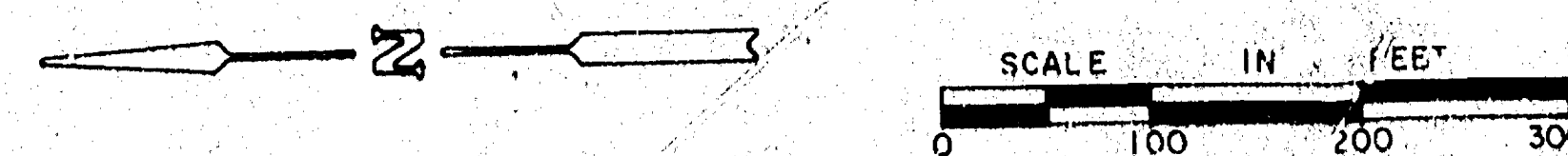
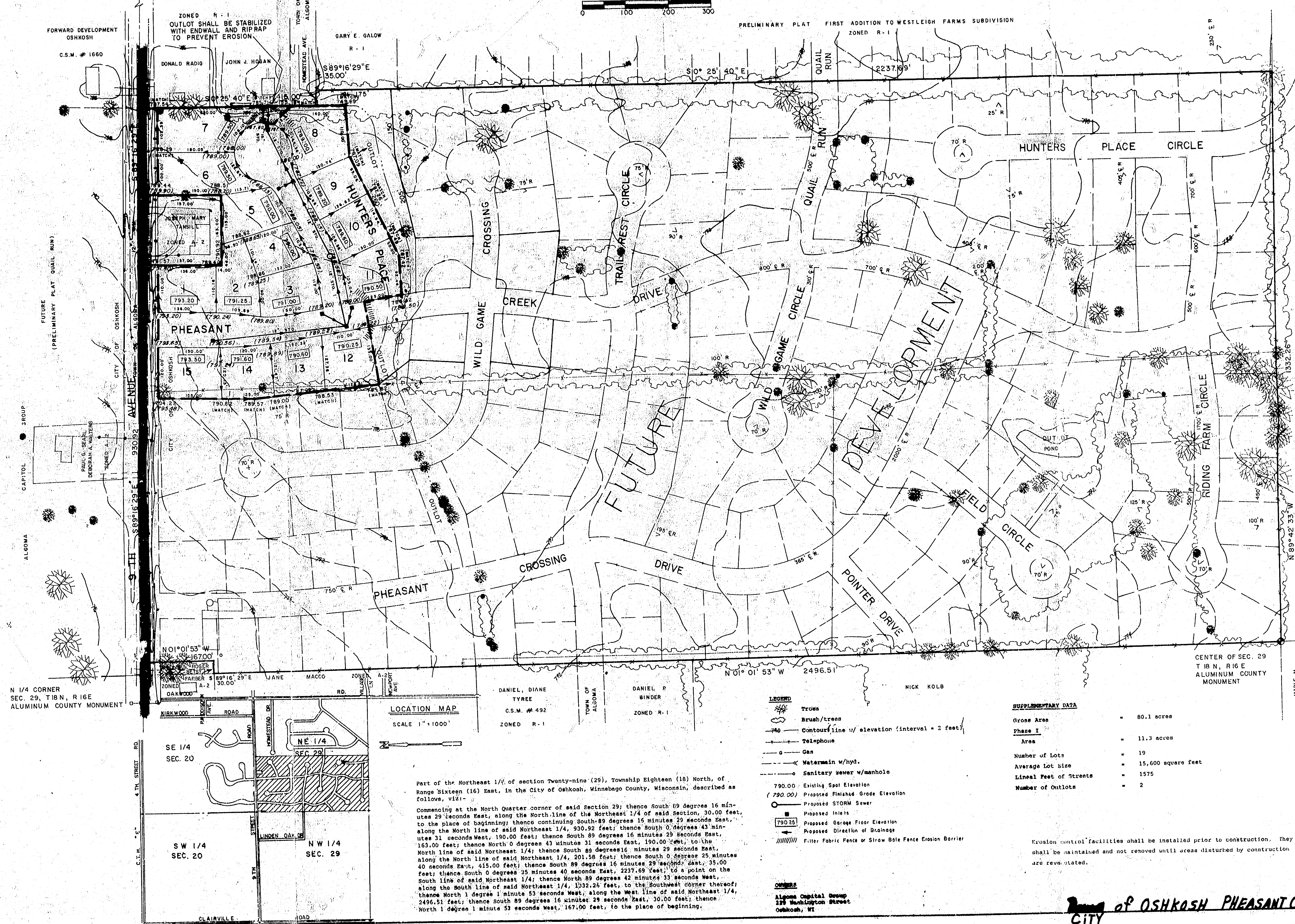


Easements will be shown on original plat



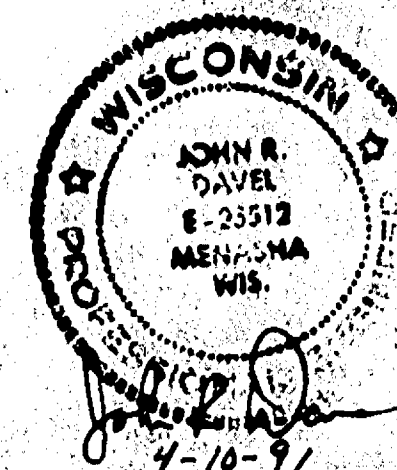
PRELIMINARY PLAT FIRST ADDITION TO WESTLEIGH FARMS SUBDIVISION



FINAL DRAINAGE PLAN PHASE I
PHEASANT CREEK FARM

PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 NORTH,
RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

Martenson & Eisele, Inc.
Consulting Engineering & Land Surveying
1919 American Court
Neenah, WI 54956
Ph. (414) 731-0381

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 K FARM
 TOWNSHIP 18 NORTH
 60 COUNTY, WISCONSIN

PLAN PHASE
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PART 0
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FIELD NO.	PAGE	DATE	DISK
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SCALE			
" = 100'			
COMP. FILE			

