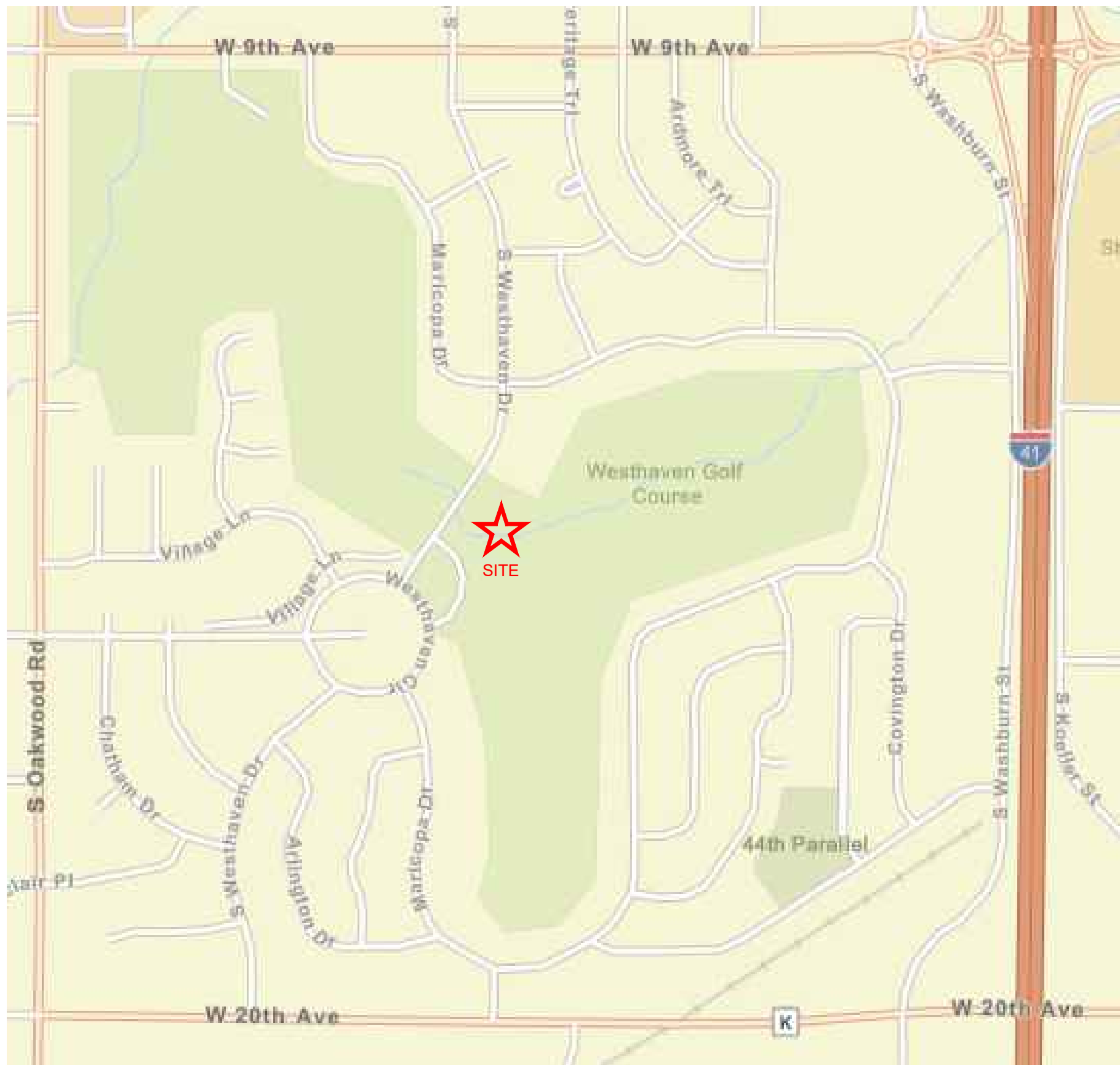




GOLF COURSE COVENANT AREAS



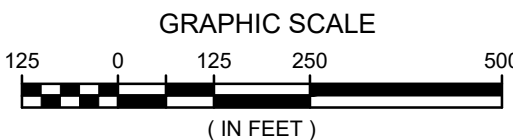
EXCEPTION 13

LOT SIZES

- PARCEL 1 – 65.886 ACRES ±  
2,869,975 SQ FT ±  
PARCEL 2 – 34.353 ACRE ±  
1,496,415 SQ FT ±  
PARCEL 3 – 3.811 ACRES ±  
165,997 SQ FT ±  
PARCEL 4 – 32.533 ACRES ±  
1,417,117 SQ FT ±  
PARCEL 5 – 0.235 ACRES ±  
10,234 SQ FT ±  
PARCEL 6 – 0.826 ACRES ±  
36,000 SQ FT ±

LEGEND

- SET 1" IRON PIPE
- FOUND 1" IRON PIPE
- FOUND 3/4" IRON ROD
- BOLLARD
- + SOIL BORING/MONITORING WELL
- ▴ FLAGPOLE
- ✉ MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- ⬇ TRAFFIC SIGNAL
- CABLE PEDESTAL
- ⊕ POWER POLE
- ⌋ GUY POLE
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- — — — — T — MARKED TELEPHONE
- — — — — TV — MARKED CABLE TV LINE
- — — — — FO — MARKED FIBER OPTIC
- — — — — (P) — UTILITY PER PLAN
- 780 — INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 INDICATES EXISTING SPOT ELEVATION



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DIGGERS HOTLINE TICKETS: 20234417066 & 20234417077

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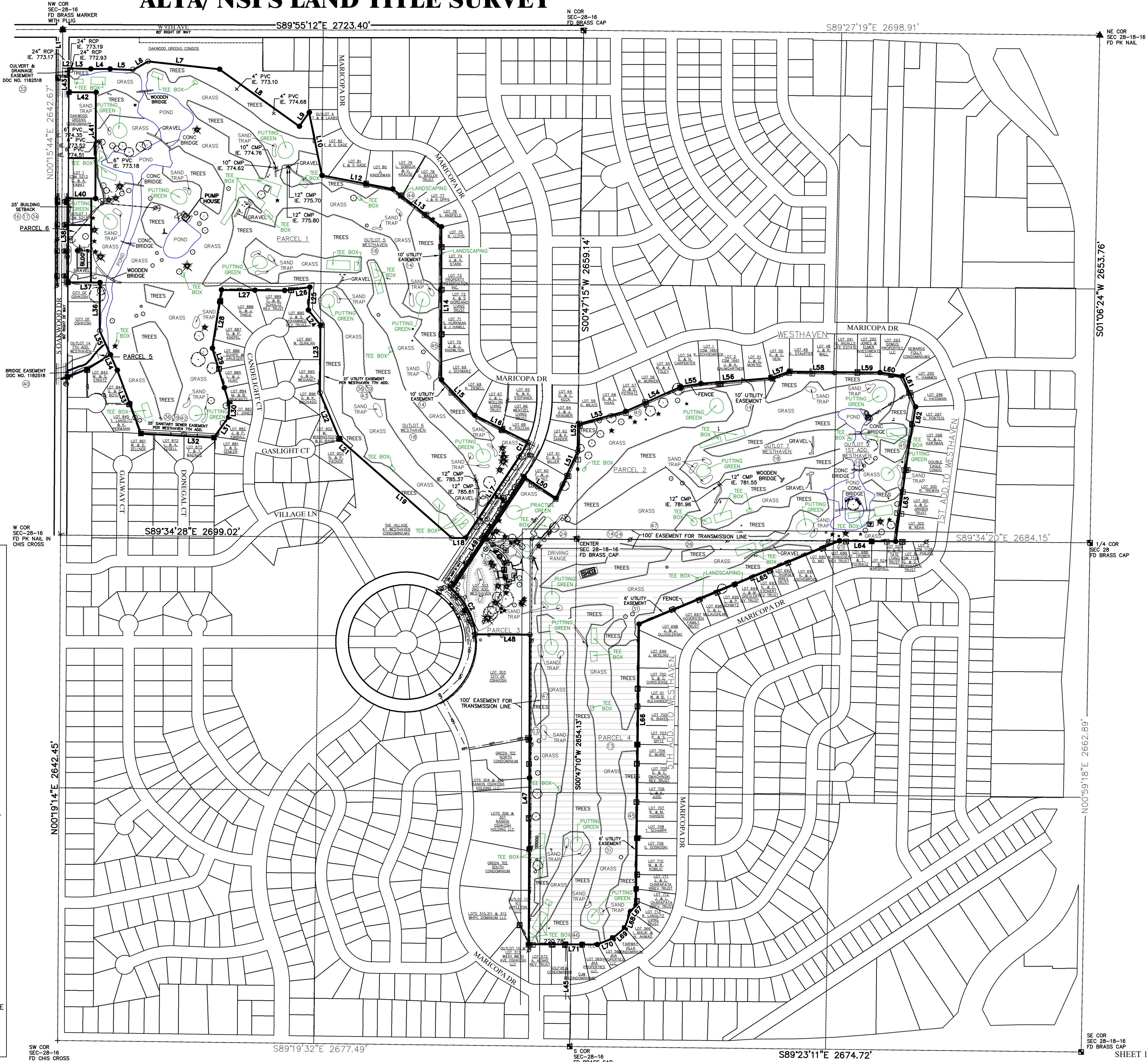


