

WESTHAVEN CIRCLE

BEING A PART OF THE NE1/4 OF THE SW1/4 OF SECTION 28, T.18N., R.16E.;
ALL OF LOT 373 IN THE SECOND ADDITION TO WESTHAVEN, 13th WARD,
CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

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 WESTHAVEN CIRCLE, being located in the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-eight (28), Township Eighteen (18) North, Range Sixteen (16) East and being all of Lot 373 in the Second Addition to Westhaven, Thirteenth (13th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 6.491 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'-31"W. 527.96 feet; thence S.89°-53'-25"E. 1510.14 feet to the True Point of Beginning; thence clockwise 1884.95 feet along the Arc of a Curve to the Right having a 300.00 foot Radius 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 7th day of November, 1988.

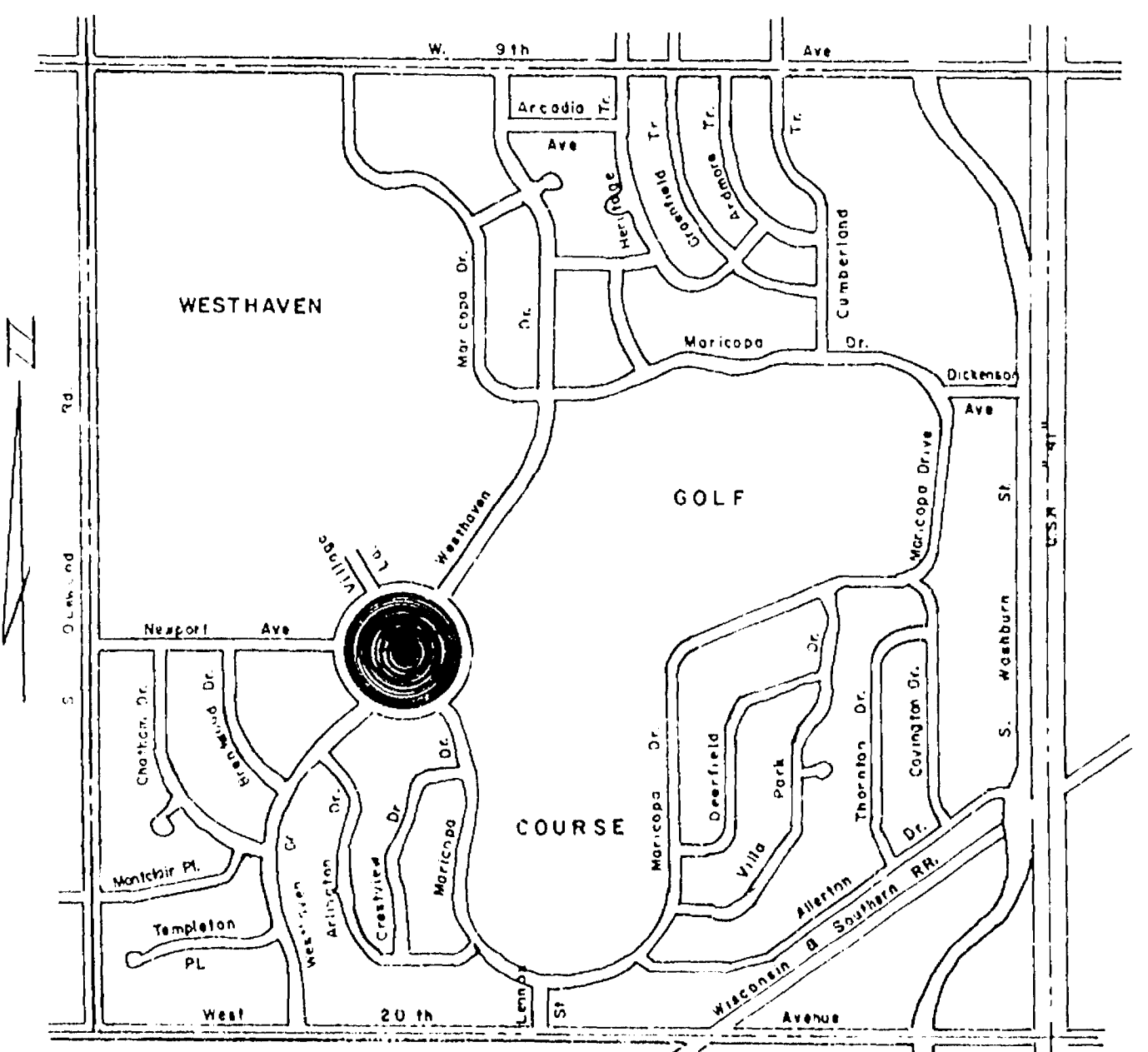
Revised this 14th day of December, 1988.

