

**KAITLYNN**  
12th WARD, CITY OF OSHKOSH, WINNEBAGO  
COUNTY, WISCONSIN

CURVE	LOT NO.	RADIUS LENGTH	" CURVE DATA "				TANGENT BEARINGS	
			CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH		
1-2	---	50.00'	S89°-30'-33"E	60.00'	285°-15'-36"	249.82'	N53°-37'-15"E	N52°-38'-21"W
---	23	50.00'	S26°-45'-56"W	45.18'	53°-42'-38"	46.87'	N53°-37'-15"E	S00°-05'-23"E
---	24	50.00'	S22°-02'-01"E	37.37'	43°-53'-16"	38.30'	N00°-05'-23"W	S43°-58'-39"E
---	25	50.00'	S66°-44'-36"E	38.70'	45°-31'-54"	39.73'	N43°-58'-39"W	S89°-30'-33"E
---	26	50.00'	N67°-25'-34.5"E	39.18'	46°-07'-45'	40.25'	N89°-30'-33"W	N44°-21'-42"E
---	27	50.00'	N22°-08'-09.5"E	37.83'	44°-27'-05"	38.79'	S44°-21'-42"W	N00°-05'-23"W
---	28	50.00'	N26°-21'-52"W	44.27'	52°-32'-58"	45.86'	S00°-05'-23"E	N52°-38'-21"W
3-4	---	50.00'	S89°-30'-33"E	60.00'	286°-15'-36"	249.82'	S52°-38'-21"E	S53°-37'-15"W
---	7	50.00'	N26°-45'-56"E	45.18'	53°-42'-38"	46.87'	S53°-37'-15"W	N00°-05'-23"W
---	8	50.00'	N21°-29'-13.5"W	36.48'	42°-47'-41"	37.35'	S00°-05'-23"E	N42°-53'-04"W
---	9	50.00'	N66°-11'-48.5"W	39.57'	46°-37'-29"	40.69'	S42°-53'-04"E	N89°-30'-33"W
---	10	50.00'	S68°-06'-47"W	38.07'	44°-45'-20"	39.06'	S89°-30'-33"E	S45°-44'-07"W
---	11	50.00'	S22°-49'-22"W	38.93'	45°-49'-30"	39.99'	N45°-44'-07"E	S00°-05'-23"E
---	12	50.00'	S26°-21'-52"E	44.27'	52°-32'-58"	45.86'	N00°-05'-23"W	S52°-38'-21"E
5-6	---	238.76'	S12°-58'-43"E	111.23'	26°-56'-20"	112.26'	N00°-29'-27"E	S26°-26'-53"E
---	30	238.76'	S05°-35'-02"E	50.53'	12°-08'-58"	50.63'	N00°-29'-27"E	S11°-39'-31"E
---	31	238.76'	S19°-03'-12"E	61.46'	14°-47'-22"	61.63'	N11°-39'-31"W	S26°-26'-53"E
7-8	---	183.53'	S13°-16'-08"E	83.69'	26°-21'-30"	84.43'	N26°-26'-53"W	S00°-05'-23"E
---	32	183.53'	S19°-33'-40.5"E	44.00'	13°-46'-13"	44.11'	N26°-26'-53"W	S12°-40'-40"E
---	33	183.53'	S06°-23'-01.5"E	40.24'	12°-35'-17"	40.32'	N12°-40'-40"W	S00°-05'-23"E
9-10	---	178.76'	N12°-58'-43"W	83.28'	26°-56'-20"	84.05'	N00°-29'-27"E	S26°-26'-53"E
---	3	178.76'	N21°-02'-17"W	33.71'	10°-49'-12"	33.76'	S26°-26'-53"E	N15°-37'-41"W
---	4	178.76'	N07°-34'-07"W	50.12'	16°-07'-08"	50.29'	S15°-37'-41"E	N00°-29'-27"E
11-12	---	243.53'	N13°-16'-08"W	111.05'	26°-21'-30"	112.03'	S00°-05'-23"E	N26°-26'-53"W
---	1	243.53'	N04°-49'-00"W	40.14'	09°-27'-14"	40.18'	S00°-05'-23"E	N09°-32'-37"W
---	2	243.53'	N17°-59'-45"W	71.59'	16°-54'-16"	71.85'	S09°-32'-37"E	N26°-26'-53"W

## 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 \_\_\_\_\_, 1988, affecting the lands included in the PLAT OF KAITLYNN.

