

DESCRIPTION

All of Lot 373 in the Second Addition to Westhaven being a part of the NE 1/4 of the SW 1/4 of Section 28, T18N, R16E, City of Oshkosh, Winnebago County, Wisconsin.

SURVEYOR'S AFFIDAVIT:

I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero Metric Engineering, Inc., certify that I have prepared the Preliminary Plat of WESTHAVEN CIRCLE 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 30th day of June, 1998.

Steven T. Chronis
Steven T. Chronis
Wisconsin Registered Land Surveyor 5-0913

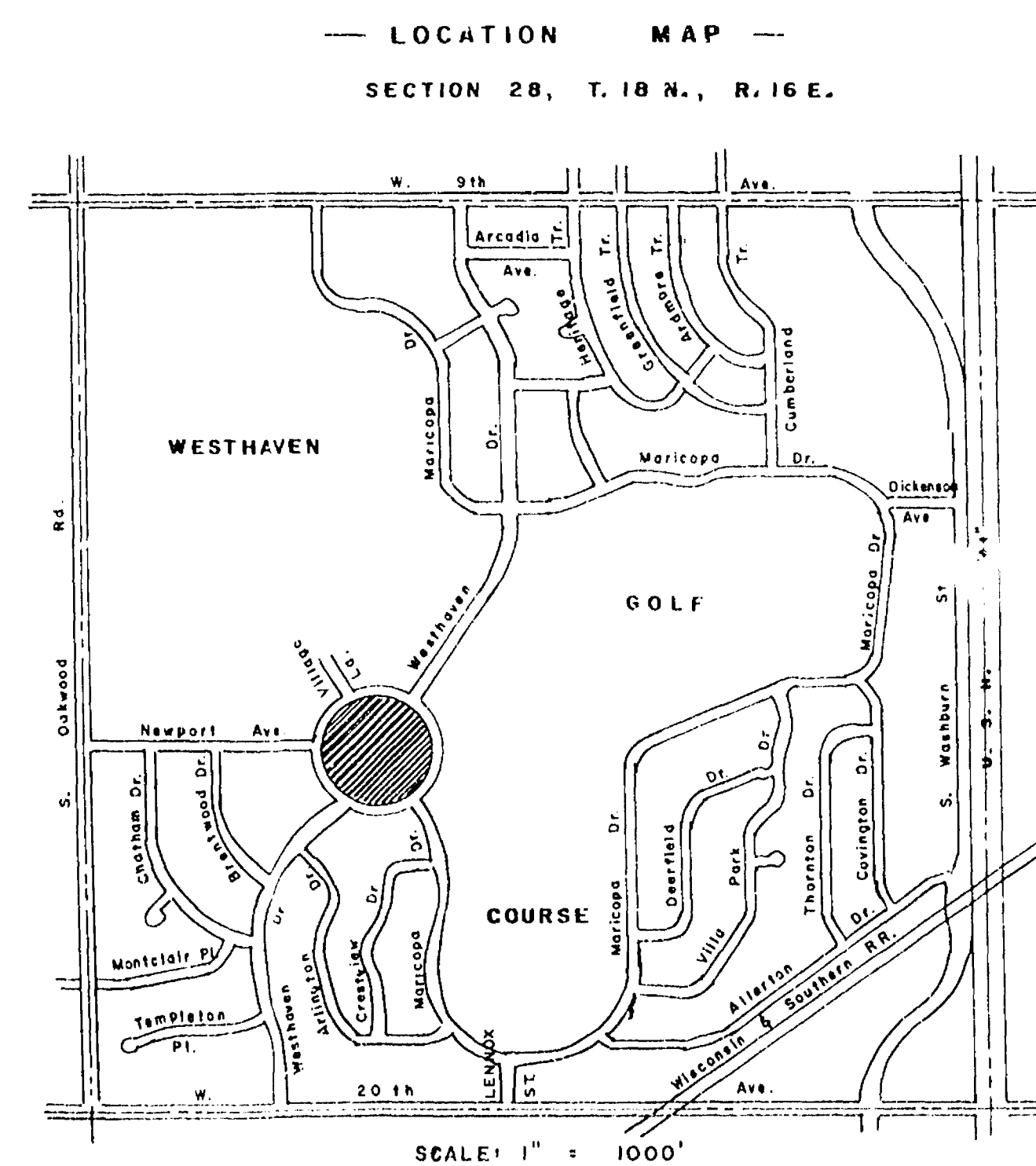
SURVEYOR: STEVEN T. CHRONIS
AERO-METRIC ENGINEERING, INC.
599 N. MADISON STREET
OSHKOSH, WI 54904
900/472-5313

