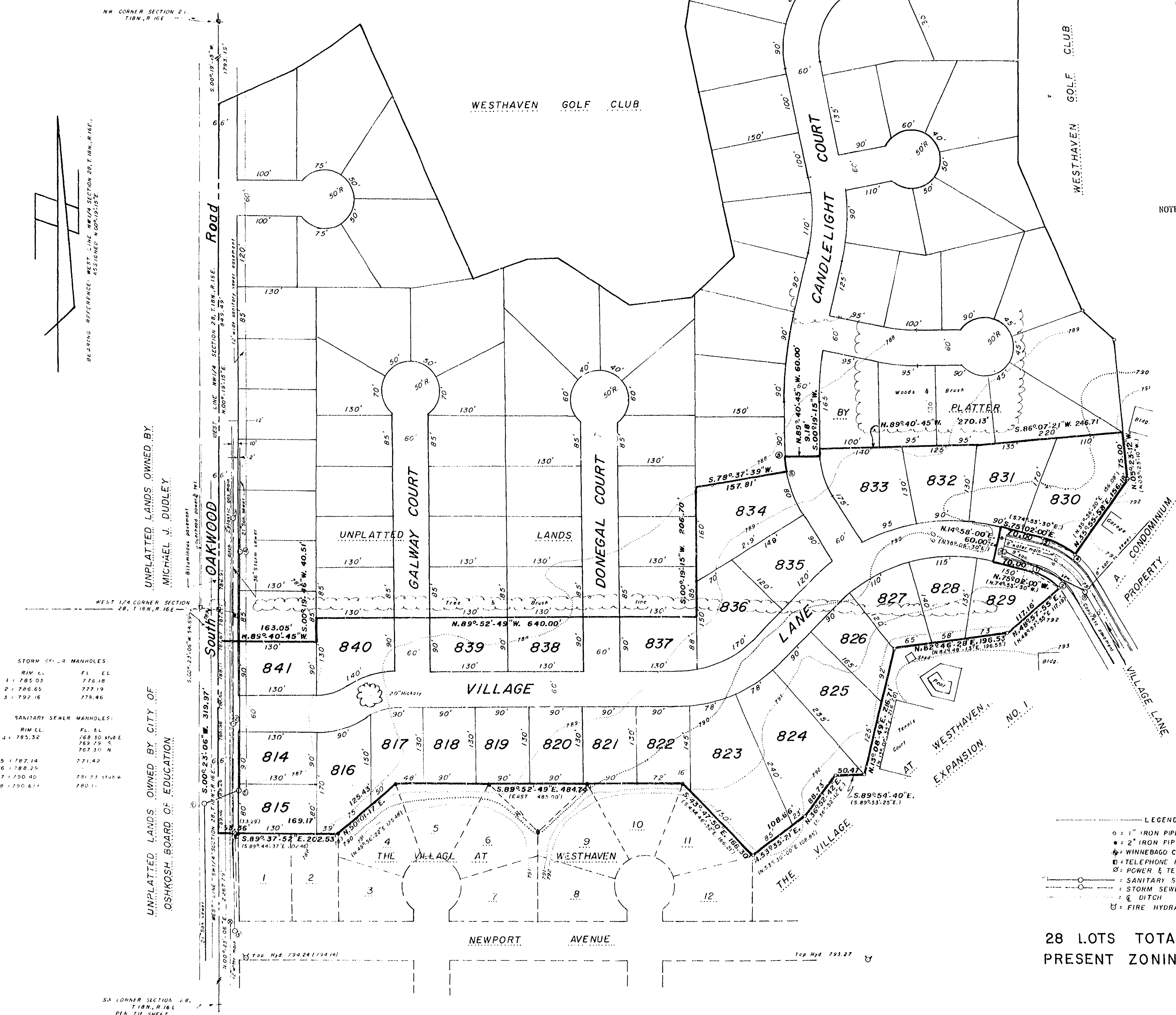


CURVE	LOT NO.	RADIUS	CHORD	"CURVE DATA"			TANGENT
				LENGTH	CENTRAL ANGLE	ARC LENGTH	BEARINGS
1-2	829	92.22'	N. 58°-54'-54.5"W.	51.20'	32°-14'-11"	51.88'	S. 42°-47'-49"E. N. 75°-02'-00"W.
3-4	830	152.22'	N. 63°-25'-10"W.	61.29'	23°-13'-40"	61.71'	S. 51°-48'-20"E. N. 75°-02'-00"W.
5-6	---	218.64'	N. 05°-31'-33"W.	44.55'	11°-41'-36"	44.63'	N. 00°-19'-15"E. S. 11°-22'-21"E.



STORM & SANITARY MANHOLES			
RIM E.L.	FL. E.L.	INVERT	MANHOLE
1. 785.03	776.18	785.03	1
2. 786.05	777.19	786.05	2
3. 792.16	778.46	792.16	3
4. 785.32	776.18	785.32	4
5. 786.25	777.42	786.25	5
6. 788.25	779.53	788.25	6
7. 790.40	780.11	790.40	7
8. 790.61	780.11	790.61	8

SA CORNER SECTION 28, T.18N., R.16E. PER T18 SHEET

EXTERIOR BOUNDARY DESCRIPTION:

A part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-eight (28), Township Eighteen (18) North, Range Sixteen (16) East, Thirteenth (13th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing **12.1** Acres of land and being described by:

Commencing at the West Quarter (W $\frac{1}{4}$) Corner of said Section 28; thence S. 00°-23'-06"W. 54.69 feet, along the West line of the SW $\frac{1}{4}$ of said Section 28 to the true point of beginning; thence continue S. 00°-23'-06"W. 319.97 feet, along the West line of the SW $\frac{1}{4}$ of said Section 28; thence S. 89°-37'-52"E. 202.53 feet, along the North line of Lots 1 and 2 in the plat of The Village at Westhaven; thence N. 50°-01'-17"E. 125.43 feet, along the Northwesterly line of Lot 4 in The Village at Westhaven; thence S. 89°-52'-49"E. 484.74 feet, along the North line of Lots 5 and 10 and their extensions; thence S. 43°-47'-50"E. 166.30 feet, along the Northeasterly line of Lot 11 in The Village at Westhaven; thence Northwesterly along the Northwesterly line of The Village at Westhaven, a Condominium the following courses: 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 Northwesterly 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 Southeasterly 61.71 feet, along the arc of a curve to the right having a radius of 152.22 feet and the chord of which bears S. 63°-25'-10"W. 61.29 feet; thence N. 35°-55'-58"E. 156.18 feet; thence N. 05°-23'-12"W. 75.00 feet, being the last course along The Village at Westhaven, a Condominium; thence S. 88°-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 44.63 feet, along the arc of a curve to the left having a radius of 218.64 feet and the chord of which bears S. 05°-31'-33"E. 44.55 feet; thence S. 78°-37'-39"W. 157.81 feet; thence S. 00°-19'-15"W. 206.70 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.

The above described being subject to a Sanitary Sewer Easement recorded in Document No. 708032.

- NOTES:**
- Lot 830 should be serviced with sewer and water from the sewer and water mains in the Village at Westhaven, a condominium North of the present Village Lane.
 - In the future additions lying North of Sixth Addition to Westhaven the storm sewer will have to flow North then cross the Golf Course and discharge into Sawyer Creek.

SURVEYOR: STEVEN T. CHRONIS
AERO-METRIC ENGINEERING, INC.
539 NORTH MADISON STREET
CHILTON, WISCONSIN 53014
800/725513

OWNERS: PLANAGAN & STAUFFER PARTNERSHIP
217 CAPE AVENUE
OSHKOSH, WISCONSIN 54901
FINTAN M. PLANAGAN
ROBERT E. STAUFFER

APPROVING AUTHORITY: CITY OF OSHKOSH

OBJECTING AGENCIES: DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION AND THE WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE

"ITEMS TO BE PLACED ON FINAL PLAT"

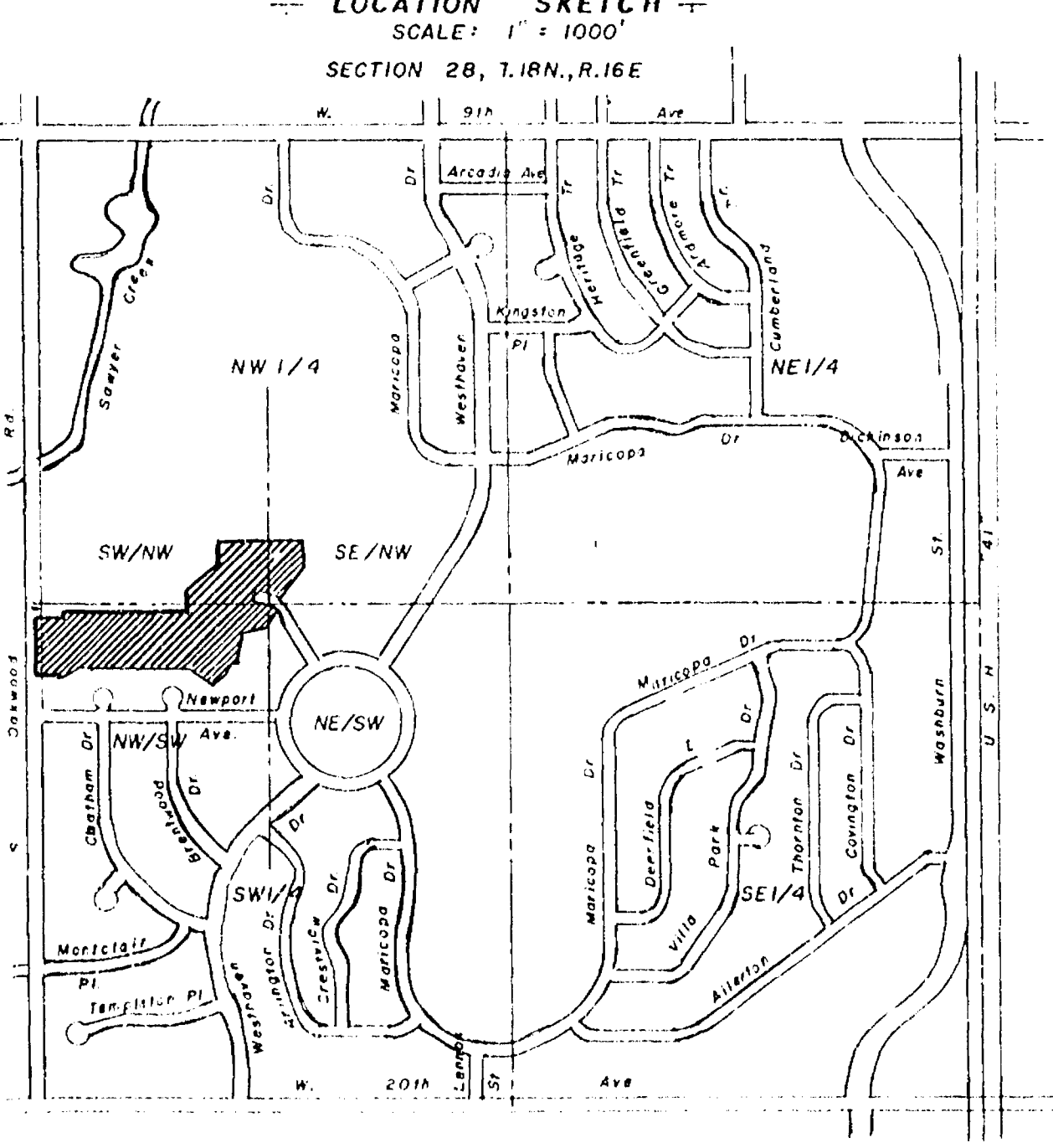
- Pursuant to Section 30-65(c)(6) Proportionate Payment in Lieu of Dedication of City of Oshkosh, Subdivision Ordinance, a \$100.00 per unit fee shall be paid by the Owner/Agent prior to issuance of a Building Permit. The fee shall be used for neighborhood Park and Recreation Area purposes.
- Pursuant 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.

