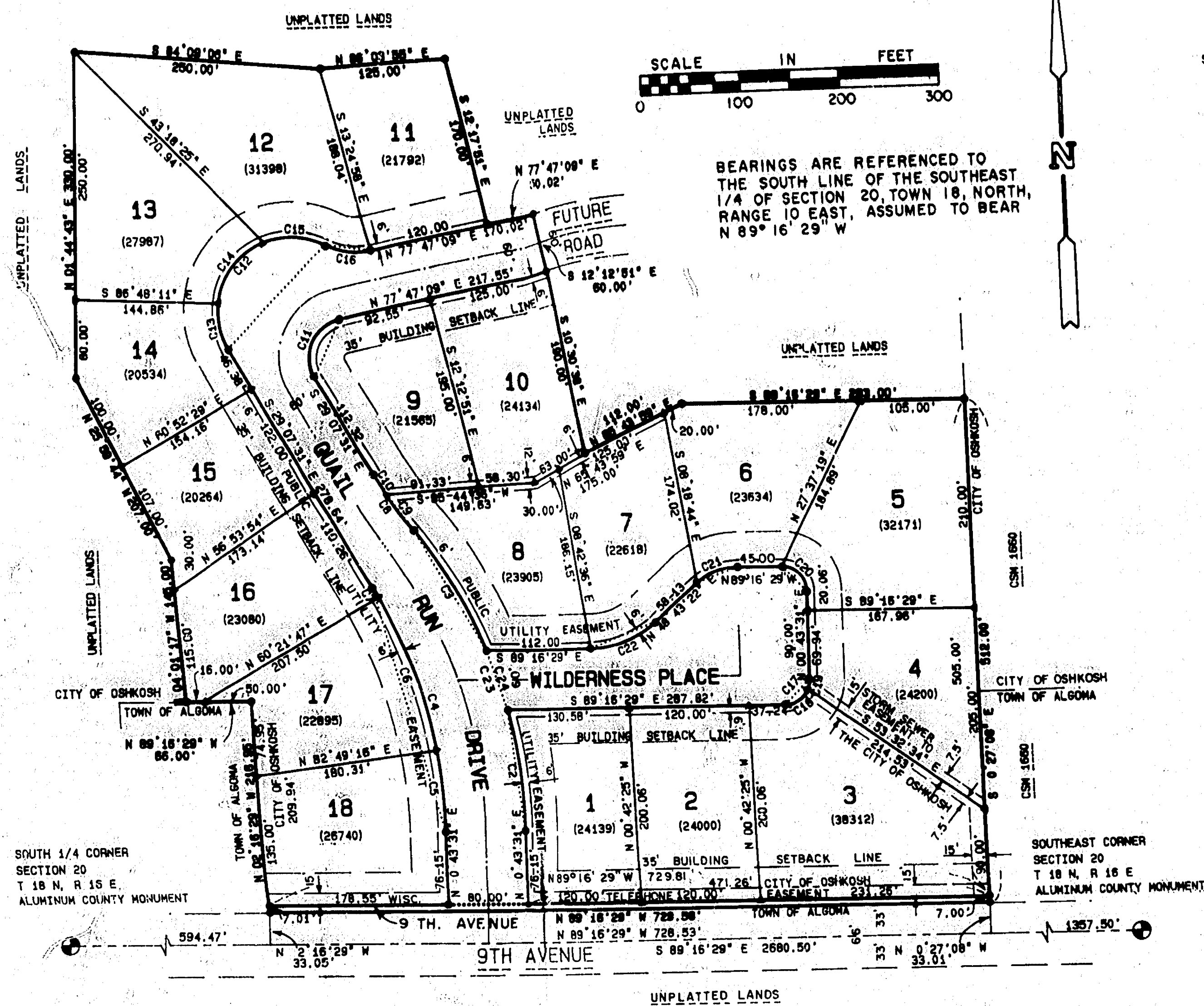


QUAIL RUN FARM

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 16 EAST,
CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO
THE SOUTH LINE OF THE SOUTHEAST
1/4 OF SECTION 20, TOWNSHIP 18 NORTH,
RANGE 16 EAST, ASSUMED TO BEAR
N 89° 16' 29" W