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

COVENANT

Pursuant to Section 30-69(II) 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.

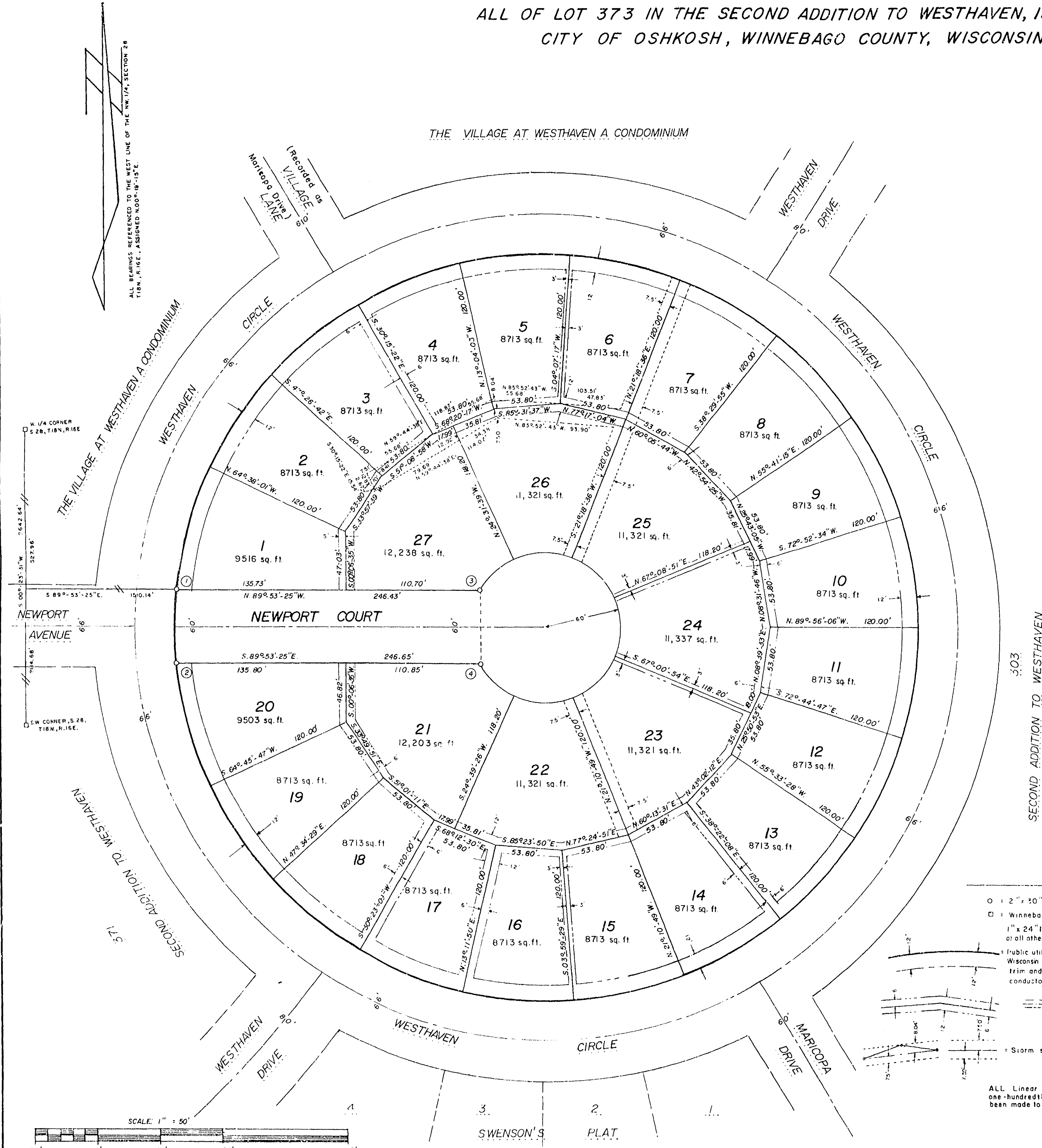
LOCATION MAP
SECTION 28, T.18N., R.16E.



