

5



777.00 = EXISTING GRADE

777.00 = ESTABLISHED SIDEWALK GRADE

(777.00) = ESTABLISHED REAR LOT GRADE

| 777.00 | = SUGGESTED GROUND ELEVATION AT HOUSE

= DIRECTION OF SURFACE WATER DRAINAGE

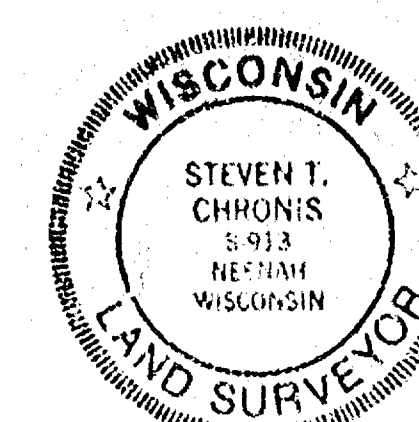
WATER ELEV. = 747.19
FEB. 10, 1989
HIGH WATER = 748.50
LOW WATER = 746.70
100 YEAR FLOOD ELEV. 750.05
ALL ELEVATIONS REFERENCED
TO THE CITY OF OSHKOSH DATUM

BENCH MARKS

1. RR SPIKE in Northface PP 1716 1EG6 south of
Old Orchard Lake EI.: 759.04
2. RR. SPIKE in Eastface PP 270A15 east of
US 45 & north of Mr. Eimers EI.: 758.79
- 3.1st Hydrant east of US45 north side Waukegan Ave. EI.: 759.65 (top stem)
- 4.2nd " " " " " " " " " " 753.95 "
- 5.3rd " " " " " " " " " " 753.46 "

DATED THIS 13th DAY OF October 1989

Steven T. Chronis
WISCONSIN REGISTERED LAND SURVEYOR 5-0913
STEVEN T. CHRONIS



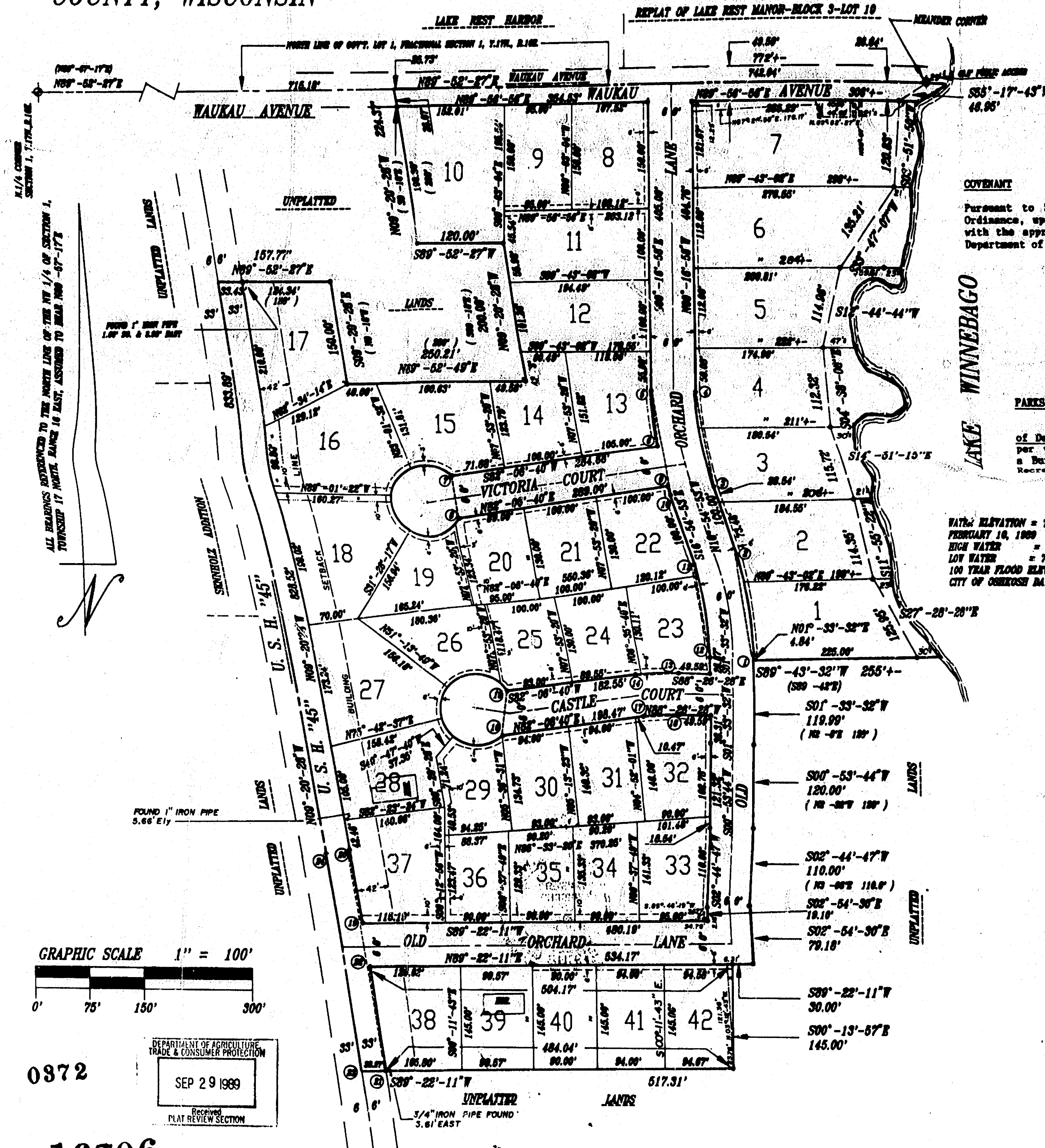
THIS INSTRUMENT DRAFTED BY STEVEN T. CHRONIS 8-9/3