SURVEYOR'S CERTIFICATE

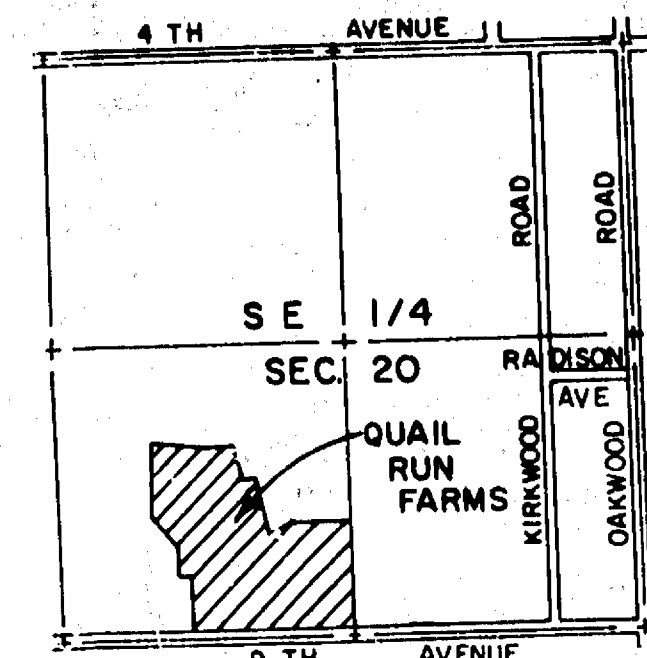
I, David D. Eisele, Registered Land Surveyor, hereby certify:
That I have surveyed, divided, and mapped QUAIL RUN FARMS,
located in the Southwest 1/4 of the Southeast 1/4 of Section 20,
Township 18 North, Range 16 East, City of Oshkosh, Winnebago County,
Wisconsin.
That I have made such land division and plat by the direction of
said owners of the lands herein described:
Commencing at the South 1/4 corner of said Section 20; thence
South 89 degrees 16 minutes 29 seconds East, along the South line of
the Southeast 1/4 of said Section 20, a distance of 594.47 feet;
thence North 02 degrees 16 minutes 29 seconds West, 33.05 feet to the
point of beginning; thence continuing North 02 degrees 16 minutes 29
seconds West, 216.95 feet; thence North 04 degrees 01 minutes 17
seconds West, 86.00 feet; thence North 25 degrees 59 minutes 44
seconds West, 145.00 feet; thence North 01 degrees 44 minutes 43
seconds West, 207.00 feet; thence South 84 degrees 09 minutes 08
seconds East, 330.00 feet; thence South 84 degrees 09 minutes 08
seconds East, 250.00 feet; thence South 12 degrees 17 minutes 51
seconds East, 125.00 feet; thence North 77 degrees 47 minutes 09
seconds East, 170.00 feet; thence South 12 degrees 12 minutes 51
seconds East, 80.00 feet; thence South 10 degrees 30 minutes 38
seconds East, 190.00 feet; thence North 85 degrees 43 minutes 59
seconds East, 112.00 feet; thence South 89 degrees 16 minutes 29
seconds East, 283.00 feet; thence South 00 degrees 27 minutes 08
seconds East, along the Westerly line of CSM 1660, a distance of
512.00 feet; thence North 89 degrees 16 minutes 29 seconds West,
729.59 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 8 day of April, 1991.

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

LOCATION MAP

THE SOUTHWEST 1/4 OF SECTION 20,
TOWNSHIP 18 NORTH, RANGE 16 EAST,
CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.



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

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 QUAIL RUN 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.

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
land described 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)
County of Winnebago) SS

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 QUAIL RUN 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 QUAIL RUN FARM.

City Treasurer: _____

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin)
Winnebago County) SS

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 QUAIL RUN FARM.