Date \_\_\_\_\_ County Treasurer - Ruth H. Bradley

CERTIFICATE OF CITY TREASURER

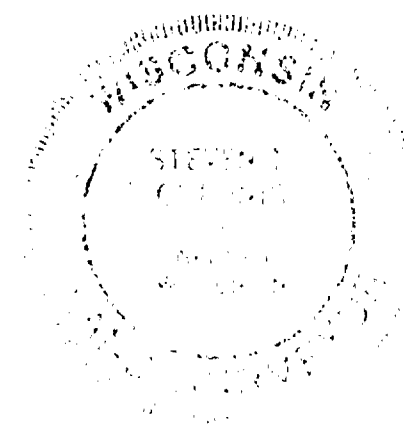
STATE OF WISCONSIN )  
WINNEBAGO COUNTY ) SS

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 of the land included in the PLAT OF KAITLYNN.

Date \_\_\_\_\_ City Finance Director - Ed Nokes

DATED THIS 14<sup>th</sup> DAY OF June, 1988

*Steven T. Chronis*  
WISCONSIN REGISTERED LAND SURVEYOR, S-0913  
STEVEN T. CHRONIS



## OWNER'S CERTIFICATE OF DEDICATION

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. I 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 Development, Winnebago County Planning and Zoning Committee.

WITNESS the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

In the Presence of:

Kurt A. Koeppler

STATE OF WISCONSIN )  
WINNEBAGO COUNTY ) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 1988, the above named Kurt A. Koeppler to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public \_\_\_\_\_, Wisconsin

My Commission expires \_\_\_\_\_

CONSENT OF CORPORATE MORTGAGEE

Valley Bank of Oshkosh, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Kurt A. Koeppler, owner.

IN WITNESS WHEREOF, the said Valley Bank of Oshkosh has caused these presents to be signed by Robert M. Barker its President, and countersigned by Joe E. McCreery its Executive Vice President at Oshkosh, Wisconsin, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

In the Presence of:

VALLEY BANK OF OSHKOSH

Robert M. Barker, President

Joe E. McCreery, Executive Vice President

STATE OF WISCONSIN )  
WINNEBAGO COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 1988, Robert M. Barker, President, and Joe E. McCreery, Executive Vice President of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Executive Vice President of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal)

Notary Public, \_\_\_\_\_, Wisconsin

My Commission expires \_\_\_\_\_

## COMMON COUNCIL RESOLUTION

Resolved, that the PLAT OF KAITLYNN in the City of Oshkosh, Kurt A. Koeppler, owner, is hereby approved by the Common Council.

