

NW CORNER
FRACTIONAL SECTION 1,
T.17N., R.16E.

2071.61'

8.89°-57'-17"W.

26° 2.03'

SEU. 0.7' (820.05')

570.42'

N.1/4 CORNER FRACTIONAL
SECTION 1, T.17N., R.16E.

-EXTERIOR BOUNDARY DESCRIPTION-

A part of Government Lots One (1) and Lot Two (2), and a part of the East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Fractional Section One (1) of Township Seventeen (17) North, Range Sixteen (16) East, Fourteenth (14) Ward, City of Oshkosh, Winnebago County, Wisconsin, containing 24.416 Acres of land and being described by: Commencing at the North Quarter (N $\frac{1}{4}$) Corner of said Fractional Section 1; thence S.89°-57'-17"W. 570.42 feet, along the North line of the NW $\frac{1}{4}$ of said Fractional Section 1 to a point on the Easterly Right-of-Way line of the Chicago and Northwestern Railroad Company; thence S.06°-46'-08"E. 790.64 feet, along the Easterly Right-of-Way line of the Chicago and Northwestern Railroad Company to a point on the extended South line of Sennholz Addition; thence N.89°-29'-31"E. 996.39 feet, along the South line of Sennholz Addition and its extension thereof to a point on the Westerly Right-of-Way line of U.S.H. "45"; thence S.09°-20'-28"E. 343.14 feet, along the Westerly Right-of-Way line of U.S.H. "45"; thence Southerly 345.77 feet, along the Arc of a Curve to the right being the Westerly Right-of-Way line of U.S.H. "45" and having a Radius of 11365.74 feet and the Chord of which bears S.08°-28'-10.5"E. 345.76 feet; thence S.07°-35'-53"E. 380.76 feet, along the Westerly Right-of-Way line of U.S.H. "45"; thence N.89°-52'-08"W. 1030.83 feet, to a point on the Easterly Right-of-Way line of the Chicago and Northwestern Railroad Company; thence N.06°-46'-08"W. 1036.64 feet, along the Easterly Right-of-Way line of the Chicago and Northwestern Railroad Company to the true point of beginning.

SURVEYOR'S CERTIFICATE:

I, Lawrence C. Kriescher, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have surveyed the above described property and that the map shown to the right is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 2ND day of AUGUST, 1989.

Lawrence C. Kriescher
Wisconsin Registered Land Surveyor, S-1599
Lawrence C. Kriescher

LEGEND

- = 1" x 24" IRON PIPE
- SCALE: 1" = 60'
- DATE: 8-2-89
- () = RECORDED DATA
- = WINNEBAGO COUNTY BERTSEN MONUMENT

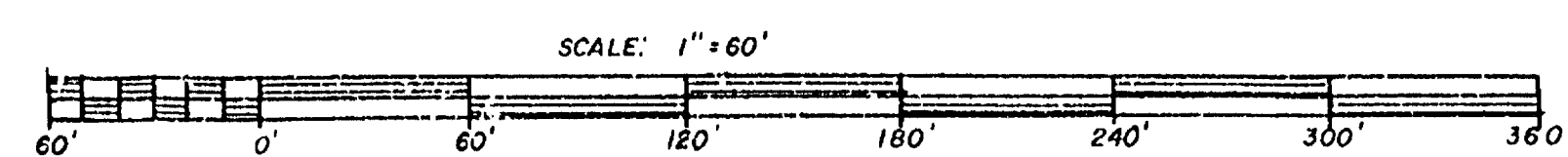
CURVE DATA 1-2

- RADIUS = 11365.74'
- CHORD BEARING = S.08°28'-10.5"E.
- CHORD DISTANCE = 345.76'
- CENTRAL ANGLE = 01°44'-35"
- TANGENT BEARINGS = N.09°20'-28"W. S.07°35'-53"E.
- ARC DISTANCE = 345.77'

