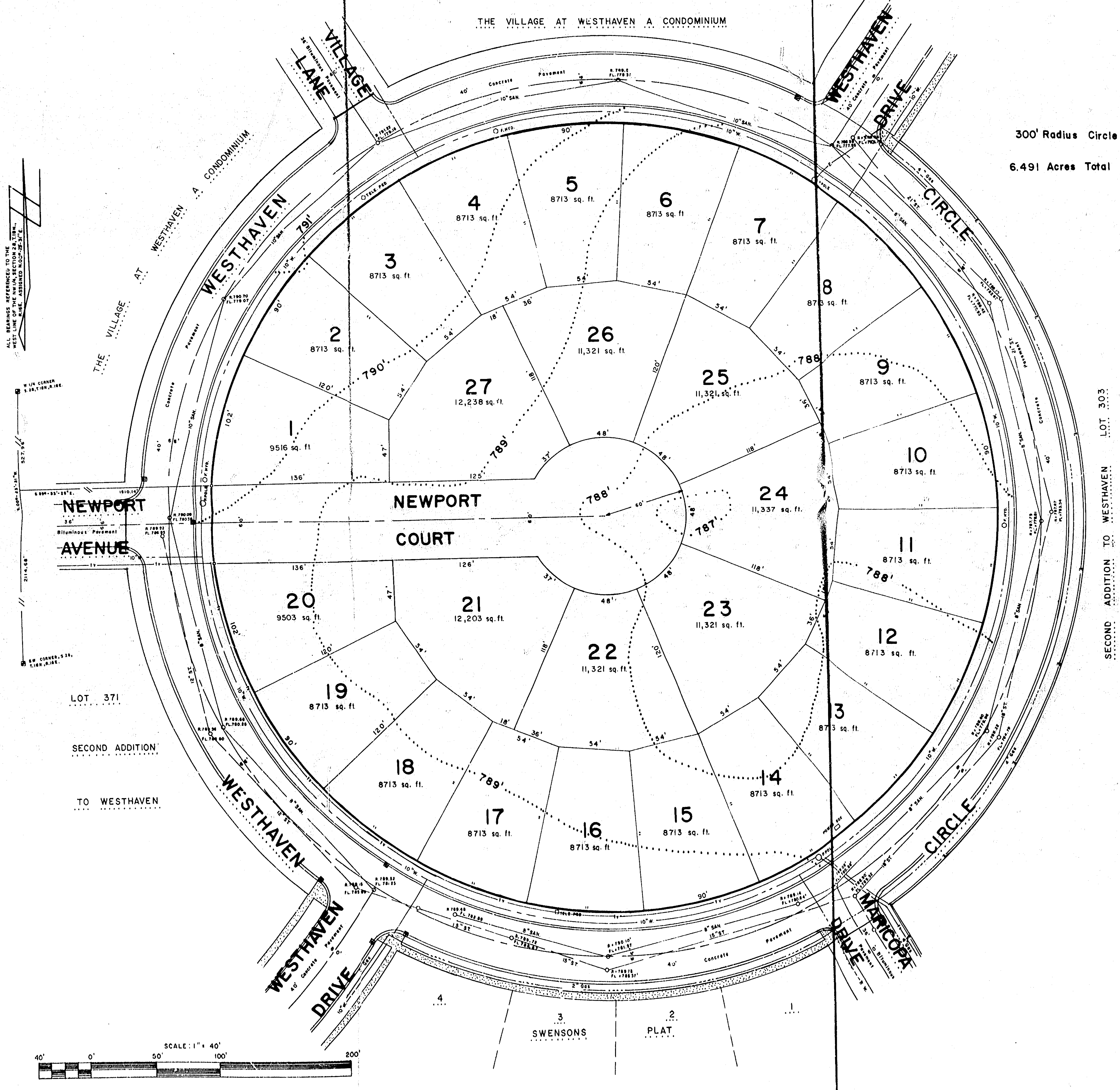




DESCRIPTION

All of Lot 373 in the Second Addition to Westhaven being a part of the NE1/4 of the SW1/4 of Section 28, T18N, R16E, City of Oshkosh, Winnebago County, Wisconsin.

