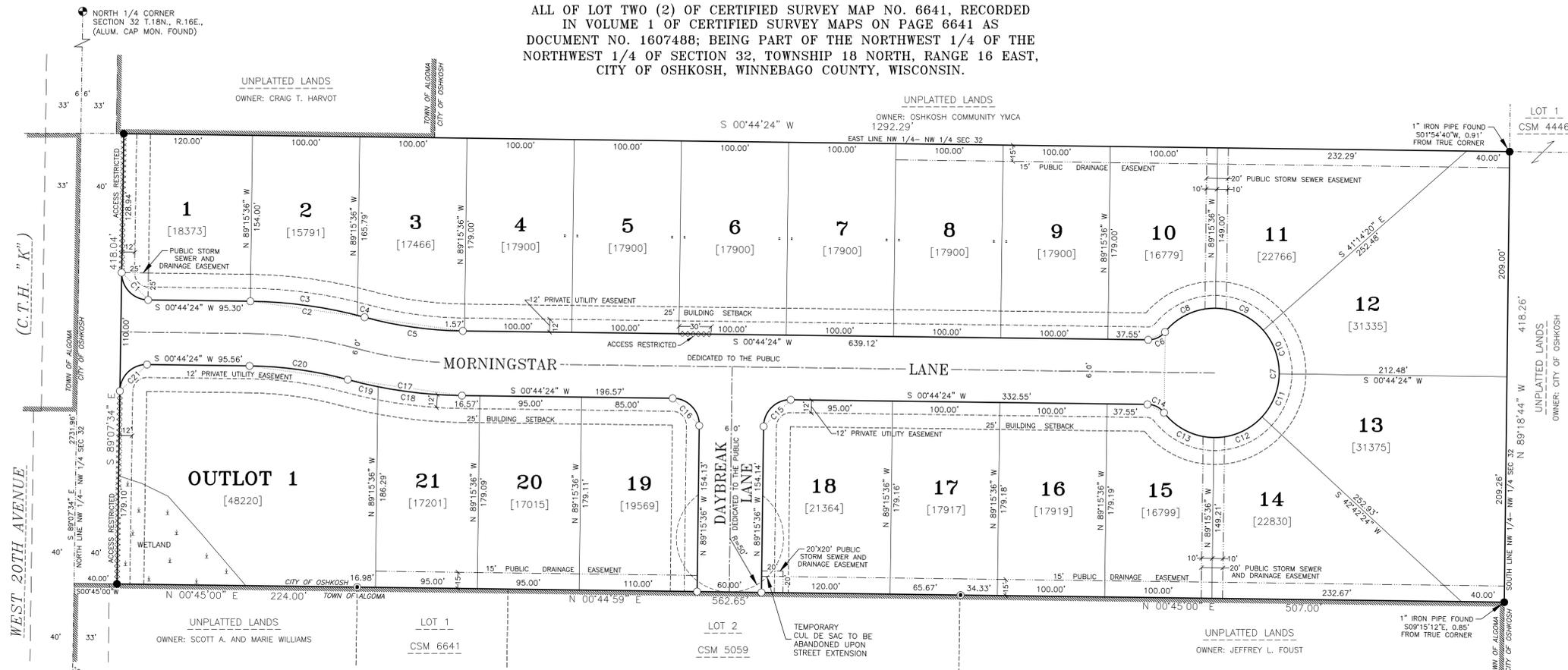


SUNRISE ESTATES

ALL OF LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 6641, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 6641 AS DOCUMENT NO. 1607488; BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.



NOTES:

- ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT. ALL ANGLES COMPUTED TO THE NEAREST SECOND.
- FRONT YARD BUILDING SETBACKS ARE 25 FEET THROUGHOUT THE PLAT OF SUNRISE ESTATES.
- THE OWNER/SUBDIVIDER HAS NO NOTICE OR KNOWLEDGE OF ANY ENVIRONMENTAL PROBLEM (THE EXISTENCE OF HAZARDOUS OR TOXIC SUBSTANCES) OF ANY SORT ON THE PROPERTY BEING TRANSFERRED. THE OWNER/SUBDIVIDER UNDERSTANDS THAT IT WILL PAY FOR ANY COSTS TO REMEDY ANY ENVIRONMENTAL PROBLEMS ENCOUNTERED DURING CONSTRUCTION OF ANY OF THE PUBLIC IMPROVEMENTS REQUIRED BY THE CITY ON THE PLAT OR IN THE DEVELOPER'S AGREEMENT. THE OWNER/SUBDIVIDER UNDERSTANDS THAT THEY SHALL BE INDIVIDUALLY RESPONSIBLE FOR ANY ENVIRONMENTAL PROBLEM FOUND ON THE LAND, TRANSFERRED TO THE CITY ON THE PLAT DURING CONSTRUCTION OF ROADS OR OTHER DEDICATIONS AND AGREE TO HOLD THE CITY HARMLESS UNTIL CONSTRUCTION, INSTALLATION OR GRADING IS COMPLETE.
- THE CONSTRUCTION OF BUILDINGS FOR HUMAN HABITATION OR THE INSTALLATION OF SOIL ABSORPTION SYSTEMS ON THE OUTLOT IN THIS PLAT IS PROHIBITED.
- PUBLIC EASEMENTS ARE DEDICATED TO THE CITY OF OSHKOSH.
- ALL PRIVATE EASEMENTS ARE MADE SUBORDINATE TO PUBLIC OR CITY OF OSHKOSH EASEMENTS.
- NO IMPROVEMENTS ARE ALLOWED WITHIN THE AREAS RESERVED FOR PUBLIC UTILITY AND DRAINAGE EASEMENTS. IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, BUILDING STRUCTURES, DRIVEWAYS, PARKING AREAS, SHEDS, TREES OR LANDSCAPING OR PERMANENT FENCES. ANY OTHER IMPROVEMENTS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION OF THE BOARD OF PUBLIC WORKS.
- PURSUANT TO THE CITY OF OSHKOSH SUBDIVISION ORDINANCE, THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH THE APPROVED DRAINAGE AND GRADING PLAN AS SUBMITTED TO THE CITY OF OSHKOSH PUBLIC WORKS DEPARTMENT.