- BM "1" = RR SPIKE IN SOUTH FACE OF PP LOCATED AT THE SW COR. LOT 19 SENNHOLZ ADDITION EL. = 760.55
- BM "2" = RR SPIKE IN WEST FACE OF PP ON EASTSIDE HWY "45" 1ST POLE NORTH OF BRIDGE EL. = 755.54
- BM "3" = TOP OF BOLT ON EASTEND OF C/L VERT EL. = 762.39

ALL ELEVATIONS BASED ON CITY OF OSHKOSH DATUM

- TRACT "1" C.S.M. NO. 602 VOL. 1, PAGE 602
- TRACT "2" C.S.M. NO. 602 VOL. 1, PAGE 602
- TRACT "3" C.S.M. NO. 602 VOL. 1, PAGE 602



24.416 Acres
LANDS RECORDED IN VOLUME 1337 PAGE 270

CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY

OLD ORCHARD LANE

ALL BEARINGS REFERENCED TO THE NORTH LINE OF THE NW 1/4 SECTION 1, T.17N., R.16E. ASSUMED TO BEAR N.89°57'-17"E.

BOUNDARY AND TOPOGRAPHIC SURVEY FOR PETER W. KERSZTYN OF A PART OF GOVERNMENT LOTS 1 AND 2 AND A PART OF THE E 1/2 OF NW 1/4 OF FRACTIONAL SECTION 1, T.17N., R.16E., 14 TH, WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

SHEET NO.
1 of 1

FILE NO.
K-341

DATE AUGUST 2, 1989

REVISIONS

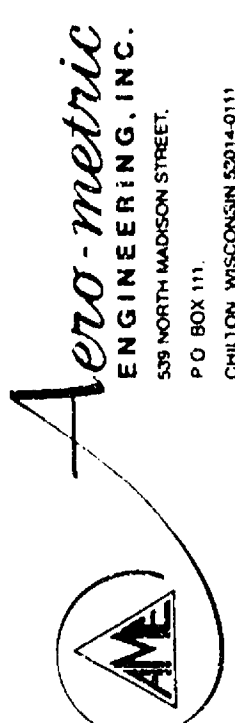
DRAWN BY L.C. KRIESCHER

CHECKED BY S.T. CHRONIS

SCALE 1" = 60'

NOTEBOOK 108

PAGE 45-78



#341-Sub 1 T17N R16E

MANOR HEIGHTS

PART OF GOVERNMENT LOT 1, OF FRACTIONAL SECTION 1, TOWNSHIP
17 NORTH, RANGE 16 EAST, 14TH 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 MANOR HEIGHTS being a part of Government Lot One (1) of Fractional Section One (1), Township Seventeen (17) North, Range Sixteen (16) East, Fourteenth (14th) Ward, City of Oshkosh, Winnebago County, Wisconsin.

