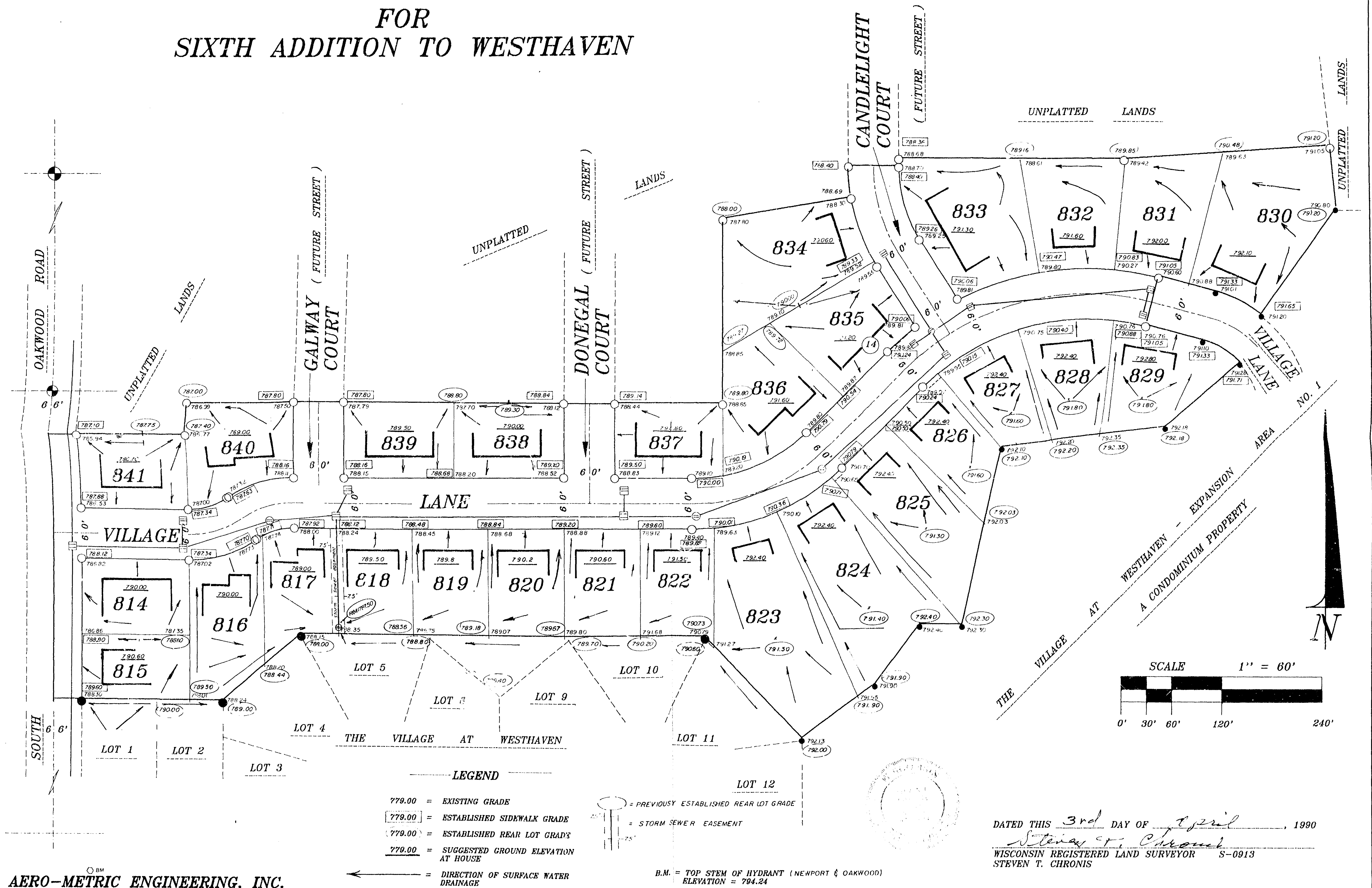


DRAINAGE PLAN FOR SIXTH ADDITION TO WESTHAVEN



AERO-METRIC ENGINEERING, INC.
LAND SURVEYS DIVISION
539 NORTH MADISON STREET
CHILTON, WISCONSIN 53014

DATED THIS 3rd DAY OF April, 1990
Steven T. Chronis
WISCONSIN REGISTERED LAND SURVEYOR S-0913
STEVEN T. CHRONIS

THIS INSTRUMENT DRAFTED BY STEVEN T. CHRONIS

Subdiv. City of Oakbrook Westhaven 6th Addn

A PART OF THE SW1/4 NW1/4, SE1/4 NE1/4, NW1/4 SW1/4, AND THE NE1/4 SW1/4 OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 16 EAST, 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

- = 2"X30" IRON PIPE SET, WEIGHING 3.65 LBS./LINEAL FOOT.
- ◐ = WINNEBAGO COUNTY BERNTSEN MONUMENT.
- = 2" IRON PIPE FOUND.
- = 1" IRON PIPE FOUND.