Date \_\_\_\_\_ Approved \_\_\_\_\_  
Common Council Representative

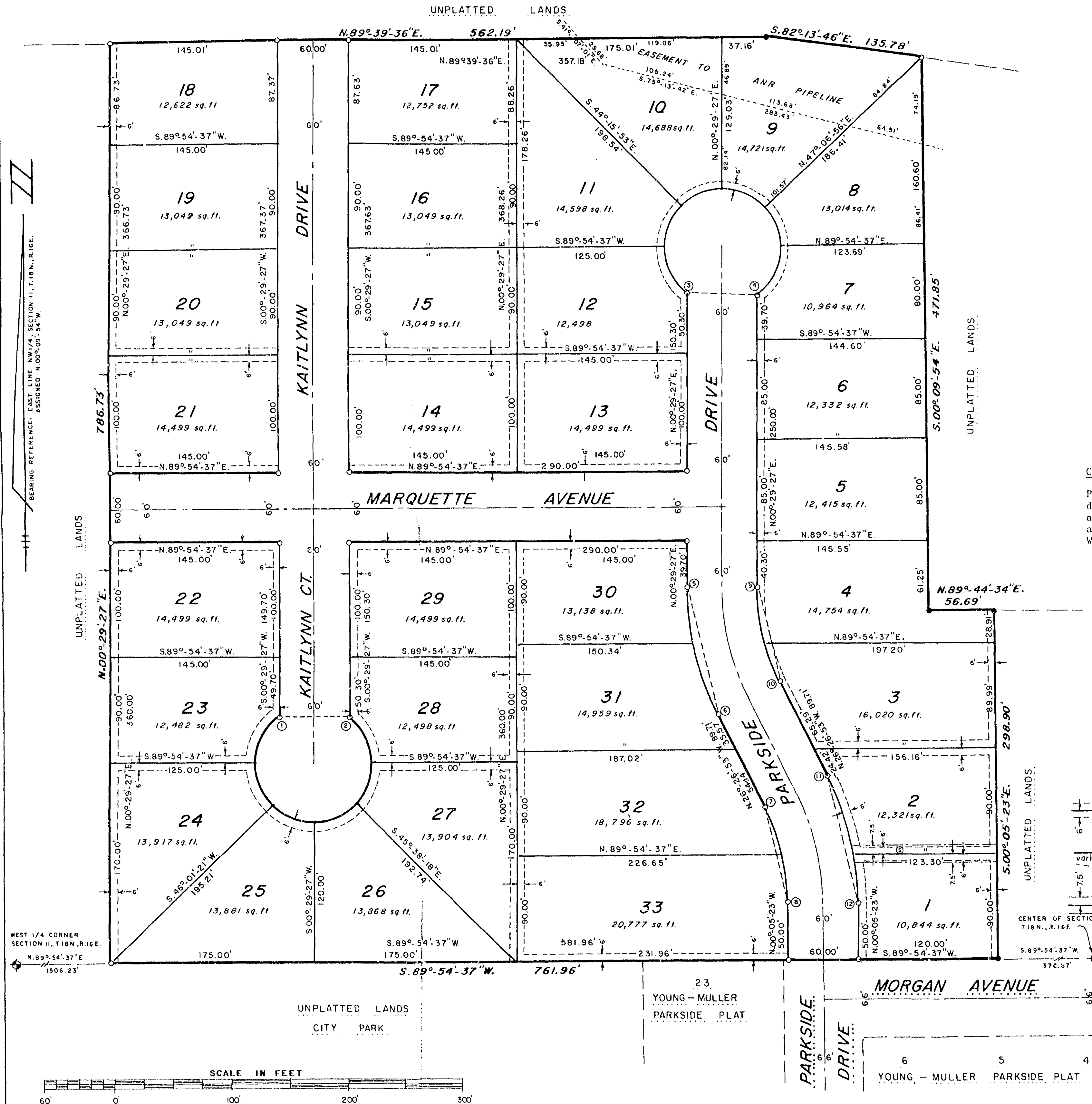
Date \_\_\_\_\_ Signed \_\_\_\_\_  
Common Council Representative

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

# KAITLYNN

BEING A PART OF THE SE 1/4 OF THE NW 1/4  
OF SECTION 11, T.18N., R.16E., 12TH WARD, CITY  
OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN



## 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 KAITLYNN, being located in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Eleven (11), Township Eighteen (18) North, Range Sixteen (16) East, Twelfth (12th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 13.045 acres of land.

That I have made such survey, land division and plat by the direction of Kurt A. Koeppler, owner of said land and being described by: Commencing at the West Quarter (W 1/4) Corner of said Section 11; thence N89°-34'-37"E 1506.23 feet to the true point of beginning; thence N00°-29'-27"E 786.73 feet; thence N89°-39'-36"E 562.19 feet; thence S82°-13'-46"E 135.78 feet; thence S00°-09'-54"E 471.85 feet; thence N89°-44'-34"E 56.69 feet; thence S00°-05'-23"E 298.90 feet; thence S89°-54'-37"W 761.96 feet to the true 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 the City of Oshkosh in surveying, dividing and mapping the same.

Dated this 14th day of June, 1988.

