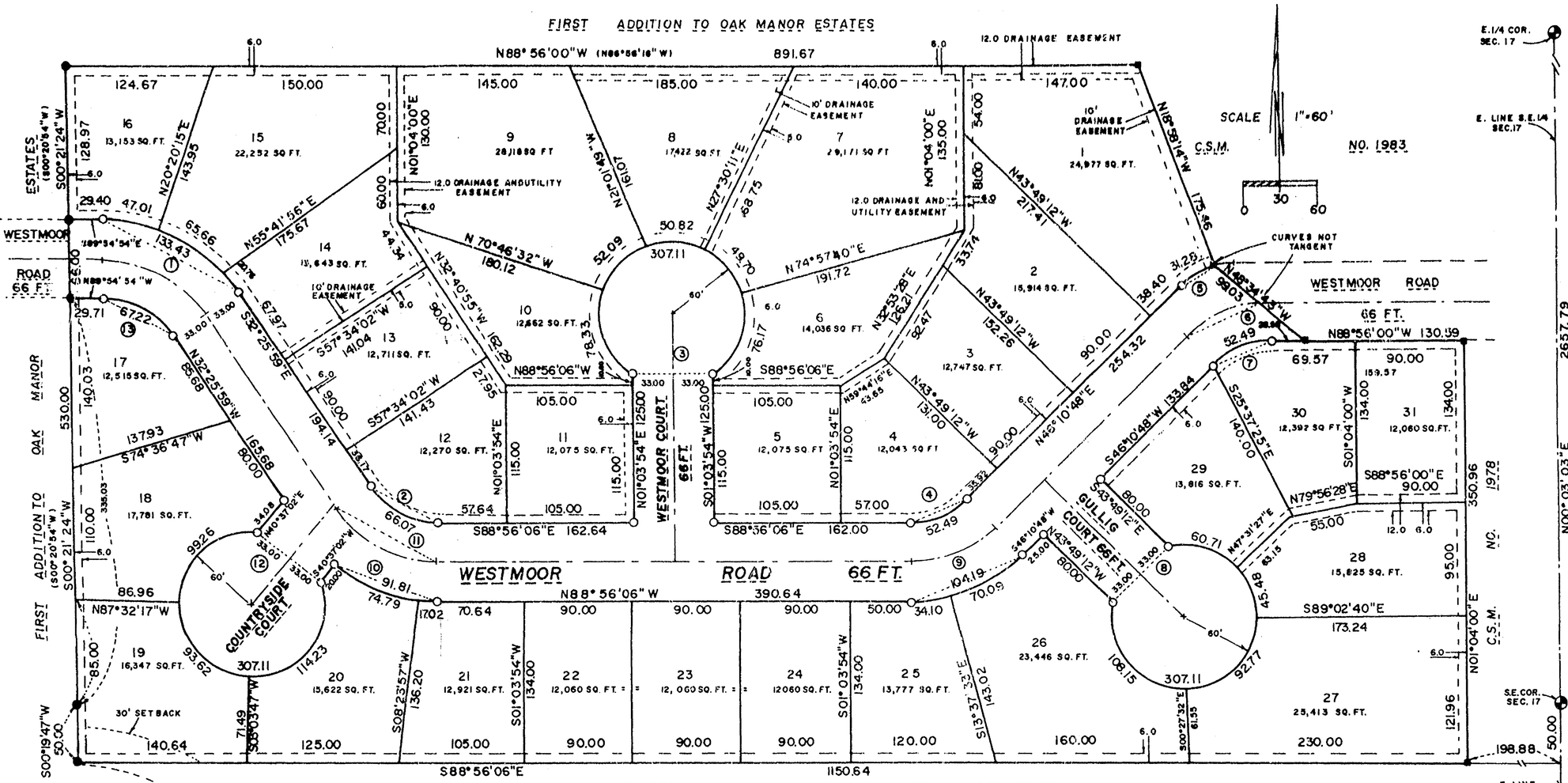
THREE OAKS SUBDIVISION

PART OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 20 AND THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 17, T18N, R16E, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.



CURVE DATA

CURVE	LOT	RADIUS	ARC	CHORD	TAN. IN	DELTA	CHD. BRNG.	TAN. OUT
1		133.00	133.43	127.91	S89-54-54E	57-28-55	S61-18-26.5E	S32-25-59E
	16	133.00	47.01	46.77	S89-54-54E	20-15-00	S79-47-29E	S69-39-46E
	15	133.00	65.66	65.00	S69-39-46E	28-17-17	S55-31-07.5E	S41-22-29E
	14	133.00	20.76	20.74	S41-22-29E	08-56-30	S36-54-14E	S32-25-59E
2		67.00	66.07	63.43	S32-25-59E	56-30-07	S60-41-02.5E	S88-56-06E
3		60.00	307.11	66.00	N55-34-05W	293-15-58	S88-56-06E	S57-41-53W
	18	60.00	78.33	72.88	N55-34-05W	74-47-33	N18-18-18.5W	N19-13-28E
	9	60.00	52.89	50.47	N19-13-28E	49-44-43	N44-05-49.5E	N68-58-11E
	8	60.00	58.82	49.32	N68-58-11E	48-32-00	S86-45-49E	S62-29-49E
	7	60.00	49.78	48.29	S62-29-49E	47-27-29	S38-46-04.5E	S15-02-20E
	6	60.00	76.17	71.16	S15-02-20E	72-44-13	S21-19-46.5W	S57-41-53W
4		67.00	52.49	51.16	S88-56-06E	44-53-06	N68-37-21E	N46-10-48E
5		65.84	31.20	30.99	N46-10-48E	27-13-10	N59-47-27E	N73-24-06E
6		100.00	60.99	67.63	S85-42-26W	39-31-30	S65-56-37W	S46-10-48W
7		67.00	52.49	51.16	N88-56-06W	44-53-12	S68-37-24W	S46-10-48W
8		60.00	307.11	66.00	N79-32-49E	293-15-58	S46-10-48W	N12-48-47E
	29	60.00	60.71	58.16	N79-32-49E	57-58-36	S71-27-52E	S42-28-33E
	28	60.00	45.40	44.40	S42-28-33E	43-25-53	S20-45-36.5E	S00-57-20W
	27	60.00	92.77	83.88	S00-57-20W	88-35-00	S45-14-54W	S89-32-28W
	26	60.00	108.15	94.89	S89-32-28W	103-16-15	N38-49-22.5W	N12-48-47E
9		133.00	104.19	101.55	S46-10-48W	44-53-06	S68-37-21W	N88-56-06W
	26	133.00	78.09	69.28	S46-10-48W	38-11-39	S61-16-37.5W	S76-22-27W
	25	133.00	34.10	34.01	S76-22-27W	14-41-27	S83-43-10.5W	N88-56-06W
10		133.00	91.81	90.00	N88-56-06W	39-33-00	N69-09-32W	N49-22-58W
	21	133.00	17.82	17.81	N86-56-06W	7-28-03	N85-16-04.5W	N81-36-03W
	20	133.00	74.79	73.81	N81-36-03W	32-13-05	N65-29-30.5W	N49-22-58W
11		100.00	98.62	97.67	N88-56-06W	56-30-07	W58-41-02.5W	N32-25-59W
12		60.00	307.11	66.00	S16-00-57E	293-15-58	N49-22-58W	S82-44-59E
	20	60.00	114.23	97.74	S16-00-57E	109-04-44	S38-31-25W	N86-56-13W
	19	60.00	93.62	84.41	N86-56-13W	89-23-56	N42-14-15W	N82-27-43E
	18	60.00	99.26	88.32	N82-27-43E	94-47-18	N49-51-22E	S82-44-59E
13		67.00	67.22	64.43	N32-25-59W	57-28-55	N61-18-26.5W	N89-54-54W

SURVEYOR'S CERTIFICATE

I, REINHARD ROEHLIG, WISCONSIN REGISTERED LAND SURVEYOR HEREBY CERTIFY;