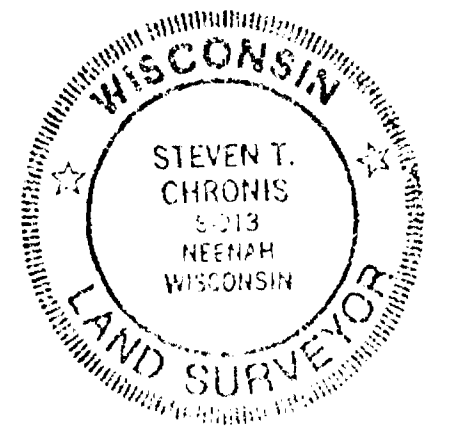
That I have made such survey, land division, and Plat by the direction of Ruth A. Kereszty, an owner of said land and being described by: Commencing at the North Quarter (N $\frac{1}{4}$) Corner of said Fractional Section 1; thence N.89°-52'-27"E. 715.18 feet, along the North line of said Government 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; thence S.09°-20'-28"E. 833.89 feet; thence Southerly 307.87 feet, along the Arc of a Curve to the right having a Radius of 11,398.75 feet and the Chord of which bears S.08°-34'-02.5"E. 307.86 feet; thence N.89°-22'-11"E. 517.31 feet; thence N.00°-13'-57"W. 145.00 feet; thence N.89°-22'-11"E. 30.00 feet; thence N.02°-54'-30"W. 79.18 feet; thence N.02°-44'-47"E. 110.00 feet; thence N.00°-53'-44"E. 120.00 feet; thence N.01°-33'-32"E. 119.99 feet; thence N.89°-43'-32"E. 225.00 feet, to a point which is 30 feet more or less from the water's edge of Lake Winnebago; thence along a meander line along the Lake N.27°-28'-28"W. 125.95 feet; thence N.11°-55'-22"W. 114.35 feet; thence N.14°-51'-15"W. 115.72 feet; thence N.04°-38'-08"W. 112.32 feet; thence N.12°-44'-44"E. 114.96 feet; thence N.33°-47'-07"E. 135.21 feet; thence N.03°-51'-50"E. 120.83 feet; thence N.55°-17'-43"E. 46.95 feet, to a point which is 29 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 to the true point of beginning, including all the land lying between the meander line and the water's edge of Lake Winnebago and containing 22.05 Acres of Land.

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 26th day of September, 1989.

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



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.

ACCESS RESTRICTION:

As owners, we hereby restrict all Lots (EXCEPT Lot 17 which is allowed one (1) Access Point), in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with U.S.H. "45", 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 Department of Transportation.

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) of the City of Oshkosh Subdivision Ordinance, upon final grading, the developer and/or owner shall pay 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.

WATER ELEVATION = 747.19
FEBRUARY 10, 1989
HIGH WATER = 748.50
LOW WATER = 746.70
100 YEAR FLOOD ELEV. = 750.05
CITY OF OSHKOSH DATUM

