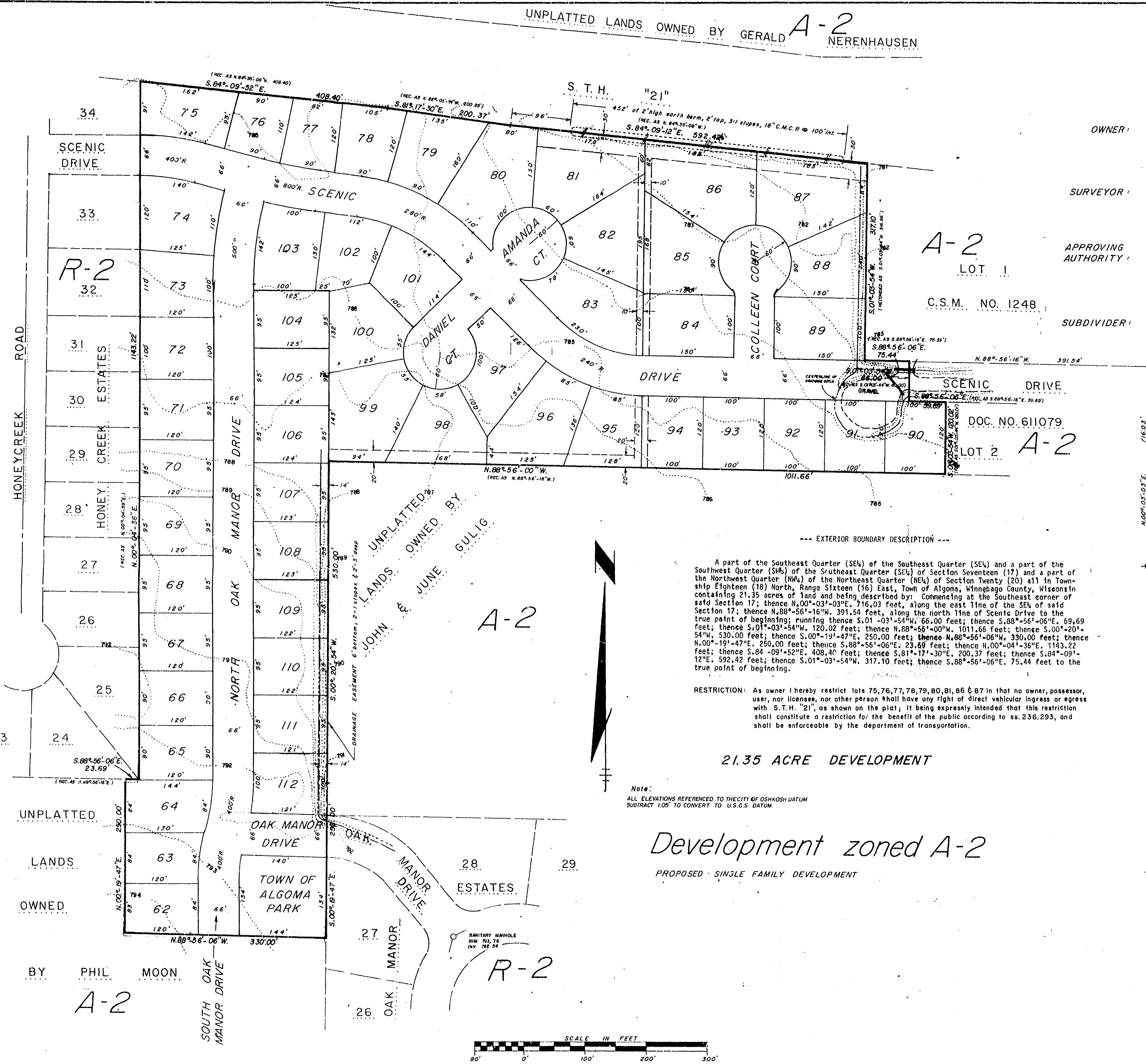




OWNER: JOHN S. SMITH, ROBERT F. JANSEN & BETTY J. JANSEN
doing business as OAK MANOR ESTATES; a CO-PARTNERSHIP.
4590 BELL HAVEN LANE, OSHKOSH, WISCONSIN 54901

SURVEYOR: STEVEN T. CHRONIS; W.R.L.S-0913
539 North MADISON STREET, CHILTON, WISCONSIN 53014

APPROVING AUTHORITY: TOWN OF ALGOMA, DEPARTMENT OF
DEVELOPMENT, CITY OF OSHKOSH,
WINNEBAGO COUNTY PLANNING & ZONING DEPARTMENT AND
DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS
AND TRANSPORTATION SERVICES

SUBDIVIDER: OAK MANOR ESTATES
4590 BELL HAVEN LANE
OSHKOSH, WISCONSIN 54901

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
FIRST ADDITION TO OAK MANOR ESTATES AND THAT IT
IS A CORRECT REPRESENTATION OF ALL THE EXISTING
LAND DIVISIONS AND FEATURES AND THAT I HAVE FULLY
COMPLIED WITH SECTION 5.0 OF THE LAND SUBDIVISION
ORDINANCE OF WINNEBAGO COUNTY.