K-345

Subdiv. City of Oakbrook Manor Heights

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



COVENANT

Pursuant to Section 30-69 (R) 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 lot 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. = 750.00
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. 1.00 LBS. PER LINEAL FOOT
- WINNEBAGO COUNTY BERTSEN MONUMENT
- PUBLIC UTILITY BASEMENT 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 BASEMENT, LOTS 16, 18, 33, & 42
- STORM SEWER BASEMENT

NOTE: ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDRETH OF A FOOT, ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF SECONDS.

(N03°-06'E 110.00') = PREVIOUSLY RECORDED DATA

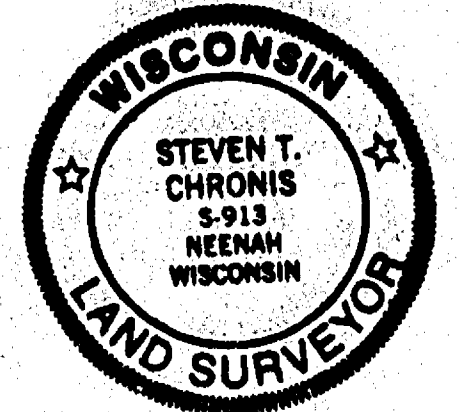
SURVEYOR'S CERTIFICATE:

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. Kerastyn, 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; 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 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, along the Chord of which bears S.08°-34'-02.5"E, 307.86 feet; thence N.89°-52'-27"E, 517.31 feet; thence N.00°-13'-57"W, 145.00 feet; thence N.89°-52'-27"E, 11" E, 30.00 feet; thence N.02°-54'-30"W, 79.18 feet; thence N.02°-44'-47"E, 11" E, 30.00 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 or less from the water's edge of Lake Winnebago; thence N.11°-33'-22"W, 114.35 feet; thence N.15°-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