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

## 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.

## PARKS DEDICATION FEE

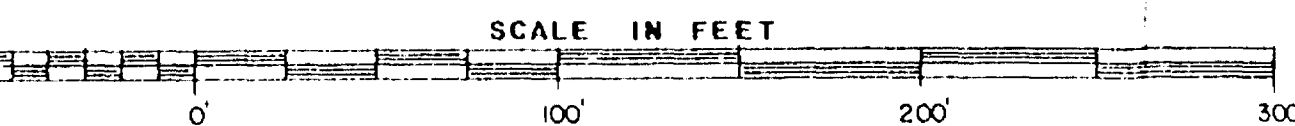
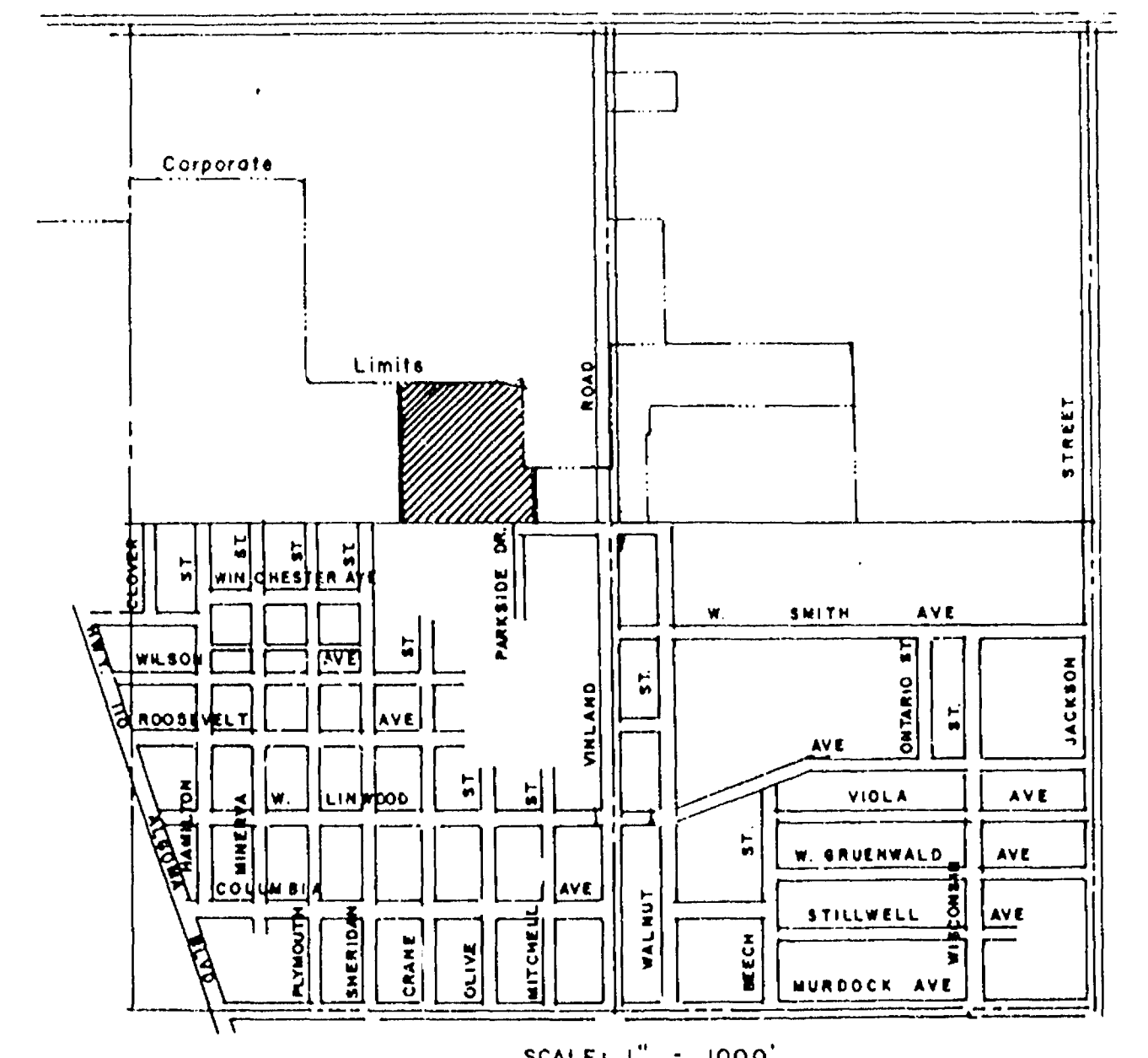
Pursuant to Section 30-65(c)(6) Proportionate Payment in Lieu of Dedication of the City of Oshkosh, Subdivision Ordinance, a \$100.00 per unit fee shall be paid by the Owner/Agent prior to issuance of a Building Permit. The fee shall be used for neighborhood Park and Recreation Area purposes.