SURVEYOR'S AFFIDAVIT:

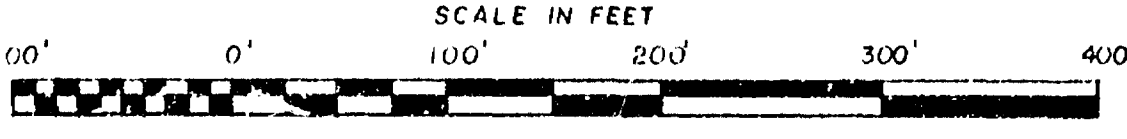
I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Engineering, Inc., certify that I have prepared the Preliminary Plat of the Sixth Addition to Westhaven and that it is a correct representation of all existing land divisions and features, and that I have fully complied with Section 30.67 of the Land Subdivision Ordinance of the City of Oshkosh.

Dated this 28th day of November, 1989.

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



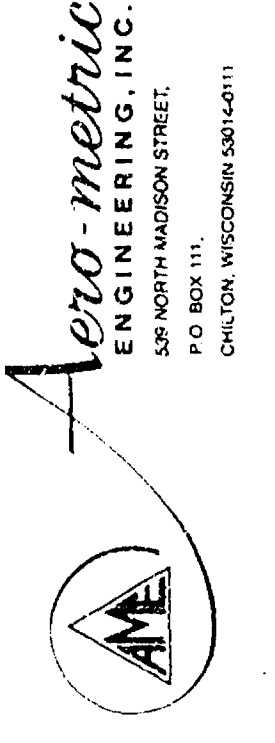
28 LOTS TOTAL
PRESENT ZONING = R-3



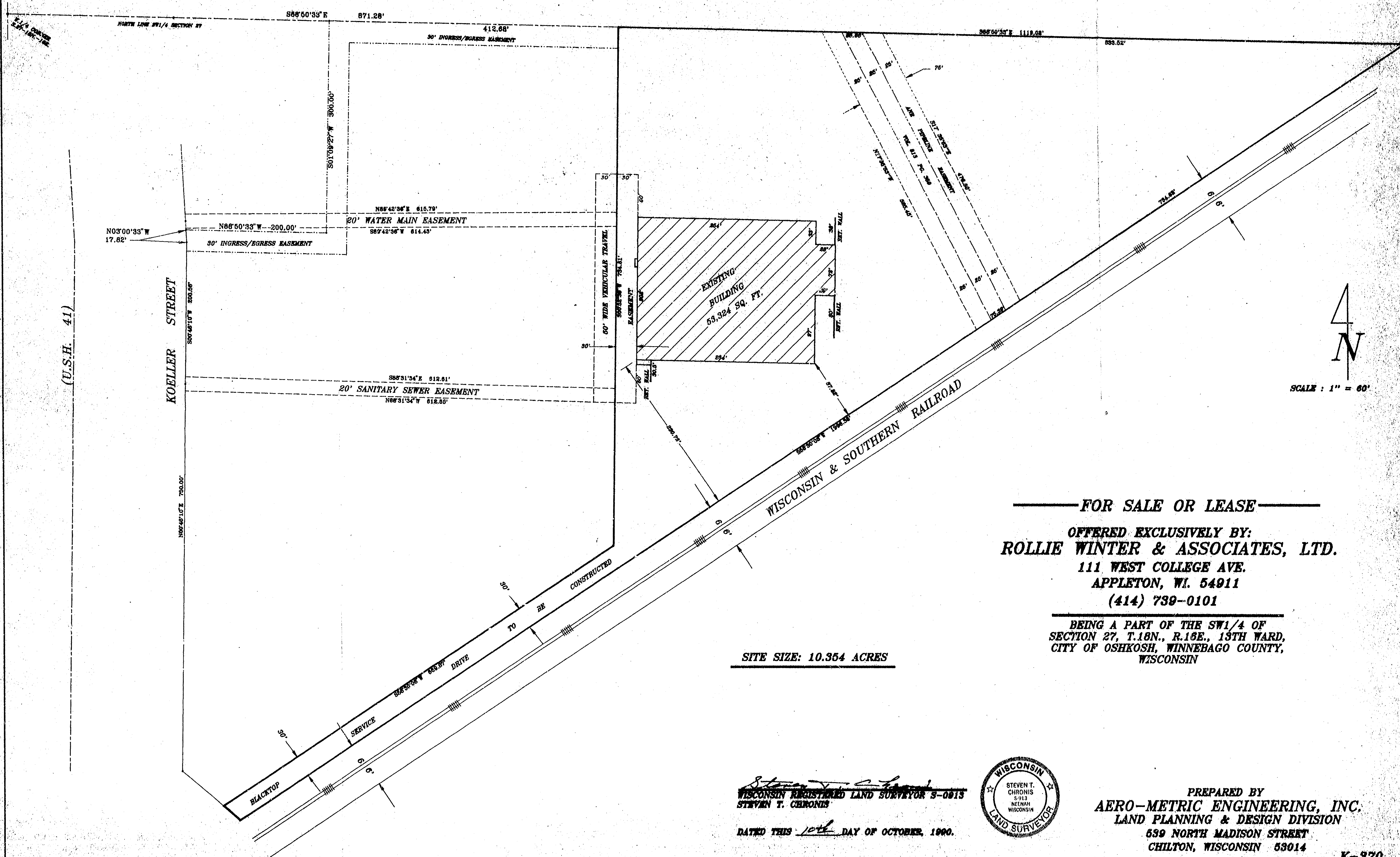
PRELIMINARY PLAT of the SIXTH ADDITION TO WESTHAVEN located in the SW 1/4, SE 1/4, NW 1/4 and the NE 1/4 of Section 28, T.18N., R.16E., 13th Ward, City of Oshkosh, Winnebago County, Wisconsin