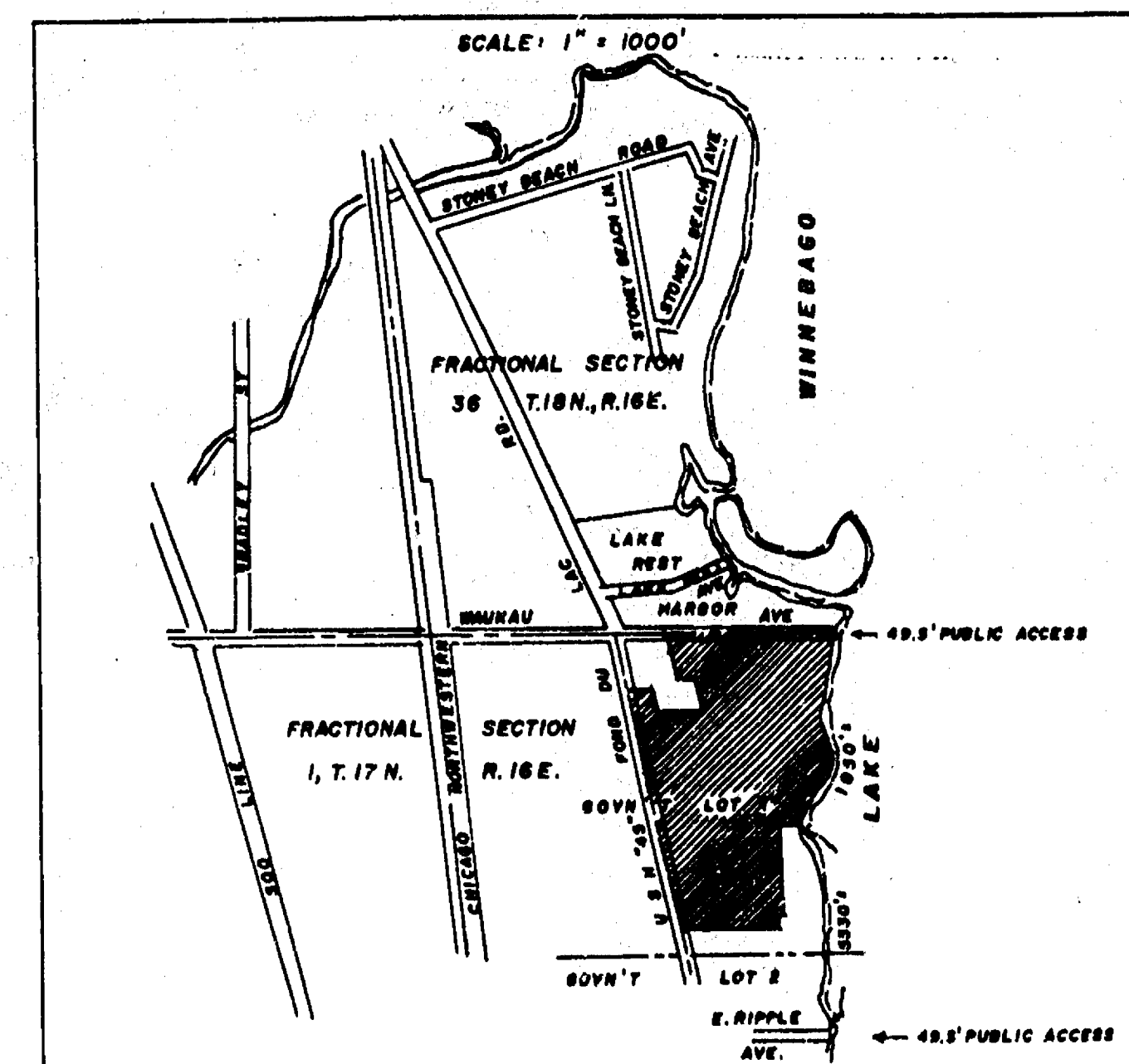
RESTRICTION FOR PUBLIC BENEFIT - WINNEBAGO COUNTY

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.