THATY I HAVE SURVEYED, DIVIDED AND MAPPED THREE OAKS SUBDIVISION LOCATED IN THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 20 AND THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 17,* IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN CONTAINING 14.2258 ACRES OF LAND. SAID SUBDIVISION IS BOUNDED AND DESCRIBED AS FOLLOWS; *T18N, R16E,

COMMENCING AT THE S.E. CORNER OF SECTION 17, THENCE SOUTH 00-27-19 WEST ALONG THE EAST LINE OF THE N.E. 1/4 OF SECTION 20 AFORESAID 50.00 FT., THENCE NORTH 88-56-06 WEST 198.88 FT. TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED, THENCE NORTH 01-04-00 EAST 350.96 FT., THENCE NORTH 88-56-00 WEST 130.99 FT., THENCE NORTH 48-34-13 WEST 99.03 FT., THENCE NORTH 18-58-14 WEST 175.46 FT. TO A POINT ON THE SOUTH LINE OF THE FIRST ADDITION TO OAK MANOR ESTATES, THENCE NORTH 88-56-00 WEST ALONG SAID LINE 891.67 FT., THENCE SOUTH 00-21-24 WEST ALONG THE EAST LINE OF SAID SUBDIVISION 530.00 FT., THENCE SOUTH 00-19-47 WEST ALONG SAID EAST LINE 50.00 FT., THENCE SOUTH 88-56-06 EAST ALONG THE NORTH LINE OF OAK MANOR ESTATES 1150.64 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 14.2258 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE ORDER AND THE DIRECTION OF THE OWNERS OF SAID LAND.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND WITH THE LAND SUBDIVISION ORDINANCES OF WINNEBAGO COUNTY AND THE TOWN OF ALGOMA.

DATED THIS 9th DAY OF June 1989.

Reinhard H.W. Roehlig

REINHARD H.W. ROEHLIG R.L.S. #1368

THIS INSTRUMENT WAS DRAFTED BY REINHARD ROEHLIG

REVISED THIS 19th DAY OF JULY, 1989.

WISCONSIN REINHARD H.W. ROEHLIG S-1368 OSHKOSH WIS. LAND SURVEYOR

SCHULER & ASSOCIATES

CONSULTING ENGINEERS & LAND SURVEYORS

320 W. NORTHLAND AVE. APPLETON, WIS. 54911 (414) 734-9157

417 NORTH SAWYER STREET OSHKOSH, WIS. 54901 (414) 426-2900

OWNERS CERTIFICATE

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 ACCORDING TO CHAPTER 236 OF THE WISCONSIN STATUTES AND THE LAND SUBDIVISION ORDINANCES OF WINNEBAGO COUNTY AND THE TOWN OF ALGOMA. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR S. 236.12, WISCONSIN STATUTES, TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPT. OF AGRICULTURE, TRADE AND CONSUMER PROTECTION

WINNEBAGO COUNTY PLANNING COMMITTEE

TOWN OF ALGOMA

CITY OF OSHKOSH PLANNING COMMISSION

JAMES F. PURTELL JON R. GUILES

KEVIN G. PURTELL

STAE OF WISCONSIN) SS WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 1989 THE ABOVE NAMED OWNERS, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, WINNEBAGO COUNTY, WISCONSIN

MY COMMISSION EXPIRES _____

CERTIFICATE OF THE WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE

THREE OAKS SUBDIVISION, JON R. GUILES, JAMES F. PURTELL AND KEVIN G. PURTELL (dba J.K.J. DEVELOPERS), OWNERS IS HEREBY APPROVED.

DATE _____ PLANNING COMMITTEE REPRESENTATIVE

COUNTY TREASUREE'S CERTIFICATE

STATE OF WISCONSIN) SS WINNEBAGO COUNTY)

I, RUTH BRADLEY BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF WINNEBAGO, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPEDEEMED TAX SALES AND NO UNPAID TAXES OF SPECIAL ASSESSMENTS AS OF _____AFFECTING THE LANDS INCLUDED IN THREE OAKS SUBDIVISION.

DATE _____ COUNTY TREASURER, RUTH BRADLEY

CERTIFICATE OF TOWN TREASURER

I, JOEL EDSON, BEING THE DULY ELECTED, QUALIFIED AND ACTING 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 _____ON ANY LAND INCLUDED IN THE PLAT OF THREE OAKS SUBDIVISION.

DATE _____ TOWN TREASURER JOEL EDSON

COMMON COUNCIL RESOLUTION

RESOLVED, THAT THREE OAKS SUBDIVISION, BEING WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF OSHKOSH IS HEREBY APPROVED BY THE COMMON COUNCIL.

DATE _____ APPROVED _____ CITY MANAGER WILLIAM D. FRUEH

DATE _____ SIGNED _____ CITY MANAGER; WILLIAM D. FRUEH

I CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF OSHKOSH.

CITY CLERK _____

TOWN BOARD RESOLUTION

RESOLVED, THAT THREE OAKS SUBDIVISION IN THE TOWN OF ALGOMA, JAMES F. PURTELL, JON R, GUILES AND KEVIN G. PURTELL, OWNERS (dba J.K.J. DEVELOPERS), IS HEREBY APPROVED BY THE TOWN BOARD

DATE _____ APPROVED _____ TOWN CHAIRMAN; JEANETTE DIAKOFF

DATE _____ SIGNED _____ TOWN CHAIRMAN; JEANETTE DIAKOFF

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF ALGOMA.

DATE _____ TOWN CLERK; CAROL PEIGH

WINNEBAGO COUNTY COVENANTS

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 MAINTENENCE AND/OR REPAIRS. THE PAYMENT OF SAID MAINTENENCE SHALL BE EQUALLY ASSESSED AMONG THE PROPERTY OWNER(S) OF THIS SUBDIVISION.

PURSUANT TO SECTION 17.82(6)(b) OF THE WINNEBAGO COUNTY TOWN/COUNTY ZONING ORDINANCE, UPON FINAL GRADING, THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH THE SURFACE WAYER DRAINAGE PLAN AS APPROVED BY THE WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Statutes.

Certified this 12th day of July 1989

Department of Agriculture, Trade & Consumer Protection

Duane A Stolen

DENOTES 1-1/4 INCH DIAMETER IRON ROD, 30 INCHES LONG, WEIGHING NOT LESS THAN 4.17 LBS PER LINEAL FOOT, SET.

DENOTES 3/4 INCH DIAMETER IRON ROD FOUND.

DENOTES 2 INCH DIAMETER IRON PIPE FOUND.

LOT

ALL OTHER CORNERS ARE MONUMENTED WITH 3/4 INCH DIAMETER IRON RODS, 24 INCHES LONG, WITH A WEIGHT OF 1.50 FT. PER LINEAL FOOT.

6.0 DENOTES ALUMINUM WINNEBAGO COUNTY MONUMENT.

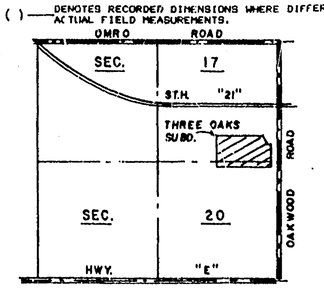
DENOTES WISCONSIN PUBLIC SERVICE, WISCONSIN TELEPHONE AND WARNER CABLE UTILITY EASEMENTS WITH RIGHT TO TRIM AND KEEP TRIMMED ALL TREES WITHIN 5.0 FT. OF CONDUCTORS.

12.0 10.0 DENOTES DRAINAGE EASEMENTS.

NORTH IS REFERENCED TO THE EAST LINE OF THE S.E. 1/4 OF SECTION 17, WHICH HAS AN ASSUMED BEARING OF NORTH 00-03-03 EAST.

ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

( ) DENOTES RECORDED DIMENSIONS WHERE DIFFERENT FROM ACTUAL FIELD MEASUREMENTS.