David A. Yurk  
1/11/2024  
Revised: 1/31/2024

**raSmith**  
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Appleton, WI 54911-5754  
(920) 731-3499  
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ALTA/ NSPS LAND TITLE SURVEY



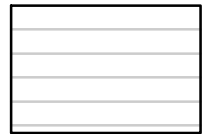
# ALTA/ NSPS LAND TITLE SURVEY

| Line Table |             |                       |        |                    |
|------------|-------------|-----------------------|--------|--------------------|
| Line #     | Direction   | Recorded As Direction | Length | Recorded As Length |
| L1         | S00°15'44"W | —                     | 202.00 | —                  |
| L2         | S89°44'16"E | —                     | 33.00  | —                  |
| L3         | S88°21'22"E | S89°02'18"E           | 113.87 | —                  |
| L4         | S89°55'12"E | N89°29'52"E           | 100.74 | —                  |
| L5         | S87°08'26"E | S87°43'22"E           | 119.75 | —                  |
| L6         | N60°38'13"E | N59°57'17"E           | 91.60  | —                  |
| L7         | S83°47'27"E | S84°28'29"E           | 375.39 | —                  |
| L8         | S54°25'02"E | S55°05'58"E           | 512.97 | —                  |
| L9         | N35°34'58"E | N34°54'02"E           | 89.32  | —                  |
| L10        | S11°25'14"E | —                     | 336.37 | —                  |
| L12        | S79°12'06"E | S79°14'47"E           | 375.85 | —                  |
| L13        | S52°08'01"E | S52°10'42"E           | 322.67 | —                  |
| L14        | S00°02'41"W | S00°00'00"W           | 799.58 | —                  |
| L15        | S43°22'46"E | S43°25'27"E           | 255.20 | —                  |
| L16        | S63°13'00"E | S63°13'41"E           | 308.38 | —                  |
| L17        | S33°33'05"W | S33°33'00"E           | 508.33 | —                  |
| L18        | S89°34'28"E | N89°35'26"W           | 70.00  | —                  |
| L19        | N48°41'57"W | N48°34'39"W           | 707.74 | —                  |
| L21        | N48°38'10"W | N48°34'39"E           | 72.82  | —                  |
| L22        | N23°01'42"W | N22°58'11"W           | 265.40 | —                  |

| Line Table |             |                       |        |                    |
|------------|-------------|-----------------------|--------|--------------------|
| Line #     | Direction   | Recorded As Direction | Length | Recorded As Length |
| L23        | N00°24'11"E | N00°27'42"E           | 353.56 | —                  |
| L24        | N38°58'31"W | N38°55'00"W           | 100.32 | —                  |
| L25        | N03°26'46"E | N03°30'17"E           | 120.10 | —                  |
| L26        | S82°23'21"W | S82°26'52"W           | 132.27 | —                  |
| L27        | N89°26'32"W | N89°23'01"W           | 330.00 | —                  |
| L28        | S09°00'03"W | S09°03'34"W           | 308.73 | —                  |
| L29        | S16°56'19"E | S16°52'44"E           | 306.78 | —                  |
| L30        | S04°01'12"W | S04°04'43"W           | 66.22  | —                  |
| L31        | S35°23'33"W | S35°27'04"W           | 132.08 | —                  |
| L32        | N86°44'09"W | N86°40'38"W           | 381.75 | —                  |
| L33        | N20°35'04"W | N20°31'33"W           | 353.72 | —                  |
| L34        | N24°04'41"W | N24°01'10"W           | 88.00  | —                  |
| L35        | N24°04'41"W | N24°01'10"W           | 137.01 | —                  |
| L36        | N00°15'44"E | —                     | 252.86 | —                  |
| L37        | N89°44'53"W | —                     | 167.00 | —                  |
| L38        | N00°15'44"E | —                     | 438.87 | —                  |
| L40        | S89°46'44"E | N89°31'52"E           | 142.00 | —                  |
| L41        | N00°15'44"E | N00°29'40"W           | 555.00 | —                  |
| L42        | N89°46'44"W | —                     | 142.00 | —                  |
| L43        | N00°15'44"E | —                     | 125.45 | —                  |

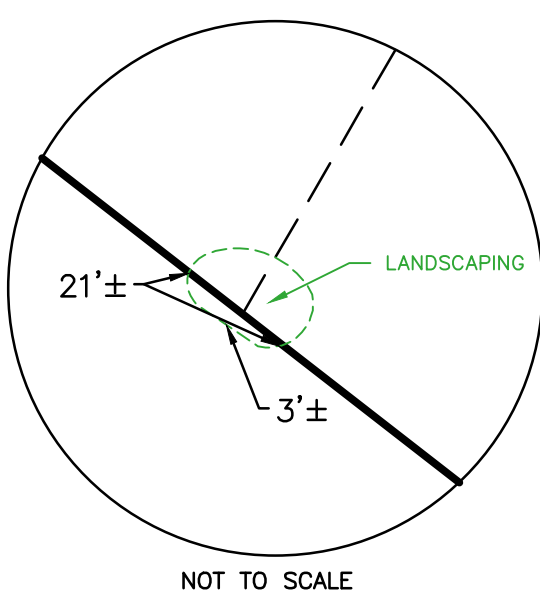
| Curve Table |        |        |               |
|-------------|--------|--------|---------------|
| Curve #     | Length | Radius | Chord Bearing |
| C1          | 91.01  | 560.00 | S28°53'21"W   |
| C2          | 281.49 | 366.00 | N28°15'20"W   |

## GOLF COURSE COVENANT AREAS



EXCEPTION 13

## EXCEPTION 44 ENCROACHMENT DETAIL EXHIBIT



NOT TO SCALE

## LOT SIZES

- PARCEL 1 - 65.886 ACRES ±  
2,869,975 SQ FT ±  
PARCEL 2 - 34.353 ACRE ±  
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165,997 SQ FT ±  
PARCEL 4 - 32.533 ACRES ±  
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PARCEL 5 - 0.235 ACRES ±  
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## LEGEND

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- FOUND 1" IRON PIPE
- FOUND 3/4" IRON ROD
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- (P)—UTILITY PER PLAN
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- x 780.55
- INDICATES EXISTING CONTOUR ELEVATION
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DIGGERS HOTLINE TICKETS: 20234417066 & 20234417077

