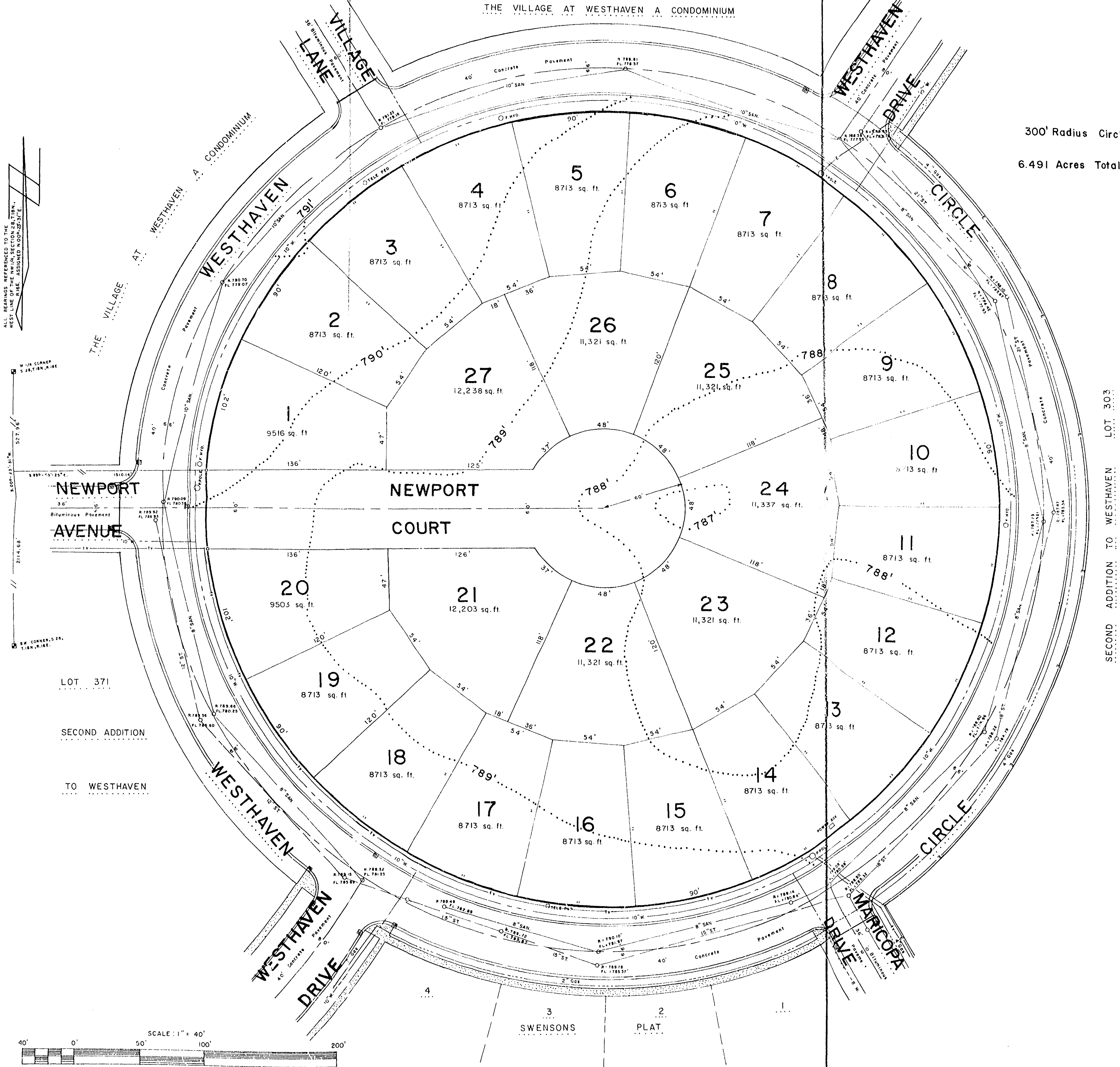




THE VILLAGE AT WESTHAVEN A CONDOMINIUM

300' Radius Circle  
6.491 Acres Total

DATE - JUNE 22, 1988

REVISIONS

DRAWN BY T.M. KROMM

CHECKED BY S.T. CHRONIS

SCALE 1" = 40'

NOTEBOOK

DESCRIPTION

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

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 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 5-59913  
Steven T. Chronis