Date: _____ County Treasurer

ACCESS RESTRICTION CLAUSE

As owners we hereby restrict all lots, in that no owner,
possession, 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

PREPARED BY:
MARTENSON & EISELE, INC.
CONSULTING ENGINEERING & LAND SURVEYING
1919 AMERICAN COURT
WENAH, WI 54986

DRAWING NO. 431-012
SHEET 1 OF 1

THIS INSTRUMENT DRAWN BY: DAVID KOHTALA

Subdiv. City of Oshkosh Quail Run

Part of the Southwest 1/4 of the Southeast 1/4 of Section Twenty (20) Township Eighteen (18) North, of Range Sixteen (16) East, in the City of Oshkosh, Winnebago County, Wisconsin, described as follows, to-wit:-

Commencing at the South Quarter corner of said Section 20; thence South 89 degrees 16 minutes 29 seconds East, along the South line of the Southeast 1/4 of said Section 20, 461.47 feet; thence North 2 degrees 16 minutes 29 seconds West, 250.00 feet; thence South 89 degrees 16 minutes 29 seconds East, 133.00 feet; thence South 2 degrees 16 minutes 29 seconds East, 250.00 feet, to the South line of the Southeast 1/4 of said Section 20, thence South 89 degrees 16 minutes 29 seconds East, along the South line of the Southeast 1/4 of said Section 20, 728.53 feet, to a point that is 17.25 feet West of the East line of said Southwest 1/4 of the Southeast 1/4; thence North 0 degrees 27 minutes 08 seconds West, parallel with and 17.25 feet distant from the East line of said Southwest 1/4 of the Southeast 1/4, 1329.23 feet, to the North line thereof; thence North 89 degrees 22 minutes 49 seconds West, along the North line of said Southwest 1/4 of the Southeast 1/4, 1115.43 feet; thence South 0 degrees 30 minutes 12 seconds East, 208.71 feet; thence North 89 degrees 22 minutes 49 seconds West, 208.71 feet, to the West line of said Southwest 1/4 of the Southeast 1/4; thence South 0 degrees 30 minutes 12 seconds East, along the West line of said Southwest 1/4 of the Southeast 1/4, 1118.10 feet, to the place of beginning.

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

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 = 38.6 acres
Phase I Area = 13.2 acres
Number of Lots = 18
Average Lot Size = 20,000 square feet
Lineal Feet of Streets = 1150

LEGEND

- Trees
- Brush/Trees
- Contour line w/ elevation (interval = 2 feet)
- Telephone
- Gas
- Watermain w/hyd.
- Sanitary sewer w/manhole
- 790.00 Existing Spot Elevation
- (791.00) Proposed Elevation
- 12" STS Proposed Storm Sewer
- Proposed Inlet
- 792.00 Proposed garage floor elevation
- Proposed direction of drainage
- Filter fabric fence or straw bale fence erosion barrier