SHEET NO. 1 of 1
FILE NO. K-352

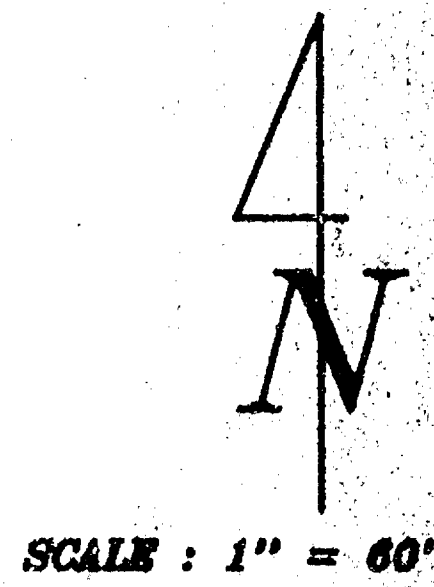
DATE: November 28, 1989
REVISIONS
DRAWN BY: Steven T. Chronis
CHECKED BY:
SCALE: 1" = 100'
SHEETBOOK 113 PAGE 1-18



#33 13th Ward SEPT 18N R16E



(U.S.H. 41)



— FOR SALE OR LEASE —
 OFFERED EXCLUSIVELY BY:
ROLLIE WINTER & ASSOCIATES, LTD.
 111 WEST COLLEGE AVE.
 APPLETON, WI. 54911
 (414) 739-0101

BEING A PART OF THE SW1/4 OF
 SECTION 27, T.18N., R.16E., 13TH WARD,
 CITY OF OSHKOSH, WINNEBAGO COUNTY,
 WISCONSIN

SITE SIZE: 10.354 ACRES

Steven T. Chronis
 WISCONSIN REGISTERED LAND SURVEYOR S-0813
 STEVEN T. CHRONIS

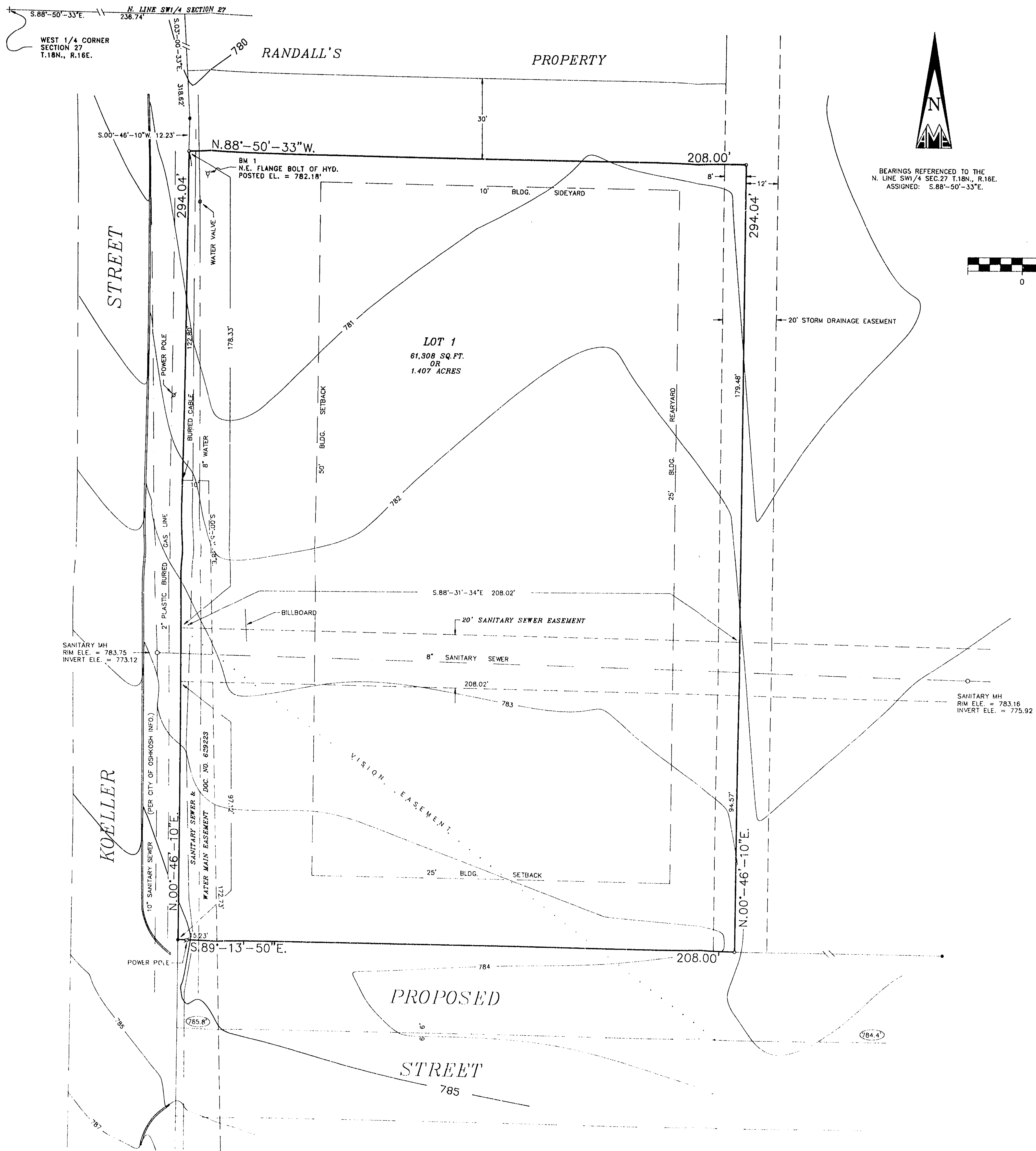
DATED THIS 10th DAY OF OCTOBER, 1990.