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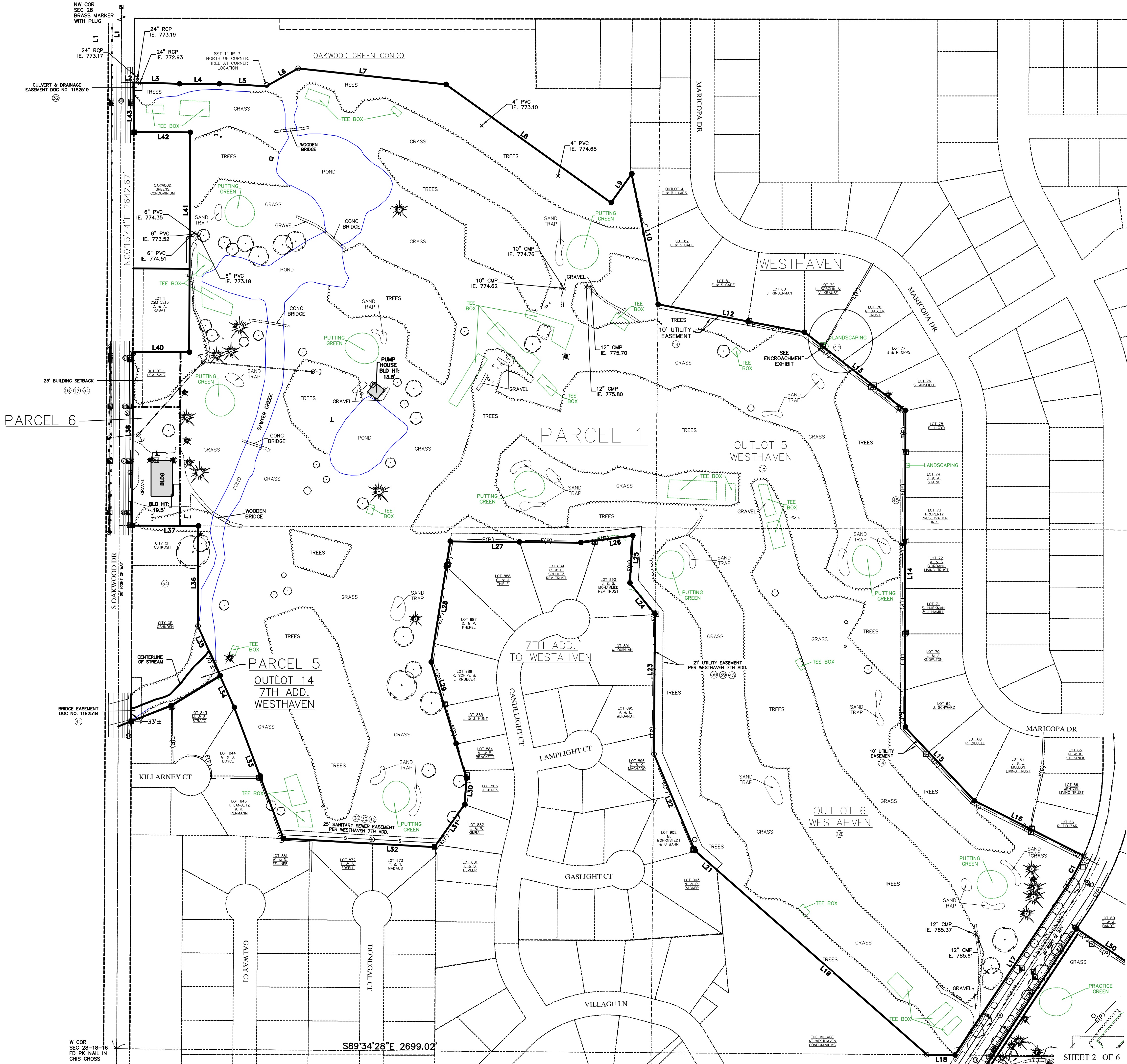
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David A. Yurk  
1/11/2024  
Revised: 1/31/2024

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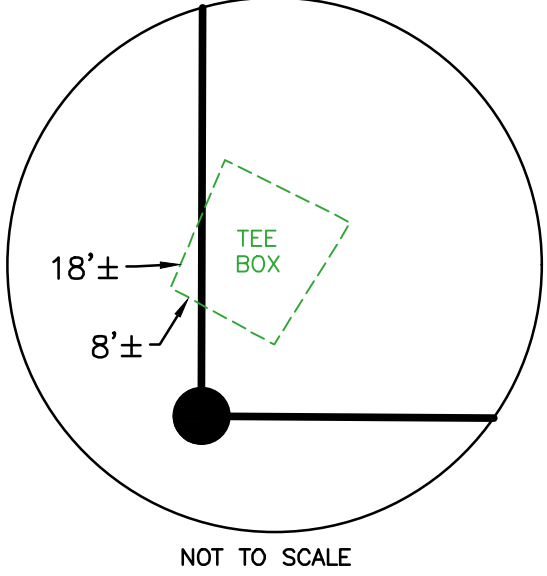
ALTA/ NSPS LAND TITLE SURVEY

| Line Table |             |                       |         |                    |
|------------|-------------|-----------------------|---------|--------------------|
| Line #     | Direction   | Recorded As Direction | Length  | Recorded As Length |
| L47        | N00°13'25"E | —                     | 1618.89 | —                  |
| L48        | N89°46'31"W | —                     | 285.24  | —                  |
| L49        | N33°33'05"E | N33°30'00"E           | 696.75  | —                  |
| L50        | S56°27'19"E | S56°30'00"E           | 199.96  | —                  |
| L51        | N24°54'30"E | N24°51'49"E           | 269.68  | —                  |
| L52        | N00°27'53"E | N00°25'12"E           | 142.73  | —                  |
| L53        | N74°59'38"E | N74°56'57"E           | 258.65  | —                  |
| L54        | N65°59'00"E | N65°56'19"E           | 315.00  | —                  |
| L55        | N81°04'02"E | —                     | 107.17  | —                  |
| L56        | N85°32'51"E | N85°30'10"E           | 365.00  | —                  |
| L57        | N70°32'09"E | N70°33'12"E           | 102.72  | —                  |
| L58        | S89°26'15"E | S89°32'36"E           | 233.05  | —                  |
| L59        | S89°29'35"E | S89°32'36"E           | 241.80  | —                  |
| L60        | S81°11'02"E | S81°03'43"E           | 119.13  | —                  |
| L61        | S22°59'55"E | S23°02'36"E           | 175.01  | —                  |
| L62        | S09°32'05"W | S09°29'24"W           | 219.26  | —                  |
| L63        | S07°55'51"W | S07°53'70"W           | 492.32  | —                  |
| L64        | N89°23'12"W | N89°23'20"W           | 293.58  | —                  |
| L65        | S67°26'15"W | S67°25'19"W           | 1134.06 | 1134.35            |
| L66        | S00°36'20"W | S00°35'22"W           | 1471.42 | —                  |

| Line Table |             |                       |        |                    |
|------------|-------------|-----------------------|--------|--------------------|
| Line #     | Direction   | Recorded As Direction | Length | Recorded As Length |
| L67        | S42°58'37"W | S43°13'58"W           | 43.10  | —                  |
| L68        | S19°28'16"W | S19°24'29"W           | 91.27  | 43.15              |
| L69        | S49°31'47"W | S49°28'00"W           | 83.56  | —                  |
| L70        | S68°04'18"W | S68°00'31"W           | 85.65  | —                  |
| L71        | N89°43'30"W | N89°46'45"W           | 357.77 | 358.56             |

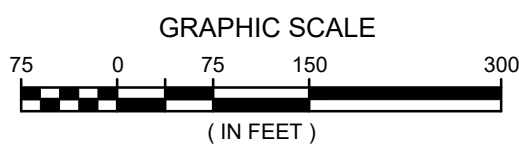
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|-------------|--------|--------|---------------|--------|
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| C1          | 91.01  | 560.00 | S28°53'21"W   | 90.91  |
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EXCEPTION 46  
ENCROACHMENT DETAIL EXHIBIT