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 final plat

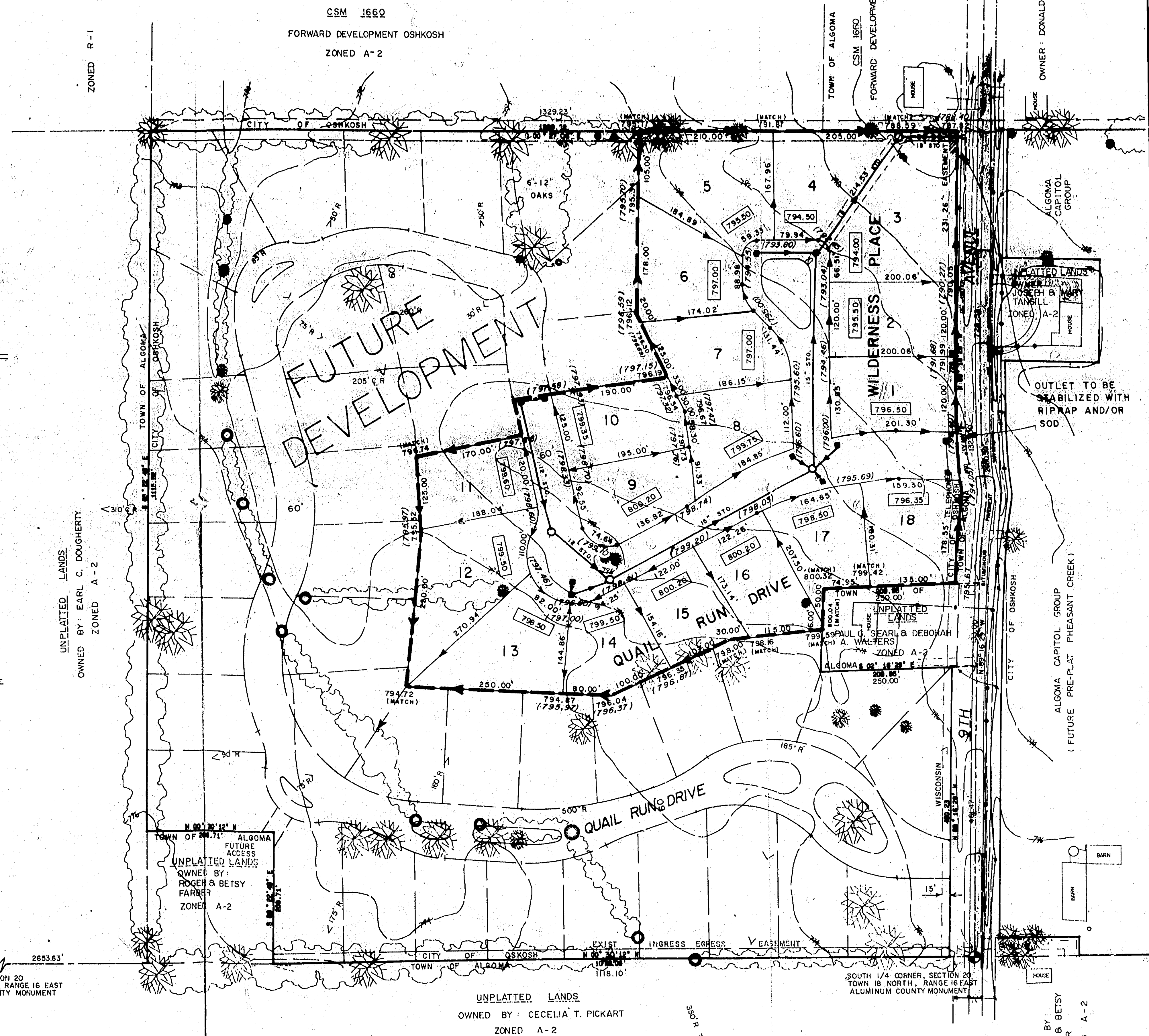
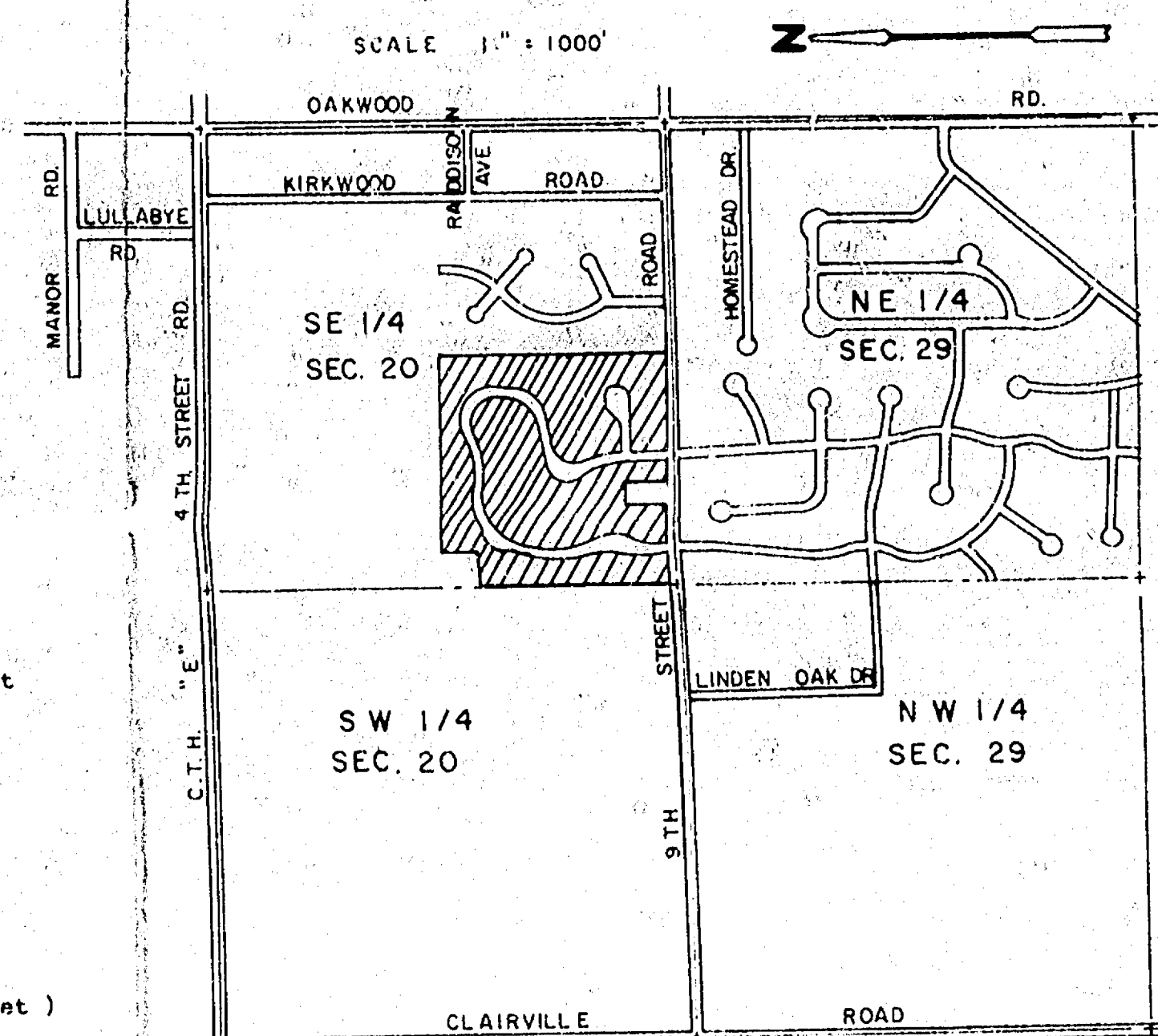
Erosion control facilities shall be installed prior to construction. They shall be maintained and not removed until areas disturbed by construction are revegetated