OWNER & SUBDIVIDER: FLANAGAN & STAUFFER, A CO-PARTNERSHIP
C/O ATTORNEY FINTAN N. FLANAGAN
217 GRAPE AVENUE
OSHKOSH, WI 54901

APPROVING AUTHORITY: CITY OF OSHKOSH

OBJECTING AGENCIES: DEPARTMENT OF DEVELOPMENT AND THE WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE

- "ITEMS TO BE PLACED ON FINAL PLAT"
- Pursuant to Section 30-65(c)(6) Proportionate Payment in Lieu of Dedication of City of Oshkosh, Subdivision Ordinance, a \$100.00 per unit fee shall be paid by the Owner/Agent prior to issuance of a Building Permit. The fee shall be used for neighborhood Park and Recreation Area purposes.
 - 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.
- Elevations are based on City of Oshkosh datum.



PRELIMINARY PLAT OF WESTHAVEN CIRCLE BEING ALL OF LOT 373, SECOND ADDITION TO WESTHAVEN, 13th WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

SHEET NO. 1 OF 1
FILE NO. K-310

AERO-METRIC ENGINEERING, INC.
PHOTOGRAMMETRIC ENGINEERS
LAND SURVEYORS
1091 SOUTH WASHBURN STREET
OSHKOSH, WISCONSIN

DATE: JUNE 22, 1998
REVISIONS
DRAWN BY: T.M. KROMM
CHECKED BY: S.T. CHRONIS
SCALE: 1" = 40'
SHEET NO. 1 OF 1

WESTHAVEN CIRCLE
13th WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISC.