VICINITY SKETCH

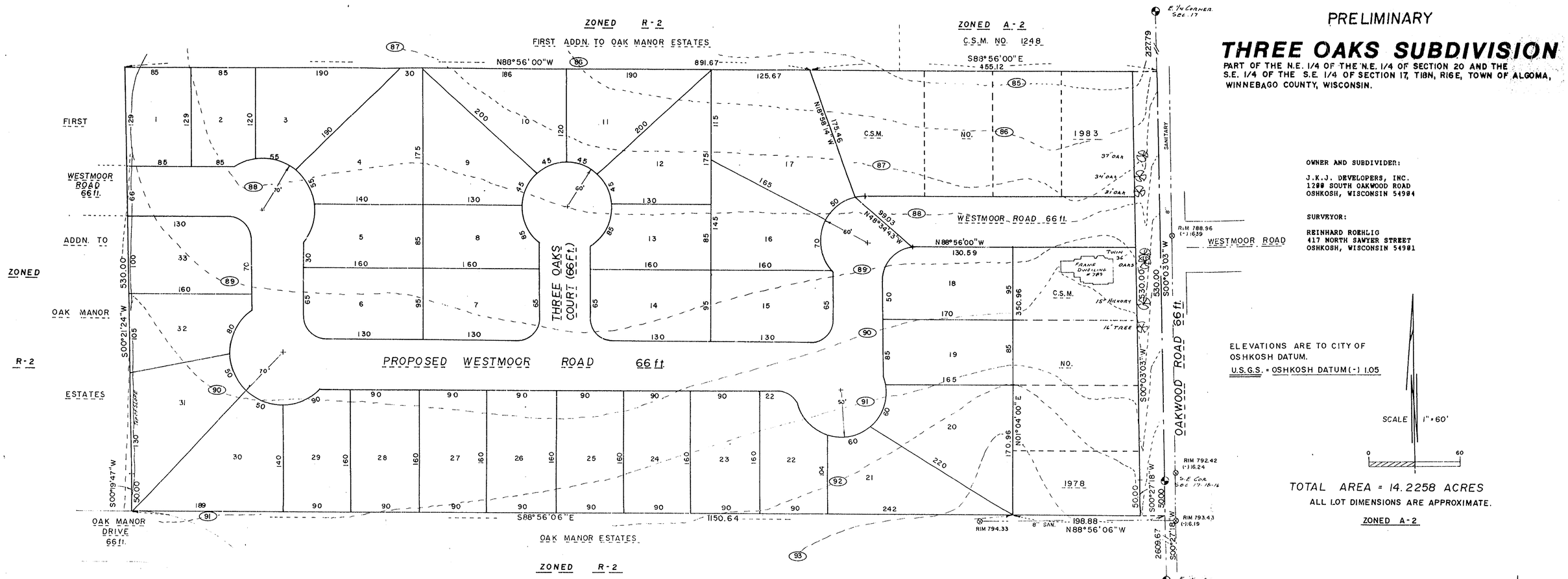
THE SOUTH 1/2 OF SECTION 17 AND THE NORTH 1/2 OF SECTION 20, T18N, R16E

89-1412

PRELIMINARY

THREE OAKS SUBDIVISION

PART OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 20 AND THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 17, T18N, R16E, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.



OWNER AND SUBDIVIDER:

J.K.J. DEVELOPERS, INC.
1288 SOUTH OAKWOOD ROAD
OSHKOSH, WISCONSIN 54904

SURVEYOR:

REINHARD ROEHLIG
417 NORTH SAWYER STREET
OSHKOSH, WISCONSIN 54901

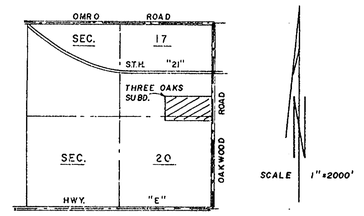
ELEVATIONS ARE TO CITY OF OSHKOSH DATUM.
U.S.G.S. = OSHKOSH DATUM (-) 1.05

SCALE 1" = 60'

TOTAL AREA = 14.2258 ACRES

ALL LOT DIMENSIONS ARE APPROXIMATE.

ZONED A-2



VICINITY SKETCH

THE SOUTH 1/2 OF SECTION 17 AND THE NORTH 1/2 OF SECTION 20, T18N, R16E

APPROVING AUTHORITY:

TOWN OF ALGOMA

WIS. DEPT. OF AGRICULTURE, TRADE AND CONSUMER PROTECTION

CITY OF OSHKOSH

WINNEBAGO COUNTY PLANNING AND ZONING DEPARTMENT

DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS AND TRANSPORTATION SERVICES.

PROPERTY DESCRIPTION

THAT PART OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 20 AND THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 17, T18N, R16E, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE S.E. CORNER OF SECTION 17, THENCE SOUTH 00-27-18 WEST ALONG THE EAST LINE OF THE N.E. 1/4 OF SECTION 20 AFORESAID 50.00 FT., THENCE NORTH 88-56-06 WEST 198.88 FT., THENCE NORTH 01-04-00 EAST 350.96 FT., THENCE NORTH 88-56-00 WEST 130.59 FT., THENCE NORTH 48-34-43 WEST 99.03 FT., THENCE NORTH 18-58-14 WEST 175.46 FT. TO A POINT ON THE SOUTH LINE OF THE FIRST ADDITION TO OAK MANOR ESTATES, THENCE NORTH 88-56-00 WEST ALONG SAID LINE 891.67 FT., THENCE SOUTH 00-21-24 WEST ALONG THE EAST LINE OF SAID SUBDIVISION 530.00 FT., THENCE SOUTH 00-19-47 WEST ALONG SAID EAST LINE 50.00 FT., THENCE SOUTH 88-56-06 EAST ALONG THE NORTH LINE OF OAK MANOR ESTATES 1150.64 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 14.2258 ACRES.

I, REINHARD ROEHLIG, DO HEREBY CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF ALL THE EXISTING LAND DIVISIONS AND FEATURES; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE WINNEBAGO COUNTY SUBDIVISION ORDINANCE.

3/27/09
DATE

REINHARD ROEHLIG
R.L.S. NO. 1366

WISCONSIN REINHARD H.W. ROEHLIG S-1366 OSHKOSH WIS. LAND SURVEYOR

SCHULER & ASSOCIATES
CONSULTING ENGINEERS & LAND SURVEYORS
320 W. NORTHLAND AVE. APPLETON, WIS. 54911 (414) 734-9407
417 NORTH SAWYER STREET OSHKOSH, WIS. 54901 (414) 426-2600

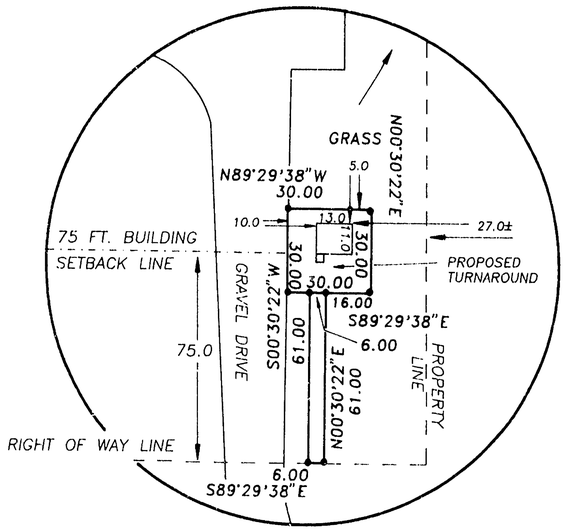
DRAWING NUMBER 09-142

#78 sec 20 T18N R16E

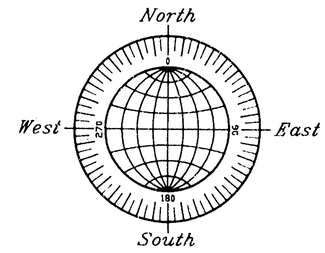
Sec 20 T18 R16

EASEMENT DESCRIPTION

SITUATED ALONG C.T.H. "E", (WITZEL AVENUE) BEING THAT PART OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 20, T18N, R16E, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE E 1/4 CORNER OF SAID SECTION, THENCE NORTH 89°29'38" WEST ALONG THE SOUTH LINE OF THE N.E. 1/4 OF SAID SECTION, THENCE NORTH 00°30'22" EAST 60.00 FT. TO A POINT ON THE NORTH LINE OF C.T.H. "E", THENCE CONTINUING NORTH 00°30'22" EAST 61.00 FT. TO THE POINT OF BEGINNING OF THE EASEMENT TO BE DESCRIBED, THENCE SOUTH 89°29'38" EAST 16.00 FT., THENCE NORTH 00°30'22" EAST 30.00 FT., THENCE NORTH 89°29'38" WEST 30.00 FT., THENCE SOUTH 00°30'22" WEST 30.00 FT., THENCE SOUTH 89°29'38" EAST 14.00 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 900 SQUARE FEET AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.