Steven T. Chronis
WISCONSIN REGISTERED LAND SURVEYOR, S-0913
STEVEN T. CHRONIS
Dated this 9th day of May, 1986.
Revised this 27th day of June, 1986.



A part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) and a part of the
Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Seventeen (17) and a part of
the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Twenty (20) all in Town-
ship Eighteen (18) North, Range Sixteen (16) East, Town of Algoma, Winnebago County, Wisconsin
containing 21.35 acres of land and being described by: Commencing at the Southeast corner of
said Section 17; thence N.00°-03'-03"E, 716.03 feet, along the east line of the SE1/4 of said
Section 17; thence N.88°-56'-16"W, 391.54 feet, along the north line of Scenic Drive to the
true point of beginning; running thence S.01°-03'-54"W, 66.00 feet; thence S.88°-56'-06"E, 69.69
feet; thence S.01°-03'-54"W, 120.02 feet; thence N.88°-56'-00"W, 1011.66 feet; thence S.00°-20'-
54"W, 530.00 feet; thence S.00°-19'-47"E, 250.00 feet; thence N.88°-56'-06"W, 330.00 feet; thence
N.00°-19'-47"E, 250.00 feet; thence S.88°-56'-06"E, 23.69 feet; thence N.00°-04'-36"E, 1143.22
feet; thence S.84°-09'-52"E, 408.40 feet; thence S.81°-17'-30"E, 200.37 feet; thence S.84°-09'-
12"E, 592.42 feet; thence S.01°-03'-54"W, 317.10 feet; thence S.88°-56'-06"E, 75.44 feet to the
true point of beginning.

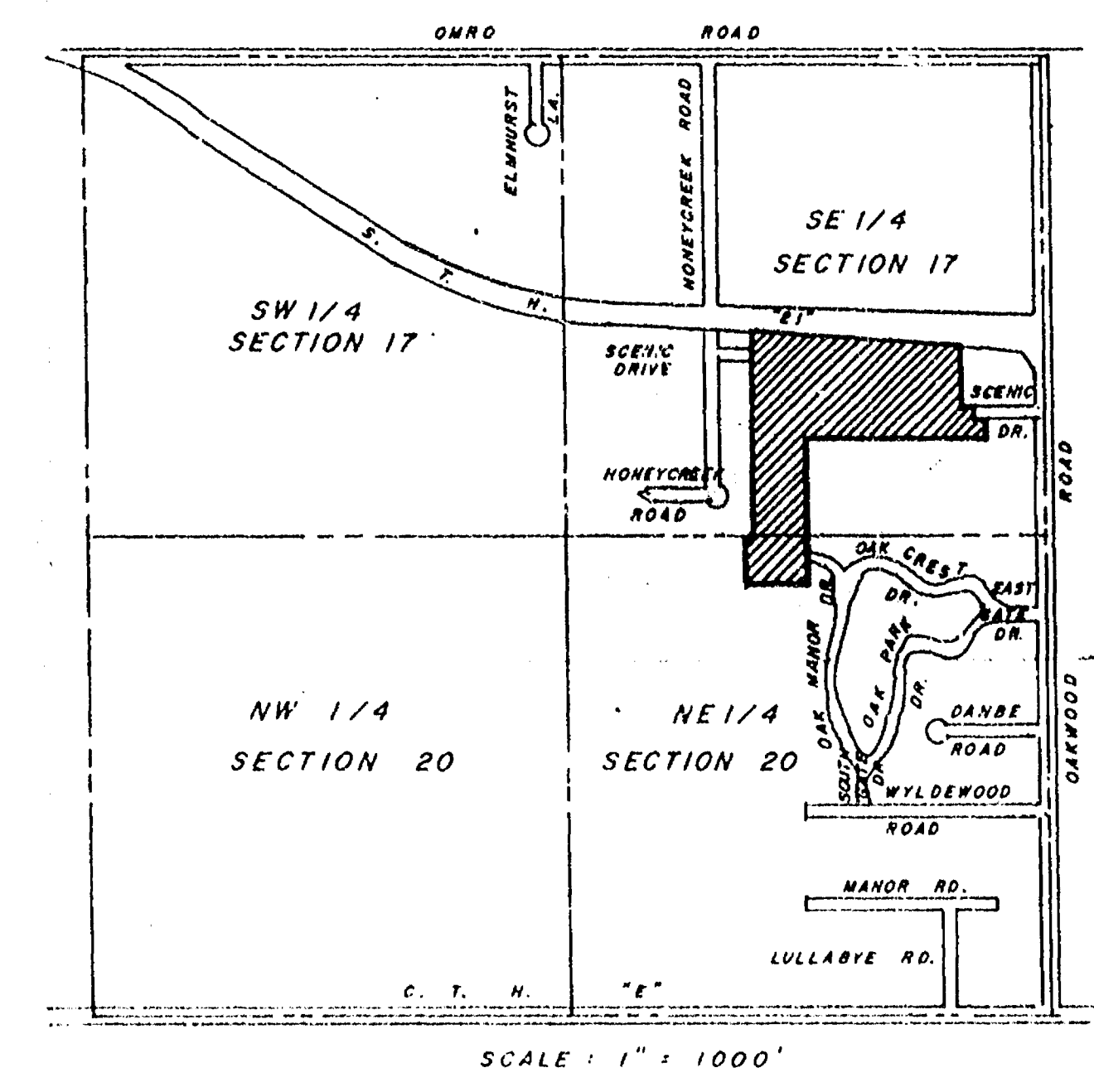
RESTRICTION: As owner I hereby restrict lots 75,76,77,78,79,80,81,86 & 87 in that no owner, possessor,
user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress
with S.T.H. "21", as shown on the plat; it being expressly intended that this restriction
shall constitute a restriction for the benefit of the public according to ss.236.293, and
shall be enforceable by the department of transportation.