ACCESS RESTRICTION CLAUSE
AS OWNERS, WE HEREBY RESTRICT LOT 1 AND OUTLOT 1, IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH WEST 20TH AVENUE (C.T.H. "K") AS SHOWN ON THE PLAT, AND AS OWNERS, WE HEREBY RESTRICT THE NORTH 30 FEET OF LOT 6, IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH MORNINGSTAR LANE, 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 AND WINNEBAGO COUNTY.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

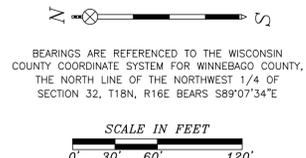
LEGEND

- = 1 1/4" O.D. ROUND x 30" LONG STEEL REBAR WEIGHING 4.30 LBS./LIN. FOOT SET
- = 1 1/4" O.D. IRON PIPE FOUND
- ⊙ = 1" O.D. IRON PIPE FOUND
- ⊥ = ALL OTHER LOT CORNERS STAKED WITH 1" DIA. ROUND x 18" LONG IRON PIPE WEIGHING 1.13 LBS./LIN. FOOT
- ⊥ = WETLANDS DELINEATED BY MARTENSON & EISELE INC., LOCATIONS APPROVED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES ON JANUARY 19, 2016
- ⊥ = ACCESS RESTRICTED
- ⊥ = PUBLIC STORM SEWER & DRAINAGE EASEMENT
- ⊥ = PRIVATE UTILITY EASEMENTS

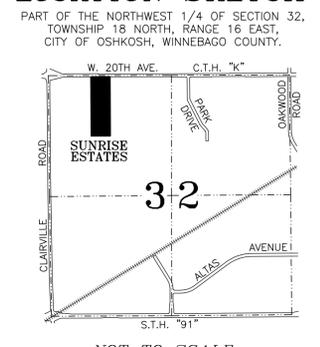
PRIVATE UTILITY EASEMENTS— NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

CURVE DATA TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	25.000'	0.90°	0.90	0.90	0.90°	39.333'	45.748'
2	430.000'	0.18°	2.141'	1.077'	107.781°	107.781'	107.781'
3	430.000'	0.18°	2.141'	1.077'	107.781°	107.781'	107.781'
4	430.000'	0.18°	2.141'	1.077'	107.781°	107.781'	107.781'
5	370.000'	0.21°	2.141'	1.077'	107.781°	107.781'	107.781'
6	20.000'	0.55°	1.904'	1.791'	107.781°	107.781'	107.781'
7	60.000'	0.28°	3.808'	2.959'	107.781°	107.781'	107.781'
8	60.000'	0.28°	3.808'	2.959'	107.781°	107.781'	107.781'
9	60.000'	0.28°	3.808'	2.959'	107.781°	107.781'	107.781'
10	60.000'	0.28°	3.808'	2.959'	107.781°	107.781'	107.781'
11	60.000'	0.28°	3.808'	2.959'	107.781°	107.781'	107.781'
12	60.000'	0.28°	3.808'	2.959'	107.781°	107.781'	107.781'
13	60.000'	0.28°	3.808'	2.959'	107.781°	107.781'	107.781'
14	20.000'	0.55°	1.904'	1.791'	107.781°	107.781'	107.781'
15	20.000'	0.55°	1.904'	1.791'	107.781°	107.781'	107.781'
16	20.000'	0.55°	1.904'	1.791'	107.781°	107.781'	107.781'
17	430.000'	0.18°	2.141'	1.077'	107.781°	107.781'	107.781'
18	430.000'	0.18°	2.141'	1.077'	107.781°	107.781'	107.781'
19	430.000'	0.18°	2.141'	1.077'	107.781°	107.781'	107.781'
20	370.000'	0.21°	2.141'	1.077'	107.781°	107.781'	107.781'
21	25.000'	0.90°	0.90	0.90	0.90°	39.333'	45.748'



LOCATION SKETCH



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM FOR WINNEBAGO COUNTY, THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 32, T18N, R16E BEARS S89°07'34"E

NOT TO SCALE

DATED THIS _____ DAY OF _____, 2016

MICHAEL J. FRANK
WISCONSIN PROFESSIONAL LAND SURVEYOR S-2123
THIS INSTRUMENT DRAFTED BY: A.SEDLAR
REVISED THIS _____ DAY OF _____, 2016

SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
2711 N. MASON STREET, SUITE F, APPLETON, WI 54914-2126 (920) 734-9107

4399FINAL
SHEET 1 OF 2