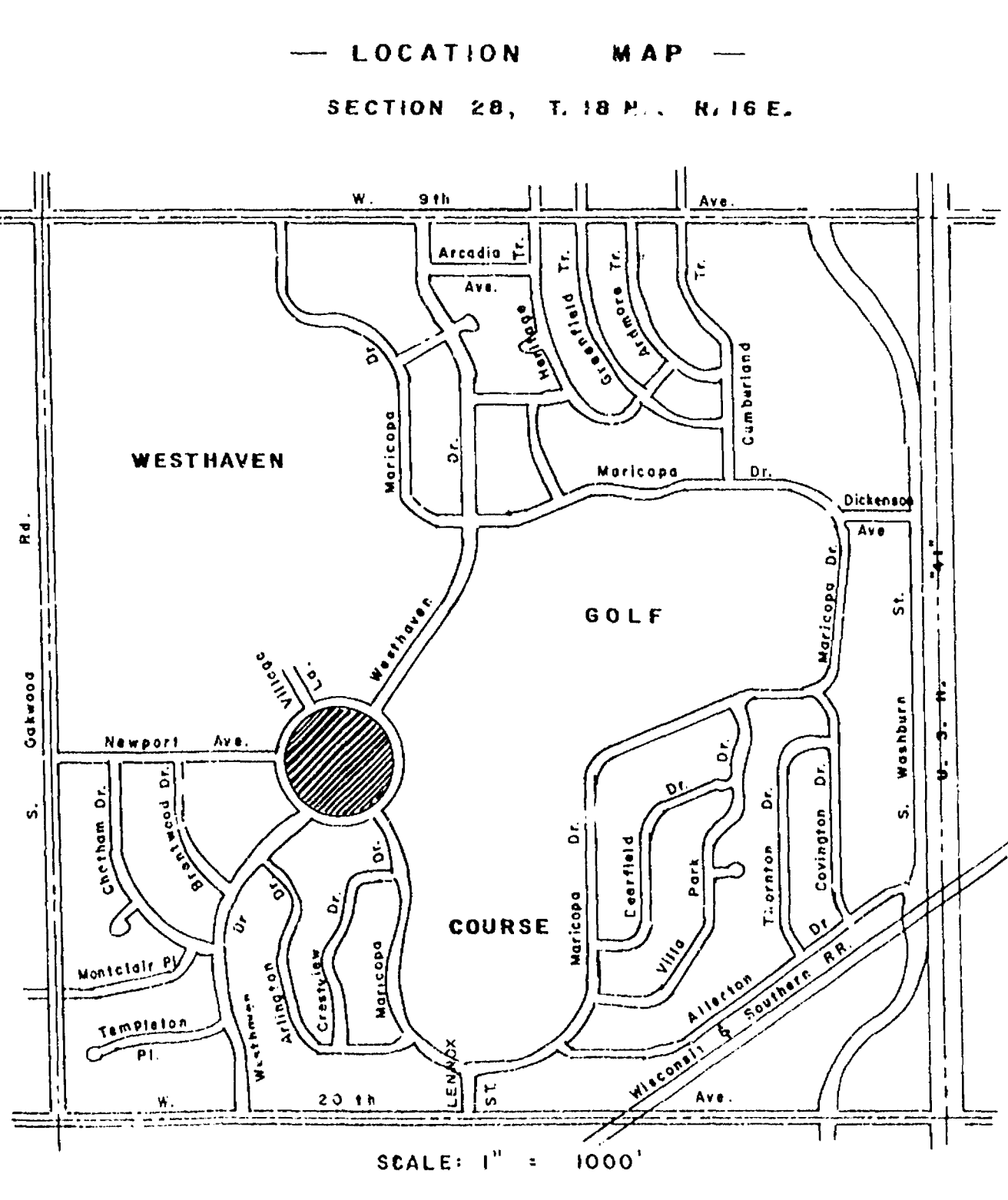
SUR'OR: STEVEN T. CHRONIS  
AERO-METRIC ENGINEERING, INC.  
539 N. MADISON STREET  
CHILTON, WI 53014  
800/472-5313

OWNER & SUBDIVIDER: FLANAGAN & STAUFER, A CO-PARTNERSHIP  
C/O ATTORNEY ELSTAN M. FLANAGAN  
217 CLARE 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(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.
- Elevations are based on City of Oshkosh datum.