DRAWING NO.
431 - 043

DRAWING NO.
431-043

PHEASANT CREEK FARM

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, David D. Eisele, Registered Land Surveyor, hereby certify:
That I have surveyed, divided, and mapped PHEASANT CREEK FARM, located in the Northwest 1/4 of Section 29, Township 18 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin.
That I have made such land division and plat by the direction of said owners of the lands herein described:
Commencing at the North 1/4 corner of said Section 29, thence South 89 degrees 16 minutes 29 seconds East, along the North line of the Northeast 1/4 of said Section 29, a distance of 650.92 feet; thence South 00 degrees 43 minutes 31 seconds West, 33.00 feet to the point of beginning; thence South 89 degrees 16 minutes 29 seconds East, 310.00 feet; thence South 00 degrees 43 minutes 31 seconds West, 157.00 feet; thence South 89 degrees 16 minutes 29 seconds East, 157.00 feet; thence North 00 degrees 43 minutes 31 seconds East, 157.00 feet; thence South 89 degrees 16 minutes 29 seconds East, 202.24 feet; thence South 00 degrees 43 minutes 31 seconds West, 202.24 feet; thence South 89 degrees 16 minutes 29 seconds East, 40.03 feet; thence along the arc of a curve to the right 25.00 feet, which has a radius of 70.00 feet and a chord of 24.87 feet that bears South 11 degrees 34 minutes 29 seconds West; thence South 89 degrees 16 minutes 29 seconds East, 43.57 feet; thence South 00 degrees 43 minutes 31 seconds West, 110.00 feet; thence South 89 degrees 16 minutes 29 seconds East, 110.00 feet; thence South 00 degrees 43 minutes 31 seconds West, 280.00 feet; thence South 89 degrees 16 minutes 29 seconds East, 92.44 feet; thence North 00 degrees 43 minutes 31 seconds West, 91.52 feet; thence South 89 degrees 16 minutes 29 seconds East, 90.00 feet; thence North 00 degrees 43 minutes 31 seconds West, 135.00 feet; thence North 00 degrees 43 minutes 31 seconds East, 298.51 feet; thence North 00 degrees 43 minutes 31 seconds East, 232.00 feet to the point of beginning.
That such plat 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 Winnebago County and the City of Oshkosh in surveying, dividing and mapping the same.

Given under my hand this 8th day of April, 1991.

David D. Eisele, Wisconsin Registered Land Surveyor No. S-974

RESTRICTION FOR PUBLIC BENEFIT - WINNEBAGO COUNTY

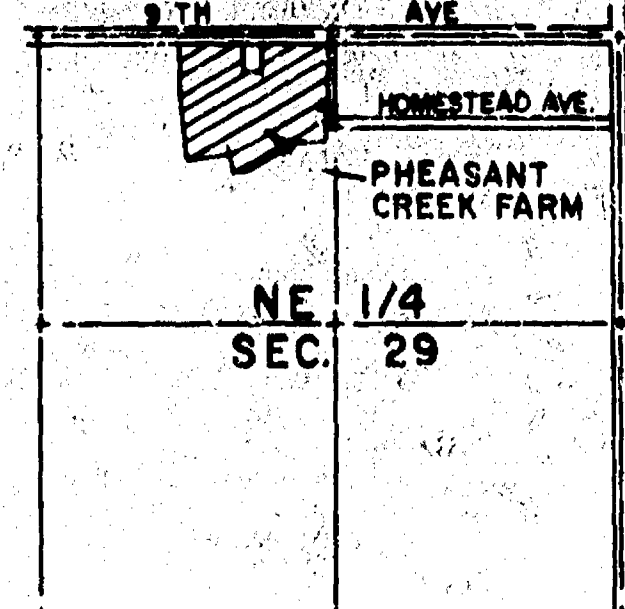
Pursuant to section 18.58 of the Winnebago County Land Division Ordinance, upon final grading, the developer and/or owner shall comply with the surface water drainage plan as approved by the Winnebago County Land and Water Conservation and Planning and Zoning Departments.

PLAT COVENANTS

- \$100 per lot shall be paid to the City of Oshkosh in lieu of parkland dedication.
- A storm drainage and grading plan for this plat heretofore approved by the City of Oshkosh shall be complied with by all owners.
- Improvements, maintenance and repair of the common areas, islands and boulevards shall be the obligation of the PHEASANT CREEK FARM HOMEOWNERS' ASSOCIATION, INC. If the Homeowners Association fails to fulfill its obligation, the City of Oshkosh may provide such services on said common areas, islands and boulevards as necessary and assess the Homeowners Association said costs.

LOCATION MAP

THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.



SCALE = 1" = 1000'

OWNER'S CERTIFICATE OF DEDICATION

QUAIL RUN FARM - PHEASANT CREEK FARM LIMITED PARTNERSHIP, a partnership duly established and existing under and by virtue of the laws of the state of Wisconsin, does hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this 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
Wisconsin Department of Agriculture, Trade and Consumer Protection

WITNESS the hand and seal of said owner this _____ day of _____, 1991.

Richard R. Malmgren - Limited Partner

State of Wisconsin) SS
County of Winnebago)

Personally came before me this _____ day of _____, 1991, the above named person to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____
Notary Public

COMMON COUNCIL RESOLUTION

Resolved, that the plat of PHEASANT CREEK FARM, in the City of Oshkosh, is hereby approved by the Common Council of the City of Oshkosh.

Date: _____ Approved _____
Mayor

Date: _____ Signed _____
Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Oshkosh.

Date: _____
City Clerk

CERTIFICATE OF CITY TREASURER

I, _____, being the duly (elected) (appointed) qualified and acting city treasurer of the City of Oshkosh, do hereby certify that in accordance with the records in my office, there are no delinquent taxes or delinquent special assessments as of _____ on any of the lands included in the plat of PHEASANT CREEK FARM.

City Treasurer: _____

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin) SS
Winnebago County)

I, _____, 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 delinquent taxes or delinquent special assessments as of _____ affecting the lands included in the plat of PHEASANT CREEK FARM.

Date: _____
County Treasurer

ACCESS RESTRICTION CLAUSE

As owners we hereby restrict all lots, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with 9th Avenue, 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.

