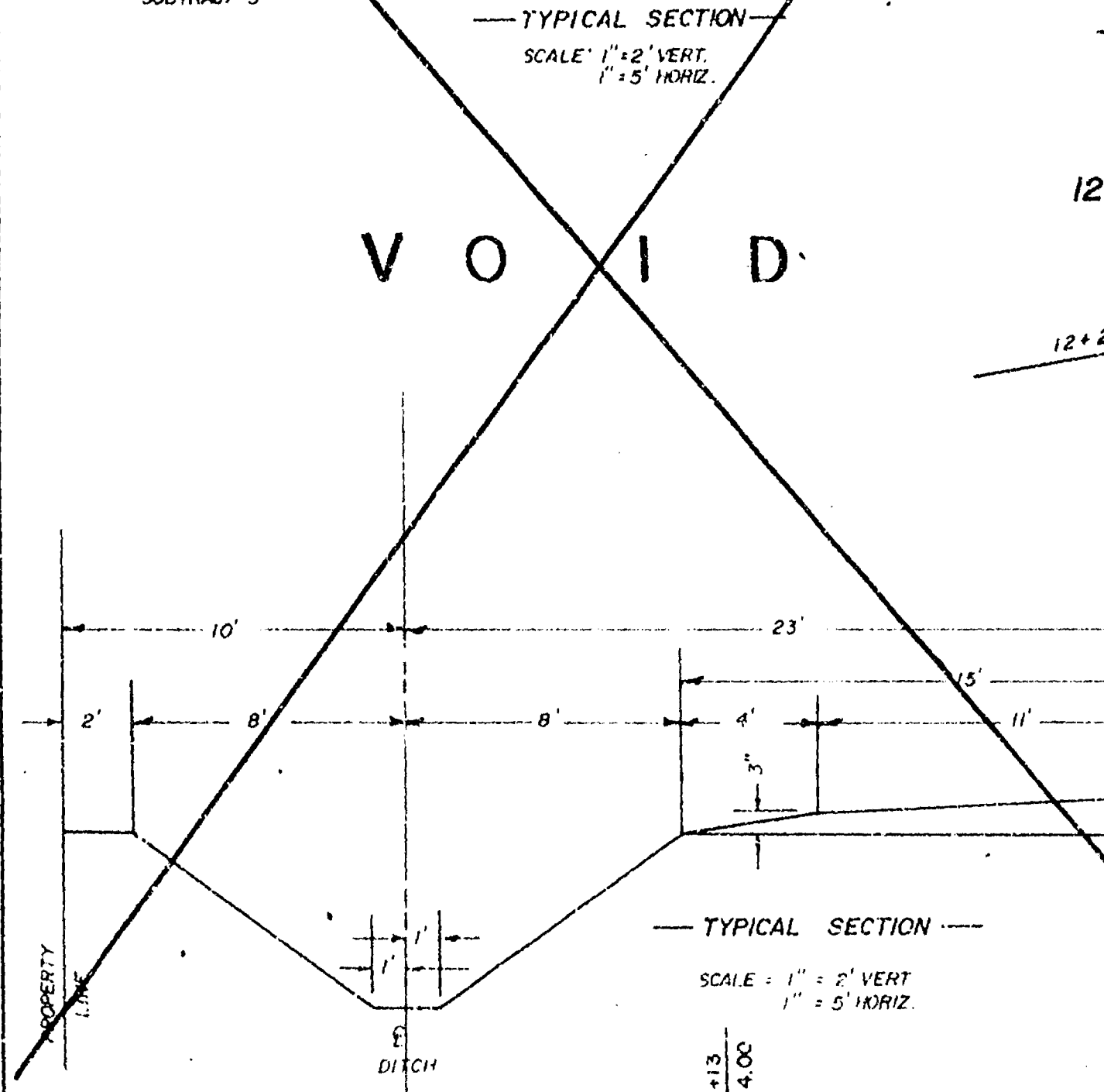
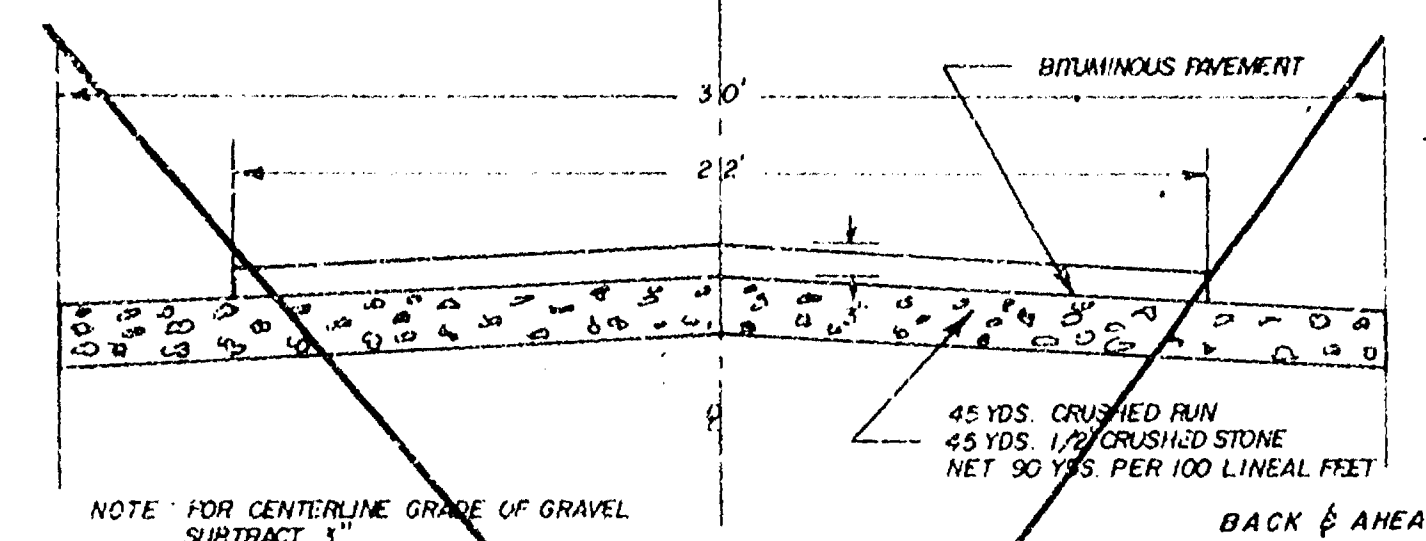
Steven T. Chronis
WISCONSIN REGISTERED LAND SURVEYOR, S-0913
STEVEN T. CHRONIS