"CURVE DATA"							
CURVE	LOT NO.	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	TANGENT BEARINGS
1-2	---	300.00'	N. 00°-03'-53.5"E.	60.00'	348°-31'-17"	1824.86'	S. 05°-40'-28"E. N. 05°-48'-15"E.
---	Newport Ct.	300.00'	N. 00°-03'-53.5"E.	60.00'	11°-28'-43"	60.10'	S. 05°-40'-28"E. N. 05°-48'-15"E.
---	1	300.00'	N. 15°-35'-07"E.	101.93'	19°-33'-44"	102.43'	S. 05°-48'-15"W. N. 25°-21'-59"E.
---	2	300.00'	N. 33°-57'-38.5"E.	89.66'	17°-11'-19"	90.00'	S. 25°-21'-59"W. N. 42°-33'-18"E.
---	3	300.00'	N. 51°-08'-58"E.	89.66'	17°-11'-20"	90.00'	S. 42°-33'-18"W. N. 59°-44'-38"E.
---	4	300.00'	N. 68°-20'-17.5"E.	89.66'	17°-11'-19"	90.00'	S. 59°-44'-38"W. N. 76°-55'-57"E.
---	5	300.00'	N. 85°-31'-37"E.	89.66'	17°-11'-20"	90.00'	S. 76°-55'-57"W. S. 85°-52'-43"E.
---	6	300.00'	S. 77°-17'-03.5"E.	89.66'	17°-11'-19"	90.00'	N. 85°-52'-43"W. S. 68°-41'-24"E.
---	7	300.00'	S. 60°-05'-44.5"E.	89.66'	17°-11'-19"	90.00'	N. 68°-41'-24"W. S. 51°-30'-05"E.
---	8	300.00'	S. 42°-54'-25"E.	89.66'	17°-11'-20"	90.00'	N. 51°-30'-05"W. S. 34°-18'-45"E.
---	9	300.00'	S. 25°-43'-05.5"E.	89.66'	17°-11'-19"	90.00'	N. 34°-18'-45"W. S. 17°-07'-26"E.
---	10	300.00'	S. 08°-31'-46"E.	89.66'	17°-11'-20"	90.00'	N. 17°-07'-26"W. S. 00°-03'-54"W.
---	11	300.00'	S. 08°-39'-33.5"W.	89.66'	17°-11'-19"	90.00'	N. 00°-03'-54"E. S. 17°-15'-13"W.
---	12	300.00'	S. 25°-50'-52.5"W.	89.66'	17°-11'-19"	90.00'	N. 17°-15'-13"E. S. 34°-26'-32"W.
---	13	300.00'	S. 43°-02'-12"W.	89.66'	17°-11'-20"	90.00'	N. 34°-26'-32"E. S. 51°-37'-52"W.
---	14	300.00'	S. 60°-13'-31.5"W.	89.66'	17°-11'-19"	90.00'	N. 51°-37'-52"E. S. 68°-49'-11"W.
---	15	300.00'	S. 77°-24'-51"W.	89.66'	17°-11'-20"	90.00'	N. 68°-49'-11"E. S. 86°-00'-31"W.
---	16	300.00'	N. 85°-23'-49.5"W.	89.66'	17°-11'-19"	90.00'	N. 86°-00'-31"E. N. 76°-48'-10"W.
---	17	300.00'	N. 68°-12'-30.5"W.	89.66'	17°-11'-19"	90.00'	S. 76°-48'-10"E. N. 59°-36'-51"W.
---	18	300.00'	N. 51°-01'-11"W.	89.66'	17°-11'-20"	90.00'	S. 59°-36'-51"E. N. 42°-25'-31"W.
---	19	300.00'	N. 33°-49'-52"W.	89.66'	17°-11'-18"	90.00'	S. 42°-25'-31"E. N. 25°-14'-13"W.
---	20	300.00'	N. 15°-27'-20.5"W.	101.93'	19°-33'-45"	102.43'	S. 25°-14'-13"E. N. 05°-40'-28"W.
---	---	300.00'	-----	-----	360°-00'-00"	1884.96'	-----
3-4	---	60.00'	S. 00°-08'-52"E.	60.00'	299°-59'-58"	314.16'	N. 29°-51'-09"E. S. 30°-08'-53"E.
---	21	60.00'	S. 47°-44'-43.5"E.	36.28'	35°-11'-41"	36.86'	N. 30°-08'-53"W. S. 65°-20'-34"E.
---	22	60.00'	S. 88°-15'-41.5"E.	46.73'	45°-50'-15"	48.00'	N. 65°-20'-34"W. N. 68°-49'-11"E.
---	23	60.00'	N. 45°-54'-08.5"E.	46.73'	45°-50'-05"	48.00'	S. 68°-49'-11"W. N. 22°-59'-06"E.
---	24	60.00'	N. 00°-03'-58.5"E.	46.73'	45°-50'-15"	48.00'	S. 22°-59'-06"W. N. 22°-51'-09"W.
---	25	60.00'	N. 45°-46'-16.5"W.	46.73'	45°-50'-15"	48.00'	S. 22°-51'-09"E. N. 68°-41'-24"W.
---	26	60.00'	S. 88°-23'-28.5"W.	46.73'	45°-50'-15"	48.00'	S. 68°-41'-24"E. S. 65°-28'-21"W.
---	27	60.00'	S. 47°-39'-45"W.	36.70'	35°-37'-12"	37.30'	N. 65°-28'-21"E. S. 29°-51'-09"W.
---	Street	60.00'	S. 00°-08'-52"E.	60.00'	60°-00'-02"	62.83'	N. 29°-51'-09"E. S. 30°-08'-53"W.
---	---	60.00'	-----	-----	360°-00'-00"	376.99'	-----