SURVEYOR'S AFFIDAVIT:

I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Metric Engineering, Inc., certify that I have prepared the Preliminary Plat of WESTHAVEN CIRCLE 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 30th day of June, 1988.

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

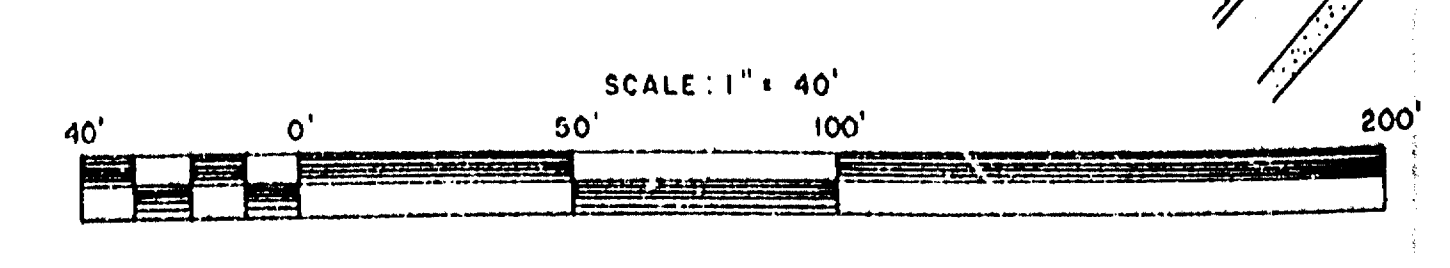
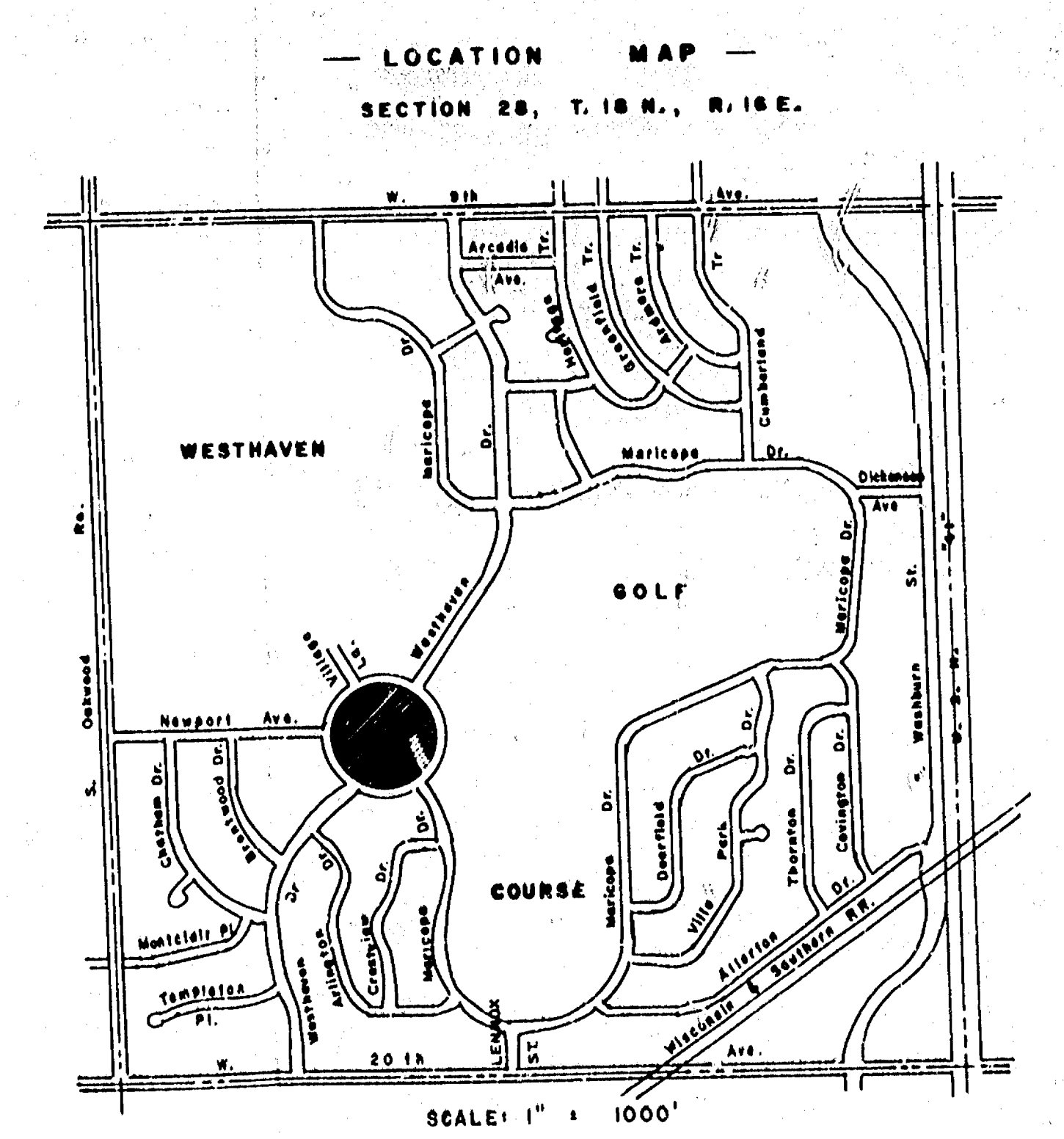
SURVEYOR: STEVEN T. CHRONIS
METRIC ENGINEERING, INC.
539 N. MADISON STREET
CHILLTON, WI 53014
800/472-5313