SCALE: 1" = 1000'

SHEET 1 of 2

THE VILLAGE AT WESTHAVEN A CONDOMINIUM



SECOND ADDITION TO WESTHAVEN

LEGEND

- = 2" x 30" Iron pipe weighing 3.65 lbs. / lineal foot set
- = Winnebago County Berntsen Monument
- = 1" x 24" Iron pipe weighing 1.66 lbs. / lineal foot set at all other lot corners.
- = Public utility easement to Wisconsin Public Service Corp. Wisconsin Telephone Co. and Cable TV. With the right to trim and keep trimmed all trees within 5' of all conductors
- = Storm sewer easement.

ALL Linear measurements have been made to the nearest one-hundredth of a foot, all angular measurements have been made to the nearest second and computed to half seconds.

MANOR HEIGHTS

WINNEBAGO COUNTY

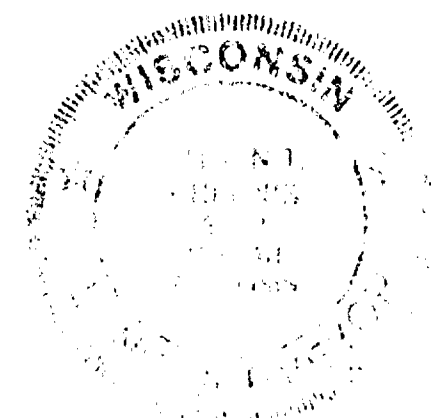
"CURVE DATA"							
CURVE	LOT	RADIUS	CHORD	CHORD	CENTRAL	ARC	TANGENT
NO.	NO.	LENGTH	BEARING	LENGTH	ANGLE	LENGTH	BEARINGS
1-2	---	467.32'	N. 07°-40'-40.5"W.	150.02'	18°-28'-25"	150.67'	N. 16°-54'-53"W. S. 01°-33'-32"W.
---	1	467.32'	N. 05°-02'-52.5"W.	107.54'	13°-12'-49"	107.77'	S. 01°-33'-32"W. N. 11°-39'-17"W.
---	2	467.32'	N. 14°-17'-05"W.	42.89'	5°-15'-36"	42.90'	S. 11°-39'-17"E. N. 16°-54'-53"W.
3-4	---	487.31'	N. 08°-35'-55.5"W.	140.96'	16°-37'-35"	141.45'	N. 00°-16'-58"W. S. 16°-54'-53"E.
---	3	487.31'	N. 11°-42'-55"W.	88.32'	10°-23'-56"	88.44'	S. 16°-54'-53"E. N. 06°-30'-57"W.
---	4	487.31'	N. 03°-23'-57.5"W.	52.99'	6°-13'-59"	53.01'	S. 06°-30'-57"E. S. 00°-16'-58"E.
5-10	---	547.31'	S. 08°-35'-55.5"E.	158.32'	16°-37'-55"	158.88'	N. 00°-16'-58"W. S. 16°-54'-53"E.
5-6	13	547.31'	S. 04°-34'-10"E.	81.82'	8°-34'-24"	81.90'	N. 00°-16'-58"W. S. 08°-51'-22"E.
6-9	St.	547.31'	S. 12°-00'-23"E.	60.15'	6°-18'-02"	60.19'	N. 08°-51'-22"W. S. 15°-09'-24"E.
9-10	22	547.31'	S. 16°-02'-08.5"E.	16.79'	01°-45'-29"	16.79'	N. 15°-09'-24"W. S. 16°-54'-53"E.
7-8	---	50.00'	S. 07°-53'-19.5"E.	60.00'	286°-15'-35"	249.81'	S. 44°-45'-32"E. N. 28°-58'-53"E.
---	15	50.00'	N. 78°-53'-32"W.	56.11'	68°-16'-00"	59.57'	S. 44°-45'-32"E. S. 66°-58'-28"W.