OWNER'S CERTIFICATE OF DEDICATION:

As owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. We also certify that this plat is required by S. 236.10 or S. 236.12 to be submitted to the following for approval or objection: City of Oshkosh, Department of Agriculture, Trade and Consumer Protection, Winnebago County Planning and Zoning Committee.

WITNESS the hand and seal of said owners:

Dated this _____ day of _____, 1988.

In the Presence of: _____
Flanagan & Stauffer, a co-partnership

Fintan M. Flanagan, a partner

Robert E. Stauffer, a partner

Carol Jean Flanagan, a partner

Shirley L. Stauffer, a partner

Fintan M. Flanagan, Trustee, a partner

Robert E. Stauffer, Trustee, a partner

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

Personally came before me this _____ day of _____, 1988, the above named Fintan M. Flanagan, Robert E. Stauffer, Carol Jean Flanagan, and Shirley L. Stauffer, partners of Flanagan & Stauffer, a co-partnership, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Seal _____
Notary Public _____
My Commission expires _____

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

I, Ruth H. Bradley, being the duly elected, qualified and acting treasurer of the County of Winnebago, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, 1988, affecting the lands included in the PLAT OF WESTHAVEN CIRCLE.

Date _____ County Treasurer - Ruth H. Bradley

Dated this 17th day of November, 1988

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

COMMON COUNCIL RESOLUTION:

Resolved, that the plat of WESTHAVEN CIRCLE in the city of Oshkosh, Fintan M. Flanagan, Robert E. Stauffer, Carol Jean Flanagan, Shirley L. Stauffer, owners, is hereby approved by the common council.

Date _____ Approved _____
Common Council Representative

Date _____ Signed _____
Common Council Representative

I hereby certify that the foregoing is a copy of a resolution adopted by the common council of the city of Oshkosh.

City Clerk: Donna C. Serwas

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

I, Ed Nokes, being the duly appointed, qualified, and acting City Finance Director of the City of Oshkosh, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____, 1988, on any land included in the PLAT OF WESTHAVEN CIRCLE.

Date _____ City Finance Director - Ed Nokes

SIXTH ADDITION TO WESTHAVEN

A PART OF THE SW1/4 NW1/4, SE1/4 NW1/4, NW1/4 SW1/4, AND THE NE1/4 SW1/4 OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 16 EAST, 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

LEGEND

- = 2"X30" IRON PIPE SET, WEIGHING 3.65 LBS./LINEAL FOOT.
- = WINNEBAGO COUNTY BERTSEN MONUMENT.
- = 2" IRON PIPE FOUND.
- = 1" IRON PIPE FOUND.

1" X 24" IRON PIPE WEIGHING 1.68 LBS. PER LINEAL FOOT, SET AT ALL OTHER LOT CORNERS.

SANITARY SEWER EASEMENT RECORDED IN DOCUMENT #708032.

PUBLIC UTILITY EASEMENT TO WISCONSIN PUBLIC SERVICE CORP. AND WISCONSIN TELEPHONE CO. WITH THE RIGHT TO TRIM AND KEEP TRIMMED ALL TREES WITHIN 5 FEET OF ALL CONDUCTORS.

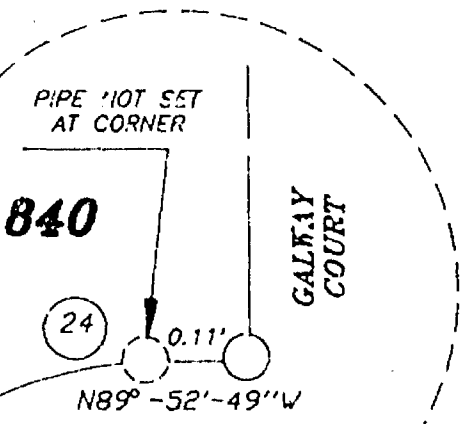
STORM SEWER EASEMENT.