OWNER & SUBDIVIDER: FLANAGAN & STAUFFER, A CO-PARTNERSHIP
C/O ATTORNEY PIRHAN M. FLANAGAN
217 CEAPE AVENUE
OSHKOSH, WI 54901

APPROVING AUTHORITY: CITY OF OSHKOSH

OBJECTING AGENCIES: DEPARTMENT OF DEVELOPMENT AND THE WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE

- "ITEMS TO BE PLACED ON FINAL PLAT"
- 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.
 - Pursuant to Section 30-69(II) 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.
- Elevations are based on City of Oshkosh datum.



DATE: JUNE 22, 1988	REVISIONS	AERO-METRIC ENGINEERING, INC. PHOTOGRAMMETRIC ENGINEERS LAND SURVEYORS 1091 SOUTH WASHBURN STREET OSHKOSH, WISCONSIN	
	DRAWN BY T.M. KROMM		
	CHECKED BY S.T. CHRONIS		
	SCALE 1" = 40'		
PRELIMINARY PLAT OF WESTHAVEN CIRCLE BEING ALL OF LOT 373, SECOND ADDITION TO WESTHAVEN, 13th WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.			SHEET NO. 1 OF 1
			FILE NO. K-310

Subdiv. City of Oshkosh Westhaven Circle

WESTHAVEN CIRCLE

BEING A PART OF THE NE1/4 OF THE SW1/4 OF SECTION 28, T.18N., R.16E.,
ALL OF LOT 373 IN THE SECOND ADDITION TO WESTHAVEN, 13th WARD,
CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

THE VILLAGE AT WESTHAVEN A CONDOMINIUM

PARKS DEDICATION FEE

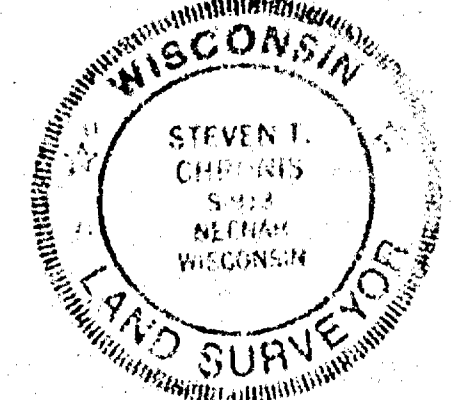
Pursuant to Section 30-65(c)(6) Proportionate Payment in Lieu of Dedication of the City of Oshkosh, Subdivision Ordinance, a \$100.00 per unit fee shall be paid by the Owner/Agent prior to issuance of a Building Permit. The fee shall be used for neighborhood Park and Recreation Area purposes.