LOT SIZES

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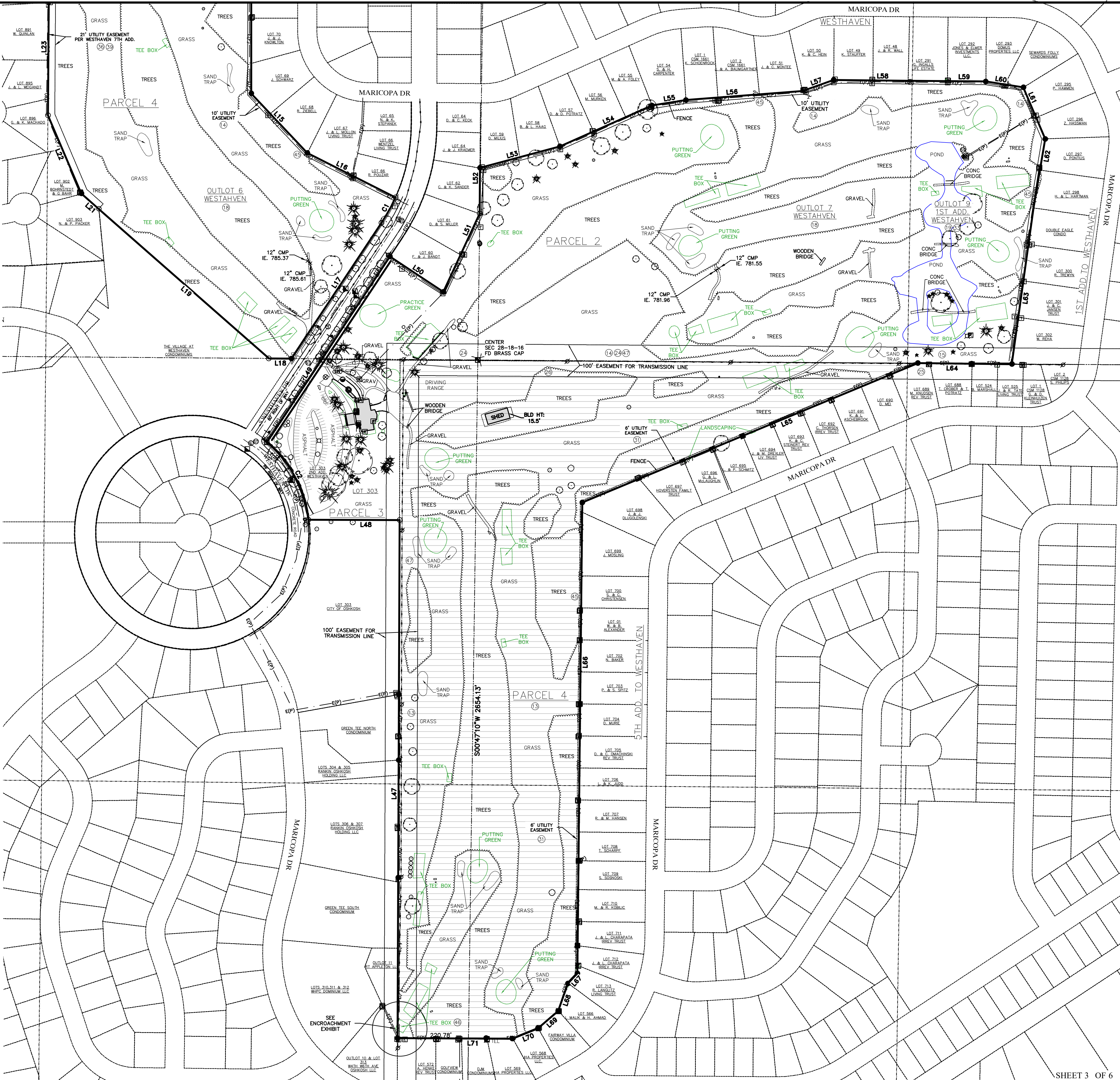
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ALTA/ NSPS LAND TITLE SURVEY

GOLF COURSE COVENANT AREAS

EXCEPTION 13

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+ x 780.55 – INDICATES EXISTING SPOT ELEVATION

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

DIGGERS HOTLINE TICKETS: 20234417066 & 20234417077

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

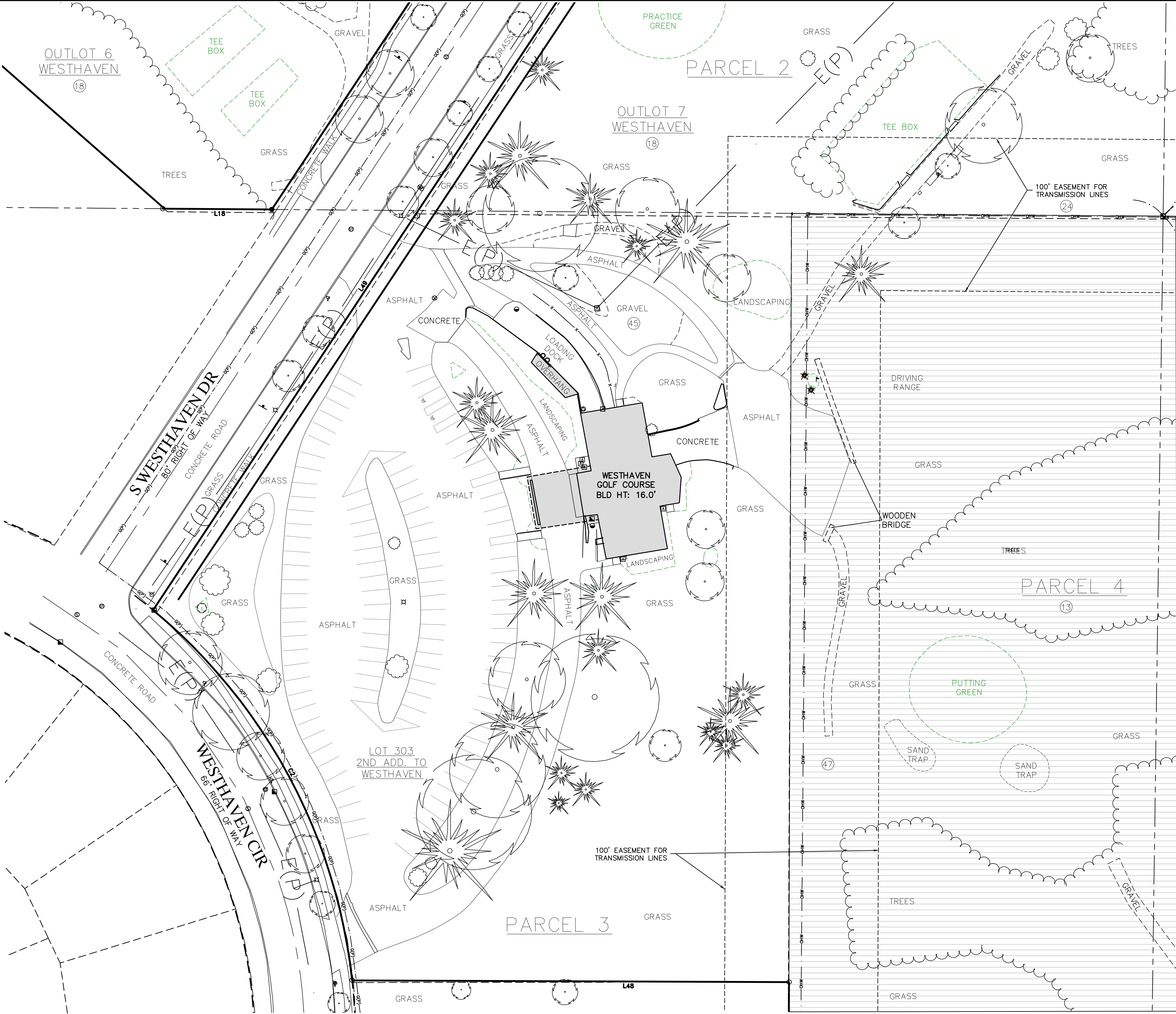
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David A. Yurk  
1/11/2024  
Revised: 1/31/2024

raSmith  
CREATIVITY BEYOND ENGINEERING

100 West Lawrence Street, Suite 412  
Appleton, WI 54911-5754  
(920) 731-3499  
rasmith.com



ALTA/ NSPS LAND TITLE SURVEY

Parcel 1A:  
The North West 1/4 of the NORTH WEST 1/4 of Section 28, T18N, R16E, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom the three (3) following described tracts of land:  
1.) Commencing at the Northwest corner of said Section; thence south 00 degrees 12 minutes 30 seconds west along the West line of said Section, 200.98 feet; thence south 88 degrees 24 minutes 08 seconds east, 367.72 feet; thence north 39 degrees 05 minutes 14 seconds east, 63.48 feet; thence south 83 degrees 50 minutes 13 seconds east, 627.34 feet; thence south 39 degrees 39 minutes 42 seconds east, 451.98 feet; thence south 11 degrees 29 minutes 10 seconds east, 186.84 feet, to the East line of the North West 1/4 of the North West 1/4 of said Section; thence north 00 degrees 28 minutes 52 seconds east, along the East line of the North West 1/4 of the North West 1/4 of said Section, 760 feet; thence north 89 degrees 59 minutes 02 seconds west, 1362.65 feet to the place of beginning (included in exception no. 1 are Lots 1 and 2 of Certified Survey Map No. 3650 filed in Volume 1 of Certified Survey Maps on Page 3650 as Document No. 962086).