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

## 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.

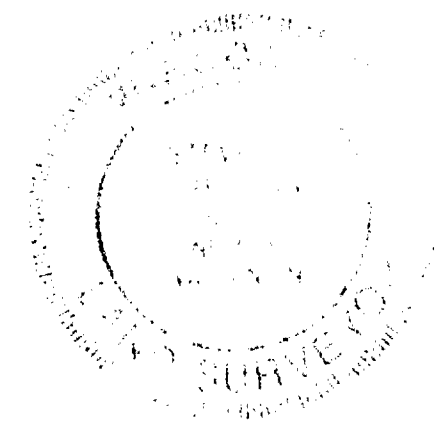
That I have made such Survey, Land Division and Plat by the direction of Fintan M. Flanagan, an owner of said land and being described by: Commencing at the West Quarter (W1/4) Corner of said Section 28; thence S.00°-23'-31"W. 527.96 feet; thence S.89°-53'-25"E. 1510.14 feet to the True Point of Beginning; 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 17th day of November, 1988.

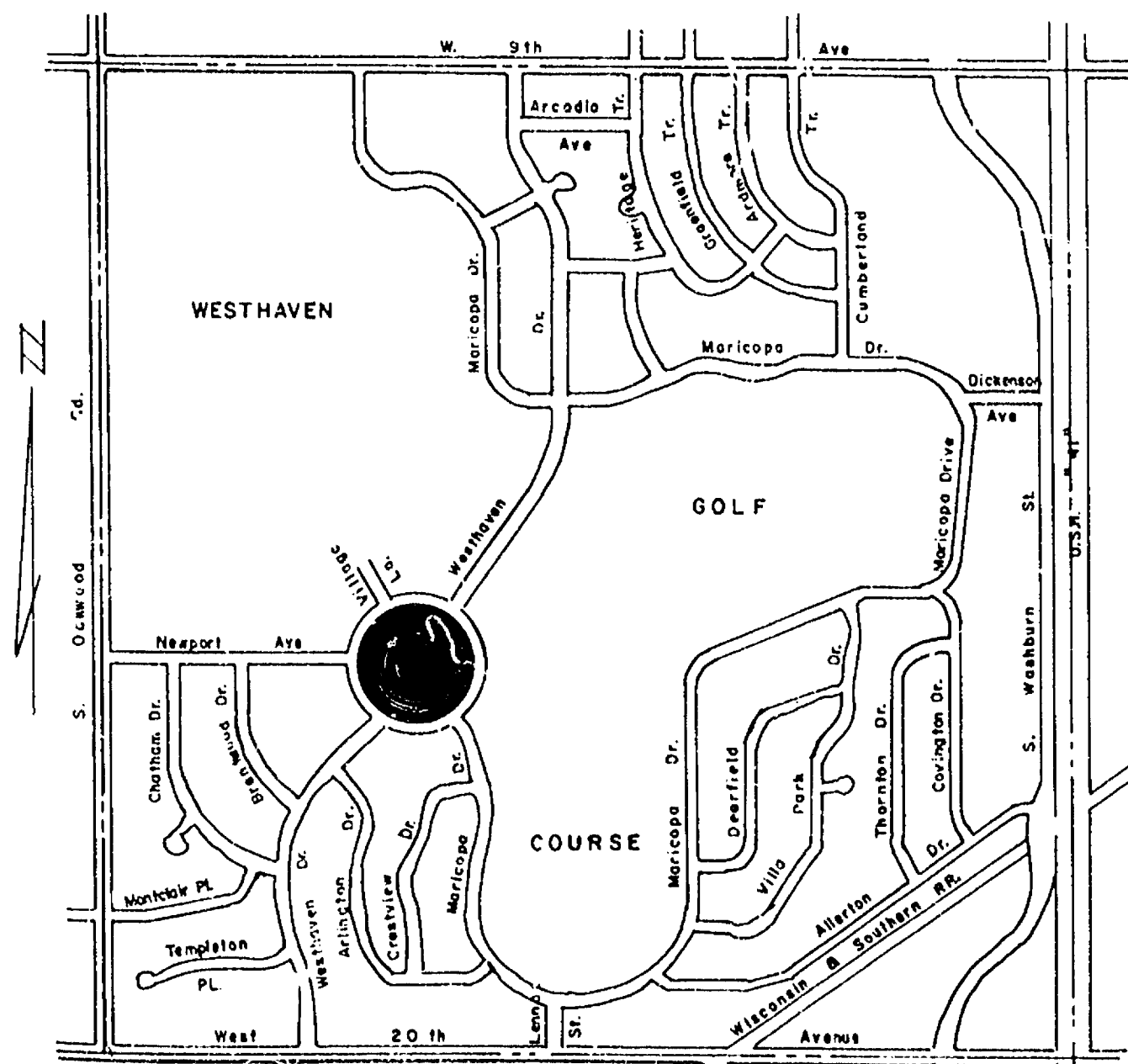
*Steven T. Chronis*  
Wisconsin Registered Land Surveyor, S-0913  
Steven T. Chronis



## COVENANT

Pursuant to Section 30-69(II) 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.