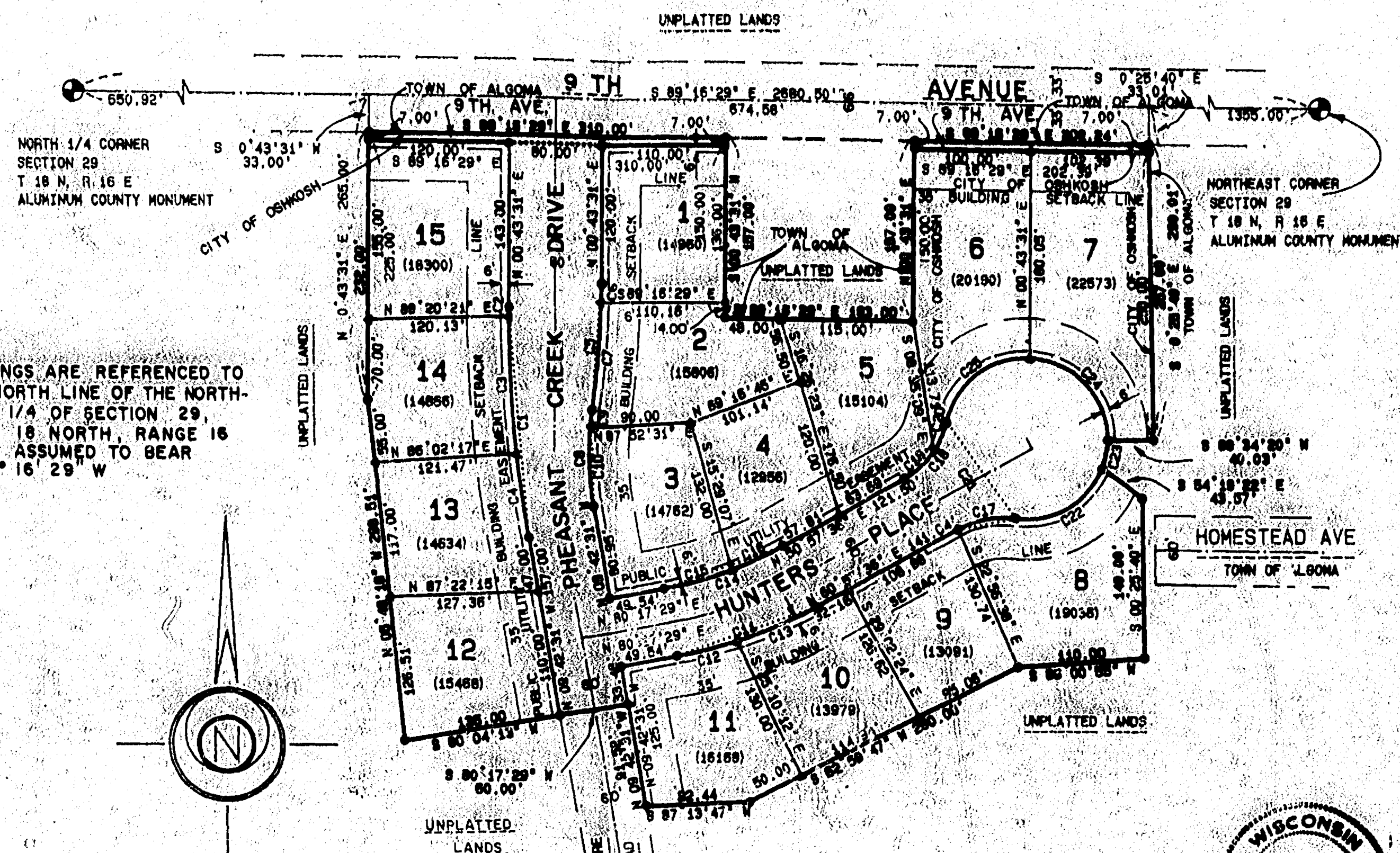
Signed: _____
Witness

MARTENSON & EISELE, INC.
CONSULTING ENGINEERING & LAND SURVEYING
1919 AMERICAN COURT
NEENAH, WI 54956

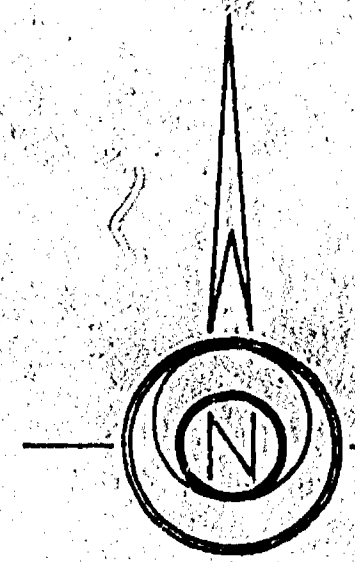
THIS INSTRUMENT DRAWN BY: DAVID KOHLA

DRAWING NO. 431-042
SHEET 1 OF 1

CITY OF OSHKOSH PHEASANT CREEK



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 16 EAST, ASSUMED TO BEAR N 89° 16' 29" W