2.) Commencing at the Northwest corner of said Section; thence south 00 degrees 12 minutes 30 seconds west, along the West line of said Section, 1320.93 feet, the place of beginning; thence south 89 degrees 50 minutes 02 seconds east, 153 feet; thence north 00 degrees 12 minutes 30 seconds east, 438.45 feet; thence south 89 degrees 50 minutes 02 seconds east, 22 feet; thence north 00 degrees 12 minutes 30 seconds east, 550 feet; thence north 89 degrees 50 minutes 02 seconds west, 175 feet; thence south 00 degrees 12 minutes 30 seconds west, 988.45 feet, to the place of beginning.

3.) Commencing at the Southeast corner of Lot 2 of Certified Survey Map No. 3650 filed in Volume 1 of Certified Survey Maps on Page 3650 as Document No. 962086; thence along the Southerly line of said Lot 2, north 55 degrees 05 minutes 58 seconds west, 512.97 feet; thence continuing along the Southerly line of said Lot 2, north 84 degrees 28 minutes 23 seconds west, 30.58 feet; thence south 55 degrees 05 minutes 58 seconds east, 319.62 feet; thence south 59 degrees 00 minutes 00 seconds east, 220.51 feet, to the point of beginning.

AND  
That part of the North West 1/4 of the NORTH WEST 1/4 of Section 28, T18N, R16E, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows:  
Commencing at the Northwest corner of said Section 28; thence along the West line of the North West 1/4 of said Section 28, south 00 degrees 25 minutes 40 seconds east, 200.98 feet; thence south 89 degrees 02 minutes 18 seconds east, 147.42 feet; thence north 89 degrees 23 minutes 52 seconds east, 100.74 feet; thence south 87 degrees 43 minutes 22 seconds east, 119.75 feet; thence north 59 degrees 57 minutes 17 seconds east, 91.60 feet; thence south 84 degrees 28 minutes 23 seconds east, 375.39 feet; thence south 55 degrees 05 minutes 58 seconds east, 512.97 feet, to the point of beginning; thence north 34 degrees 54 minutes 02 seconds east, 89.32 feet; thence south 12 degrees 06 minutes 10 seconds east, 149.41 feet; thence north 48 degrees 32 minutes 08 seconds west, 110.00 feet, to the point of beginning.

AND  
Outlot 1 of CERTIFIED SURVEY MAP NO. 5213 filed in Volume 1 of Certified Survey Maps on Page 5213 as Document No. 1232422; being a part of the North West 1/4 of the North West 1/4 of Section 28, T18N, R16E, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin.

AND  
That part of the South West 1/4 of the NORTH WEST 1/4 of Section 28, T18N, R16E, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows:  
Commencing at the West Quarter corner of said Section; thence north 00 degrees 19 minutes 15 seconds east, 1321.34 feet (previously recorded as north 00 degrees 12 minutes 30 seconds east, 1320.94 feet), along the West line of said Section; thence south 89 degrees 40 minutes 53 seconds east (previously recorded as south 89 degrees 50 minutes 02 seconds east), 200 feet, the place of beginning; thence continuing south 89 degrees 40 minutes 53 seconds east, 1154.73 feet (previously recorded as south 89 degrees 50 minutes 02 seconds east, 1156.34 feet); thence south 00 degrees 27 minutes 42 seconds west (previously recorded as south 00 degrees 28 minutes 52 seconds west), 217.33 feet; thence north 38 degrees 55 minutes 00 seconds west, 100.32 feet; thence north 03 degrees 30 minutes 17 seconds west, 120.10 feet; thence north 89 degrees 23 minutes 01 second west, 458.14 feet; thence south 09 degrees 03 minutes 34 seconds west, 327.73 feet; thence south 11 degrees 32 minutes east, 392.30 feet; thence south 46 degrees 03 minutes 31 seconds west, 100.88 feet; thence south 83 degrees 38 minutes 38 seconds west, 108.90 feet; thence north 56 degrees 43 minutes 46 seconds west, 142.73 feet; thence south 88 degrees 37 minutes 04 seconds west, 50.00 feet; thence south 70 degrees 43 minutes 26 seconds west, 98.78 feet; thence north 24 degrees 01 minute 10 seconds west, 468.76 feet; thence north 06 degrees 09 minutes 32 seconds west, 339.75 feet, to the place of beginning, excepting therefrom that portion thereof conveyed to Flanagan & Stauffer, a co-partnership by Deed recorded in Document No. 818527.

AND  
Outlots 5 and 6 in WESTHAVEN, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom that portion of said Outlot 6 described as follows:  
Commencing at the Southeast corner of said Outlot 6; thence north 89 degrees 31 minutes 19 seconds west, 70 feet, the place of beginning; thence north 48 degrees 34 minutes 22 seconds west, 780.49 feet; thence north 22 degrees 56 minutes 45 seconds west, 265.17 feet, to the West line of said Outlot 6; thence south 00 degrees 27 minutes 42 seconds west (previously recorded as south 00 degrees 28 minutes 52 seconds west), 754.81 feet, to the Southwest corner of said Outlot 6; thence south 89 degrees 31 minutes 19 seconds east (previously recorded as south 89 degrees 35 minutes 26 seconds east), 694.75 feet, to the place of beginning.

AND  
A part of the South West 1/4 of the NORTH WEST 1/4 of Section 28, T18N, R16E, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows:  
Commencing at the West Quarter corner of said Section 28; thence north 00 degrees 19 minutes 15 seconds east, 1321.34 feet, along the West line of the North West 1/4 of said Section 28 (previously recorded as north 00 degrees 12 minutes 30 seconds east), 1320.94 feet; thence south 89 degrees 40 minutes 53 seconds east, 200.00 feet, along the North line of the South West 1/4 of said Section 28 (previously recorded as south 89 degrees 50 minutes 02 seconds east), to the true point of beginning; thence continue south 06 degrees 09 minutes 32 seconds east 339.75 feet; thence north 08 degrees 50 minutes 49 seconds west, 240.65 feet; thence north 00 degrees 19 minutes 15 seconds east, 100.00 feet, to the true point of beginning.

AND  
A part of the South West 1/4 of the NORTH WEST 1/4 of Section 28, T18N, R16E, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows:  
Commencing at the West Quarter corner of said Section 28; thence north 00 degrees 19 minutes 15 seconds east, 1321.34 feet, along the West line of the North West 1/4 of said Section 28, to the Northwest corner of the South West 1/4 of the North West 1/4 of said Section 28 (previously recorded as north 00 degrees 12 minutes 30 seconds east 1320.94 feet); thence south 89 degrees 40 minutes 53 seconds east, 200.00 feet, along the North line of the South West 1/4 of the North West 1/4 of said Section 28 (previously recorded as south 89 degrees 50 minutes 02 seconds east); thence south 06 degrees 09 minutes 32 seconds east, 339.75 feet thence south 24 degrees 01 minute 10 seconds east, 132.00 feet to the true point of beginning; thence continue south 24 degrees 01 minute 10 seconds east 336.76 feet; thence north 70 degrees 43 minutes 26 seconds east 98.78 feet; thence north 88 degrees 37 minutes 04 seconds east 50.00 feet; thence south 56 degrees 43 minutes 46 seconds east 133.10 feet; thence north 86 degrees 40 minutes 38 seconds west 268.01 feet; thence north 20 degrees 31minutes 33 seconds west 353.72 feet to the true point of beginning.

AND  
A part of the South West 1/4 of the NORTH WEST 1/4 of Section 28, T18N, R16E, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows:  
Commencing at the West Quarter corner of said Section 28; thence north 00 degrees 19 minutes 15 seconds east 1321.34 feet along the West line of the North West 1/4 of said Section 28, to the Northwest corner of the South West 1/4 of the North West 1/4 of said Section 28 (previously recorded as north 00 degrees 12 minutes 30 seconds east 1320.94 feet); thence south 89 degrees 40 minutes 53 seconds east 200.00 feet, along the North line of the South West 1/4 of the North West 1/4 of said Section 28 (previously recorded as south 89 degrees 50 minutes 02 seconds east); thence south 06 degrees 09 minutes 32 seconds east 339.75 feet; thence south 24 degrees 01 minute 10 seconds west 468.76 feet; thence north 70 degrees 43 minutes 26 seconds east 98.78 feet; thence north 88 degrees 37 minutes 04 seconds east 50.00 feet; thence south 56 degrees 43 minutes 46 seconds east 142.73 feet; thence north 83 degrees 38 minutes 38 seconds east 28.59 feet to the true point of beginning; thence continue north 83 degrees 38 minutes 38 seconds east 75.59 feet; thence north 46 degrees 03 minutes 31 seconds east 49.12 feet; thence south 35 degrees 27 minutes 04 seconds west 57.61 feet; thence north 86 degrees 40 minutes 38 seconds west 77.21 feet to the true point of beginning.