The diagram illustrates three types of easements, each represented by a horizontal line with arrows indicating the direction of flow or service. The first easement is labeled '12' -' and is associated with the text 'SANITARY SEWER EASEMENT RECORDED IN DOCUMENT #708032.' The second easement is labeled '5' -' and is associated with the text 'PUBLIC UTILITY EASEMENT TO WISCONSIN PUBLIC SERVICE CORP. TO RELATION WITH THE RIGHT TO TRIM AND KEEP TRIMMED ALL TREES WITHIN 5 FEET OF ALL CONDUCTORS.' The third easement is labeled '5' -' and is associated with the text 'STORM SEWER EASEMENT.'

(N89°-20'-10"E 64.10) = PREVIOUSLY RECORDED INFORMATION

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT AND ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO THE NEAREST HALF SECOND.

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.

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.

PAKES 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 SIXTH ADDITION TO WESTIAVEN, being located in the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-eight (28), Township Eighteen (18) North, Range Sixteen (16) East, Thirteenth (13th) Ward, City of Oshkosh, Winnebago County, Wisconsin, containing 12.135 Acres of land.

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 (W $\frac{1}{4}$) Corner of said Section 28; thence S.00°-23'-06"W. 54.69 feet, along the West line of the SW $\frac{1}{4}$ of said Section 28 to the true point of beginning; thence continue S.00°-23'-06"W. 319.97 feet; thence S.89°-37'-52"E. 202.53 feet; thence N.50°-01'-17"E. 125.43 feet; thence S.89°-52'-49"E. 484.74 feet; thence S.43°-47'-50"E. 166.30 feet; thence N.53°-35'-21"E. 108.66 feet; thence N.36°-52'-42"E. 88.73 feet; thence S.89°-54'-40"E. 50.47 feet; thence N.13°-08'-49"E. 216.71 feet; thence N.82°-46'-28"E. 196.53 feet; thence N.48°-57'-55"E. 117.16 feet; thence Northwesterly 51.88 feet, along the arc of a curve to the left having a radius of 92.22 feet and the chord of which bears N.58°-54'-54.5"W. 51.20 feet; thence N.75°-02'-00"W. 70.00 feet; thence N.14°-58'-00"E. 60.00 feet; thence S.75°-02'-00"E. 70.00 feet; thence easterly 61.71 feet, along the arc of a curve to the right having a radius of 152.22 feet and the chord of which bears S.63°-25'-10"E. 61.29 feet; thence N.35°-55'-58"E. 156.18 feet; thence N.05°-23'-12"W. 75.00 feet; thence S.86°-07'-21"W. 246.71 feet; thence N.89°-40'-45"W. 270.13 feet; thence S.00°-19'-15"W. 9.18 feet; thence N.89°-40'-45"W. 60.00 feet; thence Southerly 37.48 feet, along the arc of a curve to the left having a radius of 218.68 feet and the chord of which bears S.04°-35'-21"E. 37.43 feet; thence S.80°-30'-03"W. 155.48 feet; thence S.00°-19'-15"W. 219.19 feet; thence N.89°-52'-49"W. 640.00 feet; thence S.00°-19'-46"W. 40.51 feet; thence N.89°-40'-45"W. 163.05 feet to the true point of beginning.