---	16	50.00'	S. 37°-49'-30.5"W.	48.71'	58°-17'-55"	50.87'	N. 66°-58'-28"E. S. 08°-40'-33"W.
---	18	50.00'	S. 24°-55'-35"E.	55.34'	67°-12'-16"	58.65'	N. 08°-40'-33"E. S. 58°-31'-43"E.
---	19	50.00'	N. 80°-22'-10.5"E.	65.74'	82°-12'-13"	71.74'	N. 58°-31'-43"W. N. 39°-16'-04"E.
---	20	50.00'	N. 34°-07'-28.5"E.	8.96'	10°-17'-11"	8.98'	S. 39°-16'-04"W. N. 28°-58'-53"E.
11-12	---	407.32'	S. 07°-40'-40.5"E.	130.76'	18°-28'-25"	131.33'	N. 16°-54'-53"W. S. 01°-33'-32"W.
---	22	407.32'	S. 15°-52'-36"E.	14.76'	02°-04'-34"	14.76'	N. 16°-54'-53"W. S. 14°-50'-19"E.
---	23	407.32'	S. 06°-38'-23"E.	116.17'	16°-23'-51"	116.57'	N. 14°-50'-19"W. S. 01°-33'-32"W.
13-14	---	332.54'	S. 86°-50'-06"W.	54.77'	09°-26'-52"	54.83'	S. 82°-06'-40"W. S. 88°-26'-23"E.
---	23	332.54'	S. 87°-28'-55"W.	47.28'	08°-09'-14"	47.32'	S. 88°-26'-28"E. S. 83°-24'-18"W.
---	24	332.54'	S. 82°-45'-29"W.	7.51'	01°-17'-38"	7.51'	N. 83°-24'-18"E. S. 82°-06'-40"W.
15-16	---	50.00'	S. 06°-58'-11"W.	62.08'	283°-15'-26"	247.18'	S. 31°-24'-06"E. N. 45°-20'-28"E.
---	25	50.00'	N. 39°-09'-11.5"W.	13.49'	15°-30'-11"	13.53'	S. 31°-24'-06"E. N. 46°-54'-17"W.
---	26	50.00'	S. 85°-55'-57"W.	73.23'	94°-19'-32"	82.31'	S. 46°-54'-17"E. S. 38°-46'-11"E.
---	27	50.00'	S. 12°-14'-24"W.	44.67'	53°-03'-34"	46.30'	N. 38°-46'-11"E. S. 14°-17'-23"E.
---	28	50.00'	S. 31°-44'-51.5"E.	30.00'	34°-54'-57"	30.47'	N. 14°-17'-23"W. S. 49°-12'-20"E.
---	29	50.00'	N. 88°-04'-04"E.	67.85'	85°-27'-12"	74.57'	N. 49°-12'-20"W. N. 45°-20'-28"E.
17-18	32	272.54'	S. 86°-50'-06"W.	44.89'	09°-26'-52"	44.94'	S. 82°-06'-40"W. S. 88°-26'-28"E.
20-21	---	11431.75'	S. 08°-33'-25"E.	312.91'	01°-34'-06"	312.92'	N. 09°-20'-28"W. S. 07°-46'-22"E.
20-19	37	11431.75'	S. 09°-04'-31"E.	106.08'	00°-31'-54"	106.08'	N. 09°-20'-28"W. S. 08°-48'-34"E.
19-22	St.	11431.75'	S. 08°-39'-27.5"E.	60.58'	00°-18'-13"	60.58'	N. 08°-48'-34"W. S. 08°-30'-21"E.
22-21	38	11431.75'	S. 08°-08'-21.5"E.	146.26'	00°-43'-59"	146.26'	N. 08°-30'-21"W. S. 07°-46'-22"E.
24-23	---	11398.75	S. 08°-34'-02.5"E.	307.86'	01°-32'-51"	307.87'	N. 09°-20'-28"W. S. 07°-47'-37"E.