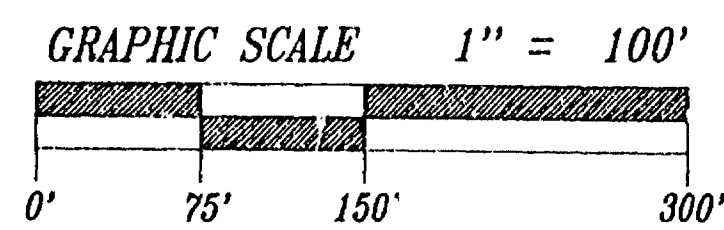
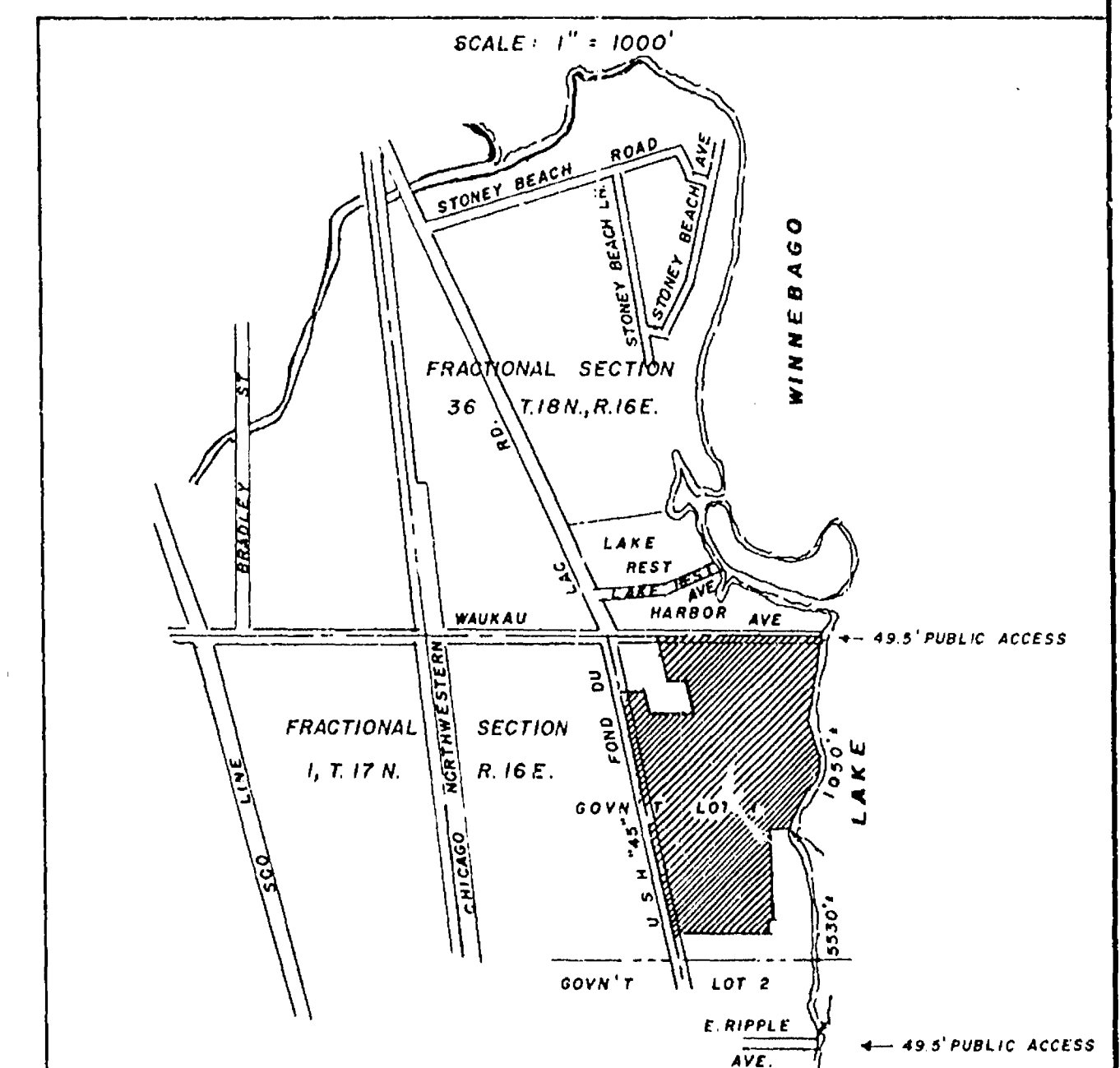
LEGEND

- = 1" IRON PIPE FOUND
- = 3/4" IRON PIPE FOUND
- = 2"x30" IRON PIPE, WT. 3.65 LBS. PER LINEAL FOOT, SET OVER 3/4" IRON PIPE FOUND.
- = 2"x30" IRON PIPE SET, WT. 3.65 LBS. PER LINEAL FOOT
- = 2"x30" IRON PIPE, WT. 3.65 LBS. PER LINEAL FOOT SET AT ALL MEANDER CORNERS
- ALL OTHER LOT CORNERS STAKED WITH 1"x24" IRON PIPE, WT. 1.68 LBS. PER LINEAL FOOT
- = WINNEBAGO COUNTY BERNTSEN MONUMENT
- PUBLIC UTILITY EASEMENT TO WISCONSIN PUBLIC SERVICE CORP., WISCONSIN TELEPHONE CO. AND CABLE T.V., WITH THE RIGHT TO TRIM AND KEEP TRIMMED ALL TREES WITHIN 5' OF ALL CONDUCTORS.
- = SANITARY SEWER EASEMENT; LOTS 16, 18, 33, & 42
- = STORM SEWER EASEMENT

NOTE: 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.

(A03°-06'E 110.00') = PREVIOUSLY RECORDED DATA

LOCATION SKETCH



THIS INSTRUMENT DRAFTED BY: STEVEN T. CHRONIS

SHEET 1 of 2

#35-A Sec. 1 T.17N R.16E