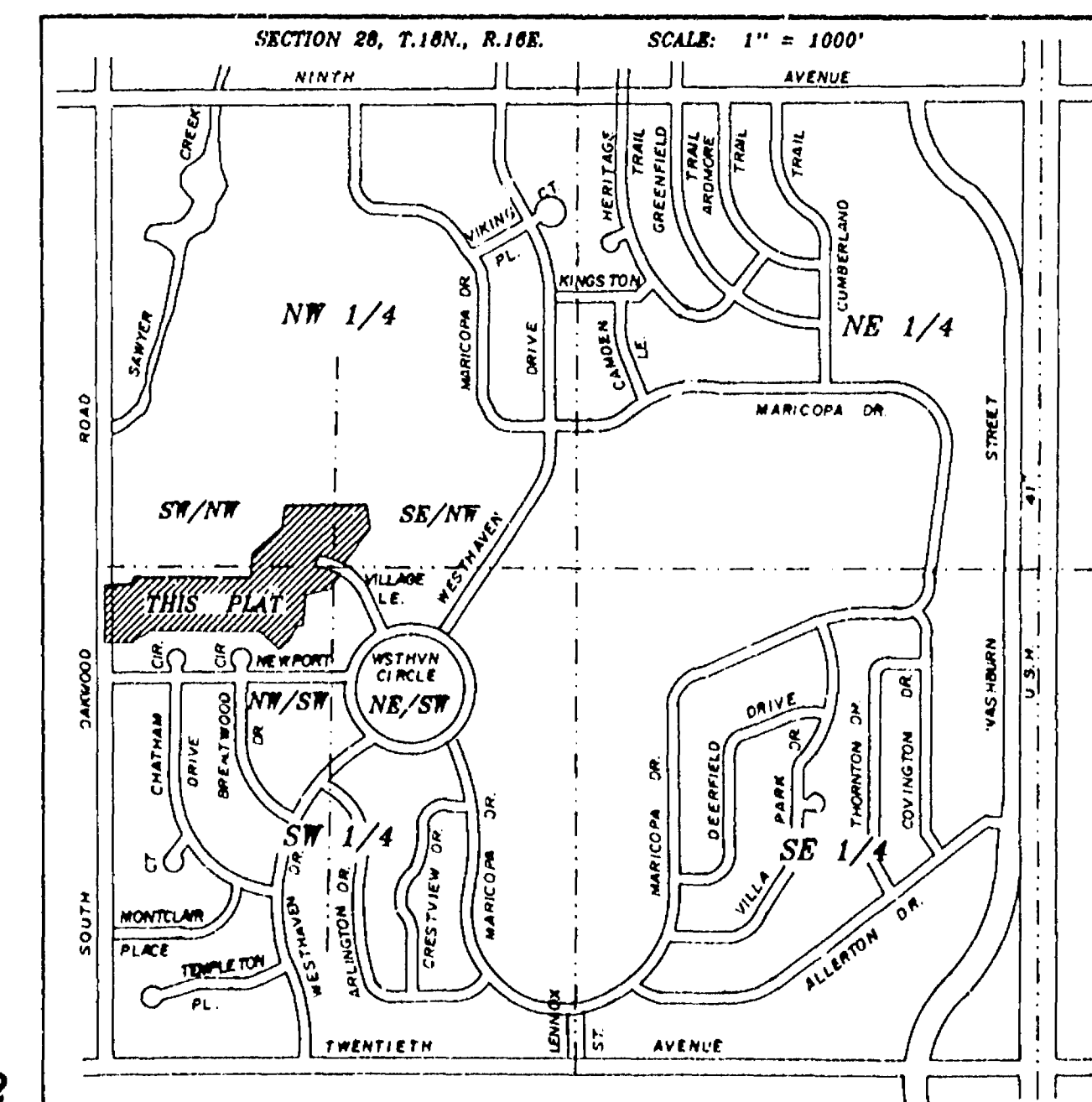
That such is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Ashkosh in surveying, dividing, and mapping the same.

Dated this 3rd day of April, 1990.