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 WESTHAVEN CIRCLE, being located in the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-seven (27), Township Eighteen (18) North, Range Sixteen (16) East and being all of Lot 373 in the Second Addition to Westhaven, Thirteenth (13th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 6.491 Acres of 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 (W1/4) Corner of said Section 28; thence S.00°-23'-31"W. 327.96 feet; thence S.89°-53'-25"E. 1510.14 feet to the True Point of Beginning; thence clockwise 1884.95 feet along the Arc of a Curve to the Right having a 300.00 foot Radius 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 Oshkosh in surveying, dividing, and mapping the same.

Dated this 7th day of November, 1988.

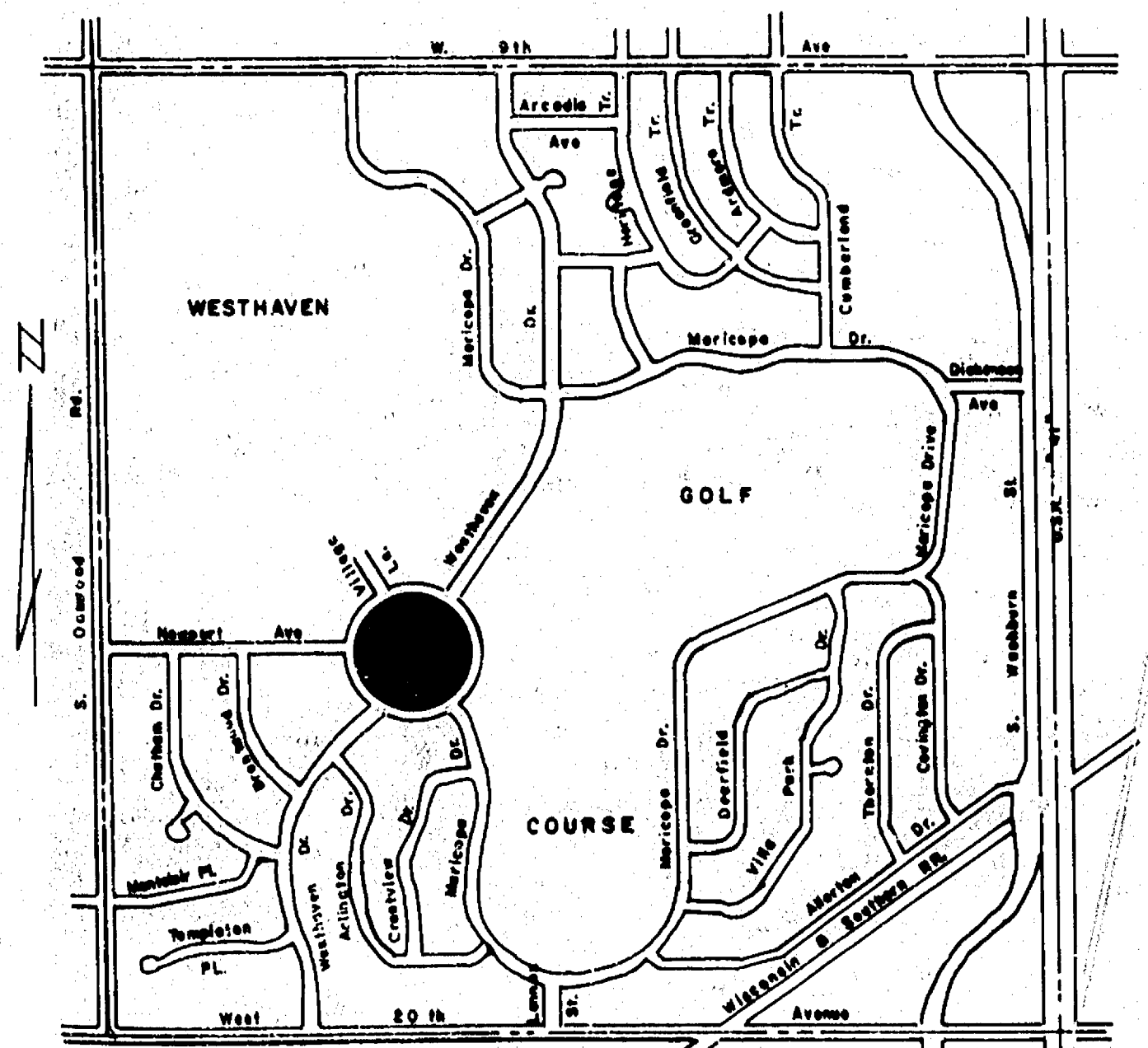
Steven T. Chronis
Wisconsin Registered Land Surveyor, S-0913
Steven T. Chronis