(N89°-20'-10"E 64.10) = PREVIOUSLY RECORDED INFORMATION

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT AND ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO THE NEAREST HALF SECOND.

SCALE 1" = 100'

DETAIL "A"



COVENANT

Pursuant to Section 30-69 (H) 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.

RESTRICTION FOR PUBLIC BENEFIT - WINNEBAGO COUNTY

Pursuant to Section 18.58 of the Winnebago County Land Division Ordinance, upon final grading, the developer and/or owner shall comply with the surface water drainage plan as approved by the Winnebago County Land and Water Conservation and Planning and Zoning Departments.

PARKS DEDICATION FEE

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.

SURVEYOR'S CERTIFICATE:

I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., hereby certify:

That I have surveyed, divided, and mapped SIXTH ADDITION TO WESTHAVEN, being located in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) and the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-eight (28), Township Eighteen (18) North, Range Sixteen (16) East, Thirteenth (13th) Ward, City of Oshkosh, Winnebago County, Wisconsin, containing 12.135 Acres of land.

That I have made such survey, land division and plat by the direction of Fintan M. Flanagan, an owner of said land and being described by:

Commencing at the West Quarter (W1/4) Corner of said Section 28; thence S.00°-23'-06"W. 54.69 feet, along the West line of the SW1/4 of said Section 28 to the true point of beginning; thence continue S.00°-23'-06"W. 319.97 feet; thence S.89°-37'-52"E. 202.53 feet; thence N.50°-01'-17"E. 125.43 feet; thence S.89°-52'-49"E. 484.74 feet; thence S.43°-47'-50"E. 166.30 feet; thence N.53°-35'-21"E. 108.66 feet; thence N.36°-52'-42"E. 88.73 feet; thence S.89°-54'-40"E. 50.47 feet; thence N.13°-08'-49"E. 216.71 feet; thence N.82°-46'-28"E. 196.53 feet; thence N.48°-57'-55"E. 117.16 feet; thence Northwestly 51.88 feet, along the arc of a curve to the left having a radius of 92.22 feet and the chord of which bears N.58°-54'-54.5"W. 51.20 feet; thence N.75°-02'-00"W. 70.00 feet; thence N.14°-58'-00"E. 60.00 feet; thence S.75°-02'-00"E. 70.00 feet; thence South-easterly 61.71 feet, along the arc of a curve to the right having a radius of 132.22 feet and the chord of which bears S.63°-25'-10"E. 61.29 feet; thence N.35°-55'-58"E. 156.18 feet; thence N.05°-23'-12"W. 75.00 feet; thence S.86°-07'-21"W. 246.71 feet; thence N.89°-40'-45"W. 270.13 feet; thence S.00°-19'-15"W. 9.18 feet; thence N.89°-40'-45"W. 60.00 feet; thence Southerly 37.48 feet, along the arc of a curve to the left having a radius of 218.68 feet and the chord of which bears S.04°-35'-21"E. 37.43 feet; thence S.80°-30'-03"W. 155.48 feet; thence S.00°-19'-15"W. 219.19 feet; thence N.89°-52'-49"W. 640.00 feet; thence S.00°-19'-46"W. 40.51 feet; thence N.89°-40'-45"W. 163.05 feet to the true point of beginning.