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.

January 23, 1971 David D. Eisele
Date David D. Eisele S-974

LOCATION MAP

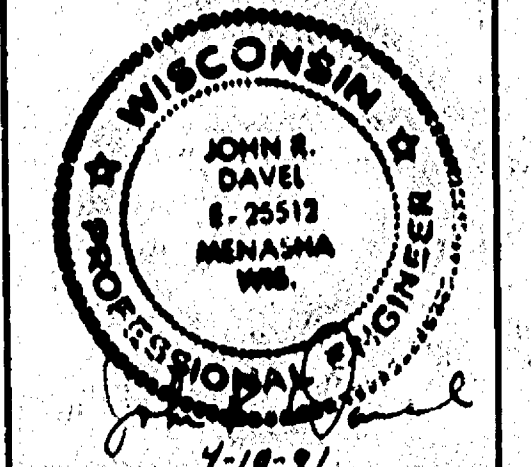


FINAL DRAINAGE PLAN PHASE I QUAIL RUN FARM

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20
TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO
COUNTY, WISCONSIN.

FIELD	DATE	BY
DATE	1-23-71	DDE
DATE	1-23-71	DDE
DATE	1-23-71	DDE
DATE	1-23-71	DDE
DATE	1-23-71	DDE
DATE	1-23-71	DDE
DATE	1-23-71	DDE
DATE	1-23-71	DDE
DATE	1-23-71	DDE
DATE	1-23-71	DDE

DRAWING NO.
431-13



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

Commencing at the South Quarter corner of said Section 20; thence South 89 degrees 16 minutes 29 seconds East, along the South line of the Southeast 1/4 of said Section 20, 461.47 feet; thence North 2 degrees 16 minutes 29 seconds West, 250.00 feet; thence South 89 degrees 16 minutes 29 seconds East, 133.00 feet; thence South 2 degrees 16 minutes 29 seconds East, 250.00 feet, to the South line of the Southeast 1/4 of said Section 20, thence South 89 degrees 16 minutes 29 seconds East, along the South line of the Southeast 1/4 of said Section 20, 728.20 feet, to a post at the West of the East line of said Southwest 1/4 of the Southeast 1/4, thence North 0 degrees 27 minutes 08 seconds West, parallel with and 17.25 feet distant from the East line of said Southwest 1/4 of the Southeast 1/4, 1329.23 feet, to the North line thereof; thence North 89 degrees 22 minutes 49 seconds West, along the North line of said Southwest 1/4 of the Southeast 1/4, 1115.43 feet; thence South 0 degrees 30 minutes 12 seconds East, 208.71 feet; thence North 89 degrees 22 minutes 49 seconds West, 208.71 feet, to the West line of said Southwest 1/4 of the Southeast 1/4; thence South 0 degrees 30 minutes 12 seconds East, along the West line of said Southwest 1/4 of the Southeast 1/4, 1118.10 feet, to the place of beginning.