PREPARED BY
AERO-METRIC ENGINEERING, INC.
 LAND PLANNING & DESIGN DIVISION
 639 NORTH MADISON STREET
 CHILTON, WISCONSIN 53014

K-370

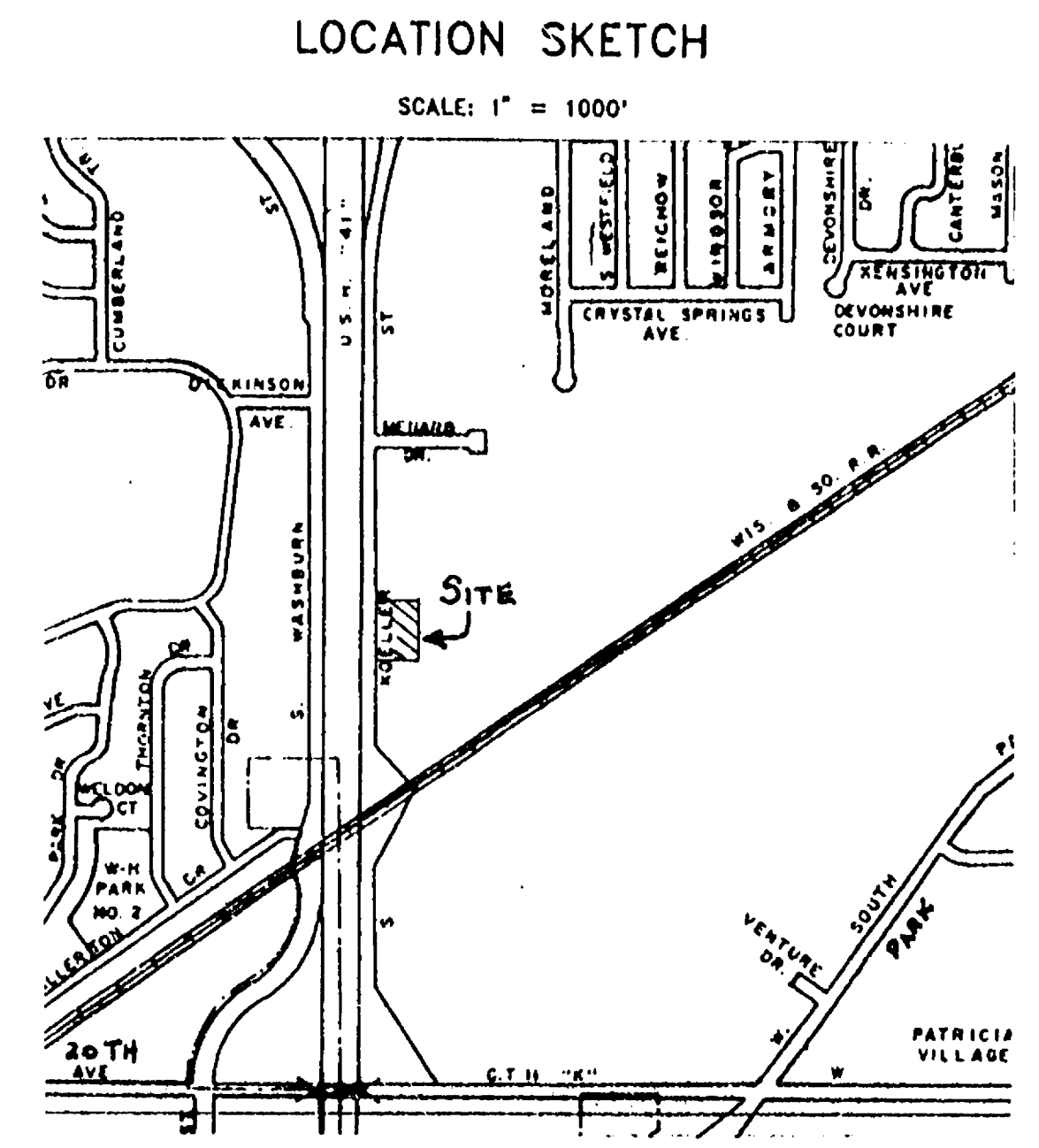
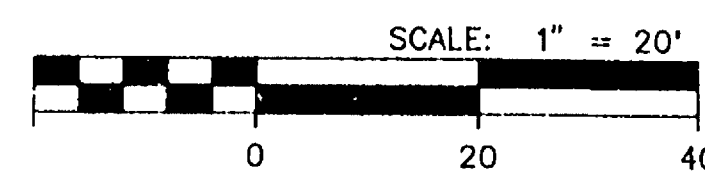
Sublot 13 Ward S20 T18N R16E