100 0 100 200 300
SCALE IN FEET

Curve No.	Radius	Delta	Length	Tan Brg In:	Chord	Tan Brg Out:
1	1100.00	010 26 02.0	200.32	N 9 42 31.0 W	S 4 29 30.0 E	200.04 N 0 43 31.0 E
2	1100.00	000 21 53.0	7.00	N 0 21 38.0 E	S 0 32 34.5 W	7.00 N 0 43 31.0 E
3	1100.00	006 15 01.0	120.00	N 5 53 23.0 W	S 2 45 52.5 E	119.94 N 0 21 38.0 E
4	1100.00	003 49 08.0	73.32	N 9 42 31.0 W	S 7 47 57.0 E	73.30 N 5 53 23.0 W
5	800.00	007 58 40.0	111.39	N 0 43 31.0 W	N 4 42 51.0 E	111.30 S 8 42 11.0 W
6	800.00	001 08 46.0	16.00	S 0 43 31.0 W	N 1 17 54.0 E	16.00 S 1 52 17.0 W
7	800.00	006 49 54.0	95.39	S 1 52 17.0 W	N 5 17 14.0 E	95.33 S 8 42 11.0 W
8	260.00	018 24 42.0	83.55	N 9 42 31.0 W	S 0 30 10.0 E	83.19 N 8 42 11.0 E
9	260.00	003 11 43.0	14.50	N 5 30 28.0 E	S 7 06 19.5 W	14.50 N 8 42 11.0 E
10	260.00	015 12 59.0	69.05	N 9 42 31.0 W	S 2 06 01.5 E	68.85 N 5 30 28.0 E
11	385.00	019 19 53.0	129.90	S 60 57 36.0 W	N 70 37 32.5 E	129.28 S 80 17 29.0 W
12	385.00	009 15 34.0	55.50	S 72 01 55.0 W	N 76 09 42.0 E	55.45 S 80 17 29.0 W
13	385.00	011 04 18.0	74.40	S 60 57 36.0 W	N 66 29 45.5 E	74.28 S 72 01 55.0 W
14	325.00	019 19 53.0	109.65	S 60 57 36.0 W	N 70 37 32.5 E	109.13 S 80 17 29.0 W
15	325.00	011 00 41.0	62.46	S 59 16 48.0 W	N 74 47 08.5 E	62.36 S 80 17 29.0 W
16	325.00	008 19 12.0	47.19	S 60 57 36.0 W	N 65 07 12.0 E	47.15 S 69 16 48.0 E
17	80.00	036 52 12.0	51.48	N 60 57 36.0 W	S 79 23 42.0 W	50.60 S 82 10 12.0 E
18	75.00	049 04 02.0	64.23	S 11 53 34.0 W	N 36 25 35.0 E	62.28 S 60 57 36.0 W
19	75.00	027 44 20.0	36.31	S 33 13 16.0 W	N 47 05 26.0 E	35.96 S 60 57 36.0 W
20	75.00	021 19 42.0	27.92	S 11 53 34.0 W	N 22 33 25.0 E	27.76 S 33 13 16.0 W
21	70.00	265 56 14.0	324.90	N 11 53 34.0 E	N 35 08 19.0 W	102.44 N 82 10 12.0 W
22	70.00	076 01 26.0	92.89	S 21 48 22.0 W	N 69 49 05.0 E	86.22 N 82 10 12.0 W
23	70.00	020 27 46.0	25.00	S 1 20 36.0 W	N 11 34 29.0 E	24.87 S 21 48 22.0 W
24	70.00	088 29 06.0	108.10	S 87 06 30.0 E	N 42 53 57.0 W	97.68 S 1 20 36.0 W
25	70.00	080 57 56.0	98.92	N 11 53 34.0 E	S 52 22 32.0 W	90.89 S 87 06 30.0 E

LEGEND

- 1-1/4" DIA. ROUND STEEL REINFORCING BAR SET, 30" LONG, WEIGHING 4.303 LBS. PER LINEAL FOOT.
- 1" DIA. IRON PIPE SET, 24" LONG, WEIGHING 1.130 LBS. PER LINEAL FOOT.
- () LOT AREA IN SQUARE FEET
- UTILITY EASEMENT SHOWN THUS UNLESS SHOWN OTHERWISE