-LOT AREAS-

1 = 24,300 sq. ft. ±	22 = 14,308 sq. ft.
2 = 23,062 sq. ft. ±	23 = 13,830 sq. ft.
3 = 24,295 sq. ft. ±	24 = 12,809 sq. ft.
4 = 26,855 sq. ft. ±	25 = 12,956 sq. ft.
5 = 25,033 sq. ft. ±	26 = 13,765 sq. ft.
6 = 32,834 sq. ft. ±	27 = 22,076 sq. ft.
7 = 37,991 sq. ft. ±	28 = 16,838 sq. ft.
8 = 16,173 sq. ft.	29 = 11,705 sq. ft.
9 = 14,250 sq. ft.	30 = 12,853 sq. ft.
10 = 26,607 sq. ft.	31 = 13,378 sq. ft.
11 = 20,166 sq. ft.	32 = 14,114 sq. ft.
12 = 18,652 sq. ft.	33 = 14,106 sq. ft.
13 = 15,782 sq. ft.	34 = 12,400 sq. ft.
14 = 15,110 sq. ft.	35 = 11,910 sq. ft.
15 = 17,799 sq. ft.	36 = 11,253 sq. ft.
16 = 24,567 sq. ft.	37 = 19,867 sq. ft.
17 = 22,092 sq. ft.	38 = 16,784 sq. ft.
18 = 25,093 sq. ft.	39 = 14,437 sq. ft.
19 = 13,522 sq. ft.	40 = 13,050 sq. ft.
20 = 12,329 sq. ft.	41 = 13,630 sq. ft.
21 = 13,000 sq. ft.	42 = 13,721 sq. ft.

Dated this 26th day of September, 1989.

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



COMMON COUNCIL RESOLUTION

Resolved, that MANOR HEIGHTS a subdivision in the City of Oshkosh, Ruth A. Kersztyn, Michael J. Steinert, and Elda M. Schultz, 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

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN) SS
WINNEBAGO COUNTY)

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 _____, 1989 affecting the lands included in the MANOR HEIGHTS Subdivision.

Date _____ County Treasurer - Ruth H. Bradley

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN) SS
WINNEBAGO COUNTY)

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 _____, 1989 on any of the land included in the MANOR HEIGHTS Subdivision.

Date _____ City Finance Director - Ed Nokes

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, Department of Transportation, Division of Highways and Transportation Services and the Winnebago County Planning and Zoning Committee.

WITNESS the hand and seal of said owners this _____ day of _____, 1989.

In the Presence of:

Ruth A. Kersztyn

Elda M. Schultz

Michael J. Steinert

STATE OF WISCONSIN) SS
WINNEBAGO COUNTY)

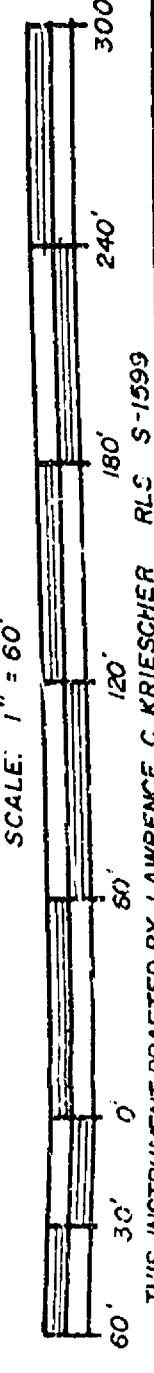
Personally came before me this _____ day of _____, 1989, the above named Ruth A. Kersztyn, Elda M. Schultz, and Michael J. Steinert to me known to be the persons who executed the foregoing instrument and acknowledged the same.