*** LEGEND ***

- = 1" IRON PIPE SET
- = 1" IRON PIPE FOUND
- (784.1) = PROPOSED GRADE AS OF 03-08-93

ELEVATIONS BASED ON CITY OF OSHKOSH DATUM



DESCRIPTION:

All of Lot 1 of Certified Survey Map No. _____ as recorded in Volume 1, Page _____ of Certified Survey Maps, Document No. _____, of Winnebago County Records, being a part of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section 27, Township 18 North, Range 16 East, 13th Ward, City of Oshkosh, Winnebago County, Wisconsin containing 1.407 acres of land and being described by: Commencing at the West Quarter Corner of said Section 27 to a point in the said East line of Koeller Street; thence S.03°-00'-33"E. 318.62 feet along the said East line; thence S.00°-46'-10"W. 12.23 feet along the East line to the true point of beginning; thence continue S.00°-46'-10"W. 295.45 feet along the said East line of Koeller Street; thence S.89°-13'-50"E. 208.00 feet; thence N.00°-46'-10"E. 294.04 feet; thence N.88°-50'-33"W. 208.00 feet to the true point of beginning.

- The afore described being subject to the following easements:
- 1.) A Sanitary Sewer and Water Main of varying widths located along the East line of Koeller Street granted to the City of Oshkosh as recorded in Document No. 6292223.
 - 2.) A 20 foot wide Sanitary Sewer Easement per Lot 1 of Certified Survey Map No. _____ as recorded in Volume 1, Page _____ of Certified Survey Maps, Document No. _____ of Winnebago County Records.
 - 3.) The East eight (8) feet of the afore described property being the West portion of a 20 foot wide storm drainage easement per Lot 1 of Certified Survey Map No. _____ as recorded in Volume 1, Page _____ of Certified Survey Maps, Document No. _____ of Winnebago County Records.

SURVEYOR'S CERTIFICATE:

To Lynndale of Oshkosh and VICORP Restaurants, Inc.

I hereby certify that this survey was prepared by me or under my direct supervision, that it is true and correct, and that I am a registered land surveyor under the laws of the State of Wisconsin.

This is to also certify that this map or plat, and the survey on which it is based, were made in accordance with the "Minimum Standard Detail Requirements for ALTA/CSM Land Title Surveys", jointly established and adopted by the American Land Title Association and the American Congress of surveying and mapping in 1986; And meets the accuracy requirements of a Class A Survey, as defined therein.