AND  
A part of the South West 1/4 of the NORTH WEST 1/4 of Section 28, T18N, R16E, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows:  
Commencing at the West Quarter corner of said Section 28; thence north 00 degrees 19 minutes 15 seconds east 1321.34 feet, along the West line of the North West 1/4 of said Section 28, to the Northwest corner of the South West 1/4 of the North West 1/4 of said Section 28 (previously recorded as north 00 degrees 12 minutes 30 seconds east 1320.94 feet); thence south 89 degrees 40 minutes 53 seconds east, 1351.23 feet, along the North line of the South West 1/4 of the North West 1/4 of said Section 28, to the Northeast corner of the South West 1/4 of the North West 1/4 of said Section 28; thence south 00 degrees 27 minutes 42 seconds east, 217.33 feet, along the East line of the South West 1/4 of the North West 1/4 of said Section; 28; thence north 38 degrees 55 minutes 00 seconds west 100.32 feet; thence north 03 degrees 30 minutes 17 seconds east 120.10 feet; thence north 89 degrees 23 minutes 01 second west 458.14 feet; thence south 09 degrees 03 minutes 34 seconds west 327.73 feet, to the true point of beginning; thence south 11 degrees 32 minutes 00 seconds east 379.27 feet; thence north 35 degrees 27 minutes 04 seconds east 14.72 feet; thence north 04 degrees 04 minutes 43 seconds east 66.22 feet; thence north 16 degrees 52 minutes 44 seconds west 306.78 feet, to the true point of beginning.

AND  
A part of the South West 1/4 of the NORTH WEST 1/4 of Section 28, T18N, R16E, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows:  
Commencing at the West Quarter corner of said Section 28; thence north 00 degrees 19 minutes 15 seconds east 1321.34 feet, along the West line of the North West 1/4 of said Section 28, to the Northwest corner of the South West 1/4 of the North West 1/4 of said Section 28 (previously recorded as north 00 degrees 12 minutes 30 seconds east 1320.94 feet); thence south 89 degrees 40 minutes 53 seconds east, 1351.23 feet, along the North line of the South West 1/4 of the North West 1/4 of said Section 28, to the Northeast corner of the South West 1/4 of the North West 1/4 of said Section 28; thence south 00 degrees 27 minutes 42 seconds east, 217.33 feet, along the East line of the South West 1/4 of the North West 1/4 of said Section 28; thence north 38 degrees 55 minutes 00 seconds west 100.32 feet; thence north 03 degrees 30 minutes 17 seconds east, 120.10 feet, to the true point of beginning; thence north 89 degrees 23 minutes 01 second west 458.14 feet; thence south 09 degrees 03 minutes 34 seconds west 19.00 feet; thence south 89 degrees 23 minutes 01 second east 330.00 feet; thence north 82 degrees 26 minutes 52 seconds east 132.27 feet, to the true point of beginning.  
Property Address: 1400 S. Westhaven Drive, Oshkosh, WI 54904  
Tax Key Number: 913-1335

PARCEL 1B:  
A part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-eight (28), Township Eighteen (18) North, Range Sixteen (16) East, City of Oshkosh, Winnebago County, Wisconsin, being described by:  
Commencing at the West Quarter (W 1/4) corner of said Section 28; thence North 00 degrees 19 minutes 15 seconds East, 1321.34 feet, along the West line of the NW 1/4 of said Section 28 to the Northwest corner of the SW 1/4 of the NW 1/4 of said Section 28, previously recorded as North 00 degrees 12 minutes 30 seconds East, 1320.94 feet; thence South 89 degrees 40 minutes 53 seconds east, 200.00 feet, along the North line of the SW 1/4 of the NW 1/4 of said Section 28, previously recorded as South 89 degrees 50 minutes 02 seconds East, thence South 06 degrees 09 minutes 32 seconds East, 339.75 feet; thence South 24 degrees 01 minutes 10 seconds East, 268.76 feet, thence South 80 degrees 23 minutes 02 seconds East, 266.30 feet, previously recorded as South 80 degrees 24 minutes 36 seconds East, 266.29 feet, to the true point of beginning; running thence North 81 degrees 45 minutes 19 seconds East, 108.00 feet, previously recorded as North 81 degrees 43 minutes 54 seconds East, thence South 46 degrees 03 minutes 31 seconds West, 5.89 feet; thence South 83 degrees 38 minutes 38 seconds West, 104.18 feet, to the point of beginning.

A part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-eight (28), Township Eighteen (18) North, Range Sixteen (16) East, City of Oshkosh, Winnebago County, Wisconsin, being described by:  
Commencing at the West Quarter (W 1/4) corner of said Section 28; thence North 00 degrees 19 minutes 15 seconds East, 1321.34 feet, along the West line of the NW 1/4 of said Section 28 to the Northwest corner of the SW 1/4 of the NW 1/4 of said Section 28, previously recorded as North 00 degrees 12 minutes 30 seconds East, 1320.94 feet; thence South 89 degrees 40 minutes 53 seconds East, 200.00 feet, along the North line of the SW 1/4 of the NW 1/4 of said Section 28, previously recorded as South 89 degrees 50 minutes 02 seconds East, thence South 06 degrees 09 minutes 32 seconds East, 339.75 feet; thence South 24 degrees 01 minutes 10 seconds East, 468.76 feet, thence South 80 degrees 23 minutes 02 seconds East, 266.30 feet, previously recorded as South 80 degrees 24 minutes 36 seconds East, 266.29 feet; thence North 83 degrees 38 minutes 38 seconds East, 104.18 feet; thence North 46 degrees 03 minutes 31 seconds east, 100.88 feet, to the true point of beginning; running thence North 11 degrees 32 minutes 00 seconds West, 392.30 feet; thence North 09 degrees 03 minutes 34 seconds East, 172.70 feet; thence South 21 degrees 15 minutes 24 seconds West, 112.01 feet, previously recorded as South 21 degrees 14 minutes 07 seconds West, thence South 11 degrees 26 minutes 06 seconds east, 460.25 feet, previously recorded as South 11 degrees 27 minutes 29 seconds east, thence North 46 degrees 03 minutes 31 seconds East, 0.83 feet, to the true point of beginning.

A part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-eight (28), Township Eighteen (18) North, Range Sixteen (16) East, City of Oshkosh, Winnebago County, Wisconsin, being described by:  
Commencing at the West Quarter (W 1/4) corner of said Section 28; thence North 00 degrees 19 minutes 15 seconds east, 1321.34 feet, along the West line of the NW 1/4 of said Section 28 to the Northwest corner of the SW 1/4 of the NW 1/4 of said Section 28, previously recorded as North 00 degrees 12 minutes 30 seconds East, 1320.94 feet; thence South 89 degrees 40 minutes 53 seconds East, 200.00 feet, along the North line of the SW 1/4 of the NW 1/4 of said Section 28, previously recorded as South 89 degrees 50 minutes 02 seconds East, thence South 06 degrees 09 minutes 32 seconds East, 339.75 feet; thence South 24 degrees 01 minutes 10 seconds East, 468.76 feet; thence South 80 degrees 23 minutes 02 seconds East, 266.30 feet, previously recorded as South 80 degrees 24 minutes 36 seconds East, 266.29 feet; thence North 81 degrees 45 minutes 19 seconds East, 188.43 feet, previously recorded as North 81 degrees 43 minutes 54 seconds East, 188.43 feet; thence North 11 degrees 26 minutes 06 seconds West, 515.28 feet, previously recorded as North 11 degrees 27 minutes 29 seconds West, 515.26 feet; thence North 21 degrees 15 minutes 24 seconds East, 297.24 feet, previously recorded as North 21 degrees 14 minutes 07 seconds East, 297.26 feet to the true point of beginning; running thence South 89 degrees 23 minutes 01 seconds East, 409.09 feet, previously recorded as South 89 degrees 23 minutes 59 seconds East, 408.73 feet; thence South 17 degrees 25 minutes 23 seconds East, 21.03 feet, previously recorded as South 17 degrees 29 minutes 55 seconds East, thence North 89 degrees 23 minutes 01 seconds West, 423.14 feet; thence North 21 degrees 15 minutes 24 seconds East, 21.37 feet, previously recorded as North 21 degrees 14 minutes 07 seconds East to the true point of beginning.