(Notary Seal) _____

Notary Public, _____, Wisconsin

My Commission Expires _____

19,400

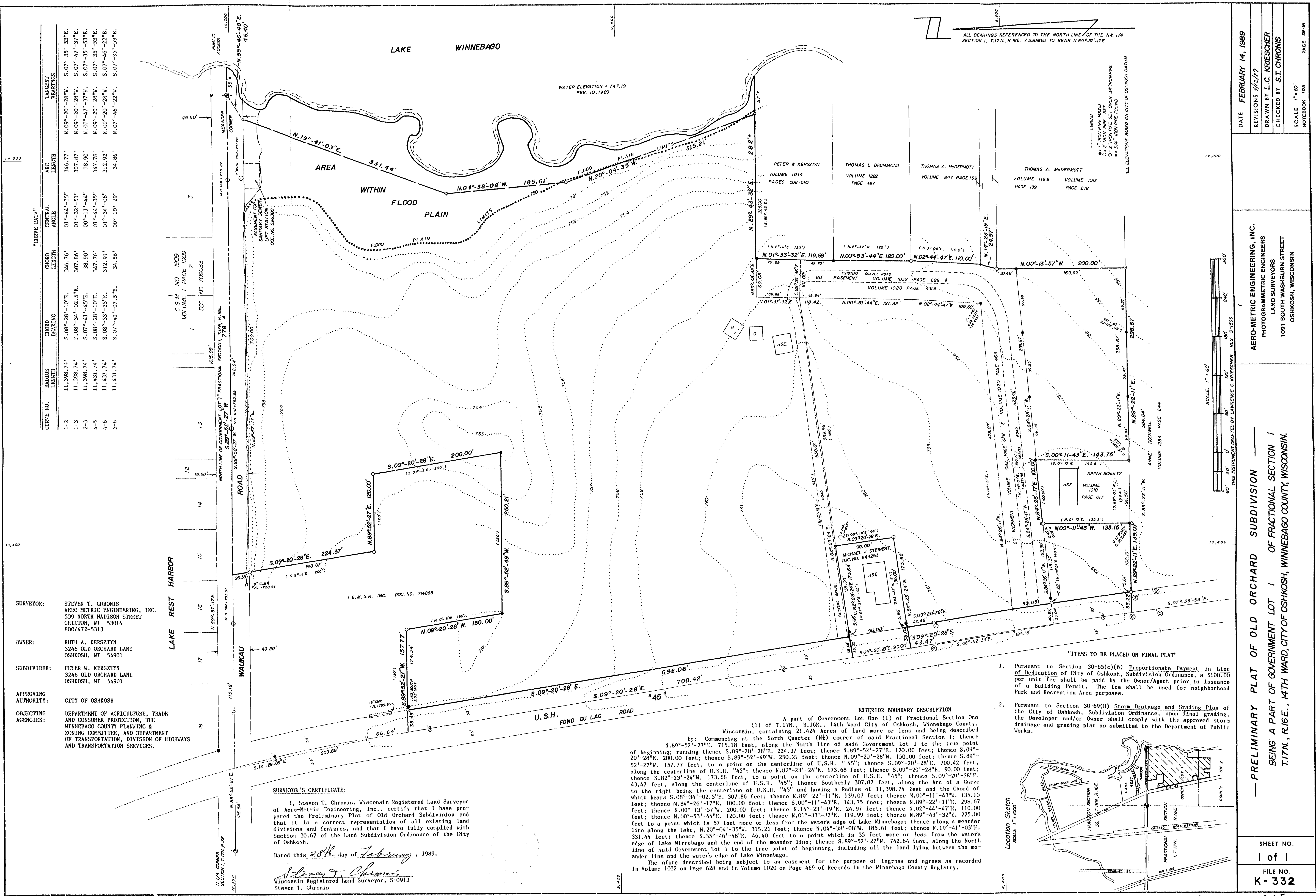


EXTERIOR BOUNDARY DESCRIPTION

A part of Government Lot One (1) of Fractional Section One
(1) of T.17N., R.10E., 14th Ward City of Oshkosh, Winnebago County,
Wisconsin, containing 21.248 Acres of land more or less and being described
as follows: Beginning at the North Quarter (NW) corner of said Fractional Section one; thence
S. 89°-52'-27". E. 715.16 feet, along the North line of said Government Lot One to the true point
of beginning; running thence S. 09°-20'-28"E. 224.37 feet; thence N. 89°-52'-27"N. 120.00 feet; thence S. 09°-
20'-28"E. 200.00 feet; thence S. 89°-52'-49"W. 250.21 feet; thence N. 09°-20'-28"W. 150.00 feet; thence S. 89°-
52'-27"N. 157.77 feet, to a point on the centerline of U.S.H. "A 45"; thence S. 09°-20'-28"E. 700.42 feet,
along the centerline of U.S.H. "A 45"; thence N. 82°-23'-24"W. 173.68 feet; thence S. 09°-20'-28"E. 90.00 feet;
thence S. 82°-23'-24"W. 173.68 feet, to a point on the centerline of U.S.H. "A 45"; thence S. 09°-20'-28"E.
43.47 feet, along the centerline of U.S.H. "A 45"; thence Southerly 700.87 feet, along the Arc of a Curve to
the right being the centerline of U.S. Highway No. 139, to the intersection of said centerline of U.S. Highway
No. 139, bearing S. 02°-44'-17"E. 107.86 feet; thence N. 89°-22'-11"W. 139.07 feet, thence N. 00°-11'-43"W. 135.15
feet; thence N. 88°-26'-17"W. 100.00 feet; thence S. 09°-11'-43"E. 143.75 feet; thence N. 89°-22'-11"W. 298.67
feet; thence N. 00°-13'-57"W. 100.00 feet; thence N. 14°-23'-19"E. 24.97 feet; thence N. 02°-44'-17"E. 110.00
feet; thence N. 00°-53'-44"E. 120.00 feet; thence N. 01°-33'-32"E. 119.99 feet; thence N. 69°-43'-32"E. 225.00
feet to a point which is 57 feet more or less from the water's edge of Lake Winnebago; thence along a meander