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

LOCATION SKETCH



SHEET 1 OF 2

Subdiv. City of Oskosh Weatheren 6th addition

THIS INSTRUMENT DRAFTED BY STEVEN E. CERONIS

SIXTH ADDITION TO WESTHAVEN

13TH WARD, CITY OF OSHKOSH
WINNEBAGO COUNTY, WISCONSIN

CURVE	LOT NO.	CURVE DATA				TANGENT BEARINGS
		RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	
1-2	816	143.65'	N. 73°-12'-11.5"E.	84.56'	34°-14'-07"	N. 89°-40'-45"W. N. 56°-05'-08"E.
3-4	---	84.37'	N. 73°-06'-09.5"E.	49.38'	34°-02'-03"	S. 56°-05'-08"W. S. 89°-52'-49"E.
---	816	84.37'	N. 58°-43'-02.5"E.	7.75'	05°-15'-49"	S. 56°-05'-08"W. N. 61°-20'-57"E.
---	817	84.37'	N. 75°-44'-04"E.	41.92'	28°-46'-14"	S. 61°-20'-57"W. S. 89°-52'-49"E.
5-6	---	252.75'	N. 67°-33'-35.5"E.	193.93'	45°-07'-11"	N. 89°-52'-49"W. N. 45°-00'-00"E.
---	822	252.75'	N. 87°-11'-48.5"E.	25.78'	05°-50'-45"	N. 89°-52'-49"W. N. 84°-16'-26"E.
---	823	252.75'	N. 75°-23'-13"E.	78.09'	17°-46'-26"	S. 84°-16'-26"W. N. 66°-30'-00"E.
---	824	252.75'	N. 57°-42'-33"E.	77.25'	17°-34'-54"	S. 66°-30'-00"W. N. 48°-53'-06"E.
---	825	252.75'	N. 46°-57'-33"E.	17.28'	03°-55'-06"	S. 48°-55'-06"W. N. 45°-00'-00"E.
7-8	---	275.00'	N. 74°-59'-00"E.	274.86'	59°-58'-00"	S. 45°-00'-00"W. S. 75°-02'-00"E.
---	826	275.00'	N. 47°-25'-22"E.	23.25'	04°-50'-44"	S. 45°-00'-00"W. N. 49°-50'-44"E.
---	827	275.00'	N. 61°-18'-17"E.	109.27'	22°-55'-06"	S. 49°-50'-44"W. N. 72°-45'-50"E.
---	828	275.00'	N. 84°-44'-38"E.	114.16'	23°-57'-36"	S. 72°-45'-50"W. S. 83°-16'-34"E.
---	829	275.00'	S. 79°-09'-17"E.	39.53'	08°-14'-34"	N. 83°-16'-34"W. S. 75°-02'-00"E.
9-10	829	92.22'	S. 58°-54'-54.5"E.	51.20'	32°-14'-11"	N. 75°-02'-00"W. S. 42°-47'-49"E.
11-12	830	152.22'	N. 63°-25'-10"W.	61.29'	23°-13'-40"	S. 51°-48'-20"E. N. 75°-02'-00"W.
13-14	---	335.00'	N. 74°-59'-00"E.	334.83'	59°-58'-00"	S. 45°-00'-00"W. S. 75°-02'-00"E.
13-15	---	335.00'	S. 83°-53'-08"W.	240.99'	42°-09'-44"	S. 75°-02'-00"E. S. 62°-48'-16"W.
---	831	335.00'	N. 79°-35'-26"W.	53.23'	09°-06'-52"	S. 75°-02'-00"E. N. 84°-08'-52"W.
---	832	335.00'	S. 88°-09'-21"W.	89.73'	15°-23'-34"	S. 84°-08'-52"E. S. 80°-27'-34"W.
---	833	335.00'	S. 71°-37'-55"W.	102.82'	17°-39'-18"	N. 80°-27'-34"E. S. 62°-48'-16"W.
15-16	Street	335.00'	S. 57°-40'-00"W.	60.00'	10°-16'-32"	N. 62°-48'-16"E. S. 52°-31'-44"W.
14-16	835	335.00'	S. 48°-45'-52"W.	43.99'	07°-31'-44"	N. 52°-31'-44"E. S. 45°-00'-00"W.
17-18	833	158.68'	N. 16°-00'-22.5"W.	89.22'	32°-39'-15"	S. 32°-20'-00"E. N. 00°-19'-15"E.
19-20	---	218.68'	N. 16°-00'-22.5"W.	122.95'	32°-39'-15"	S. 32°-20'-00"E. N. 00°-19'-15"E.
20-21	---	218.68'	S. 04°-35'-21"E.	37.43'	09°-49'-12"	N. 00°-19'-15"E. S. 09°-29'-57"E.
19-21	---	218.68'	N. 20°-54'-58.5"W.	86.57'	22°-50'-03"	S. 32°-20'-00"E. N. 09°-29'-57"W.
---	835	218.68'	N. 31°-23'-47.5"W.	7.15'	01°-52'-25"	S. 32°-20'-00"E. N. 30°-27'-35"W.
---	834	218.68'	S. 19°-58'-46"E.	79.55'	20°-57'-38"	N. 09°-29'-57"W. S. 30°-27'-35"E.
22-23	---	192.75'	S. 67°-33'-35.5"W.	147.90'	5°-07'-11"	N. 45°-00'-00"E. N. 89°-52'-49"W.
---	836	192.75'	S. 62°-10'-37"W.	113.85'	34°-21'-14"	N. 45°-00'-00"E. S. 79°-21'-14"W.
---	837	192.75'	S. 84°-44'-12.5"W.	36.16'	10°-45'-57"	N. 79°-21'-14"E. N. 89°-52'-49"W.
24-25	840	144.37'	N. 73°-06'-16.5"E.	84.49'	34°-01'-49"	S. 89°-52'-49"E. S. 56°-05'-22"W.
26-27	840	83.65'	S. 73°-12'-18.5"W.	49.24'	34°-13'-53"	N. 89°-40'-45"W. N. 56°-05'-22"E.