That such is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

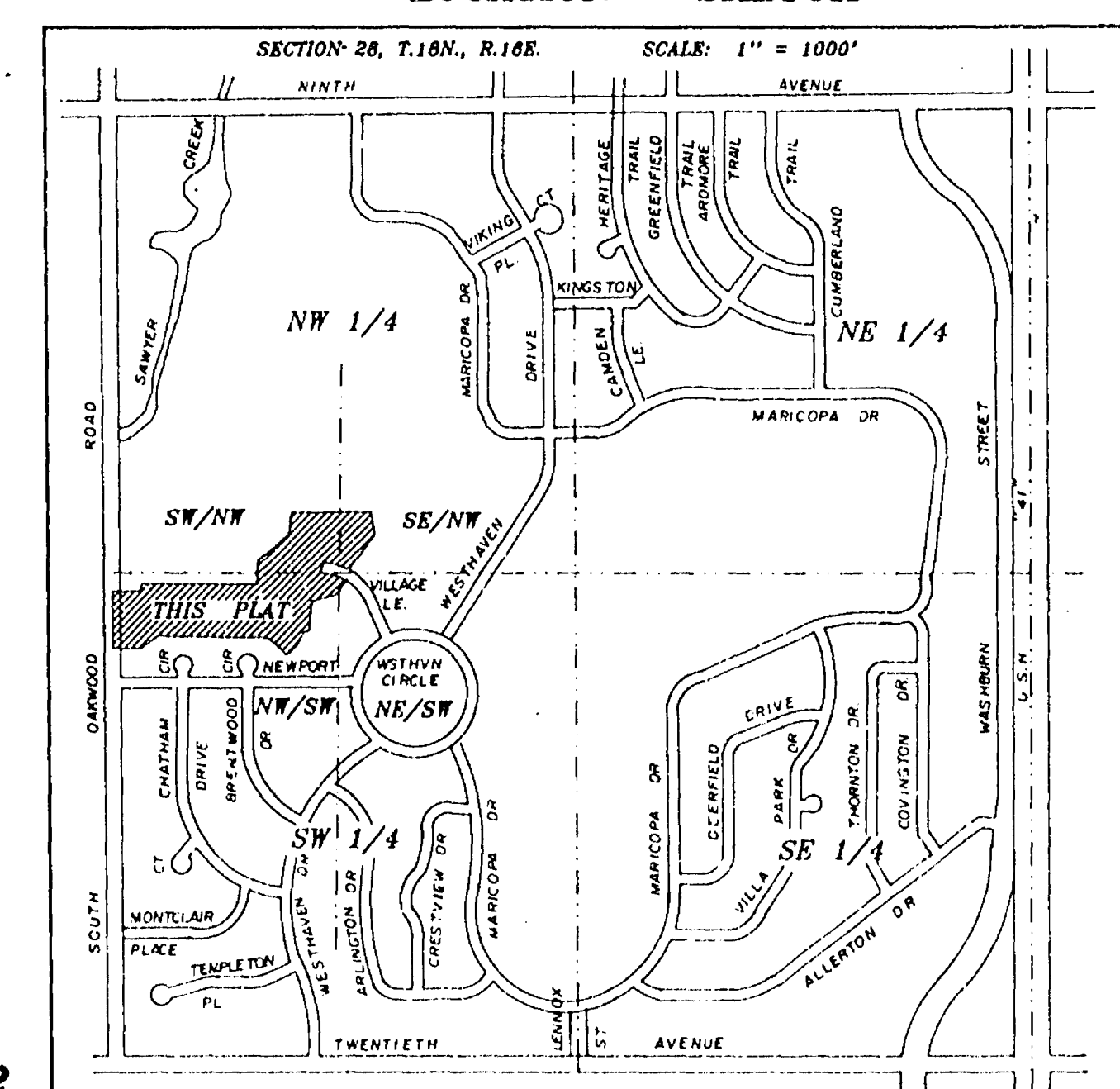
That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Oshkosh in surveying, dividing, and mapping the same.

Dated this 2nd day of April, 1990.

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

Revised this 16th day of May, 1990.

LOCATION SKETCH



City of Oshkosh 13th Ward 528 T18N R16E