NOTES

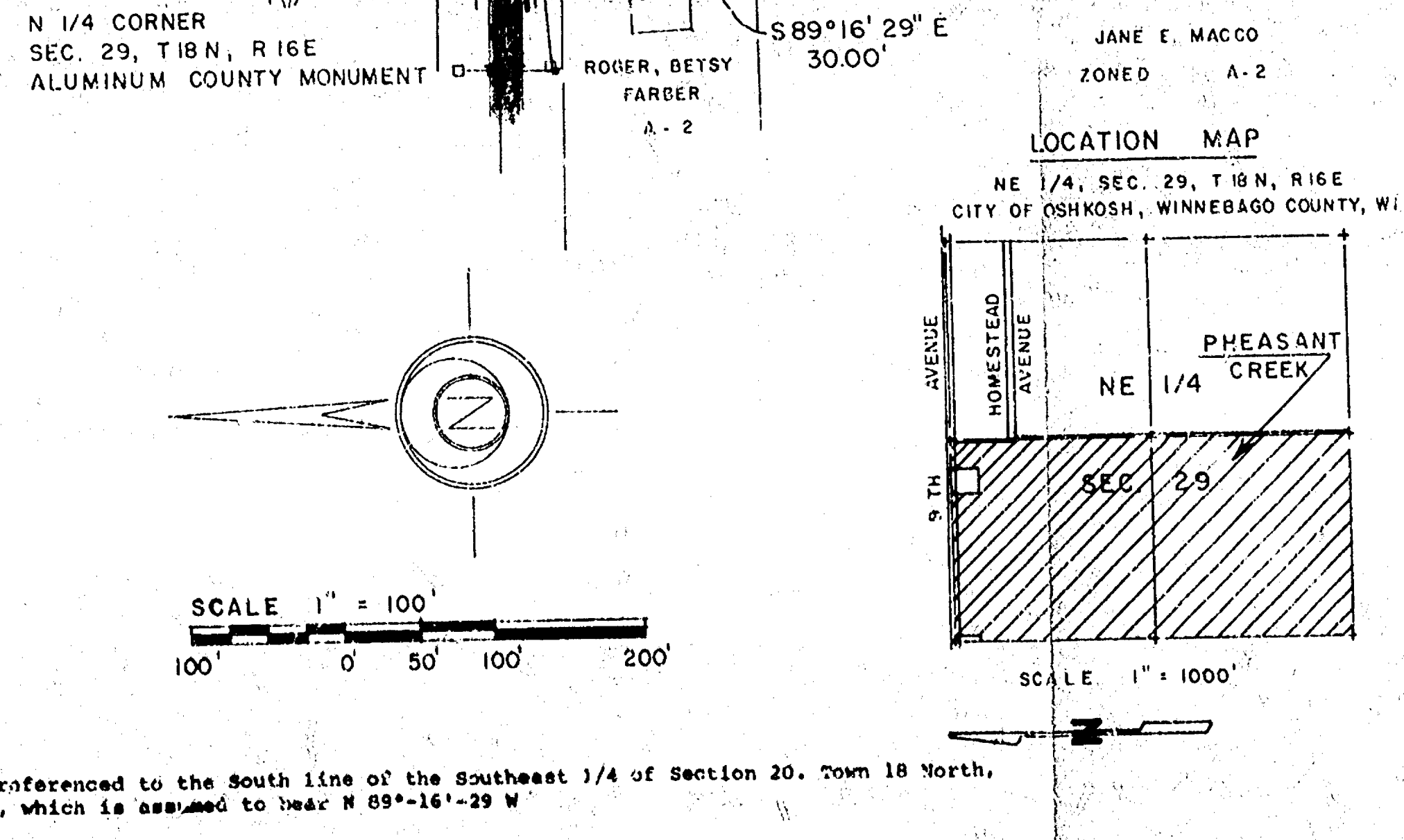
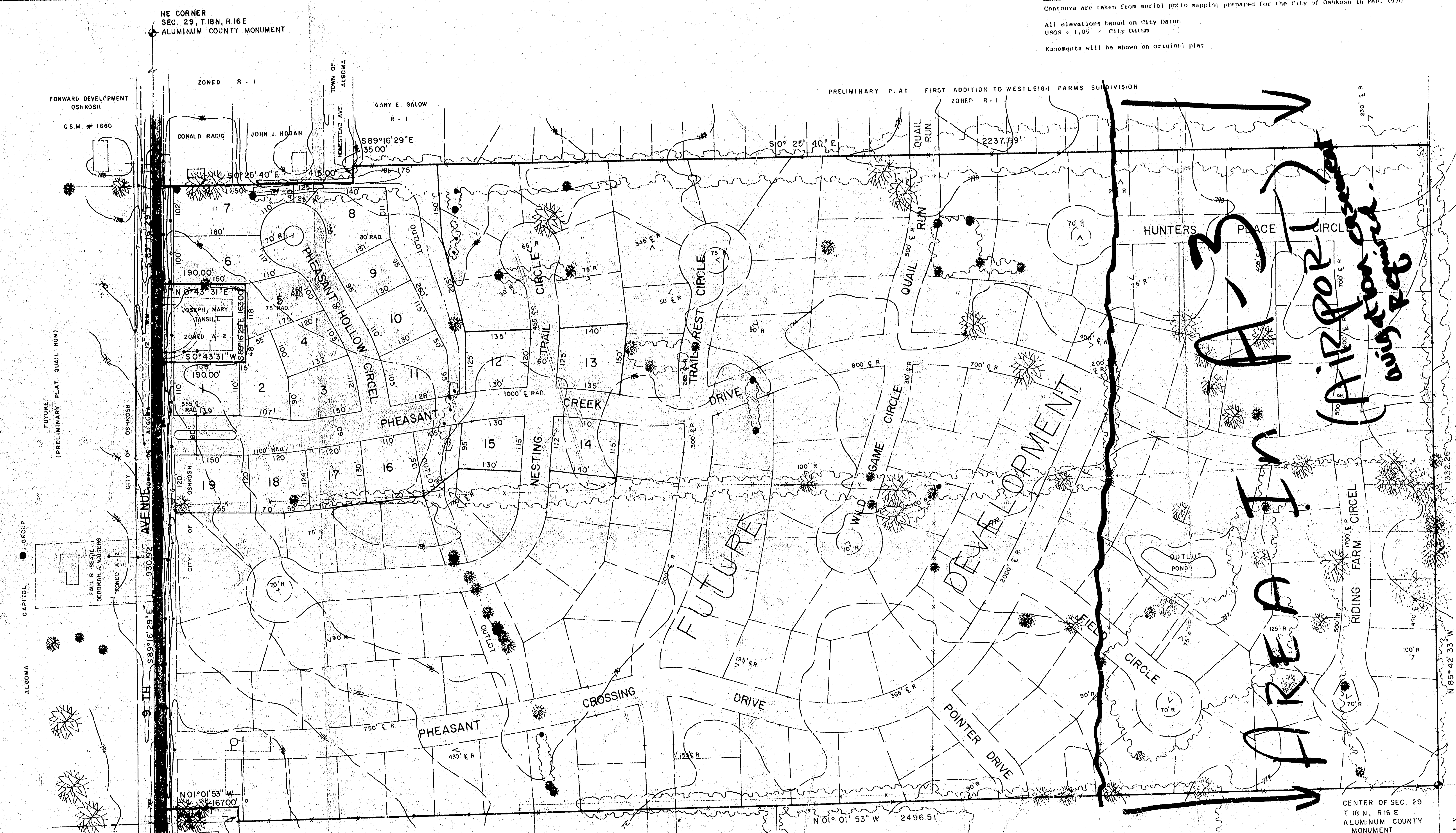
ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 20 SECONDS AND COMPUTED TO THE NEAREST SECOND.

0134

APR 10 1991

NOTES
Contours are taken from aerial photo mapping prepared for the City of Oshkosh in Feb. 1970
All elevations based on City Datum
USGS 1:05 City Datum
Easements will be shown on original plat



Part of the Northeast 1/4 of section Twenty-nine (29), Township Eighteen (18) North, of Range Sixteen (16) East, in the City of Oshkosh, Winnebago County, Wisconsin, described as follows, viz: Commencing at the North Quarter corner of said Section 29; thence South 89 degrees 16 minutes 29 seconds East, along the North line of the Northeast 1/4 of said Section, 30.00 feet, to the place of beginning; thence continuing South 89 degrees 16 minutes 29 seconds East, along the North line of said Northeast 1/4, 930.92 feet; thence South 0 degrees 43 minutes 31 seconds West, 190.00 feet; thence South 89 degrees 16 minutes 29 seconds East, 163.00 feet; thence North 0 degrees 43 minutes 31 seconds West, 190.00 feet, to the North line of said Northeast 1/4; thence South 89 degrees 16 minutes 29 seconds East, 415.00 feet; thence South 89 degrees 16 minutes 29 seconds East, 35.00 feet; thence South 0 degrees 25 minutes 40 seconds East, 2237.69 feet, to a point on the South line of said Northeast 1/4; thence North 89 degrees 42 minutes 33 seconds West, 2496.51 feet; thence South 89 degrees 16 minutes 29 seconds East, 30.00 feet; thence North 1 degree 1 minute 53 seconds West, 167.00 feet, to the place of beginning.