LOCATION SKETCH



Subdiv. City of Oshkosh Manor Heights

MANOR HEIGHTS WINNEBAGO COUNTY

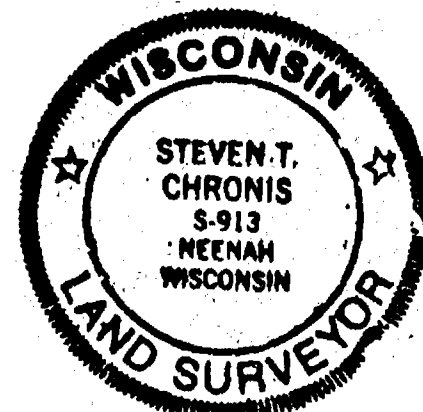
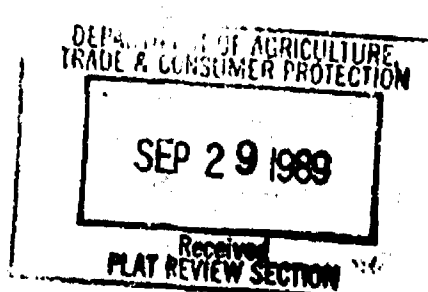
CURVE NO.	LOT	RADIUS	CHORD BEARING	"CURVE DATA"			TANGENT BEARINGS
				CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	
1-2	—	467.32'	N. 07°-40'-40.5"W.	150.02'	18°-28'-25"	150.67'	N. 16°-34'-53"W.
—	1	467.32'	N. 05°-02'-52.5"W.	107.54'	13°-12'-49"	107.77'	S. 01°-33'-32"W.
—	2	467.32'	N. 14°-17'-05"W.	42.89'	5°-15'-36"	42.90'	S. 11°-39'-17"E.
3-4	—	487.31'	N. 08°-35'-55.5"W.	140.96'	16°-37'-55"	141.45'	N. 00°-16'-58"W.
—	3	487.31'	N. 11°-42'-55"W.	88.32'	10°-23'-56"	88.44'	S. 16°-54'-53"E.
—	4	487.31'	N. 03°-23'-57.5"W.	52.99'	6°-13'-59"	53.01'	S. 16°-54'-53"E.
5-10	—	547.31'	S. 08°-35'-55.5"E.	158.32'	16°-37'-55"	158.88'	N. 00°-16'-58"W.
—	5	547.31'	S. 04°-34'-10"E.	81.82'	8°-34'-24"	81.90'	N. 00°-16'-58"W.
—	6	547.31'	S. 12°-00'-23"E.	60.15'	6°-18'-02"	60.19'	N. 08°-51'-22"W.
—	7	547.31'	S. 16°-02'-08.5"E.	16.79'	01°-45'-29"	16.79'	N. 15°-09'-24"W.
9-10	22	547.31'	S. 07°-53'-19.5"E.	60.00'	286°-15'-35"	249.81'	S. 44°-45'-32"E.
—	7-8	50.00'	N. 78°-53'-32"W.	56.21'	68°-16'-00"	59.57'	S. 44°-45'-32"E.
—	15	50.00'	S. 37°-49'-30.5"W.	48.71'	58°-17'-55"	50.87'	N. 66°-58'-28"E.
—	16	50.00'	S. 24°-55'-35"E.	55.34'	67°-12'-16"	58.65'	N. 08°-40'-33"E.
—	18	50.00'	N. 80°-22'-10.5"E.	65.74'	82°-12'-13"	71.74'	N. 58°-31'-43"W.
—	19	50.00'	N. 34°-07'-28.5"E.	8.96'	10°-17'-11"	8.98'	S. 39°-16'-04"W.
—	20	50.00'	S. 07°-40'-40.5"E.	130.76'	18°-28'-25"	131.33'	N. 16°-34'-53"W.
11-12	—	407.32'	S. 15°-52'-36"E.	14.76'	02°-04'-34"	14.76'	N. 16°-34'-53"W.
—	22	407.32'	S. 06°-38'-23"E.	116.17'	16°-23'-51"	116.57'	N. 14°-50'-19"W.
—	23	407.32'	S. 86°-50'-06"W.	54.77'	09°-26'-52"	54.83'	S. 82°-06'-40"W.
13-14	—	332.54'	S. 87°-28'-55"W.	47.28'	08°-09'-14"	47.32'	S. 88°-26'-28"E.
—	23	332.54'	S. 82°-45'-29"W.	7.51'	01°-17'-38"	7.51'	N. 83°-24'-18"E.
—	24	332.54'	S. 06°-58'-11"W.	62.08'	283°-15'-26"	247.18'	S. 31°-24'-06"E.
15-16	—	50.00'	N. 39°-09'-11.5"W.	13.49'	15°-30'-11"	13.53'	S. 31°-24'-06"E.
—	25	50.00'	S. 85°-55'-57"W.	73.33'	94°-19'-32"	82.31'	S. 46°-54'-17"E.
—	26	50.00'	S. 12°-14'-24"W.	44.67'	53°-03'-34"	46.30'	N. 38°-46'-11"E.
—	27	50.00'	S. 31°-44'-51.5"E.	30.00'	34°-54'-57"	30.47'	N. 14°-17'-23"W.
—	28	50.00'	N. 88°-04'-04"E.	67.85'	85°-27'-12"	74.57'	N. 49°-12'-20"E.
—	29	50.00'	S. 86°-50'-06"W.	44.89'	09°-26'-52"	44.94'	S. 82°-06'-40"W.
17-18	32	272.54'	S. 08°-33'-25"E.	312.91'	01°-34'-06"	312.92'	N. 09°-20'-28"W.
—	20-21	11431.75'	S. 09°-04'-31"E.	106.08'	00°-31'-54"	106.08'	N. 09°-20'-28"W.
—	20-19	37 11431.75'	S. 08°-39'-27.5"E.	60.58'	00°-18'-13"	60.58'	N. 08°-48'-34"W.
—	19-22	St. 11431.75'	S. 08°-08'-21.5"E.	146.26'	00°-43'-59"	146.26'	N. 08°-30'-21"W.
—	22-21	38 11431.75'	S. 08°-34'-02.5"E.	307.86'	01°-32'-51"	307.87'	N. 09°-20'-28"W.
—	24-23	— 11398.75					S. 07°-46'-22"E.
							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 = 12,450 sq. ft.
14 = 15,110 sq. ft.	35 = 11,910 sq. ft.
15 = 17,799 sq. ft.	36 = 11,258 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. Kerastyn, Michael J. Steinert, and Eida 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. Servas