line along the lake, N. 0°-04'-35"W. 315.21 feet; thence N. 04°-38'-08"W. 185.61 feet; thence N. 19°-41'-03"E.
331.44 feet; thence N. 55°-46'-38"E. 46.40 feet to a point which is 35 feet more or less from the water's
edge of Lake Winnebago and also the meander line along; S. 89°-52'-27"W. 142.06 feet, along the North
line of said Government Lot One to the true point of beginning, including all the land lying between the mea-
nder line and the water's edge of Lake Winnebago.

The afore described being subject to an easement for the purpose of ingress and egress as recorded
in Volume 1032 on Page 628 and in Volume 1020 on Page 469 of Records in the Winnebago County Registry.

THIS INSTRUMENT FORFEITS COUNTERCLAIM RIGHTS	EXTERIOR BOUNDARY & TOPOGRAPHIC SURVEY FOR PETER W. KERSZTYN BEING A PART OF GOVERNMENT LOT 1 OF FRACTIONAL SECTION 1 T.17N., R.16E., 14TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.	AERO-METRIC ENGINEERING, INC. PHOTOGRAMMETRIC ENGINEERS LAND SURVEYORS 1091 SOUTH WASHINGTON STREET OSHKOSH, WISCONSIN	DATE <i>FEBRUARY 14, 1989</i> REVISIONS DRAWN BY <i>L.C. KRIESCHER</i> CHECKED BY <i>S.T. CHRONIS</i> SCALE <i>1"=60'</i> NOTEBOOK <i>105</i> PAGE <i>32-91</i>
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CURVE NO.	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	TANGENT BEARINGS
1-2	11,398.74'	S. 08°-28'-10"E.	346.76'	01°-44'-35"	346.77'	N. 09°-20'-28"W. S. 07°-35'-53"E.
1-3	11,398.74'	S. 08°-24'-02.5"E.	307.86'	01°-32'-51"	307.87'	N. 09°-20'-28"W. S. 07°-47'-37"E.
2-3	11,398.74'	S. 07°-41'-45"E.	38.90'	00°-11'-44"	38.90'	N. 07°-47'-37"W. S. 07°-35'-53"E.
4-5	11,431.74'	S. 08°-28'-10"E.	347.76'	01°-44'-35"	347.76'	N. 09°-20'-28"W. S. 07°-35'-53"E.
4-6	11,431.74'	S. 08°-33'-25"E.	312.91'	01°-34'-06"	312.92'	N. 09°-20'-28"W. S. 07°-46'-22"E.
5-6	11,431.74'	S. 07°-41'-07.5"E.	34.86'	00°-10'-59"	34.86'	N. 07°-46'-22"W. S. 07°-35'-53"E.