Anthony P. Lulloff
Anthony P. Lulloff
S-1655
Registration Number
03/09/93
Date

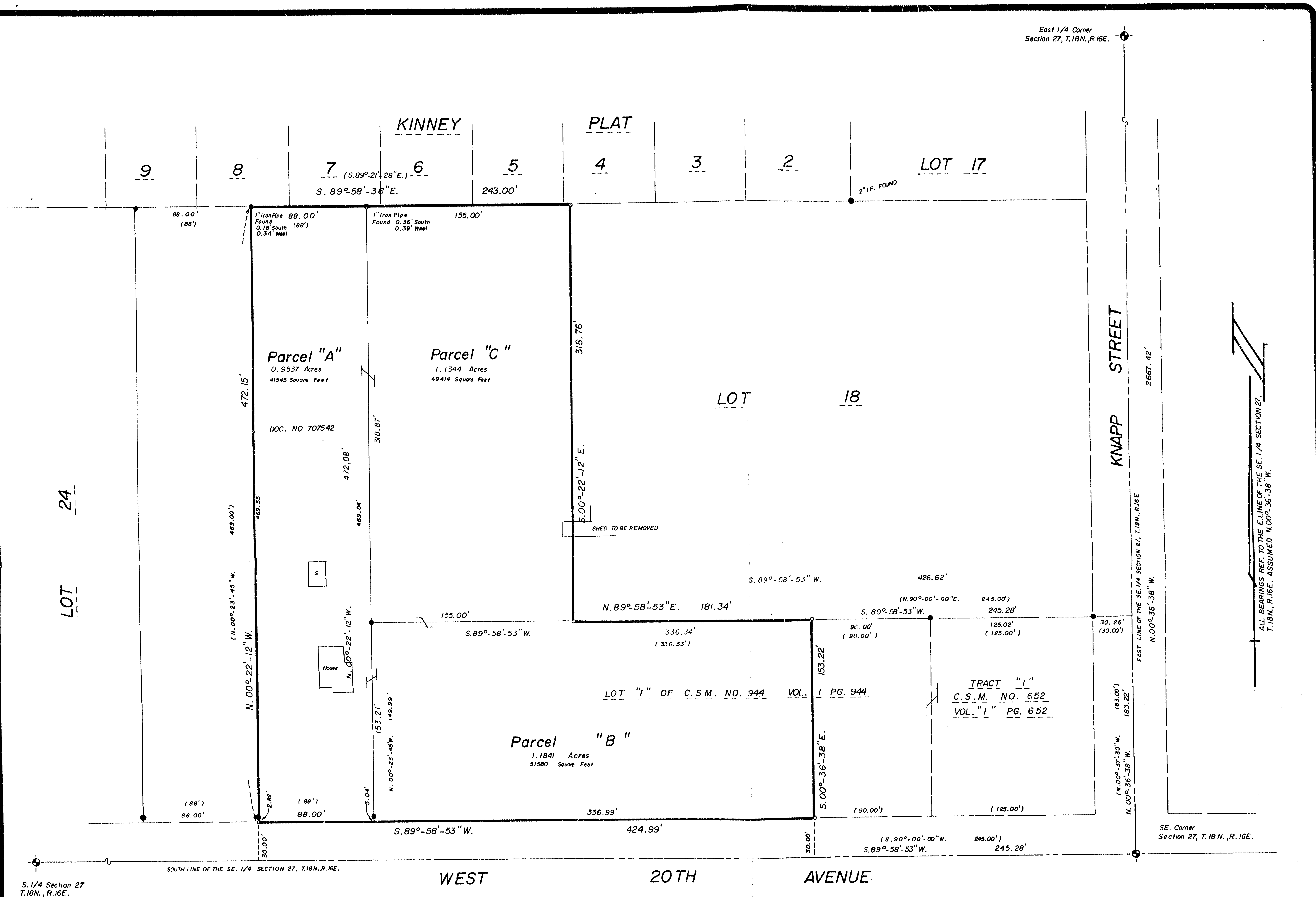


- RESTRICTIONS:**
- 1.) No buildings of a height over 45 feet shall be placed on Lot 1.
 - 2.) Owner(s) shall provide one (1) parking space for every 100 square feet of building area.
- NOTE:** This property does not fall within the 100 year flood plain boundary.
- This site is rated Zone "C" - Area of Minimal Flooding as per Federal Emergency Management Agency Flood Insurance Rate Map for Community No. 550511 0010 C, revised February 20, 1981.
- This site is zoned C-2.

SETBACKS

Front building setback - Koeller Street = 50 feet
Front parking setback - Koeller Street = 25 feet
Sideyard building setback - Proposed St. = 25 feet
Sideyard building setback = 10 feet
Rearyard building setback = 25 feet
Rearyard parking setback = 5 feet

DATE: 03-09-93 SCALE: 1" = 20'	
REVISIONS:	CHECKED BY: APL
DRAWN BY: S. KEROSH	DWG. FILE: 2930215
PROJECT NO. 2930215	NOTEBOOK: P-126 PAGE: 25-27
"ALTA" SURVEY AND TOPOGRAPHIC SURVEY FOR BAKER'S SQUARE RESTAURANTS A part of the NW¼ of the SW¼ of Section 27, T.18N., R.16E., 13th Ward City of Oshkosh, Winnebago County, Wisconsin	
SHEET NO.	1 OF 1
FILE NO.	K-432



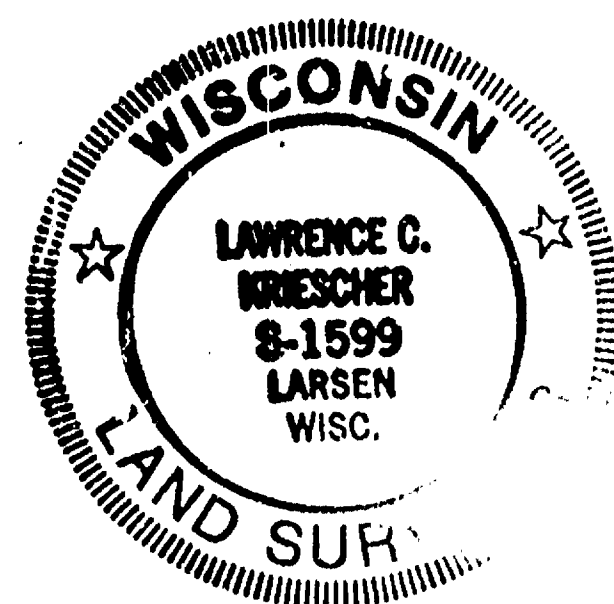
S. 1/4 Section 27
T.18N., R.16E.

SURVEYOR'S CERTIFICATE

I, LAWRENCE C. KRIESCHER, WISCONSIN REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE DESCRIBED PROPERTY AND THAT THE MAP SHOWN IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 30th DAY OF November, 1990.

Lawrence C. Kriescher
WISCONSIN REGISTERED LAND SURVEYOR, S-1599
LAWRENCE C. KRIESCHER