A part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-eight (28), Township Eighteen (18) North, Range Sixteen (16) East, City of Oshkosh, Winnebago County, Wisconsin, being described by:  
Commencing at the Southwest corner of Outlot 6 in the Plat of Westhaven; thence North 00 degrees 27 minutes 42 second East, 1108.37 feet, previously recorded as North 00 degrees 28 minutes 42 seconds East, along the West line of Outlot 6 to the true point of beginning; running thence North 38 degrees 55minutes 00 second West, 100.32 feet; thence North 03 degrees 30 minutes 17 seconds West, 120.10 feet; thence South 17 degrees 25 minutes 23 seconds East, 186.48 feet, previously recorded as South 17 degrees 29 minutes 56 seconds East, to a point on the West line of Outlot 6; thence South 00 degrees 27 minutes 42 seconds West, 20.00 feet, previously recorded as South 00 degrees 28 minutes 52 seconds West, along the West line of Outlot 6 to the true point of beginning.  
Property Address: 1400 S. Westhaven Drive, Oshkosh, WI 54904  
Tax Key Number: 913-1335

Parcel 2:  
Outlot 9 in FIRST ADDITION TO WESTHAVEN, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin.  
Outlot 7 in WESTHAVEN, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom that portion thereof heretofore conveyed to Leonard and Kathleen Backus by Deed recorded in Document No. 1044463.  
Property Address: S. Westhaven Drive, Oshkosh, WI 54904  
Tax Key Number: 913-1338

Parcel 3:  
Lot 303 in SECOND ADDITION TO WESTHAVEN, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, less and excepting land sold to the City of Oshkosh in Document No. 1573200.  
Property Address: S. Westhaven Drive, Oshkosh, WI 54904  
Tax Key Number: 913-1513

Parcel 4:  
That part of the SOUTH EAST 1/4 and of the East 1/2 of the SOUTH WEST 1/4 of Section 28, T18N, R16E, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows:  
Commencing at the South Quarter corner of said Section; thence north 89 degrees 16 minutes 41 seconds west, along the South line of said Section, 217.09 feet; thence north 00 degrees 13 minutes 15 seconds east, 532.16 feet, to the Northwest corner of the Plat of Third Addition to Westhaven, the place of beginning; thence continuing north 00 degrees 13 minutes 15 seconds east, 2119.92 feet, to the North line of the South West 1/4 of said Section; thence south 89 degrees 35 minutes 26 seconds east, along the North line of the South West 1/4 and of the South East 1/4 of said Section, 1616.14 feet; thence south 67 degrees 25 minutes 19 seconds west, 1166 feet; thence south 00 degrees 21 minutes 17 seconds east, 1463.44 feet; thence south 43 degrees 05 minutes 27 seconds west, 36 feet; thence south 19 degrees 24 minutes 29 seconds west, 91.27 feet; thence south 49 degrees 28 minutes west, 83.56 feet; thence south 68 degrees 00 minutes 31 seconds west, 85.65 feet; thence north 89 degrees 46 minutes 45 seconds west, 45.86 feet; thence north 89 degrees 46 minutes 45 seconds west, 313 feet, to the place of beginning.  
Property Address: S. Westhaven Drive, Oshkosh, WI 54904  
Tax Key Number: 913-1645

Parcel 5:  
Outlot 14, Seventh Addition to Westhaven, 13th Ward, City of Oshkosh, Winnebago County, Wisconsin.  
Property Address: 1150 S. Oakwood Road, Oshkosh, WI 54904  
Tax Key Number: 913-2051-94-00

Parcel 6:  
The South Three Hundred (300) feet of the West one Hundred Fifty-three (153) feet of the North West 1/4 of the NORTH WEST 1/4 of Section Twenty-eight (28), Township Eighteen (18) North, of Range Sixteen (16) East, in the Thirteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom that portion thereof used for roadway purposes.  
Property Address: S. Oakwood Road, Oshkosh, WI 54904  
Tax Key Number: 913-1197-03

A. Basis of Bearings  
Horizontal Datum based upon the Wisconsin Coordinate Reference System coordinates (WISCRS) Winnebago County, NAD 83 (2011) in US Survey feet with the West line of the Northwest Quarter, Section 28, T18N, R16E assumed to bear S00°15'44"W.

C. Flood Note  
According to flood insurance rate map of the City of Oshkosh, community panel number 55139C0215E & 55139C0330E, both effective date of 3/16/2003, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

D. Parking Spaces  
There are 100 regular and 2 handicapped parking spaces marked on this site.

E. Elevations  
Elevations not required for this survey.

F. Municipal Zoning  
The zoning information listed below is taken from a Zoning Report prepared by the City of Oshkosh, dated 1/1/2017- site is zoned Single Family Residential.  
Front setback - 25 feet  
Street side setback - 25 feet  
Side yard setback - 7.5 feet  
Rear yard setback - 25 feet  
Maximum height - 35 feet or 2.5 stories

G. Notes  
As to table A item 11  
Surveyor's responsibility to coordinate markings shall be limited to one marking request to 811 (national "call before you dig" number) based on the property address, as provided by the client.  
Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked within will be combined with observed evidence of utilities pursuant to Section 5.E.iv, to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.  
As of the field date indicated below in certificate (most recent site visit/inspection), it appears some underground utilities were not marked. This affected the surveyor's assessment of the location of the utilities resulting in partial illustration and/or mapping per plan. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

There is no visible evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

There are no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction or observed in the process of conducting the fieldwork.

There is no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.



David A. Yurk  
1/11/2024  
Revised: 1/31/2024

# ALTA/ NSPS LAND TITLE SURVEY

**B. Title Commitment**  
This survey was prepared based on First American Title Insurance Inc. title commitment number 723120233, commitment date 12/8/2023, which lists the following easements and/or restrictions from schedule B-II:

1.) Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

2.) Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years. **Not survey related.**

3.) Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due and payable on the development or improvement of the Land, whether assessed or charged before or after the Date of Policy. **Not survey related.**

4.) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. **Not survey related.**

5.) Rights or claims of parties in possession not shown by the public records. **Visible evidence if any shown.**

6.) Any encroachment, encumbrance, violation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. **Visible evidence if any shown.**

7.) Easements, claims of easements or encumbrances not shown by the public records. **Physical evidence if any shown.**

8.) Any claim of adverse possession or prescriptive easement. **Visible evidence if any shown.**

9.) Taxes and assessments, general or special, for the year 2024, not now due or payable. **Not survey related.**

10.) ~~Taxes and assessments, general or special, for the year 2023 (unless a tax receipt showing full payment is presented).~~ **All taxes paid in full.**

11.) REMOVED.

12.) REMOVED.

13.) Covenants, Conditions and Restrictions (but omitting any such covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons) set forth in Instrument executed by Flanagan and Stauffer, a co-partnership to The Public dated June 22, 1979 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on June 25, 1979 as Document No. 535463. Amendment to Covenants, Conditions and Restrictions contained in Instrument executed by John Weseberg and Heather Weseberg dated June 3, 2008 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on June 2, 2008 as Document No. 1473210. Amendment to Covenants, Conditions and Restrictions contained in Instrument executed by Mark T. Herrmann and Gretchen L. Herrmann, etal. dated May 31, 2008 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on June 5, 2008 as Document No. 1473722. **Lies within or crosses the surveyed property - its location is shown. Golf course covenant area is hatched on map. Affects Parcel 4.**

14.) 10' and 50' utility easement over the subject premises as shown on the recorded plats of Westhaven recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin recorded on February 13, 1967 in Vol. 20 of Plats on Page 12 A-B-C as Document No. 355491 and the recorded plat of Westhaven recorded December 18, 1967 in Vol. 20 of Plats on Page 30 as Document No. 366586. **Lies within or crosses the surveyed property - its location is shown. Affects Parcel 2.**

15.) 42 foot existing power line easement along the rear of subject premises as shown on the recorded plats of Westhaven recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin recorded on February 13, 1967 in Vol. 20 of Plats on Page 12 A-B-C as Document No. 355491 and the recorded plat of First Addition to Westhaven recorded December 18, 1967 in Vol. 20 of Plats on Page 30 as Document No. 366586. **Lies within or crosses the surveyed property - its location is shown. Affects Parcel 2.**

16.) 25' building setback line as disclosed on Certified Survey Map No. 5213 filed in the office of the Register of Deeds for Winnebago County, Wisconsin on February 24, 2003 as Document No. 1232422. **Lies within or crosses the surveyed property - its location is shown. Affects Parcel 1A.**

17.) Note as designated on Certified Survey Map No. 5213 sets forth as follows: No new access allowed from Outlot 1 to Oakwood Road without approval from Department of Community Development. **Lies within or crosses the surveyed property - its location is shown.**

18.) REMOVED.