- LEGEND
- Trees
 - Brush/trees
 - Contour line w/ elevation (interval = 2 feet)
 - Telephone
 - Gas
 - Watermain w/hyd.
 - Sanitary sewer w/manhole

PLAT REVIEW
Objecting Authority:
Department of Agriculture, Trade and Consumer Protection

APPROVING AUTHORITY:
City of Oshkosh

OWNERS
Algonia Capital Group
229 Washington Street
Oshkosh, WI

SUPPLEMENTARY DATA

Gross Area	=	80.1 acres
Phase I Area	=	11.3 acres
Number of Lots	=	19
Average Lot Size	=	15,600 square feet
Lineal Feet of Streets	=	1575
Number of Outlots	=	2

SURVEYOR'S CERTIFICATE:
I, David D. Eisele, Wisconsin Registered Surveyor, do hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the provisions of the City of Oshkosh Subdivision Ordinance.
Date: 1/25/81
David D. Eisele S-974
CITY OF OSHKOSH PHEASANT CREEK

PRELIMINARY PLAT
PHEASANT CREEK

PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

PRINTED
JAN 25 1981
THIS DAY

DRAWN BY: LYLE BECK
CHECKED BY: LYLE BECK
APPROVED BY: LYLE BECK

NO. DATE REVISION

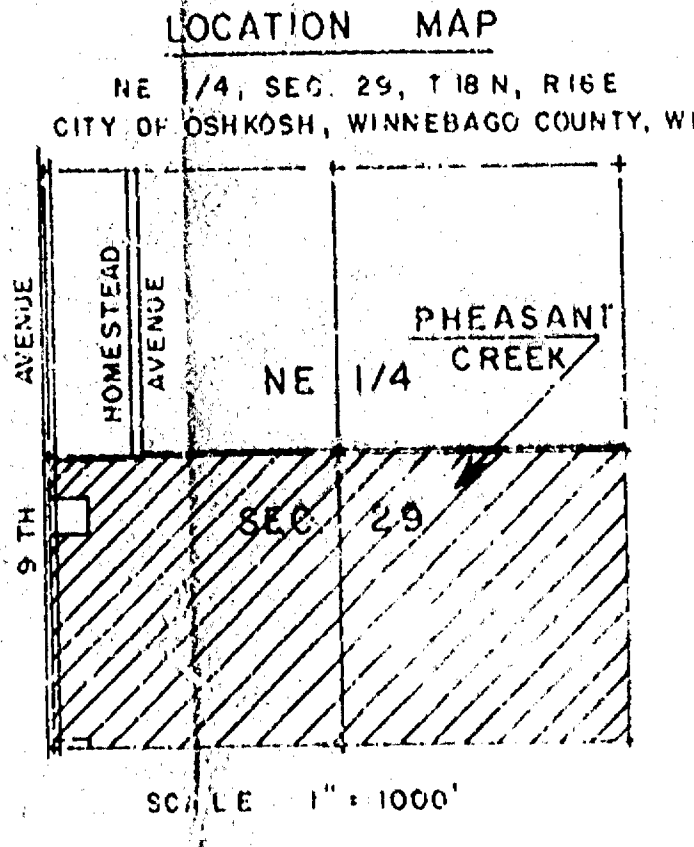
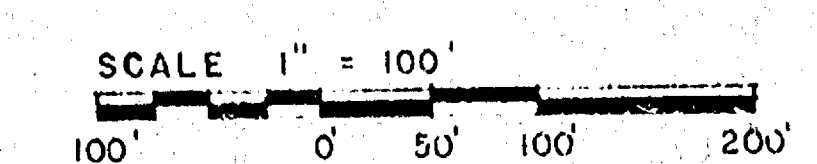
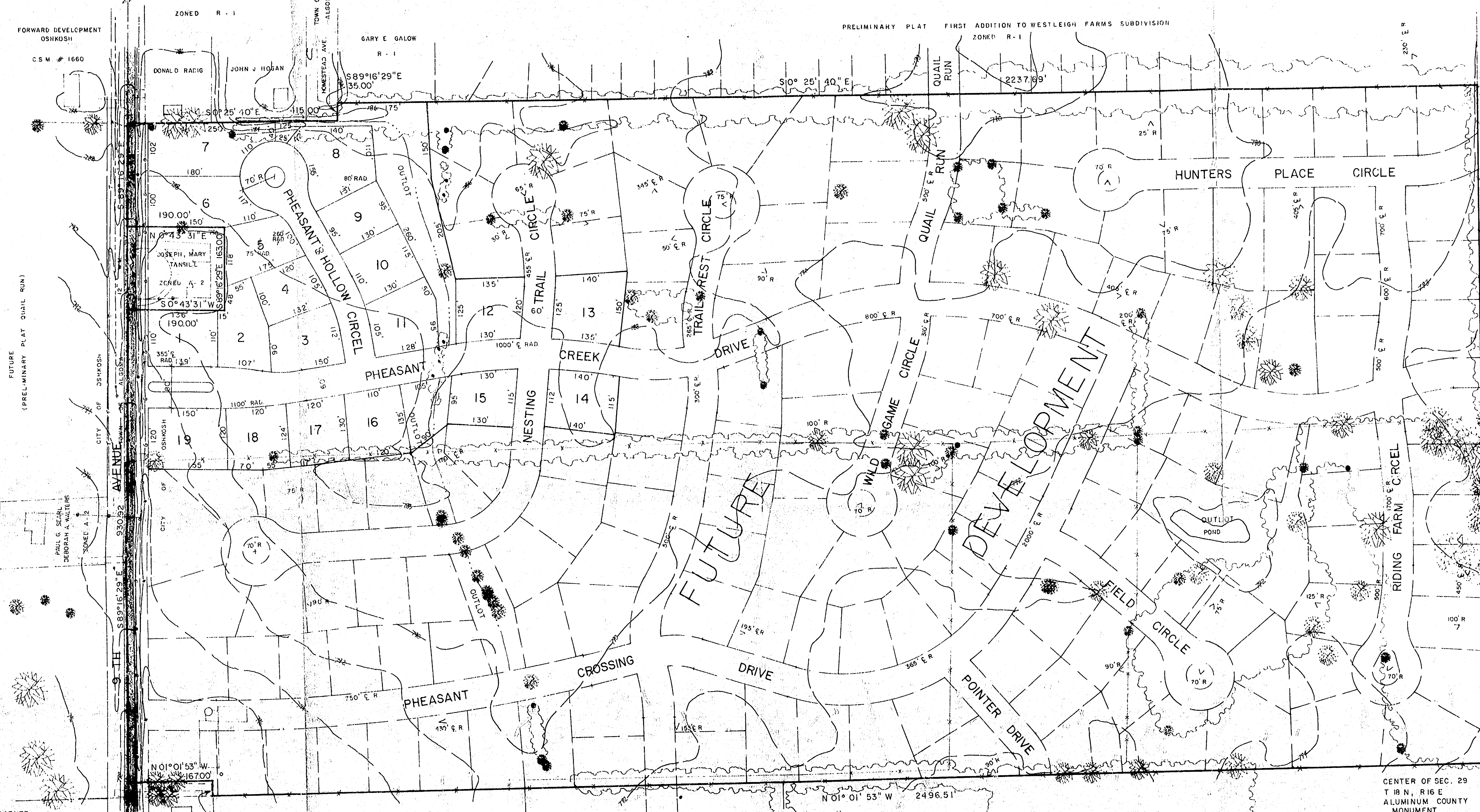
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DRAWING NO.
431-41