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

PLAT REVIEW

Objecting Authority:

Department of Agriculture, Trade and Consumer Protection

APPROVING AUTHORITY:

City of Omhkoah

OWNERS

Algoma Capital Group
229 Washington Street
Oshkosh, WI

SUPPLEMENTARY DATA

Gross Area	=	38.6 acres
<u>Phase I</u>		
Area	=	13.2 acres
Number of Lots	=	18
Average Lot Size	=	20,000 square feet
Lineal Feet of Streets	=	1150

LEGEND

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

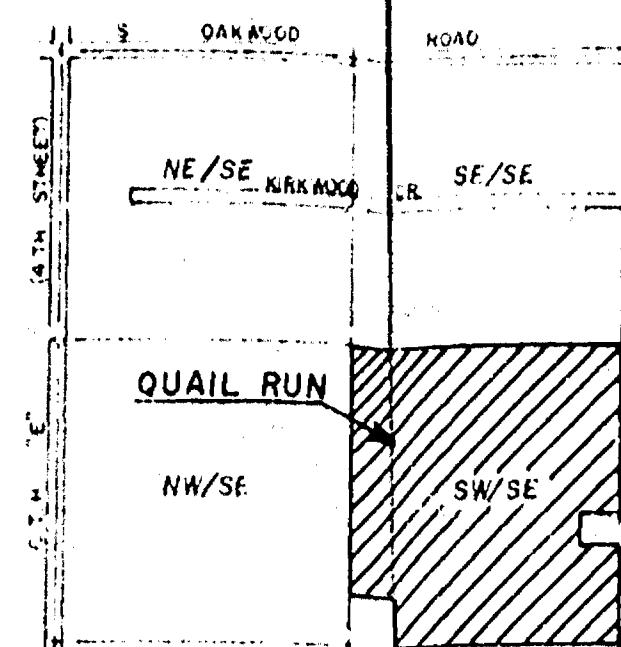
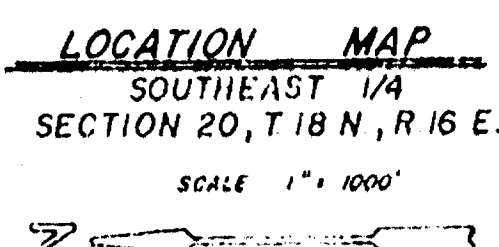
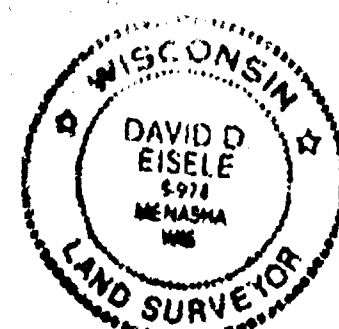
NOTES

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 final plat

SURVEYOR'S CERTIFICATE:

I, David D. Eisle, 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.

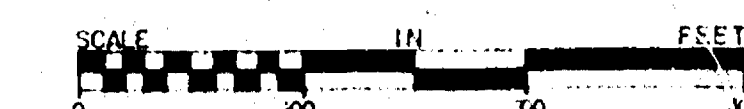
January 26, 1991 *David D. Eisele*
Date David D. Eisele S-974