21.35 ACRE DEVELOPMENT

Note:
ALL ELEVATIONS REFERENCED TO THE CITY OF OSHKOSH DATUM
SUBTRACT 1.05 TO CONVERT TO U.S.G.S. DATUM.

Development zoned A-2
PROPOSED SINGLE FAMILY DEVELOPMENT

LOCATION SKETCH
SOUTH 1/2 SECTION 17 & NORTH 1/2 SECTION 20
T.18 N., R.16 E.



17-18-16 (1)

DATE	
REVISIONS	
DRAWN BY: S.T. CHRONIS	
CHECKED BY:	
SCALE: 1" = 80'	

AERO-METRIC ENGINEERING, INC.
PHOTOGRAMMETRIC ENGINEERS
LAND SURVEYORS
1081 SOUTH WASHBURN STREET
OSHKOSH, WISCONSIN

PRELIMINARY PLAT of the FIRST ADDITION TO OAK
MANOR ESTATES — BEING A PART OF THE NW1/4 of the NE1/4
of SECTION 20, the SW1/4 of the SE1/4 & the SE1/4 of the SE1/4 of
SECTION 17, T.18N., R.16E., TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN

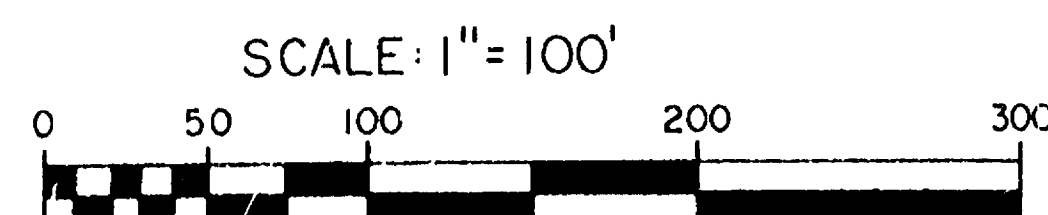
SHEET NO.	1 of 1
FILE NO.	K-227

THIS INSTRUMENT DRAFTED BY STEVEN T. CHRONIS

DESIGN PRODUCTS CO.