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 and the Winnebago County Planning and Zoning Committee.

WITNESS the hand and seal of said owners:

Dated this _____ day of _____, 1990.

In the Presence of: _____
Flanagan & Stauffer, a co-partnership

_____ Fintan M. Flanagan, a partner

_____ Robert E. Stauffer, a partner

_____ Carol Jean Flanagan, a partner

_____ Shirley L. Stauffer, a partner

_____ Fintan M. Flanagan, Trustee, a partner

_____ Robert E. Stauffer, Trustee, a partner

STATE OF WISCONSIN) SS
WINNEBAGO COUNTY)

Personally came before me this _____ day of _____, 1990, the above named Fintan M. Flanagan, Robert E. Stauffer, Carol Jean Flanagan and Shirley L. Stauffer, Partners of Flanagan & Stauffer, a co-partnership, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

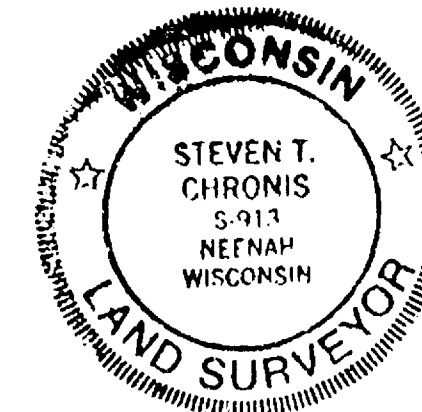
Notary Seal

Notary Public

My Commission Expires _____

Dated this 2nd day of April, 1990.

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



COMMON COUNCIL RESOLUTION:

Resolved, that SIXTH ADDITION TO WESTHAVEN a Subdivision in the City of Oshkosh, Fintan M. Flanagan, Robert E. Stauffer, Carol Jean Flanagan, Shirley L. Stauffer, 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 _____, 1990 affecting the lands included in the SIXTH ADDITION TO WESTHAVEN 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 special assessments as of _____, 1990 on any of the land included in the SIXTH ADDITION TO WESTHAVEN Subdivision.

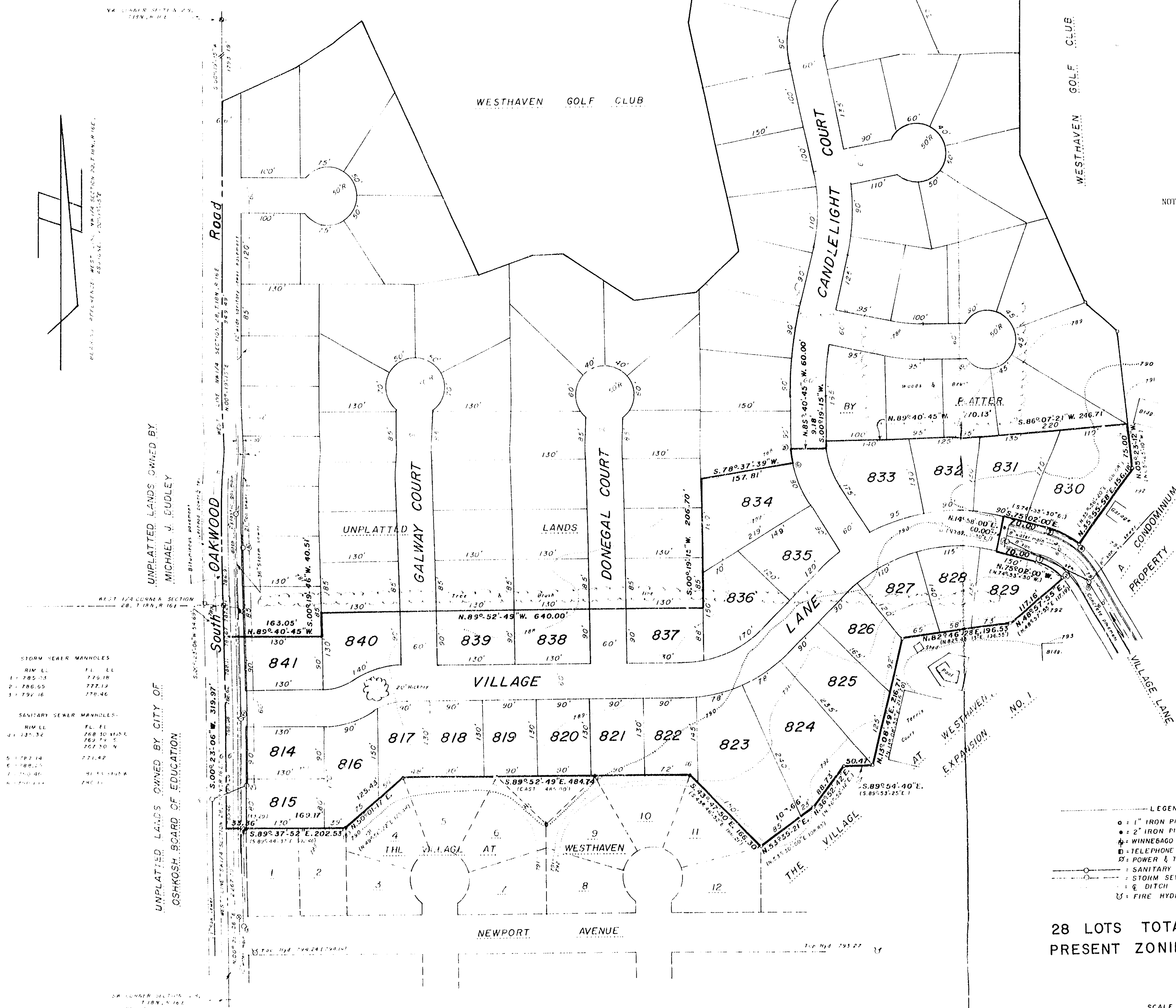
Date _____ City Finance Director - Ed Nokes