DETAIL OF EASEMENT
1" = 40'



RADIO TOWER
AND GUY WIRES

CABLE EASEMENT FOR WISCONSIN BELL AND WISCONSIN PUBLIC SERVICE

SITUATED ALONG C.T.H. "E", (WITZEL AVENUE) BEING THAT PART OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 20, T18N, R16E, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE E 1/4 CORNER OF SAID SECTION, THENCE NORTH 89°29'38" WEST ALONG THE SOUTH LINE OF THE N.E. 1/4 OF SAID SECTION, THENCE NORTH 00°30'22" EAST 60.00 FT. TO A POINT ON THE NORTH LINE OF C.T.H. "E" AND THE POINT OF BEGINNING OF THE EASEMENT TO BE DESCRIBED, THENCE CONTINUING NORTH 00°30'22" EAST 61.00 FT., THENCE NORTH 89°29'28" WEST 6.00 FT., THENCE SOUTH 00°30'22" WEST 61.00 FT. TO A POINT ON THE NORTH LINE OF C.T.H. "E", THENCE SOUTH 89°29'38" EAST ALONG SAID LINE 6.00 FT. TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS 366 SQUARE FEET AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

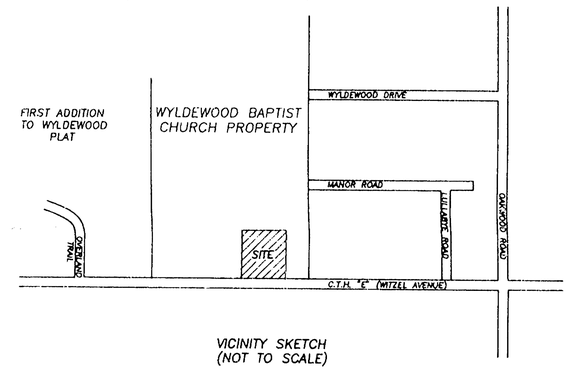
JANUARY 13, 1993 SURVEY FOR WISCONSIN BELL NO. 2254

GRAPHIC SCALE

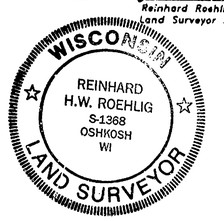
60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

• DENOTES 3/4" DIAMETER IRON ROD, 24" LONG SET.



VICINITY SKETCH
(NOT TO SCALE)



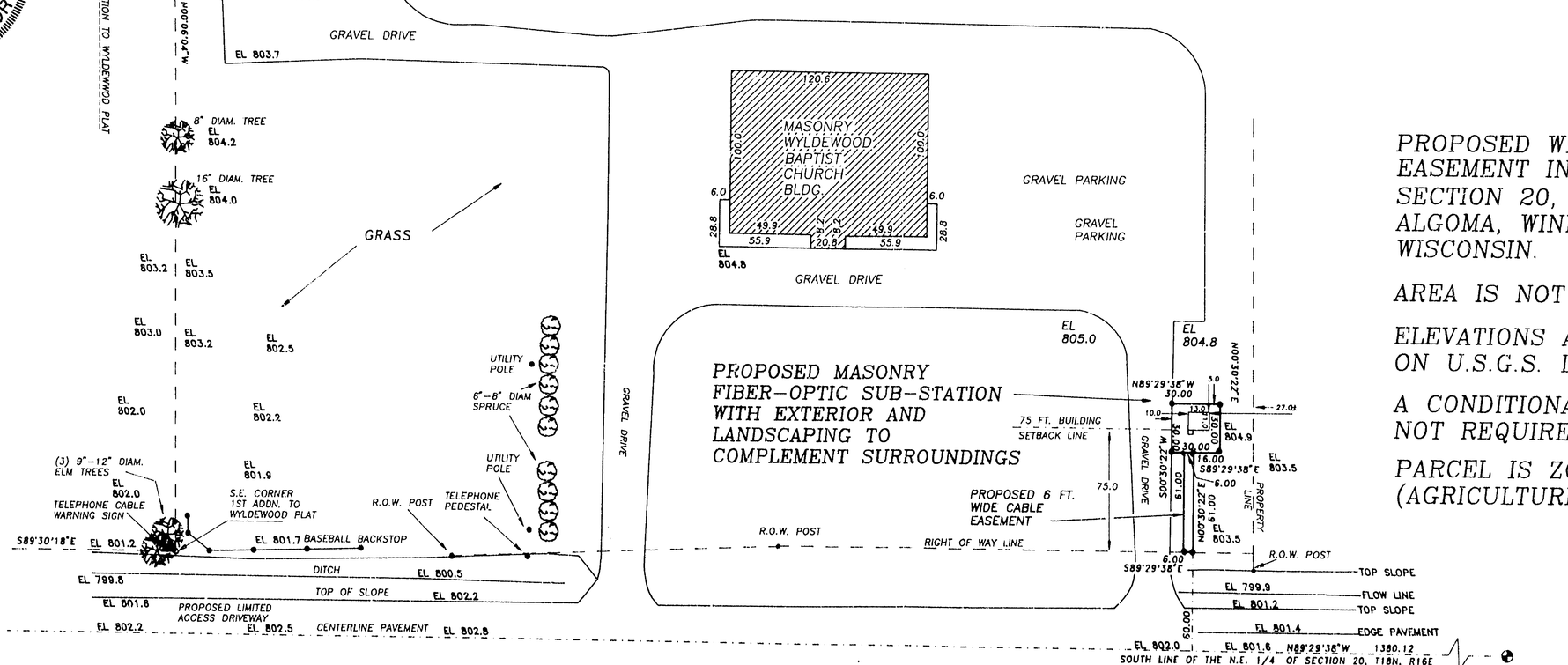
Surveyor's Certificate

I, Reinhard Roehlig, Wisconsin Registered Land Surveyor, certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the locations and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage or guarantee title thereto, within one (1) year from the date hereof.

1-13-93
Date

Reinhard Roehlig, Registered
Land Surveyor S-1368



C.T.H. "E" (WITZEL AVENUE)

PROPOSED WISCONSIN BELL FIBER-OPTIC EASEMENT IN THE N.E. 1/4 OF SECTION 20, T18N, R16E, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

AREA IS NOT IN A FLOOD PLAIN.

ELEVATIONS AS SHOWN ARE BASED ON U.S.G.S. DATUM.

A CONDITIONAL USE PERMIT IS NOT REQUIRED.