NORTH IS REFERENCED TO THE NORTH
LINE OF THE SOUTHWEST 1/4 OF
SECTION 17, T18N, R16E WHICH IS
ASSUMED TO BEAR N89°59'07"E



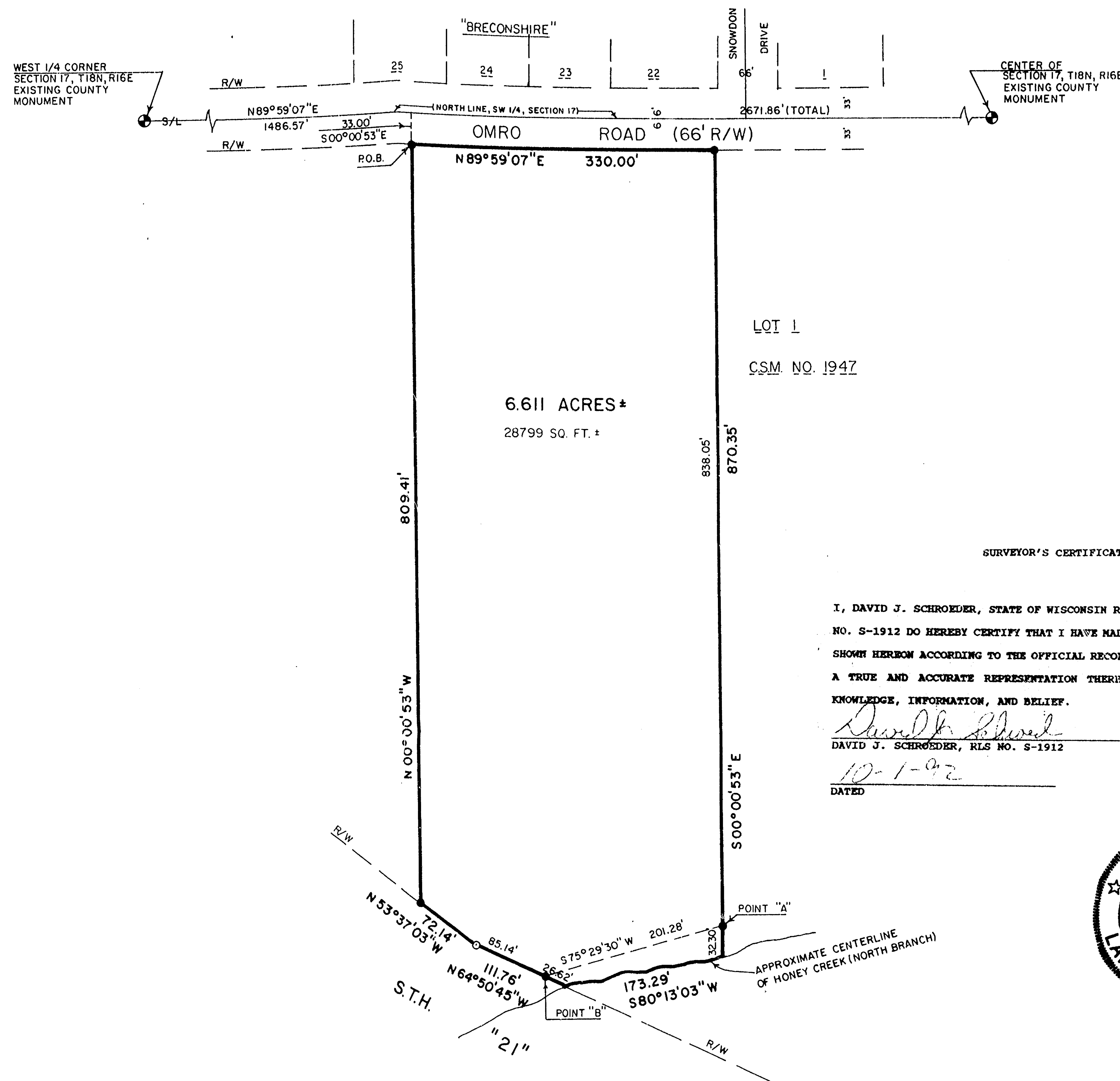
LEGEND

- 3/4" STEEL REBAR SET (24" LONG, 1,502 LBS/LIN. FT.)
- EXISTING 3/4" REBAR SURVEY MONUMENT
- S/L DENOTES SECTION LINE
- R/W DENOTES RIGHT-OF-WAY LINE