Legend
 ○ = 3/4" x 24" IRON ROD SET
 ● = 1" IRON PIPE FOUND

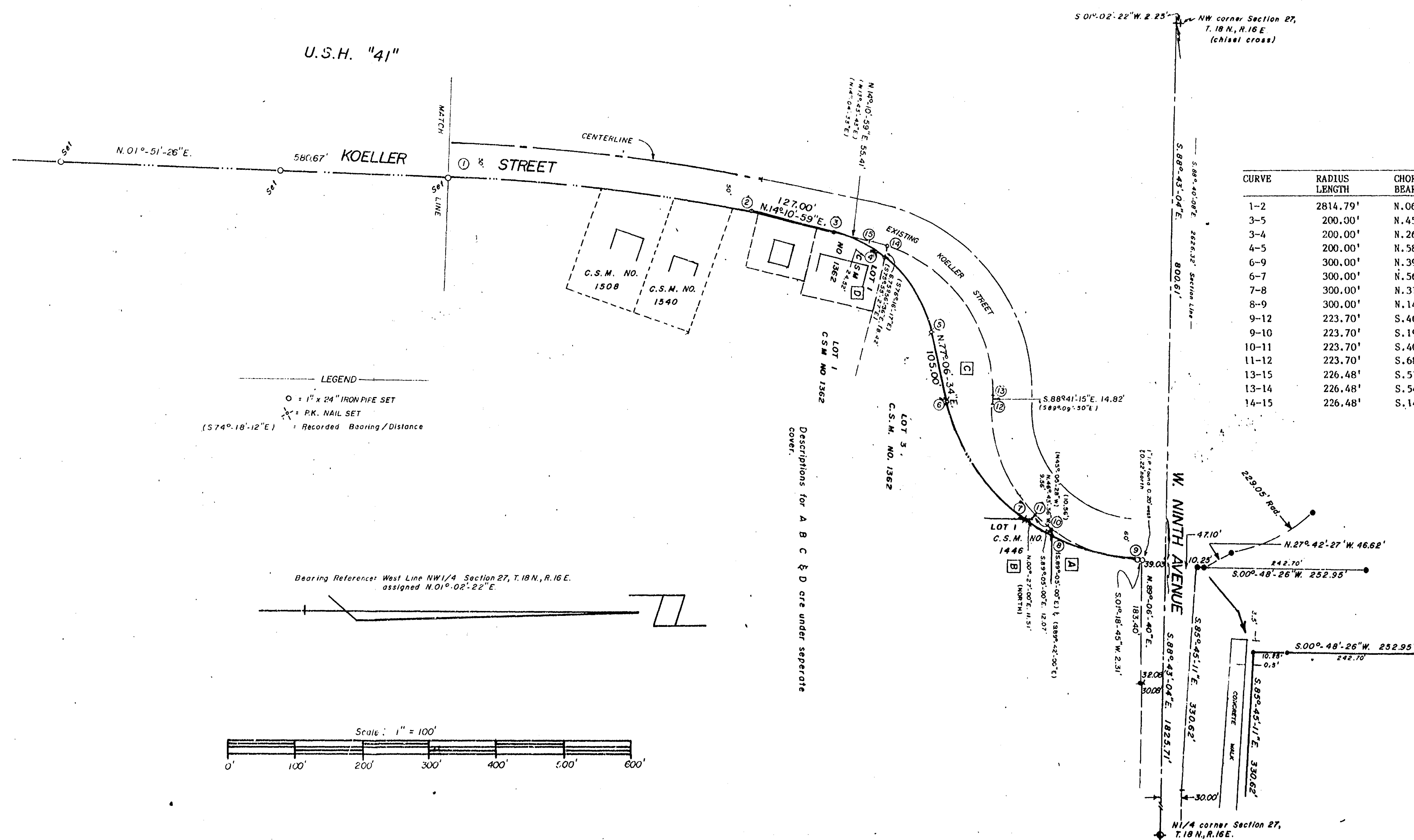
REVISIONS	BY

Lee D. Engelman
13TH WARD, CITY OF OSHKOSH,
WINNEBAGO COUNTY, WISCONSIN

SCHULER & ASSOCIATES

CONSULTING ENGINEERS & LAND SURVEYORS
320 W. NORTHLAND AVE., P.O. BOX 292, APPLETON, WI 54912-0292 (414) 734-9107
417 NORTH SAWYER STREET, OSHKOSH, WI 54901 (414) 426-2800

DRAWN	LCK
CHECKED	
DATE	11-6-90
SCALE	1" = 50'
JOB NO.	90-1770
SHEET	
OF	SHEETS



"CURVE DATA"						
CURVE	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	TANGENT BEARINGS
1-2	284.79 ¹	N.06°-26'-56"E.	450.67 ¹	09°-11'-00"	451.15 ¹	S.01°-51'-26"W. N.11°-02'-26"E.
3-5	200.00 ¹	N.45°-38'-46.5"E.	208.78 ¹	62°-55'-35"	219.65 ¹	S.14°-10'-59"W. N.77°-06'-34"E.
3-4	200.00 ¹	N.26°-39'-46"E.	86.44 ¹	26°-57'-34"	87.12 ¹	S.14°-10'-59"W. N.39°-08'-33"E.
4-5	200.00 ¹	M.58°-07'-33.3"E.	130.12 ¹	37°-58'-01"	132.53 ¹	S.39°-08'-33"W. N.77°-06'-34"E.
6-9	300.00 ¹	N.39°-12'-39.5"E.	368.56 ¹	75°-47'-49"	396.87 ¹	S.77°-06'-34"W. N.01°-18'-45"E.
6-7	300.00 ¹	N.56°-40'-77"E.	209.49 ¹	40°-52'-14"	214.00 ¹	S.77°-06'-34"W. N.36°-58'-44"E.
7-8	300.00 ¹	N.31°-36'-32"E.	48.43 ¹	09°-15'-36"	48.48 ¹	S.36°-14'-20"W. N.26°-58'-44"E.
8-9	300.00 ¹	N.14°-08'-44.5"E.	133.27 ¹	25°-39'-51"	134.39 ¹	S.26°-58'-44"E. N.01°-18'-45"E.
9-12	223.70 ¹	S.46°-18'-45"W.	316.36 ¹	90°-00'-00"	351.39 ¹	N.01°-18'-45"E. N.88°-41'-15"W.
9-10	223.70 ¹	S.19°-04'-52.5"W.	136.54 ¹	35°-32'-15"	138.75 ¹	N.01°-18'-45"E. S.36°-51'-00"W.
10-11	223.70 ¹	S.40°-48'-32"W.	30.89 ¹	07°-55'-04"	30.91 ¹	S.36°-51'-00"E. S.44°-46'-04"W.
11-12	223.70 ¹	S.68°-02'-24.5"W.	176.77 ¹	46°-32'-41"	181.73 ¹	N.44°-46'-04"E. N.88°-41'-15"W.
13-15	226.48 ¹	S.51°-10'-35.5"W.	291.98 ¹	80°-16'-19"	317.30 ¹	S.88°-41'-15"E. N.11°-02'-26"E.
13-14	226.48 ¹	S.54°-50'-25.5"W.	269.25 ¹	72°-56'-39"	288.34 ¹	S.88°-41'-15"E. S.18°-22'-06"W.
14-15	226.48 ¹	S.14°-42'-16"W.	28.95 ¹	07°-19'-10"	28.96 ¹	N.18°-22'-06"E. N.11°-02'-26"E.

Revised this 11th day of July 1950

FILE NO.