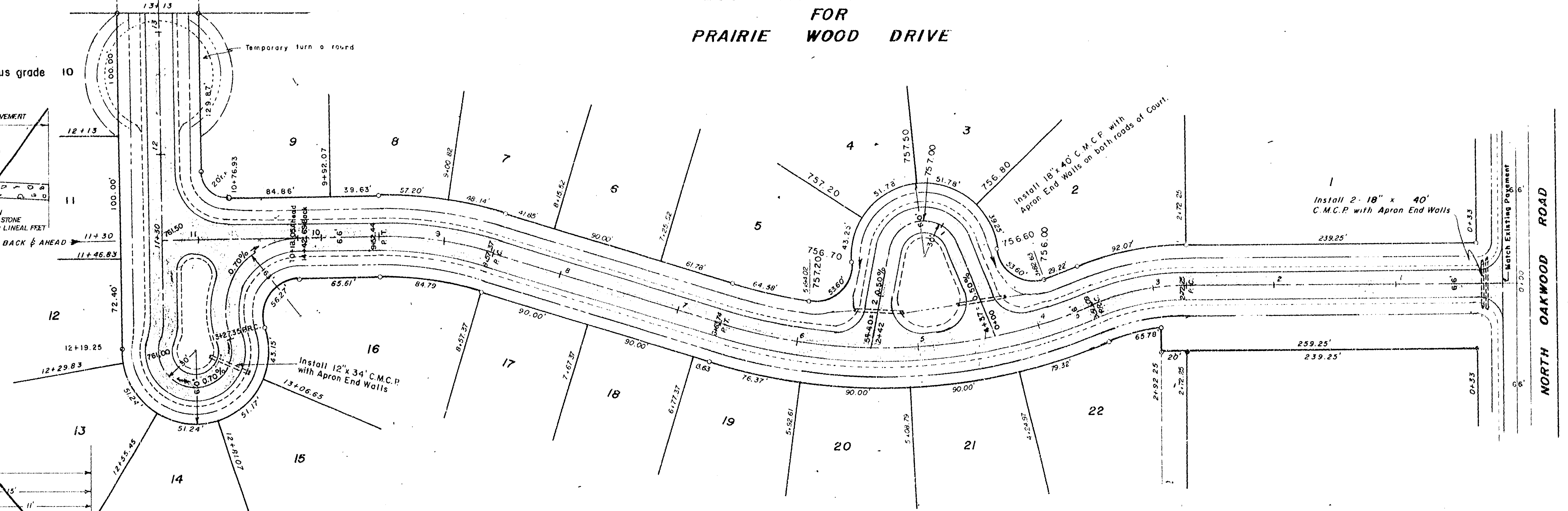
17-18-16(1)
K-290

Refer to Town of ALGOMA Ordinance No. 47
for TYPICAL SECTION.