LOT AREAS

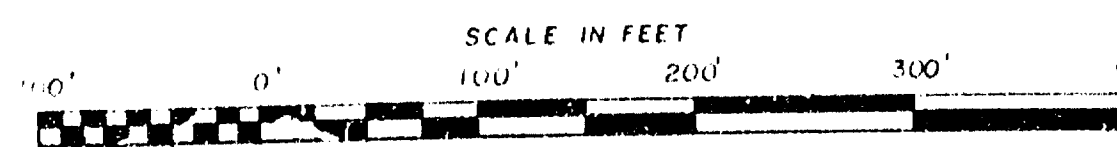
814 = 11,700 SQ. FT.	828 = 12,152 SQ. FT.
815 = 10,407 SQ. FT.	829 = 14,518 SQ. FT.
816 = 15,094 SQ. FT.	830 = 23,764 SQ. FT.
817 = 12,408 SQ. FT.	831 = 14,619 SQ. FT.
818 = 11,700 SQ. FT.	832 = 13,917 SQ. FT.
819 = 11,700 SQ. FT.	833 = 20,340 SQ. FT.
820 = 11,700 SQ. FT.	834 = 19,971 SQ. FT.
821 = 11,700 SQ. FT.	835 = 13,821 SQ. FT.
822 = 11,797 SQ. FT.	836 = 16,667 SQ. FT.
823 = 27,737 SQ. FT.	837 = 11,659 SQ. FT.
824 = 24,702 SQ. FT.	838 = 11,700 SQ. FT.
825 = 19,406 SQ. FT.	839 = 11,700 SQ. FT.
826 = 11,788 SQ. FT.	840 = 14,057 SQ. FT.
827 = 11,067 SQ. FT.	841 = 11,700 SQ. FT.

EXTERIOR BOUNDARY = 528,583 SQ. FT.

CURVE	LOT NO.	RADIUS	CHORD BEARING	"CURVE DATA"		TANGENT BEARINGS
				CHORD LENGTH	CENTRAL ANGLE	
1-2	829	90.22'	N. 58°-44'-33"W.	51.30'	42°-14'-11"	S. 42°-40'-49"E. N. 75°-02'-00"W.
3-4	830	132.22'	N. 60°-15'-00"W.	61.29'	24°-14'-40"	S. 24°-48'-20"E. N. 75°-02'-00"W.
5-6	---	218.65'	N. 00°-31'-13"W.	64.73'	11°-01'-36"	S. 00°-19'-11"E. S. 111°-23'-21"E.