Martenson & Eisele, Inc.
Consulting Engineering & Land Surveying
1919 American Court
Neenah, WI 54956
Ph. (414) 731-0381

NE CORNER
SEC. 29, T.18N, R.16E
ALUMINUM COUNTY MONUMENT

NOTES
Contours are taken from aerial photo mapping prepared for the City of Oshkosh in Feb. 1970
All elevations based on City Datum
1988 + 1.05 = City Datum
Easements will be shown on original plat



Part of the Northeast 1/4 of section Twenty-nine (29), Township Eighteen (18) North, of Range Sixteen (16) East, in the City of Oshkosh, Winnebago County, Wisconsin, described as follows, viz:-

Commencing at the North Quarter corner of said Section 29; thence South 89 degrees 16 minutes 29 seconds East, along the North line of the Northeast 1/4 of said Section, 30.00 feet, to the place of beginning; thence continuing South 89 degrees 16 minutes 29 seconds East, along the North line of said Northeast 1/4, 930.92 feet; thence South 0 degrees 43 minutes 31 seconds West, 190.00 feet; thence South 89 degrees 16 minutes 29 seconds East, 163.00 feet; thence North 0 degrees 43 minutes 31 seconds East, 190.00 feet, to the North line of said Northeast 1/4; thence South 89 degrees 16 minutes 29 seconds East, along the North line of said Northeast 1/4, 201.56 feet; thence South 0 degrees 25 minutes 40 seconds East, 425.00 feet; thence South 89 degrees 16 minutes 29 seconds East, 35.00 feet; thence South 0 degrees 25 minutes 40 seconds East, 2217.69 feet, to a point on the South line of said Northeast 1/4; thence North 89 degrees 42 minutes 13 seconds West, along the South line of said Northeast 1/4, 1332.26 feet, to the Southwest corner thereof; thence North 1 degree 1 minute 53 seconds West, along the West line of said Northeast 1/4, 2496.51 feet; thence South 89 degrees 16 minutes 29 seconds East, 10.00 feet; thence North 1 degree 1 minute 53 seconds West, 167.00 feet, to the place of beginning.

- LEGEND**
- Trees
 - Brush/trees
 - Contour line w/ elevation (interval = 5 feet)
 - Telephone
 - Gas
 - Watermain w/hyd.
 - Sanitary sewer w/manhole

PLAT REVIEW

Objecting Authority:
Department of Agriculture, Trade and Consumer Protection

APPROVING AUTHORITY:
City of Oshkosh

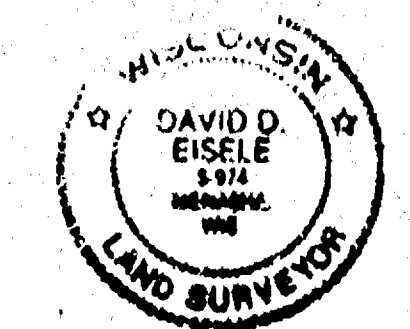
OWNERS
Algoma Capital Group
229 Washington Street
Oshkosh, WI

SUPPLEMENTARY DATA

Gross Area	= 80.1 acres
Phase I Area	= 11.3 acres
Number of Lots	= 19
Average Lot Size	= 15,600 square feet
Lineal Feet of Streets	= 1575
Number of Closures	= 2

SURVEYOR'S CERTIFICATE:
I, David D. Eisele, Wisconsin Registered Surveyor, do hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the provisions of the City of Oshkosh Subdivision Ordinance.

Date: _____
David D. Eisele S-974



Martenson & Eisele, Inc.
Consulting Engineering & Land Surveying
1919 American Court
Neenah, WI 54956
Ph. (414) 731-0381

PRINTED
JAN 85
THIS DAY

NO.	DATE	REVISION

PRELIMINARY PLAT
PHEASANT CREEK
PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

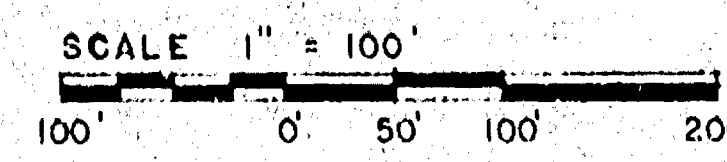
FIELD	DATE	SCALE	COMPLETION	DRAWING NO.

CITY OF OSHKOSH PHEASANT CREEK
431-41

Easements will be shown on original plat

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PRELIMINARY PLAT
PHEASANT CREEK

[illegible]

LOCATION MAP

NE 1/4, SEC. 29, T18N, R16E
OF POSHKOSH, WINNEBAGO COUNTY, WI

AVENUE

NE 1/4

PHEASANT CREEK

SEC. 29

SCALE 1" = 1000'

Commencing at the North Quarter corner of said Section 29; thence South 89 degrees 16 minutes 29 seconds East, along the North line of the Northeast 1/4 of said Section 30, 10.00 feet, to the place of beginning; thence continuing South 89 degrees 16 minutes 29 seconds East, along the North line of said Northeast 1/4, 930.92 feet; thence South 0 degrees 43 minutes 31 seconds West, 190.00 feet; thence South 89 degrees 16 minutes 29 seconds East, 163.00 feet; thence North 0 degrees 43 minutes 31 seconds East, 190.00 feet, to the North line of said Northeast 1/4; thence South 89 degrees 16 minutes 29 seconds East, along the North line of said Northeast 1/4, 201.58 feet; thence South 0 degrees 25 minutes 40 seconds East, 415.50 feet; thence South 89 degrees 16 minutes 29 seconds East, 35.00 feet; thence South 89 degrees 16 minutes 29 seconds East, 163.00 feet, to the North line of said Northeast 1/4; thence North 89 degrees 42 minutes 33 seconds West, along the South line of said Northeast 1/4, 1332.26 feet, to the Southwest corner thereof; thence North 1 degree 1 minute 53 seconds West, along the West line of said Northeast 1/4, 2496.51 feet; thence South 89 degrees 16 minutes 29 seconds East, 30.00 feet; thence North 1 degree 1 minute 53 seconds West, 167.00 feet, to the place of beginning.