Profile & Grades shown are to finish Bituminous grade 10

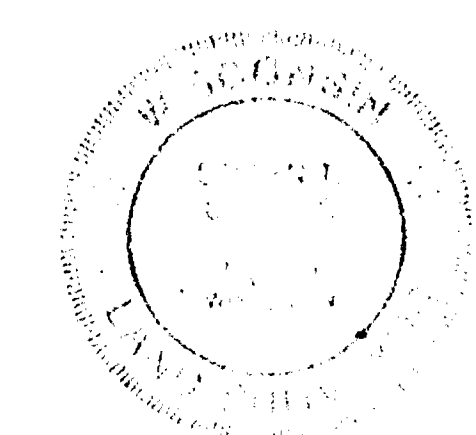


VOID

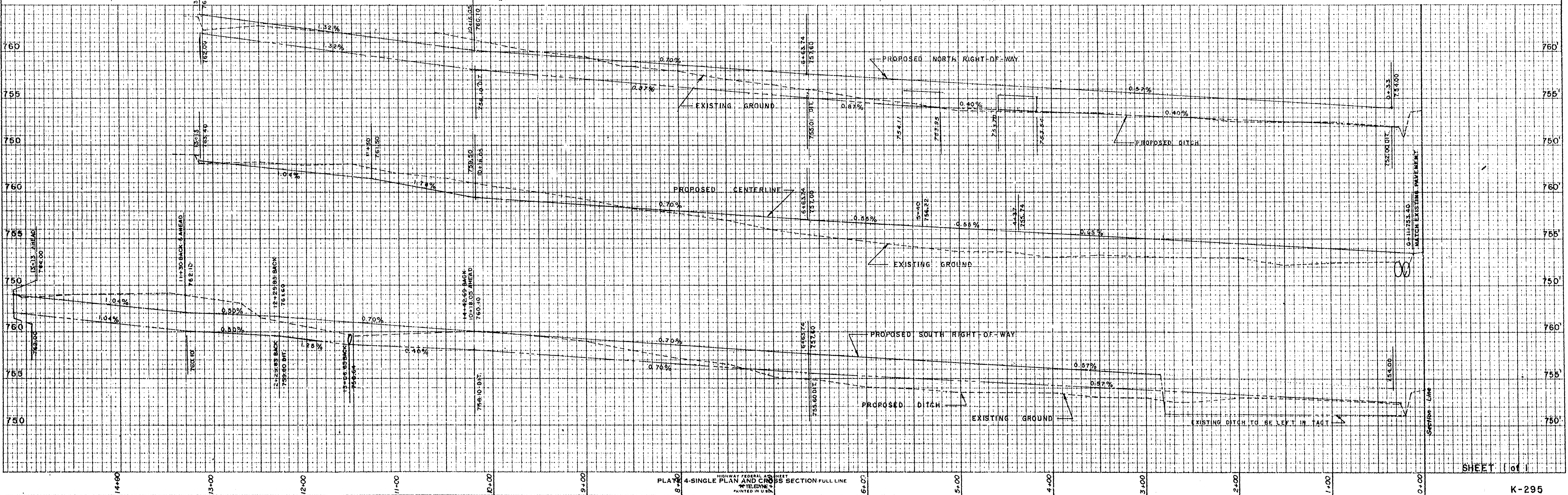


SCALE
1" = 50' HORIZ.
1" = 5' VERT.
ELEVATIONS BASED ON U.S.G.S. DATUM
N.B. 97 Pg. 33-54
B.M. 1. Railroad Spike in East face Powerpole at Intersection
Oakwood Rd. & Shorehaven La. West side; EL. 752.41
2. Railroad Spike in West face Powerpole at South property
line 11594 Oakwood Rd.; PP no. 1816-16W34; EL. 753.68
3. Nail in Fence Post at North Property line and 920' W. of
S. 1. EL. 752.01

Revised this 25th day of APRIL, 1988.
Date this 19th Day of February, 1988
Steven T. Chronis
Wisconsin Registered Land Surveyor S-0813



AERO-METRIC ENGINEERING, INC.
539 NORTH MADISON STREET
CHILTON, WI 53014



PLAT 4-SINGLE PLAN AND CROSS SECTION FULL LINE
PRINTED IN U.S.A.

SHEET 101

K-295

17-18-16(1)