PARCEL IS ZONED A-2 (AGRICULTURE)

REVISED 1/13/93
REVISED 1/10/93
DECEMBER 14, 1992

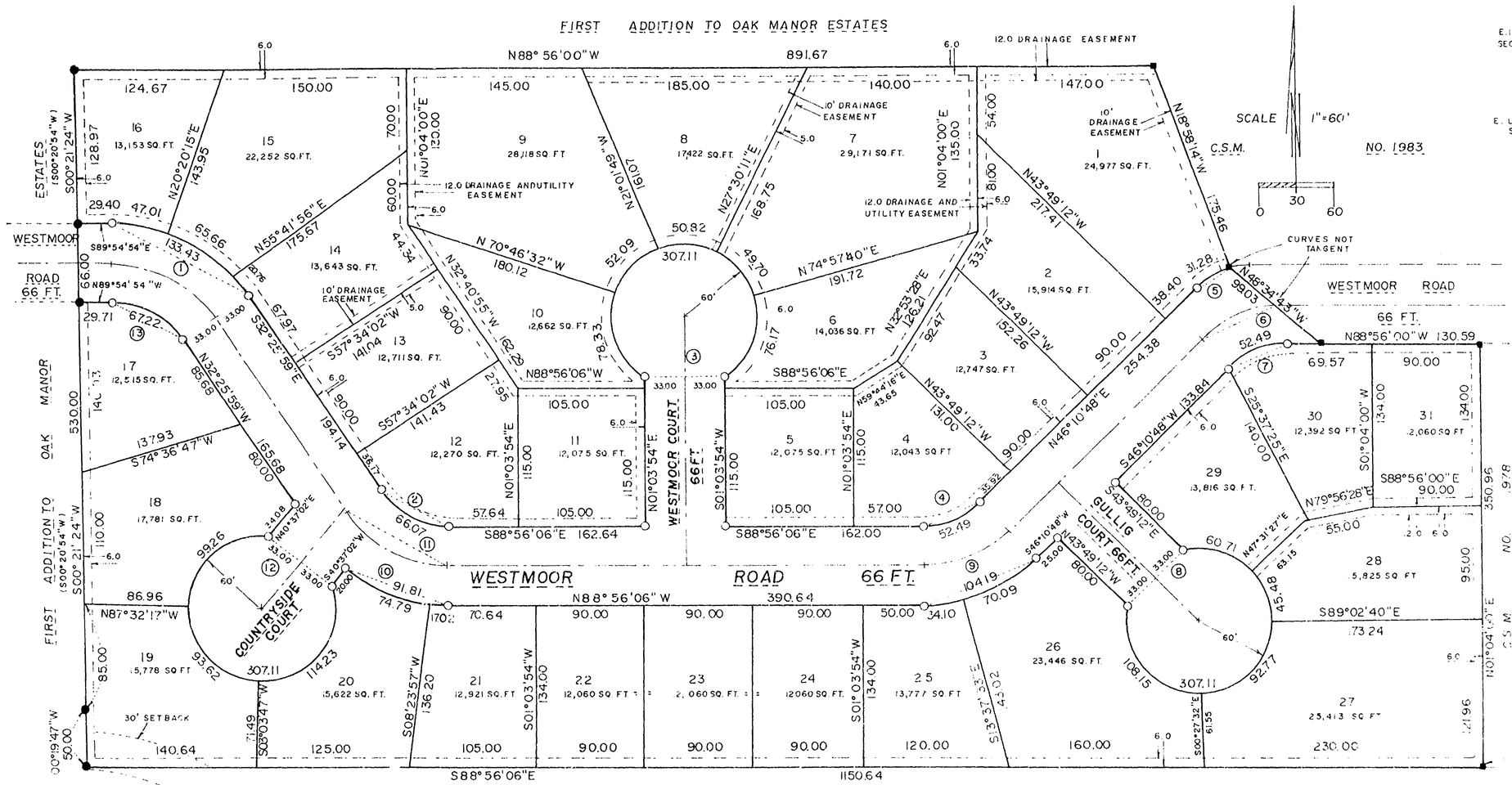
ROEHLIG
LAND SURVEYING
&
CONSULTING LTD.
417 North Sawyer Street * Oshkosh WI * 54901
(414) 233-2884

NO. 2254A

Sec 20 T18 R16

THREE OAKS SUBDIVISION

PART OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 20 AND THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 17, T18N, R16E, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.



CURVE DATA

CURVE	LOT	RADIUS	ARC	CHORD	TAN. IN	DELTA	CHD. BRNG.	TAN. OUT
1		133.00	133.43	127.91	S89-54-54E	57-28-55	S61-18-26.5E	S32-25-59E
	16	133.00	47.01	46.77	S89-54-54E	20-15-00	S79-47-28E	S69-39-46E
	15	133.00	65.66	65.00	S69-39-46E	28-17-17	S55-31-07.5E	S41-22-29E
	14	133.00	20.76	20.74	S41-22-29E	08-56-30	S36-54-14E	S32-25-59E
2		67.00	66.07	63.43	S32-25-59E	56-30-07	S60-41-02E	S88-56-06E
3		60.06	307.11	66.00	N55-34-03W	293-15-58	S88-56-06E	S57-41-53W
	10	60.00	78.33	72.88	N55 34-05W	74-47-33	N18-10-18.5W	N19-13-28E
	9	60.00	52.09	50.47	N19-13-28E	49-44-43	N44-05-49.5E	N68-58-11E
	8	60.00	50.82	49.32	N68-58-11E	48-32-00	S86-45-49E	S62-29-49E
	7	60.00	49.70	48.29	S62-29-49E	47-27-29	S38-46-04.5E	S15-02-20E
	6	60.00	76.17	71.16	S15-02-20E	72-44-13	S21-19-46.5W	S57-41-53W
4		67.00	52.49	51.16	S88-56-06E	44-53-06	N68-37-21E	N46-10-48E
5		65.94	31.28	30.99	N46-10-48E	27-13-18	N59-47-27E	N73-24-06E
		100.00	68.99	67.63	S85-42-26W	39-31-38	S65-56-37W	S46-10-48W
		67.00	52.49	51.16	N88-56-00W	44-53-12	S68-37-24W	S46-10-48W
		60.00	307.11	66.00	N79-32-49E	293-15-58	S46-10-48W	N12-48-47E
	29	60.00	68.71	58.16	N79-32-49E	57-58-38	S71-27-52E	S42-28-33E
	28	60.00	45.48	44.48	S42-28-33E	43-25-53	S20-45-36.5E	S88-57-28W
	27	60.00	92.77	83.80	S88-57-28W	88-35-00	S45-14-54W	S89-32-28W
	26	60.00	108.15	94.09	S89-32-28W	103-16-19	N38-49-22.5W	N12-48-47E
6		133.00	184.19	101.55	S46-10-48W	44-53-06	S68-37-21W	N88-56-06W
	26	133.00	78.09	69.28	S46-10-48W	38-11-39	S61-16-37.5W	S76-22-27W
	25	133.00	34.18	34.01	S76-22-27W	14-41-27	S83-43-10.5W	N88-56-06W
7		133.00	91.81	90.00	N88-56-06W	39-33-00	N69-09-32W	N49-22-58W
	21	133.00	17.82	17.81	N88-56-06W	7-40-03	N85-16-04.5W	N81-36-03W
	20	133.00	74.79	73.81	N81-36-03W	32-13-05	N65-29-30.5W	N49-22-58W
11		120.00	98.62	97.67	N88-56-06W	56 30-07	N68 41-07W	N32 25-59W
12		60.00	307.11	66.00	S16-00-57E	293-15-58	N49-22-58W	S82-44-59E
	20	60.00	114.23	97.74	S16-00-57E	109-04-44	S38-31-25W	N86-56-12W
	19	60.00	93.62	84.41	N86 56-13W	89-23-56	N42-14-15W	N82-27-43E
	18	60.00	99.26	88.32	N82-27-43E	94-47-18	N49-51-22E	S82-44-59E
	13	67.00	67.22	64.43	N32-25-59W	57-28-55	N61-10-26.5W	N69 54-54W

- = 1" IRON PIPE 24 INCH DIAMETER IRON PIPE, 20 INCHES LONG, WEIGHING NOT LESS THAN 0.850 LBS PER LINEAL FOOT.
- = SET 3/4 INCH DIAMETER IRON ROD FOUND.
- = FOUND 3/4 INCH DIAMETER IRON PIPE FOUND.

ALL LOT CORNERS ARE MONUMENTED WITH 3/4 INCH DIAMETER IRON PIPES, 24 INCHES LONG, WEIGHING NOT LESS THAN 0.850 LBS PER LINEAL FOOT.