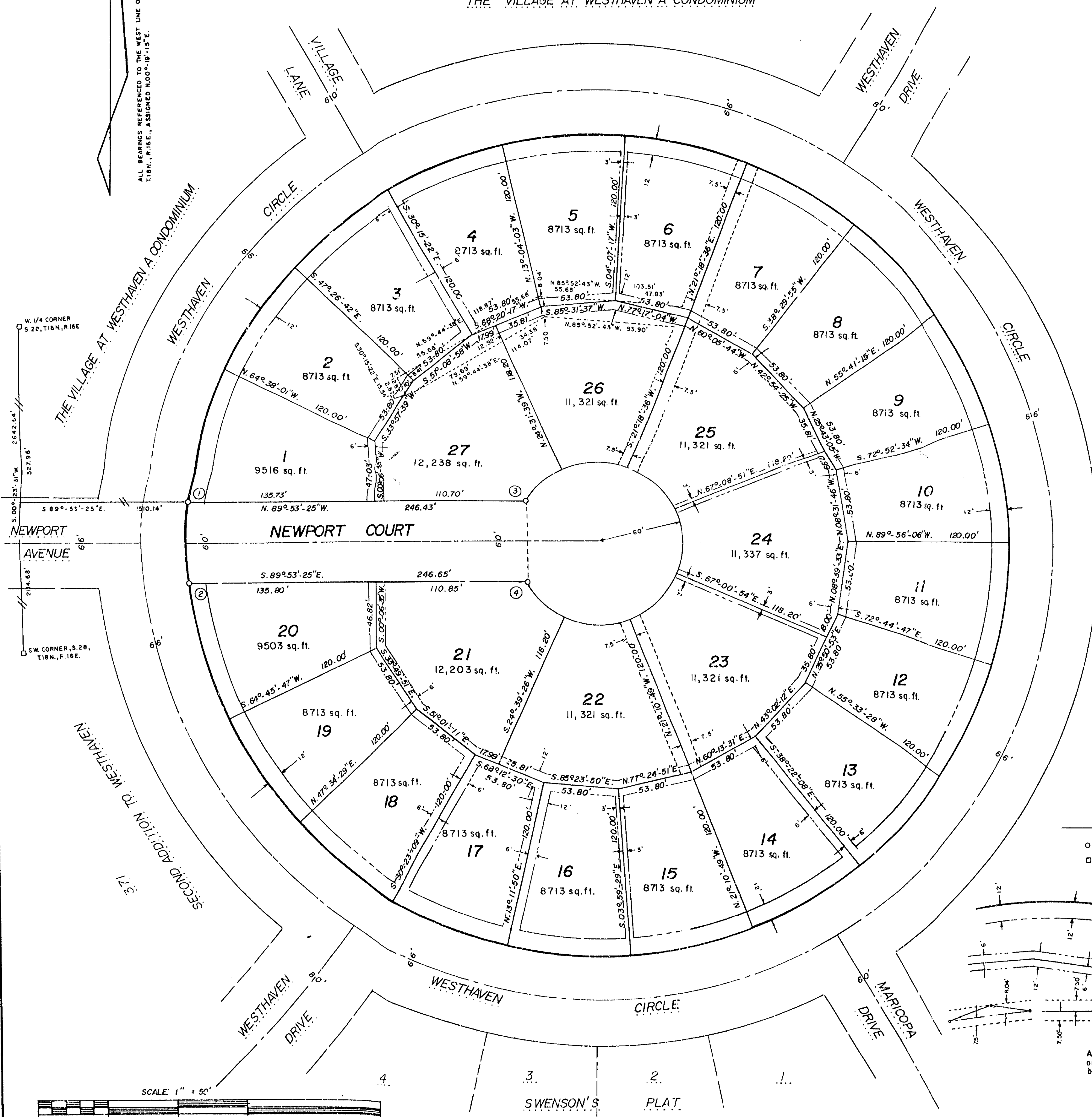
LOCATION MAP  
SECTION 28, T. 18 N., R. 16 E.



SCALE: 1" = 1000'

SHEET 1 of 2

THE VILLAGE AT WESTHAVEN A CONDOMINIUM



SECOND ADDITION TO WESTHAVEN

## 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.

SCALE: 1" = 50'

THIS INSTRUMENT DRAFTED BY STEVEN T. CHRONIS S-913

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 Ct. | 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. | 39.66'       | 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°-08'-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