28 LOTS TOTAL
PRESENT ZONING = R-3



EXTERIOR BOUNDARY DESCRIPTION:

A part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-eight (28), Township Eighteen (18) North, Range Sixteen (16) East, Thirteenth (13th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 1 Acres of land and being described by:

Commencing at the West Quarter (W $\frac{1}{4}$) Corner of said Section 28; thence S. 00°-23'-06"W. 54.69 feet, along the West line of the SW $\frac{1}{4}$ of said Section 28 to the true point of beginning; thence continue S. 00°-23'-06"W. 319.97 feet, along the West line of the SW $\frac{1}{4}$ of said Section 28; thence S. 89°-37'-52"E. 202.53 feet, along the North line of Lots 1 and 2 in the plat of The Village at Westhaven; thence N. 50°-01'-17"E. 125.43 feet, along the Northwesterly line of Lot 4 in the Village at Westhaven; thence S. 89°-52'-40"E. 484.74 feet, along the North line of Lots 5 and 10 and their extensions; thence S. 43°-47'-50"E. 166.30 feet, along the Northeast line of Lot 11 in the Village at Westhaven; thence Northeast along the Northwesterly line of The Village at Westhaven, a Condominium the following courses: N. 53°-35'-21"E. 108.66 feet; thence N. 36°-52'-42"E. 88.73 feet; thence S. 89°-54'-40"E. 50.47 feet; thence N. 13°-08'-49"E. 216.71 feet; thence N. 82°-46'-28"E. 196.53 feet; thence N. 48°-57'-55"E. 117.16 feet; thence Northwesterly 51.88 feet, along the arc of a curve to the left having a radius of 92.22 feet and the chord of which bears N. 58°-54'-54.5"W. 51.20 feet; thence N. 75°-02'-00"W. 70.00 feet; thence N. 14°-58'-00"E. 60.00 feet; thence S. 75°-02'-00"E. 70.00 feet; thence Southeasterly 61.71 feet, along the arc of a curve to the right having a radius of 152.22 feet and the chord of which bears S. 63°-25'-10"E. 61.29 feet; thence N. 35°-55'-58"E. 156.18 feet; thence N. 05°-23'-12"W. 75.00 feet, being the last course along The Village at Westhaven, a Condominium; thence S. 86°-07'-21"W. 246.71 feet; thence N. 89°-40'-45"W. 270.13 feet; thence S. 03°-19'-15"W. 9.18 feet; thence N. 49°-40'-45"W. 60.00 feet; thence Southerly 44.63 feet, along the arc of a curve to the left having a radius of 218.68 feet and the chord of which bears S. 05°-31'-33"E. 44.55 feet; thence S. 78°-37'-39"W. 157.81 feet; thence S. 00°-19'-15"W. 206.70 feet; thence N. 89°-52'-49"W. 640.00 feet; thence S. 00°-19'-46"W. 40.51 feet; thence N. 89°-40'-45"W. 163.05 feet to the true point of beginning.

The above described being subject to a Sanitary Sewer Easement recorded in Document No. 708032.

NOTES:

- 1.) Lot 830 should be serviced with sewer and water from the sewer and water mains in the Village at Westhaven, a condominium North of the present Village Lane.
- 2.) In the future additions lying North of Sixth Addition to Westhaven the storm sewer will have to flow North then cross the Golf Course and discharge into Sawyer Creek.

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

OWNERS: FLANAGAN & STAUFFER PARTNERSHIP
217 CEAPE AVENUE
OSHKOSH, WISCONSIN 54901
LINTAN M. FLANAGAN
ROBERT E. STAUFFER

APPROVING AUTHORITY: CITY OF OSHKOSH

OBJECTING AGENCIES: DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION AND THE WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE

"ITEMS TO BE PLACED ON FINAL PLAT"