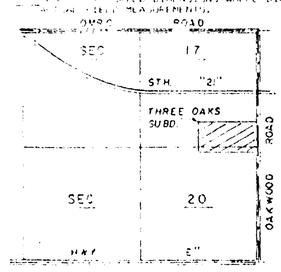
- = SURVEY MONUMENT.

D.E. = DRAINAGE EASEMENTS.

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE S.E. 1/4 OF SEC. 17, WHICH HAS AN ASSUMED BEARING OF NORTH 00°03'03" EAST.

ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

DISTANCES IN PARENTHESES WHERE DIFFERENT FROM RECORD MEASUREMENTS.



VICINITY SKETCH

THE SOUTH 1/2 OF SECTION 17 AND THE NORTH 1/2 OF SECTION 20, T18N, R16E

SCALE 1"=2000

SURVEYOR'S CERTIFICATE

I, REINHARD HOEHLIG, WISCONSIN REGISTERED LAND SURVEYOR HEREBY CERTIFY;

THAT I HAVE SURVEYED, DIVIDED AND MAPPED THREE OAKS SUBDIVISION LOCATED IN THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 20 AND THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 17, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN CONTAINING 14.2258 ACRES OF LAND. SAID SUBDIVISION IS BOUNDED AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE S.E. CORNER OF SECTION 17, THENCE SOUTH 00°27'10" WEST ALONG THE EAST LINE OF THE N.E. 1/4 OF SECTION 20 AFORESAID 50.00 FT., THENCE NORTH 88°56'06" WEST 130.59 FT. TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED, THENCE NORTH 01°04'00" EAST 350.96 FT., THENCE NORTH 00°56'00" WEST 130.59 FT., THENCE NORTH 46°34'43" WEST 99.03 FT., THENCE NORTH 18°58'14" WEST 175.46 FT. TO A POINT ON THE SOUTH LINE OF THE FIRST ADDITION TO OAK MANOR ESTATES, THENCE NORTH 88°56'00" WEST ALONG SAID LINE 891.67 FT., THENCE SOUTH 00°21'24" WEST ALONG THE EAST LINE OF SAID SUBDIVISION 530.00 FT., THENCE SOUTH 00°19'47" WEST ALONG SAID EAST LINE 50.00 FT., THENCE SOUTH 88°56'06" EAST ALONG THE NORTH LINE OF OAK MANOR ESTATES 1150.64 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 14.2258 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE ORDER AND THE DIRECTION OF THE OWNERS OF SAID LAND.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND WITH THE LAND SUBDIVISION ORDINANCES OF WINNEBAGO COUNTY AND THE TOWN OF ALGOMA.

DATED THIS 2ND DAY OF JUNE 1989.

REINHARD H.W. ROEHLIG R.L.S. #1368

THIS INSTRUMENT WAS DRAFTED BY REINHARD ROEHLIG

WISCONSIN REINHARD H.W. ROEHLIG S-1368 OSHKOSH WIS LAND SURVEYOR

SCHULER & ASSOCIATES

CONSULTING ENGINEERS & LAND SURVEYORS

320 W. NORTHLAND AVE APPLETON, WIS 54911 (414)734-9107

417 NORTH SAWYER STREET OSHKOSH, WIS 54901 (414)426-2800

OWNERS CERTIFICATE

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 ACCORDING TO CHAPTER 236 OF THE WISCONSIN STATUTES AND THE LAND SUBDIVISION ORDINANCES OF WINNEBAGO COUNTY AND THE TOWN OF ALGOMA. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR S. 236.12, WISCONSIN STATUTES, TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPT. OF AGRICULTURE, TRADE AND CONSUMER PROTECTION

WINNEBAGO COUNTY PLANNING COMMITTEE

TOWN OF ALGOMA

CITY OF OSHKOSH PLANNING COMMISSION

JAMES T. FORTELL JON P. GOTZES

KEVIN G. FORTELL

STAE OF WISCONSIN)
) SS
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 1989 THE ABOVE NAMED OWNERS, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, WINNEBAGO COUNTY, WISCONSIN

MY COMMISSION EXPIRES _____

CERTIFICATE OF THE WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE

THREE OAKS SUBDIVISION, JON P. GOTZES, JAMES T. FORTELL AND KEVIN G. FORTELL (dba T.F.G. DEVELOPERS), OWNERS IS HEREBY APPROVED.

DATE _____ PLANNING COMMITTEE REPRESENTATIVE

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
) SS
WINNEBAGO COUNTY)

I, RUTH BRADLEY BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF WINNEBAGO, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THREE OAKS SUBDIVISION.

DATE _____ COUNTY TREASURER, RUTH BRADLEY

CERTIFICATE OF TOWN TREASURER

I, JOEL EDSON, BEING THE DULY ELECTED, QUALIFIED AND ACTING 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 _____ ON ANY LAND INCLUDED IN THE PLAT OF THREE OAKS SUBDIVISION.

DATE _____ TOWN TREASURER JOEL EDSON

COMMON COUNCIL RESOLUTION

RESOLVED, THAT THREE OAKS SUBDIVISION, BEING WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF OSHKOSH, IS HEREBY APPROVED BY THE COMMON COUNCIL.

DATE _____ APPROVED _____
CITY MANAGER WILLIAM D. TEPLER

DATE _____ SIGNED _____
CITY MANAGER WILLIAM D. TEPLER

I CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF OSHKOSH.

CITY CLERK _____

TOWN BOARD RESOLUTION

RESOLVED, THAT THREE OAKS SUBDIVISION IN THE TOWN OF ALGOMA, OWNED BY FORTELL, JON P. GOTZES AND KEVIN G. FORTELL, (JAMES T. FORTELL DBA T.F.G. DEVELOPERS), IS HEREBY APPROVED BY THE TOWN BOARD

DATE _____ APPROVED _____
TOWN CHAIRMAN JEANETTE DIAMOND

DATE _____ SIGNED _____
TOWN CHAIRMAN JEANETTE DIAMOND

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF ALGOMA.