19.) REMOVED.

20.) REMOVED.

21.) REMOVED.

22.) REMOVED.

23.) REMOVED.

24.) Transmission Line Easement (H-Frame Structure) contained in Instrument by and between George F. Bongert and Esther Bongert and Wisconsin Public Service Corporation, a Wisconsin corporation, its successors and assigns dated September 27, 1963 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on November 4, 1963 as Vol. 1054 on Pages 268-269 as Document No. 315549. Easement Assignment recorded January 3, 2001 as Document No. 1115348. **Lies within or crosses the surveyed property - its location is shown. Affects Parcel 2.**

25.) License Agreement contained in Instrument by and between Mary G. Knudsen and Robert E. Stauffer, Sr. dated January 8, 1992 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on January 16, 1992 as Document No. 784960. **Lies within or crosses the surveyed property - its location is not plottable - not shown. Affects Parcel 2.**

26.) Transmission Line Easement contained in Instrument by and between Joseph T. Pupeter and Margaret M. Pupeter, his wife and Albert L. Pupeter and Louise Pupeter, his wife and Wisconsin Public Service of Corporation, a Wisconsin corporation, its successors and assigns dated September 19, 1963 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on November 4, 1963 as Vol. 1054 on Page 272 as Document No. 315551. **Lies within or crosses the surveyed property - its location is shown. Affects Parcel 4.**

27.) REMOVED.

28.) REMOVED.

29.) REMOVED.

30.) Rights of the public in any portion of the subject premises lying below the ordinary highwater mark of ponds, creek/drainage way, and rights of the government to regulate the use of the shore and riparian rights. This policy does not insure the exact location of any portion of the land created by gradual buildup of shore (accretion) or the lowering of the water level (reliction), the title to land cut off by a change in the course of the water body (avulsion), or ownership of artificially filled land. **Lies within or crosses the surveyed property - its location cannot be determined from record documents.**

31.) Underground Electric Distribution System Easement contained in Instrument by and between Robert E. Stauffer, individually and as Trustee and Shirley L. Stauffer and Wisconsin Public Service Corporation and Wisconsin Telephone Company, their successors and assigns dated September 11, 1979 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on September 24, 1979 as Document No. 540514. **Lies within or crosses the surveyed property - its location is shown. Affects Parcel 4**

32.) Easement contained in Instrument executed by Robert Stauffer Trust to City of Oshkosh, a municipal corporation dated March 28, 2002 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on May 16, 2002 as Document No. 1182519. **Lies within or crosses the surveyed property - its location is shown.Affects Parcel 1A**

33.) REMOVED.

34.) Restrictions contained in Deed by and between Flanagan & Stauffer, a co-partnership and Westhaven Golf Course, a partnership dated December 24, 2002 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on December 30, 2002 as Document No. 1221839. Affidavit of Correction recorded December 30, 2003 as Document No. 1293099. **Lies within or crosses the surveyed property - its location is shown. Affects Parcel 1A**

35.) REMOVED.

36.) REMOVED.

37.) Possible marital rights of the spouse of any individual insured and rights of parties claiming by, through, or under said spouse.**Not survey related.**

38.) Agreement contained in Warranty Deed executed by Flanagan & Stauffer, a co-partnership to Flanagan & Stauffer, a co-partnership, dated July 31, 1984 and recorded in the office of the Register of Deeds for Winnebago County, Wisconsin, on August 27, 1984 as Document No. 617442 sets forth as follows:-  
This deed is executed and delivered for the purpose of placing the following covenant against the property herein described and said covenant shall run with the land for a period of 30 years from dated hereof: All buildings shall be constructed under the Wisconsin "Condominium Ownership Act." Nothing herein shall be construed to prevent or prohibit the termination of a condominium as provided in and according to the provisions of said Condominium Ownership Act as now enacted or hereafter amended.  
(The Company hereby insures that the construction of a single family or duplex residence will not violate the above restriction) **This surveyor has information indicating that it may have been released or otherwise terminated.**

39.) Covenants, Conditions and Restrictions (but omitting any such covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons) set forth in Instrument executed by Flanagan & Stauffer, a co-partnership to The Public dated September 1, 1992 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on September 9, 1992 as Document No. 809557. Amendment to Covenants, Conditions and Restrictions contained in Instrument executed by Flanagan & Stauffer, a co-partnership to The Public dated November 23, 1992 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on December 1, 1992 as Document No. 818526. Amendment to Covenants, Conditions and Restrictions contained in Instrument executed by Priscilla C. Packer and Norman C. Packer dated June 23, 2008 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on June 24, 2008 as Document No. 1475604. **Lies within or crosses the surveyed property - its location cannot be determined from the record document - not shown. Except for 21' utility easement which is shown.**

40.) Easement contained in Instrument recorded May 16, 2002 as Document No. 1182518. **Lies within or crosses the surveyed property - its location is shown. Affects Parcel 5.**

41.) Right to a lien for unpaid commissions, if any, in favor of any real estate broker for the property, pursuant to section 779.32, Wis. Stats. This exception will be removed on receipt by the Company of a satisfactory affidavit of the present owner that no such commissions are owed, or that all commissions will be paid at closing. No broker lien or notice of intent to file lien has been recorded as of the effective date of this commitment to insure. **Not survey related.**

42. 25 foot Sanitary Sewer Easement as referenced on the plat of Westhaven 7th Addition. **Lies within or crosses the surveyed property - its location is shown. Affects Parcel 1.**

43. 21 foot Utility Easement as referenced on the plat of Westhaven Seventh Addition. **Lies within or crosses the surveyed property - its location is shown. Affects Parcel 1.**

44. Landscape encroachment on a Northely portion of Parcel 1 per the ALTA/ NSPS Land Title Survey completed by raSmith dated January 11, 2024. **Lies within or crosses the surveyed property - its location is shown. Affects Parcel 1.**

45. Marked electric (and utility per plan) lines on Parcels 1, 2, 3, & 4 per the ALTA/ NSPS Land Title Survey completed by raSmith dated January 11, 2024. **Lies within or crosses the surveyed property - its location is shown. Affects Parcel 1, 2, 3 & 4.**

46. Encroachment of Tee Box in the Southwesterly portion of Parcel 4 per the ALTA/ NSPS Land Title Survey completed by raSmith dated January 11, 2024. **Lies within or crosses the surveyed property - its location is shown. Affects Parcel 4.**

47. 100 foot Easement for Transmission line per the ALTA/ NSPS Land Title Survey completed by raSmith dated January 11, 2024. **Lies within or crosses the surveyed property - its location is shown. Affects Parcel 2, 3 & 4.**

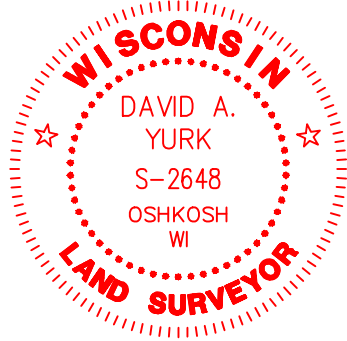
48. Marked Gas Main (and utility per plan) on Parcel 3 per the ALTA/ NSPS Land Title Survey completed by raSmith dated January 11, 2024. **Lies within or crosses the surveyed property - its location is shown. Affects Parcel 3.**

To: 1400 Westhaven Golf Club LLC, Horicon Bank, First American Title Insurance, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16, 17, and 18 of Table A thereof. The fieldwork was completed on 11-6-2023.

Date of Plat or Map: 1/11/2024  
Revised: 1/31/2024

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter AE-7 of the Wisconsin Administrative Code.



*David A. Yurk*  
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