SURVEYOR: STEVEN T. CHRONIS
AERO-METRIC ENGINEERING, INC.
539 NORTH MADISON STREET
CHILTON, WI 53014
800/472-5313

OWNER: RUTH A. KERSZTYN
3246 OLD ORCHARD LANE
OSHKOSH, WI 54901

SUBDIVIDER: PETER W. KERSZTYN
3246 OLD ORCHARD LANE
OSHKOSH, WI 54901

APPROVING AUTHORITY: CITY OF OSHKOSH

OBJECTING AGENCIES: DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION, THE WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE, AND DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS AND TRANSPORTATION SERVICES.

SURVEYOR'S CERTIFICATE:

I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have prepared the Preliminary Plat of Old Orchard Subdivision 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 20th day of February, 1989.

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

EXTERIOR BOUNDARY DESCRIPTION

A part of Government Lot One (1) of Fractional Section One (1) of T.17N., R.16E., 14th Ward City of Oshkosh, Winnebago County, Wisconsin, containing 21.424 Acres of land more or less and being described as follows:

Beginning at the North corner of said Fractional Section 1; thence N. 89°-52'-27"E. 715.18 feet, along the North line of said Government Lot 1 to the true point of beginning; running thence S. 09°-20'-28"E. 224.37 feet; thence N. 89°-52'-27"E. 120.00 feet; thence S. 09°-20'-28"E. 200.00 feet; thence S. 89°-52'-49"W. 250.21 feet; thence N. 09°-20'-28"W. 150.00 feet; thence S. 89°-52'-27"W. 157.77 feet, to a point on the centerline of U.S.H. "45"; thence S. 09°-20'-28"E. 90.00 feet; thence S. 82°-23'-24"W. 173.68 feet; thence N. 82°-23'-24"E. 173.68 feet; thence S. 09°-20'-28"E. 90.00 feet; thence S. 82°-23'-24"W. 173.68 feet, to a point on the centerline of U.S.H. "45"; thence Southerly 307.87 feet, along the Arc of a Curve 43.47 feet, along the centerline of U.S.H. "45" and having a Radius of 11,398.74 feet and the Chord of which bears S. 08°-34'-02.5"E. 307.86 feet; thence N. 89°-22'-11"E. 139.07 feet; thence N. 00°-11'-43"W. 135.15 feet; thence N. 89°-22'-11"E. 298.67 feet; thence N. 02°-44'-47"E. 110.00 feet; thence N. 00°-13'-57"W. 200.00 feet; thence N. 14°-23'-19"E. 24.97 feet; thence N. 02°-44'-47"E. 110.00 feet; thence N. 00°-13'-57"W. 200.00 feet; thence N. 01°-33'-32"E. 119.99 feet; thence N. 89°-43'-32"E. 225.00 feet to a point which is 57 feet more or less from the water's edge of Lake Winnebago; thence along a meander line along the Lake, N. 20°-04'-35"W. 315.21 feet; thence N. 04°-38'-08"W. 185.61 feet; thence N. 19°-41'-03"E. 331.44 feet; thence N. 55°-46'-48"E. 46.40 feet to a point which is 35 feet more or less from the water's edge of Lake Winnebago and the end of the meander line; thence S. 89°-52'-27"W. 742.64 feet, along the North line of said Government Lot 1 to the true point of beginning, including all the land lying between the meander line and the water's edge of Lake Winnebago.

The above described being subject to an easement for the purpose of ingress and egress as recorded in Volume 1032 on Page 628 and in Volume 1020 on Page 469 of Records in the Winnebago County Registry.

- "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.