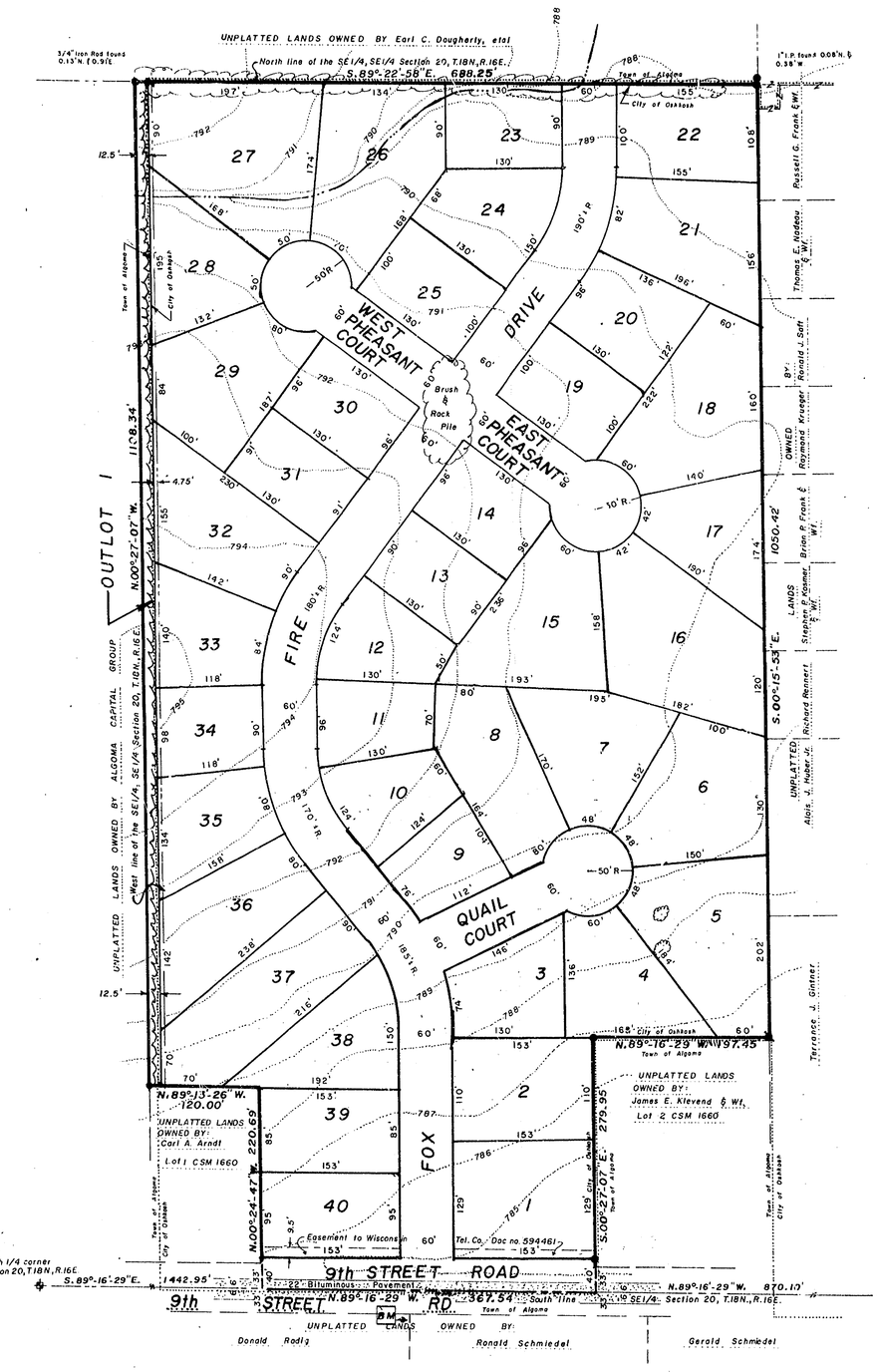
DATE _____ TOWN CLERK CAROL REESON

WINNEBAGO COUNTY COVENANT

MAINTENANCE OF ALL DRAINAGEWAYS AND ASSOCIATED STRUCTURES WITHIN THE SUBDIVISION ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER OF THE SUBDIVISION, UNLESS OTHERWISE NOTED ON THE DRAINAGE PLAN WHICH HAS BEEN PREPARED FOR THIS SUBDIVISION AND WHICH HAS BEEN APPROVED 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 TOWN SHALL HAVE THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS AT THE EXPENSE OF SAID MAINTENANCE SHALL BE EQUALLY ASSESSED AMONG THE PROPERTY OWNERS OF THIS SUBDIVISION.

PURSUANT TO SECTION 17.03(6)(b)3 OF THE WINNEBAGO COUNTY SHORELAND ZONING ORDINANCE, UPON FINAL GRADING, THE DEVELOPER SHALL SUBMIT AS-BUILT COPIES OF THE SURFACE WATER DRAINAGE PLAN TO THE WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE.



R-1 ZONING
18.749 ACRES

Bearing Reference: South line SE1/4 Section 20, T.18N., R.16E. assigned N.89°-16'-29"W.

-LEGEND-

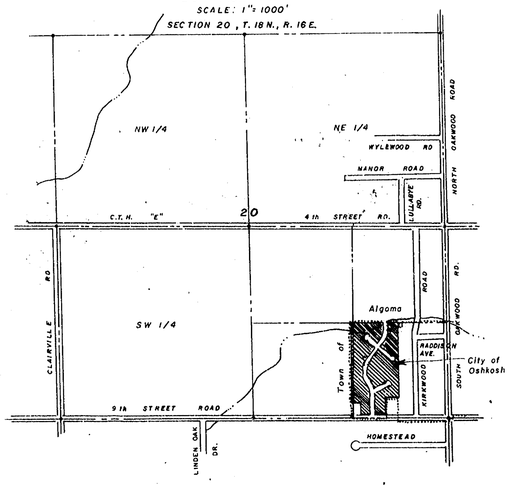
- ⊕ = Winnebago County Bernisen Monument
- ● = 1" Iron Pipe Found
- ● = 3/4" Iron Pipe Found
- ◣ = 1"X24" Iron Pipe Set

All elevations referenced to the City of Oshkosh Datum.

B.M. = P.K. Nail in the North face of Power Pole No. 1816-29E5, 6th Pole West of Oakwood Road on the South side of 9th Avenue near the West Lot line of House No. 2923 set by City of Oshkosh.

Elevation = 787.40

LOCATION MAP
SCALE: 1"= 1000'
SECTION 20, T.18N., R.16E.



SCALE
80' 0' 100' 200' 300'

-ELEVATION BOUNDARY DESCRIPTION-

All of Lot 3 and a part of Lot 1 of Certified Survey Map No. 1660 recorded in Volume 1 on Page 1660 of Certified Survey Maps, Document No. 673222 and being a part of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) and the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Twenty (20), Township Eighteen (18) North, Range Sixteen (16) East, 6th Ward, City of Oshkosh, Winnebago County, Wisconsin, containing 19.067 Acres of land and being described by:

Commencing at the Southeast Corner of said Section 20; thence N.89°-16'-29"W. 870.10 feet, along the South line of the SE¼ of said Section 20 to the true point of beginning; thence continue N.89°-16'-29"W. 367.54 feet, along the South line of the SE¼ of said Section 20; thence N.00°-24'-47"W. 220.69 feet; thence N.89°-13'-26"W. 120.00 feet; thence N.00°-27'-07"W. 1108.34 feet, to a point on the North line of the SE¼ of the SE¼ of said Section 20; thence S.89°-22'-58"E. 688.25 feet, along the North line of the S½ of the SE¼ of said Section 20; thence S.00°-15'-53"E. 1050.42 feet; thence N.89°-16'-29"W. 197.45 feet, along the North line of Lot 2 of Certified Survey Map No. 1660; thence S.00°-27'-07"E. 279.95 feet, along the West line of said Lot 2 to the true point of beginning.

The afore described being subject to an easement to the Wisconsin Telephone Company recorded in Document No. 594461 in the Winnebago County Registry.

SURVEYOR'S CERTIFICATE:

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 30.67 of the land Subdivision Ordinance of the City of Oshkosh.

Dated this 27th day of April, 1990.

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

Revised this 22nd day of June, 1990

WISCONSIN
STEVEN T. CHRONIS
S-0913
NEENAH, WISCONSIN

SURVEYOR:	Steven T. Chronis Aero-Metric Engineering, Inc. 539 North Madison Street Chilton, Wisconsin 53014 800/472-5313
OWNER & SUBDIVIDER:	Forward Development of Oshkosh, Inc. 1460 West South Park Avenue Oshkosh, Wisconsin 54901
APPROVING AUTHORITY:	City of Oshkosh, Town of Algoma
OBJECTING AGENCIES:	Department of Agriculture, Trade and Consumer Protection and the Winnebago County Planning and Zoning Committee

"ITEMS TO BE PLACED ON THE FINAL PLAT"

NOTES:

1.) A covenant shall be placed on the Final Plat stating, "Pursuant to Section 30-69(H) Storm Drainage and Grading Plan 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.

2.) 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.

DATE: APRIL 30, 1990
REVISIONS
DRAWN BY: S. T. CHRONIS
CHECKED BY
SCALE: 1" = 80'
NOTEBOOK 110 PAGE 43-62

Aero-metric ENGINEERING, INC.
539 NORTH MADISON STREET
P.O. BOX 111
CHILTON, WISCONSIN 53014-0111

PRELIMINARY PLAT MEADOW RIDGE — Being all of Lot 3 and a part of Lot 1 of Certified Survey Map No. 1660 located in the SE / SE and the SW / SE of Sec. 20, T.18 N., R.16 E., Town of Algoma and the 6th Ward, City of Oshkosh, Winnebago COUNTY, WISCONSIN.