 Truee
 Brush/trees
 Contour line w/ elevation
 Telephone
 Gas
 Watermain w/hyd.
 Sanitary sewer w/manhole

Objecting Authority:
Department of Agriculture, Trade and Consumer Protection

City of Oshkosh

Algoma Capital Group
229 Washington Street
Oshkosh, WI

Gross Area	=	80.1 acres
<u>Phase 1</u>		
Area	=	11.3 acres
Number of Lots	=	19
Average Lot Size	=	15,600 square feet
Lineal Feet of Streets	=	1575
Number of Lots	=	2

I, David D. Eickolo, Wisconsin Registered Surveyor, do hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the provisions of the City of Ooshkosh Subdivision Ordinance.

Date January 22, 1951 David D. Eiselo S-974

David D. Eiselo S-974
CITY of OSHKOSH PLEASANT CREEK

NOTES
Contours are taken from aerial photo mapping prepared for the City of Oshkosh in Feb., 1970.
All elevations based on City Datum
USGS + 1.05 = City Datum
Elevations will be shown on original plat

Martenson & Eisele, Inc.
Consulting Engineering & Land Surveying
1919 American Court
Neenah, WI 54956
Ph. (414) 731-0381

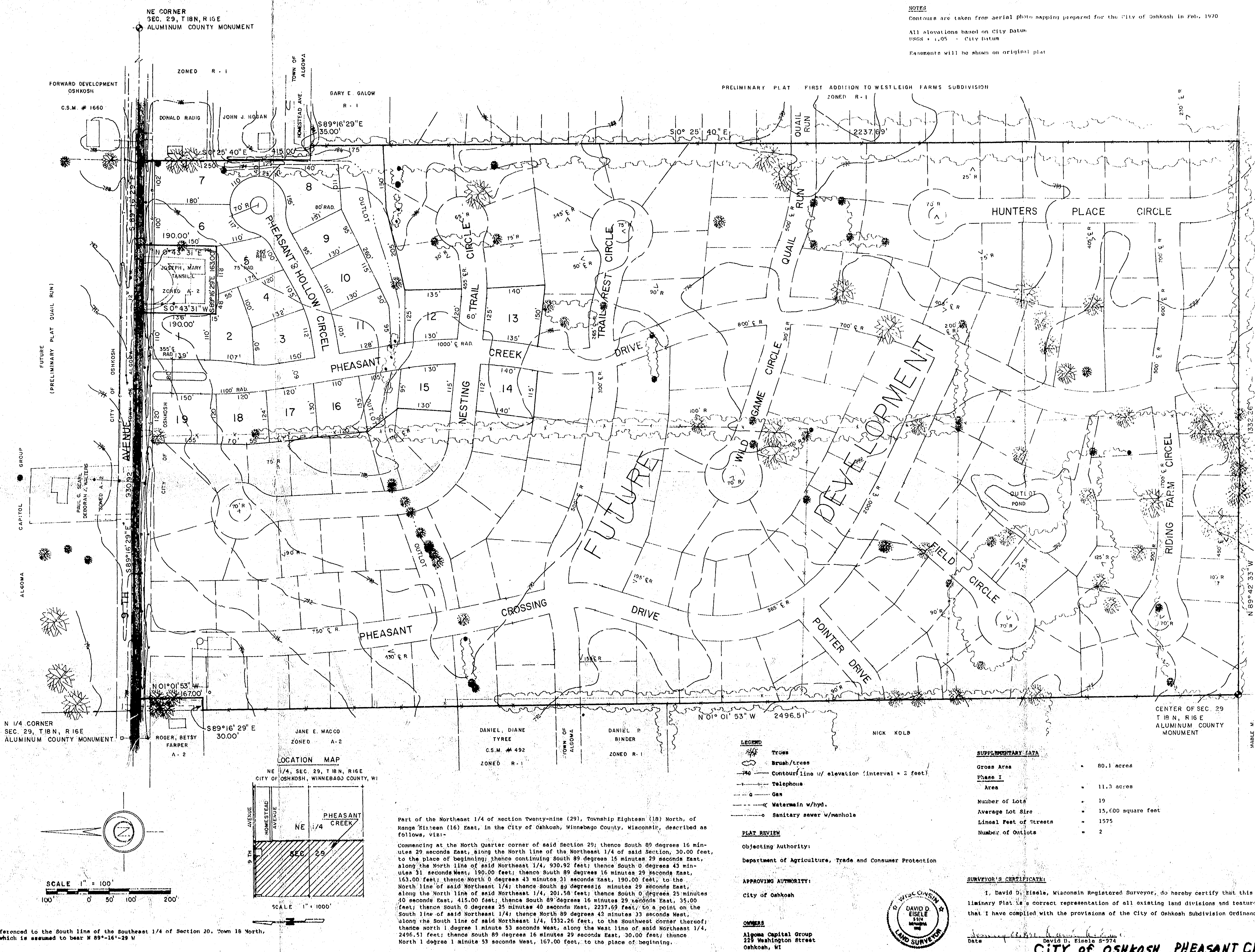
PRINTED
JAN 23 1971
THIS DAY

DRAWN BY	CHECKED	APPROVED
DATE	DATE	DATE
REVISION	REVISION	REVISION

PRELIMINARY PLAT
PHEASANT CREEK
PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 NORTH,
RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

FILED BY	PAGE	DATE	SCALE	DATE	FILED BY

DRAWING NO.
431-41



Bearings are referenced to the South line of the Southeast 1/4 of Section 20, Town 18 North, Range 10 East, which is assumed to bear N 89°-16'-29" W