## LEGEND

- = 2"x30" IRON PIPE WEIGHING 3.65 LBS. PER LINEAL FOOT SET.
- = 1" IRON PIPE FOUND
- ALL OTHER LOT CORNERS STAKED WITH 1"x24" IRON PIPE WEIGHING 1.68 LBS. PER LINEAL FOOT SET.
- ⊕ = WINNEBAGO COUNTY BERNTSEN MONUMENT
- ⊙ = 3" DIAMETER IRON FENCE POLE FOUND
- PUBLIC UTILITY EASEMENT TO WISCONSIN PUBLIC SERVICE CORPORATION, WISCONSIN TELEPHONE COMPANY AND CABLE TV WITH THE RIGHT TO TRIM AND KEEP TRIMMED ALL TREES WITHIN 5' OF ALL CONDUCTORS.
- EASEMENT TO A.N.R. PIPELINE
- STORM SEWER EASEMENT

## LOCATION MAP

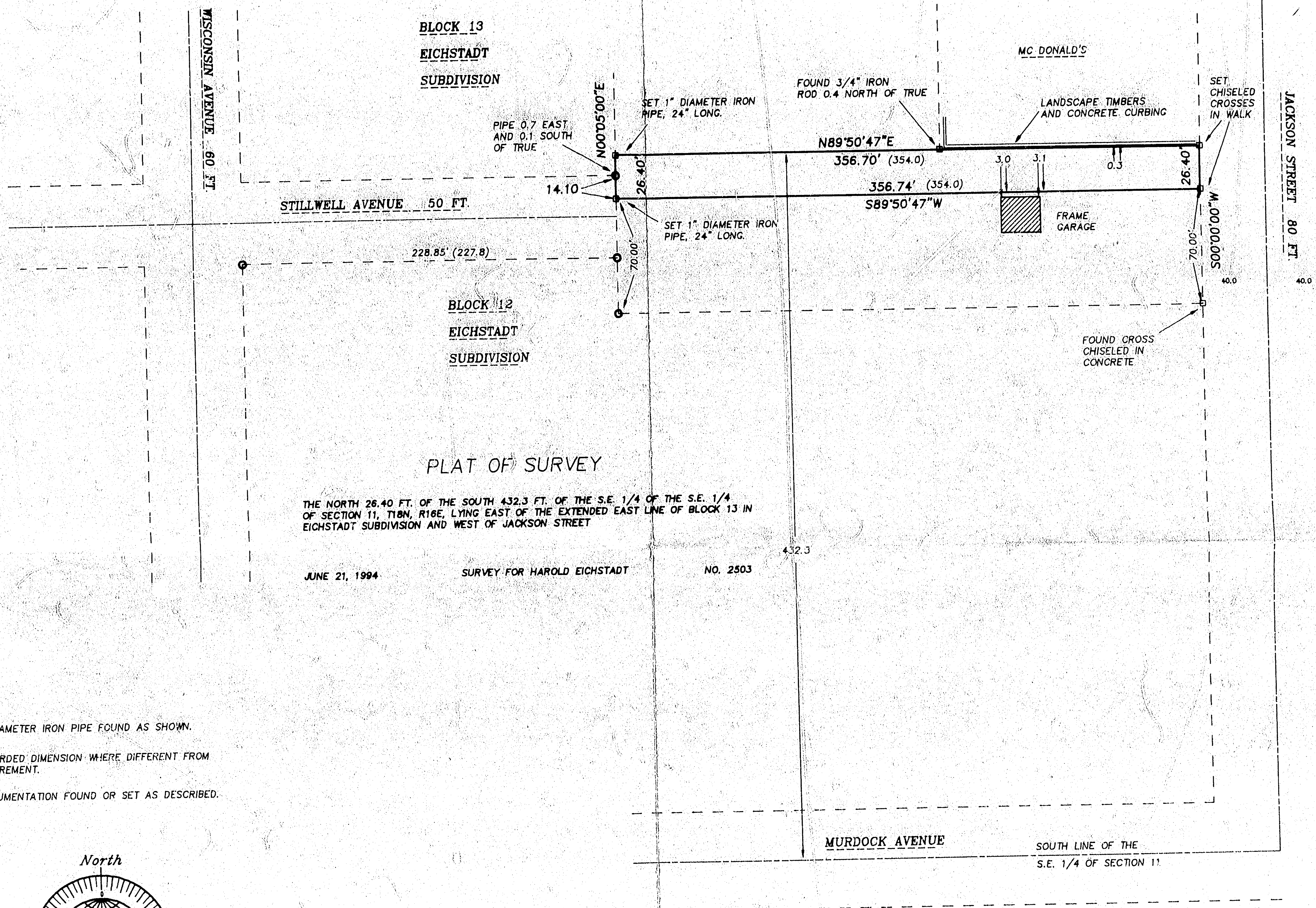
SECTION 11, T.18N., R.16E.