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. Kerastyn

Eida M. Schultz

Michael J. Steinert

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

Personally came before me this _____ day of _____, 1989, the above named Ruth A. Kerastyn, Eida 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 _____

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

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

Date _____ City Finance Director - Ed Nokes

0872 16706

THIS INSTRUMENT DRAFTED BY STEVEN T. CHRONIS

SHEET 2 of 2

Subdiv. City of Oshkosh Manor Heights

CURVE NO.	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	"CURVE DATA"
-2	11,398.74'	S. 08°-28'-10"E.	346.76'	01°-44'-35"	
-3	11,398.74'	S. 06°-34'-02.5"E.	307.86'	01°-32'-5"	
-3	11,398.74'	S. 07°-41'-45"E.	38.90'	00°-11'-44"	
5	11,431.74'	S. 08°-28'-10"E.	347.76'	01°-44'-35"	
5	11,431.74'	S. 08°-33'-25"E.	312.91'	01°-44'-35"	
5	11,431.74'	S. 07°-41'-07.5"E.			

There shall be no direct vehicular access to U.S.H. "45" for Lots 16, 18, 27, 28, 37 and 38 within this Subdivision-----Owner will Restrict on Final Plat.

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

OWNER: 800/472-5313 53014
RUTH A. KERSZTYN
3246 OLD ORCHARD LANE
OSHKOSH, WI 54901
SUBDIVIDER: PETER W. KERSZTYN
3246 OLD ORCHARD LANE
OSHKOSH, WI 54901
APPROVING
AULTON

APPROVING
AUTHORITY:

OSHKOSH, WI 54901

OBJECTING
AGENCIES:

CITY OF OSHKOSH

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

OWNER: MICHAEL J. STEINERT
3250 FOND DU LAC RD.
OSHKOSH, WI. 54901

EDNA M. SCHULTZ
25 OLD ORCHARD LANE
OSHKOSH, WI. 54901

SURVEYOR'S CERTIFICATE

I, Steven J. 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 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 July

Dated this 28th day of February, 1989

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

[illegible]

LANDS

ITEMS TO BE PLACED ON FINAL PLAT"

1. Pursuant to Section 30-65(c)(6) Proportionate Payment in Lieu of Dedication of City of Oanhkosh, 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.

2. Pursuant to Section 30-69(H) Storm Drainage and Grading Plan of the City of Oanhkosh, 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.

PRELIMINARY PLAT OF OLD ORCHARD SUBDIVISION
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 WASHBURN STREET
OSHKOSH, WISCONSIN

DATE FEBRUARY 14, 1989
REVISIONS 1/12/89 5/10/89 6/24/89
DRAWN BY L.C. KRESCHER
CHECKED BY S.T. CHAMONS
SCALE 1"=40'
NOTEBOOK 108