COVENANT

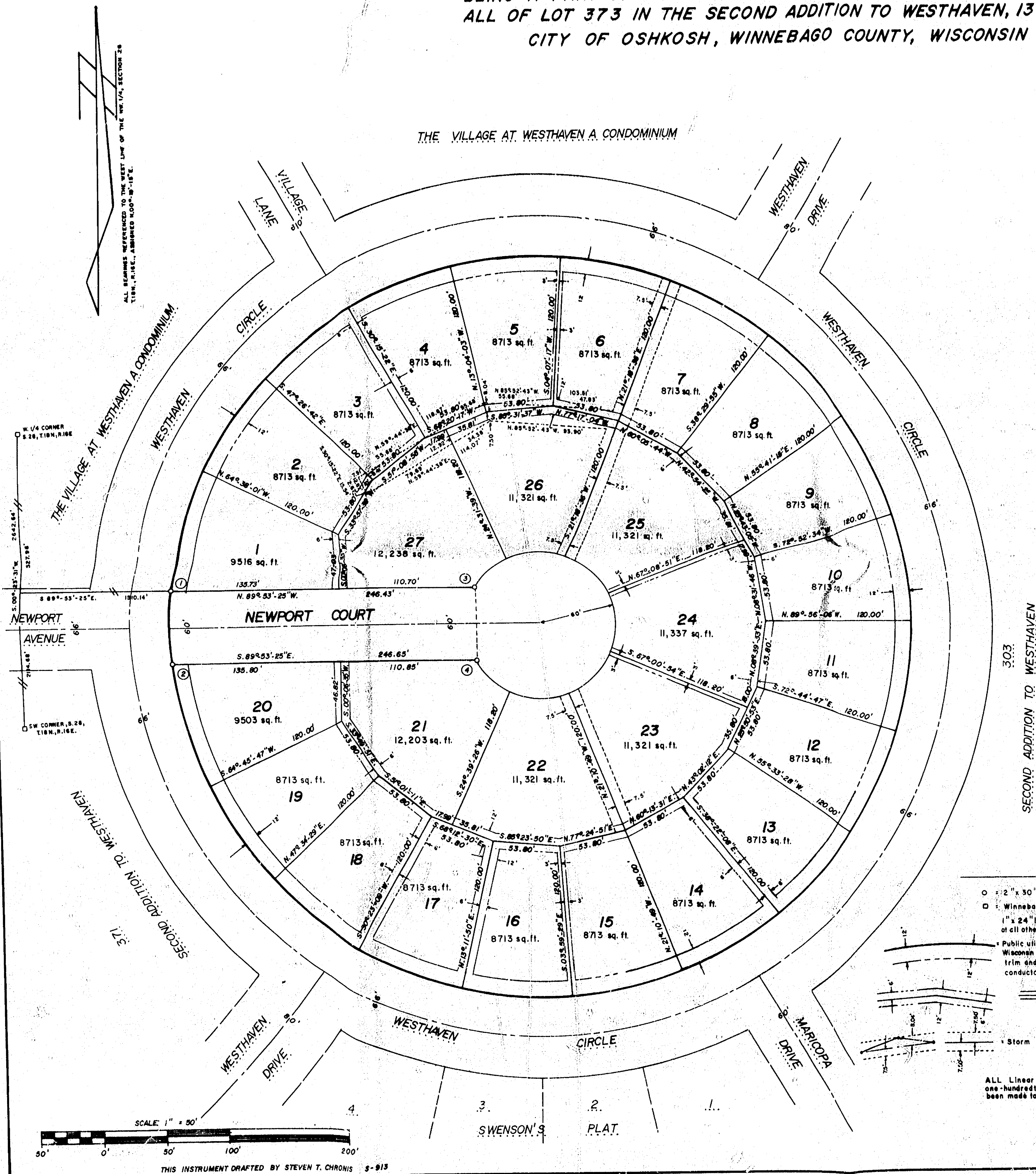
Pursuant to Section 30-69(H) of the City of Oshkosh Subdivision Ordinance, upon final grading, the developer and/or owner shall comply with the approved storm drainage and grading plan as submitted to the Department of Public Works.