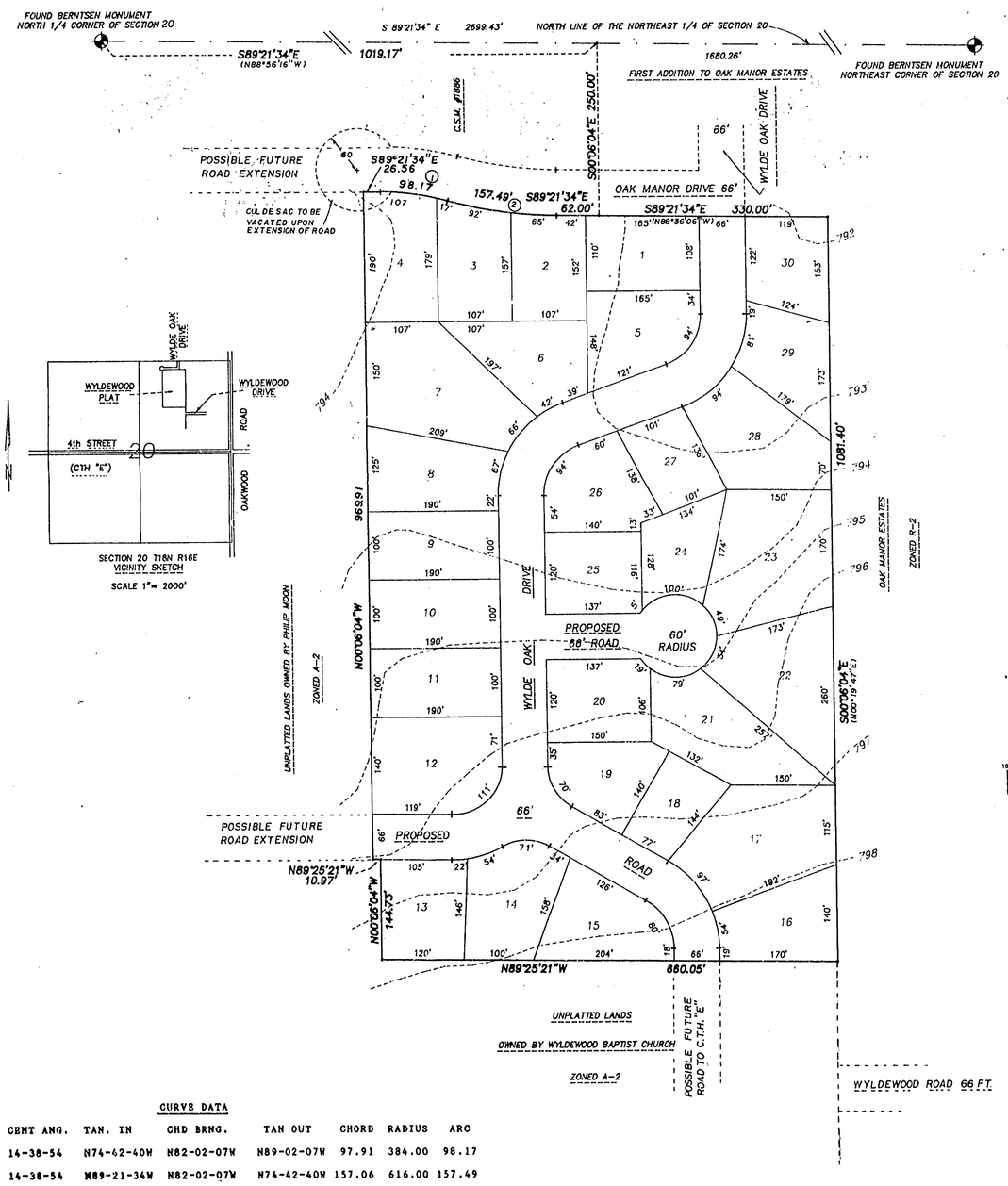
SHEET NO. 1 of 1
FILE NO. K-360

Sec. 20 T18N R16E

BENCH MARK: RAILROAD SPIKE IN SOUTH FACE OF 18" OAK TREE NEAR SOUTHEAST CORNER OF HONEY CREEK ESTATES.
ELEVATION: 793.39 U.S.G.S.

PRELIMINARY
WYLDEWOOD PLAT

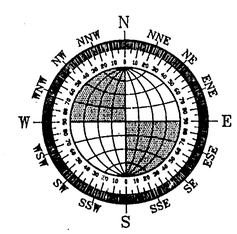
BEING A DIVISION OF UNPLATTED LANDS AND LOT 4 IN CERTIFIED SURVEY MAP NO. 1886
IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWN 18 NORTH, RANGE 16 EAST,
TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.



EXISTING ZONING – A-2

PROPOSED ZONING – R-2

30 LOTS
16.73 ACRES



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PROPERTY DESCRIPTION

BEING A PART OF UNPLATTED LANDS AND LOT 4 IN CERTIFIED SURVEY MAP NO. 1886 ALL IN THE N.W. 1/4 OF SECTION 20, T18N, R16E, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE N. 1/4 CORNER OF SAID SECTION 20, THENCE SOUTH 89-21-34 EAST ALONG THE NORTH LINE OF SAID N.E. 1/4 APORESAID 1019.17 FT., THENCE SOUTH 00-06-04 EAST 250.00 FT. TO A POINT ON THE SOUTH LINE OF OAK MANOR DRIVE AND THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE SOUTH 89-21-34 EAST 330.00 FT. TO A POINT ON THE WEST LINE OF OAK MANOR ESTATES, THENCE SOUTH 00-06-04 EAST ALONG SAID LINE 1081.40 FT., THENCE NORTH 89-25-21 WEST 660.05 FT., THENCE NORTH 00-06-04 WEST 144.73 FT., THENCE NORTH 89-25-21 WEST 10.97 FT., THENCE NORTH 00-06-04 WEST 969.91 FT., THENCE SOUTH 89-21-34 EAST 26.56 FT., THENCE SOUTHEASTERLY 98.17 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTH WHOSE RADIUS IS 384.00 FT. AND WHOSE CHORD BEARS SOUTH 82-02-07 EAST 97.91 FT., THENCE SOUTHEASTERLY 157.49 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTH WHOSE RADIUS IS 616.00 FT. AND WHOSE CHORD BEARS SOUTH 82-02-07 EAST 157.06 FT., THENCE SOUTH 89-21-34 EAST 62.00 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 16.73 ACRES MORE OR LESS.

( ) —— DENOTES RECORDED DIMENSIONS WHERE DIFFERENT FROM ACTUAL FIELD MEASUREMENTS.

OWNER AND SUBDIVIDER:

KEVIN PURTELL
(D.B.A. J.K.J. DEVELOPMENT INC.)
314 NORTH KOELLER ROAD
OSHKOSH, WISCONSIN 54901

SURVEYOR:

EARTH TECH SERVICES
5678 WEST BROWN DEER ROAD
MILWAUKEE, WISCONSIN 53223

I, REINHARD ROEHLIG HEREBY CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE WINNEBAGO COUNTY SUBDIVISION ORDINANCE.

5/11/90
DATE

Reinhard Roehlig
REINHARD ROEHLIG
R.L.S. S-1368

WISCONSIN
REINHARD H.W. ROEHLIG S-1368 OSHKOSH WIS.
LAND SURVEYOR

PRELIMINARY PLAT TO BE SUBMITTED TO:

STATE OF WISCONSIN DEPT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION.

WINNEBAGO COUNTY PLANNING AND ZONING OFFICE

TOWN OF ALGOMA PLANNING COMMITTEE

CITY OF OSHKOSH DEPARTMENT OF COMMUNITY DEVELOPMENT

CURVE DATA

	CENT ANG.	TAN. IN	CHD BRNG.	TAN OUT	CHORD	RADIUS	ARC
1)	14-38-54	N74-42-40W	N82-02-07W	N89-02-07W	97.91	384.00	98.17
2)	14-38-54	N89-21-34W	N82-02-07W	N74-42-40W	157.06	616.00	157.49

EARTH TECH SERVICES
Ridgeview Center • Suite I
5678 W. Brown Deer Rd. • Milwaukee, Wi. 53223
(414)355-5300 • FAX (414)355-4139

NO. 1031
Sec. 20 T18N R16E