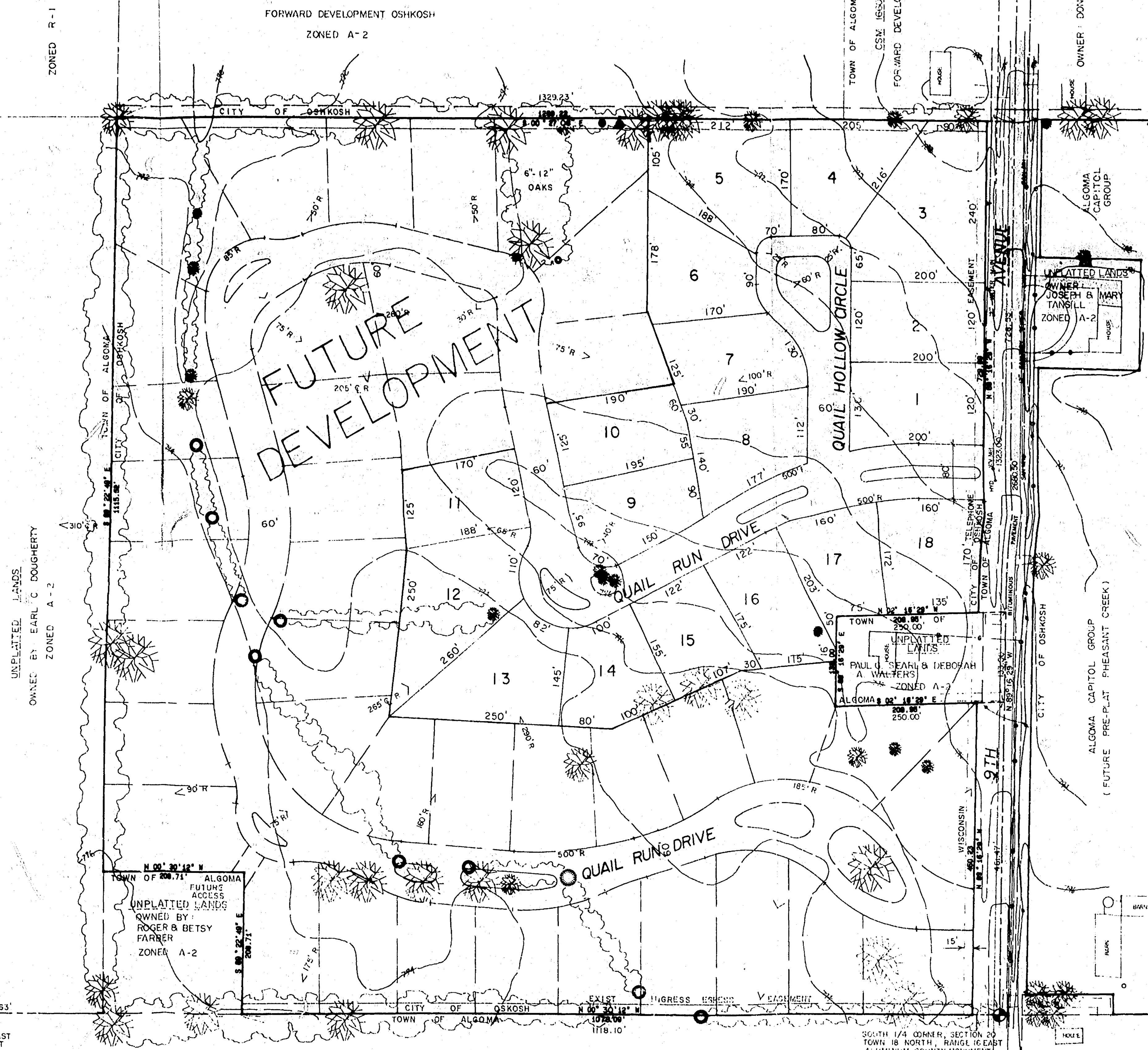
CSM 1660

FORWARD DEVELOPMENT OSHKOSH

ZONED A-2



SOUTHEAST CORNER, SECTION 20
TOWN 18 NORTH, RANGE 10 EAST
ALUMINUM CORNER, MONUMENT



OWNED BY:
ROGER & BETSY
FARBER
ZONED A-2

PRELIMINARY PLAT
QUAIL RUN

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20
TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO

PRINTED
JAN 25 1991

[illegible]

FIELD BK.	PAGE	DATE	SCALE	COMP FILE	DISK
		11-22-90	1"=100'		

DRAWING NO.

43-1-1



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

Subdiv. City of Oakland Zerial Run