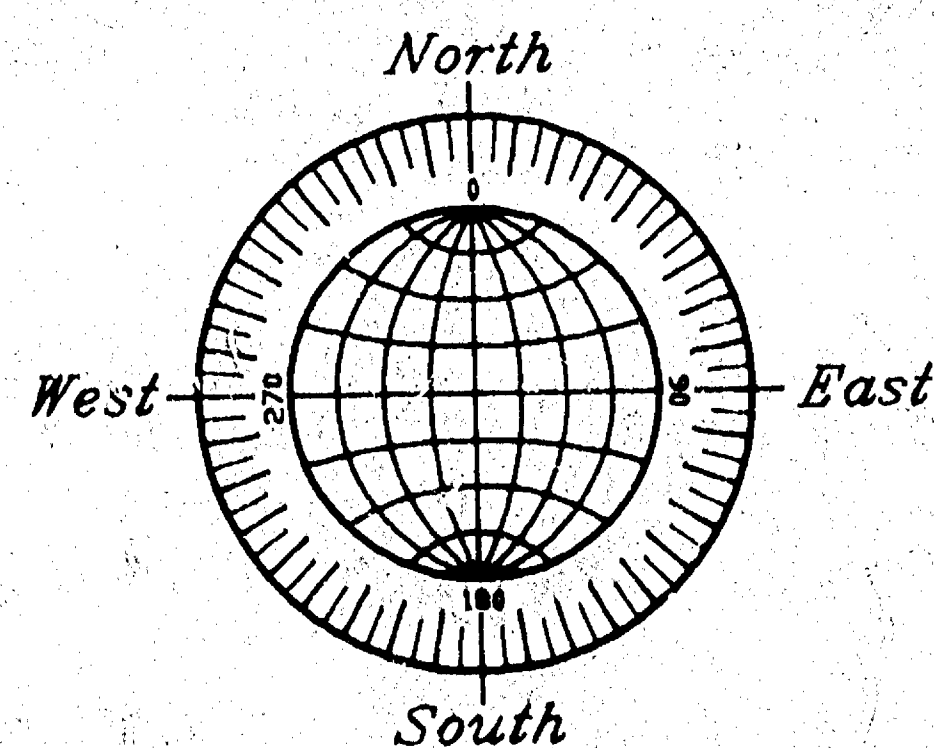
THIS INSTRUMENT DRAFTED BY STEVEN T. CHRONIS

#44 Sec. 11 T18N R16E





- DENOTES 1" DIAMETER IRON PIPE FOUND AS SHOWN.
- ( ) DENOTES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.
- DENOTES MONUMENTATION FOUND OR SET AS DESCRIBED.



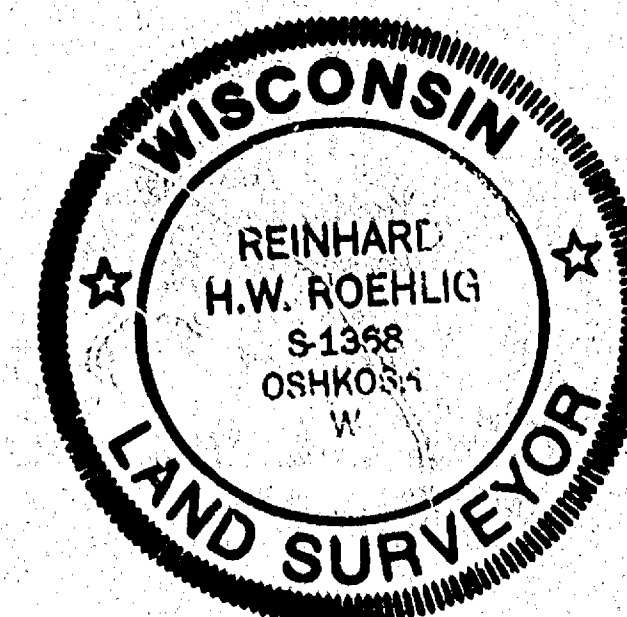
**Surveyor's Certificate**

I, Reinhard Roehlig, Wisconsin Registered Land Surveyor, certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage or guarantee this survey, within one (1) year from the date hereof.

6-21-94  
Date

Reinhard Roehlig, Registered  
Land Surveyor S-1388



REVISED JUNE 21, 1994  
JUNE 6, 1994

**ROEHLIG**

**LAND SURVEYING  
&  
CONSULTING LTD.**

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NO. 2503

City of Oshkosh Sec 11. FIBURIGE