LOCATION MAP
SECTION 28, T.18N., R.16E.



SCALE: 1" = 1000'

SHEET 1 of 2



LEGEND

- = 2" x 30" iron pipe weighing 3.65 lbs. / lineal foot set
- = Winnebago County Bernsten Monument
- = 1" x 24" iron pipe weighing 1.68 lbs. / lineal foot set at all other lot corners.
- = Public utility easement to Wisconsin Public Service Corp. Wisconsin Telephone Co. and Cable TV. With the right to trim and keep trimmed all trees within 5' of all conductors.
- = Storm sewer easement.

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.

Subdiv. City of Oshkosh Westhaven Circle

WESTHAVEN CIRCLE

13th WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISC.

"CURVE DATA"								
CURVE	LOT NO.	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	TANGENT BEARINGS	
1-2	---	300.00'	N.00°-03'-53.5"E.	60.00'	348°-31'-17"	1824.86'	S.05°-40'-28"E.	N.05°-48'-15"E.
---	Newport Cr.	300.00'	N.00°-03'-53.5"E.	60.00'	11°-28'-43"	60.10'	S.05°-40'-28"E.	N.05°-48'-15"E.
---	1	300.00'	N.15°-35'-07"E.	101.93'	19°-33'-44"	102.43'	S.05°-48'-15"W.	N.25°-21'-59"E.
---	2	300.00'	N.33°-57'-38.5"E.	89.66'	17°-11'-19"	90.00'	S.25°-21'-59"W.	N.42°-33'-18"E.
---	3	300.00'	N.51°-08'-58"E.	89.66'	17°-11'-20"	90.00'	S.42°-33'-18"W.	N.59°-44'-38"E.
---	4	300.00'	N.68°-20'-17.5"E.	89.66'	17°-11'-19"	90.00'	S.59°-44'-38"W.	N.76°-55'-57"E.
---	5	300.00'	N.85°-31'-37"E.	89.66'	17°-11'-20"	90.00'	S.76°-55'-57"W.	S.85°-52'-43"E.
---	6	300.00'	S.77°-17'-03.5"E.	89.66'	17°-11'-19"	90.00'	N.85°-52'-43"W.	S.68°-41'-24"E.
---	7	300.00'	S.60°-05'-44.5"E.	89.66'	17°-11'-19"	90.00'	N.68°-41'-24"W.	S.51°-30'-05"E.
---	8	300.00'	S.42°-54'-25"E.	89.66'	17°-11'-20"	90.00'	N.51°-30'-05"W.	S.34°-18'-45"E.
---	9	300.00'	S.25°-43'-05.5"E.	89.66'	17°-11'-19"	90.00'	N.34°-18'-45"W.	S.17°-07'-26"E.
---	10	300.00'	S.08°-31'-46"E.	89.66'	17°-11'-20"	90.00'	N.17°-07'-26"W.	S.00°-03'-54"W.
---	11	300.00'	S.08°-39'-33.5"W.	89.66'	17°-11'-19"	90.00'	N.00°-03'-54"E.	S.17°-15'-13"W.
---	12	300.00'	S.25°-50'-52.5"W.	89.66'	17°-11'-19"	90.00'	N.17°-15'-13"E.	S.34°-26'-32"W.
---	13	300.00'	S.43°-02'-12"W.	89.66'	17°-11'-20"	90.00'	N.34°-26'-32"E.	S.51°-37'-52"W.
---	14	300.00'	S.60°-13'-31.5"W.	89.66'	17°-11'-19"	90.00'	N.51°-37'-52"E.	S.68°-49'-11"W.
---	15	300.00'	S.77°-24'-51"W.	89.66'	17°-11'-20"	90.00'	N.68°-49'-11"E.	S.86°-00'-31"W.
---	16	300.00'	N.85°-23'-49.5"W.	89.66'	17°-11'-19"	90.00'	N.86°-00'-31"E.	N.76°-48'-10"W.