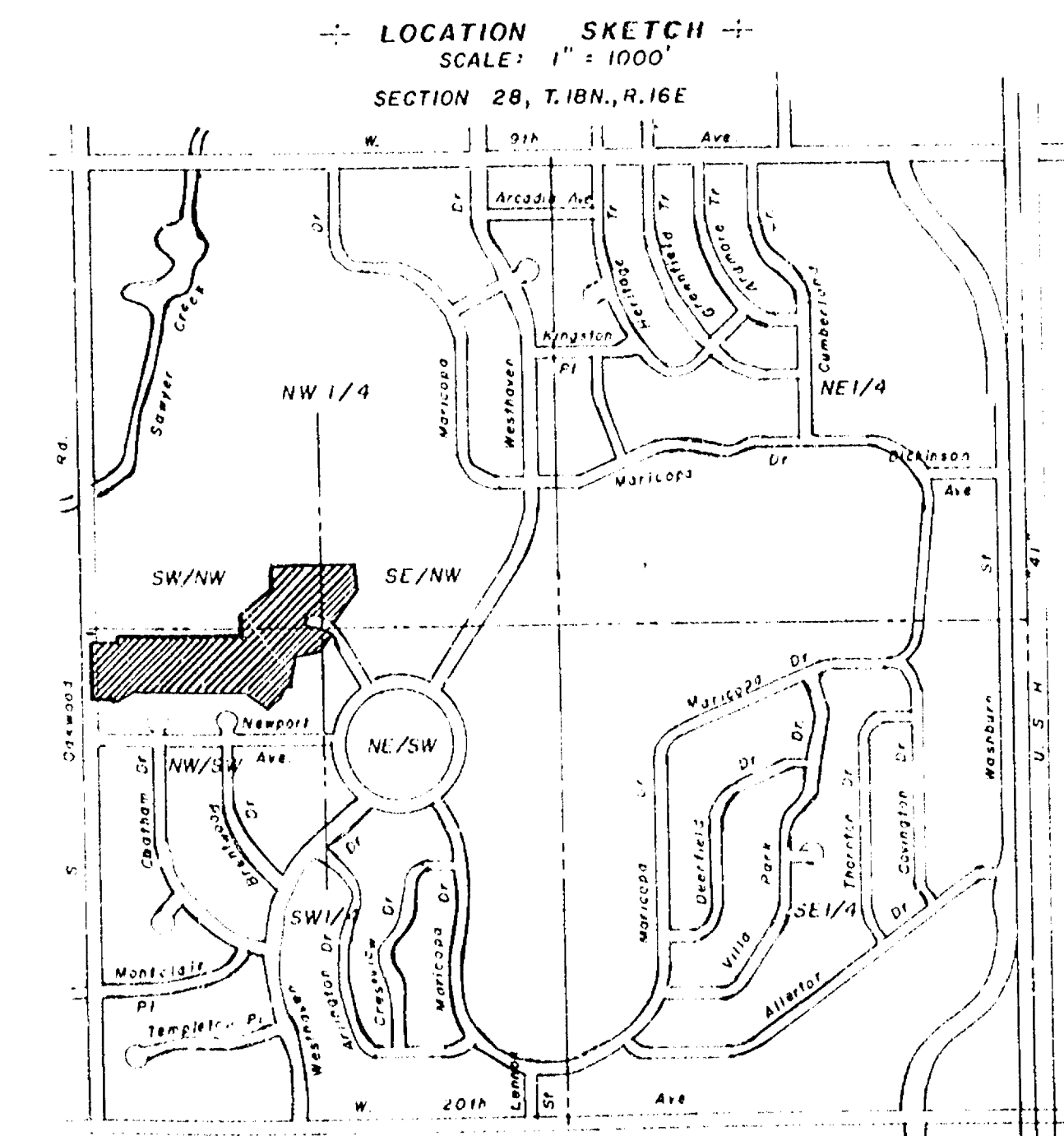
1. Pursuant to Section 30-65(c)(6) Proportionate Payment in Lieu of Dedication of City of Oshkosh, Subdivision Ordinance, a \$100.00 per unit fee shall be paid by the Owner/Agent prior to issuance of a Building Permit. The fee shall be used for neighborhood Park and Recreation Area purposes.
2. Pursuant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

SURVEYOR'S AFFIDAVIT:

I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have prepared the Preliminary Plat of the Sixth Addition to Westhaven 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 28th day of November, 1989.

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



PRELIMINARY PLAT of the SIXTH ADDITION TO WESTHAVEN located in the SW/NW, SE/NW, NW/SW and the NE/SW Section 28, T.18N., R.16E., 13th Ward, City of Oshkosh, Winnebago County, Wisconsin

SHEET NO.
1 of 1
FILE NO.
K- 352

DATE: November 28, 1989

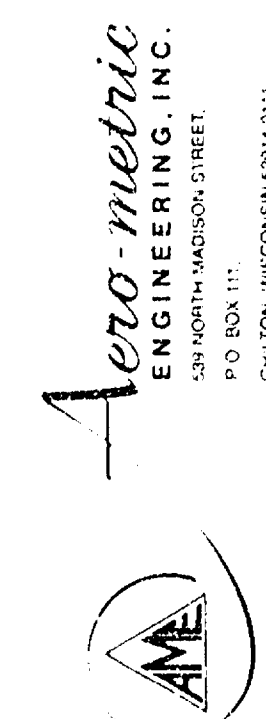
REVISIONS

DRAWN BY: Steven T. Chronis

CHECKED BY: _____

SCALE: 1" = 100'

NOTEBOOK 113 PAGE 1-18



Subdiv. City of Oshkosh Westhaven 6th addn