---	17	300.00'	N.68°-12'-30.5"W.	89.66'	17°-11'-19"	90.00'	S.76°-48'-10"E.	N.59°-36'-51"W.
---	18	300.00'	N.51°-01'-11"W.	89.66'	17°-11'-20"	90.00'	S.59°-36'-51"E.	N.42°-25'-31"W.
---	19	300.00'	N.33°-49'-52"W.	89.66'	17°-11'-18"	90.00'	S.42°-25'-31"E.	N.25°-14'-13"W.
---	20	300.00'	N.15°-27'-20.5"W.	101.93'	19°-33'-45"	102.43'	S.25°-14'-13"E.	N.05°-40'-28"W.
---	---	300.00'	---	---	360°-00'-00"	1884.96'	---	---
3-4	---	60.00'	S.00°-03'-52"E.	60.00'	299°-59'-58"	314.16'	N.29°-51'-09"E.	S.30°-08'-53"E.
---	21	60.00'	S.47°-44'-43.5"E.	36.28'	35°-11'-41"	36.86'	N.30°-08'-53"W.	S.65°-20'-34"E.
---	22	60.00'	S.88°-15'-41.5"E.	46.73'	45°-50'-15"	48.00'	N.65°-20'-34"W.	N.68°-49'-11"E.
---	23	60.00'	N.45°-54'-08.5"E.	46.73'	45°-50'-05"	48.00'	S.68°-49'-11"W.	N.22°-59'-06"E.
---	24	60.00'	N.00°-03'-58.5"E.	46.73'	45°-50'-15"	48.00'	S.22°-59'-06"W.	N.22°-51'-09"W.
---	25	60.00'	N.45°-46'-16.5"W.	46.73'	45°-50'-15"	48.00'	S.22°-51'-09"E.	N.68°-41'-24"W.
---	26	60.00'	S.88°-23'-28.5"W.	46.73'	45°-50'-15"	48.00'	S.68°-41'-24"E.	S.65°-28'-21"W.
---	27	60.00'	S.47°-39'-45"W.	36.70'	35°-37'-12"	37.30'	N.65°-28'-21"E.	S.29°-51'-09"W.
---	Street	60.00'	S.00°-08'-52"E.	60.00'	60°-00'-02"	62.83'	N.29°-51'-09"E.	S.30°-08'-53"W.
---	---	60.00'	---	---	360°-00'-00"	376.99'	---	---

COMMON COUNCIL RESOLUTION:

Resolved, that the plat of WESTHAVEN CIRCLE 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.

Approved _____
Date _____ Common Council Representative

Signed _____
Date _____ 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

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 land included in the PLAT OF WESTHAVEN CIRCLE.

Date _____ City Finance Director - Ed Nokes

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, Winnebago County Planning and Zoning Committee.

WITNESS the hand and seal of said owners:

Dated this _____ day of _____, 1988.

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)
WINNEBAGO COUNTY) SS

Personally came before me this _____ day of _____, 1988, 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 _____

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 _____, 1988, affecting the lands included in the PLAT OF WESTHAVEN CIRCLE.

Date _____ County Treasurer - Ruth H. Bradley

Dated this 7th day of November 1988.

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