DESCRIPTION FOR: RON JONES
PROPERTY SOUTH OF OMRO ROAD, OSHKOSH

ALL THAT PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 17, T18N, R16E, TOWN
OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN BEING BOUNDED AND DESCRIBED
AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 17,
T18N, R16E; THENCE N89°59'07"E, ALONG THE NORTH LINE OF THE SW 1/4 OF
SAID SECTION 17, T18N, R16E, BEING ALSO THE CENTERLINE OF OMRO
ROAD, 1486.57 FEET; THENCE S0°00'53"E, 33.00 FEET TO THE SOUTHERLY
RIGHT-OF-WAY OF OMRO ROAD AND THE POINT OF REAL BEGINNING; THENCE
N89°59'07"E ALONG THE SAID SOUTHERLY RIGHT-OF-WAY OF OMRO ROAD,
330.00 FEET; THENCE S0°00'53"E, 838.05 TO A 3/4 INCH REBAR MEANDER
POINT KNOWN AS POINT "A"; THENCE CONTINUING S0°00'53"E, 32.30 FEET
MORE OR LESS TO THE CENTERLINE OF HONEY CREEK; THENCE SOUTHWESTERLY
ALONG THE CENTERLINE OF HONEY CREEK 173 FEET, MORE OR LESS; THENCE
N64°50'45"W, 26.62 FEET, MORE OR LESS ALONG THE NORTHERLY RIGHT-OF-
WAY OF S.T.H. 21, TO A 3/4 INCH REBAR MEANDER POINT KNOWN AS POINT
"B" SAID POINT "B" BEING S75°29'30"W, A DISTANCE OF 201.28 FEET
FROM POINT "A"; THENCE CONTINUING N64°50'45"W ALONG THE SAID
NORTHERLY RIGHT-OF-WAY OF S.T.H. 21, A DISTANCE OF 85.14 FEET;
THENCE N53°37'03"W CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY
OF S.T.H. 21 A DISTANCE OF 72.14 FEET; THENCE N0°00'53"W, 809.41
FEET TO THE SAID POINT OF REAL BEGINNING CONTAINING 6.61 ACRES,
MORE OR LESS WHILE BEING SUBJECT TO EASEMENTS, COVENANTS, OR
RESTRICTIONS ON RECORD.



SURVEYOR'S CERTIFICATE

I, DAVID J. SCHROEDER, STATE OF WISCONSIN REGISTERED LAND SURVEYOR
NO. S-1912 DO HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE LANDS
SHOWN HEREBY ACCORDING TO THE OFFICIAL RECORDS AND THAT THIS MAP IS
A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY
KNOWLEDGE, INFORMATION, AND BELIEF.

David J. Schroeder
DAVID J. SCHROEDER, RLS NO. S-1912

10-1-92
DATED



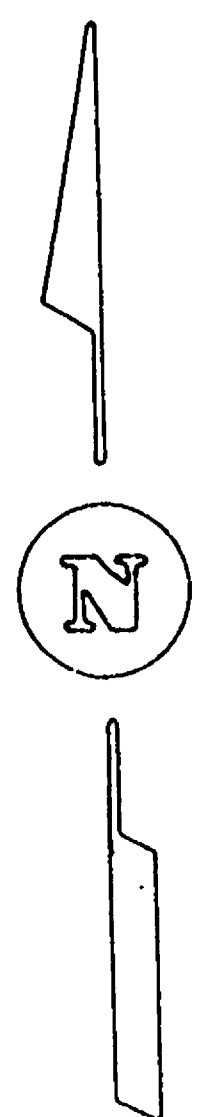
PROJECT SURVEY FOR RONALD JONES

LANDS LOCATED IN THE NE 1/4 OF THE SW 1/4 OF
SECTION 17, T18N, R16E, TOWN OF ALGOMA,
WINNEBAGO COUNTY, WISCONSIN

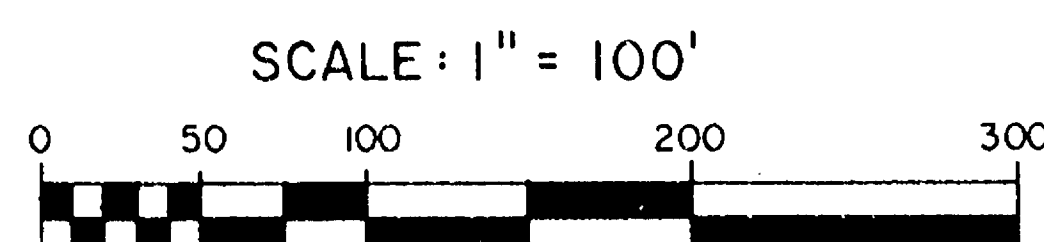
DATE
9/30/92
PROJECT NO.
P 769C
FILE NO.
CAD FILE NAME
SHEET
OF
REVISIONS

303 S. BLUEMOUND DR.
APPLETON, WI 54914
PHONE (414) 739-7814
FAX (414) 739-7765

OMNI
ENGINEERS

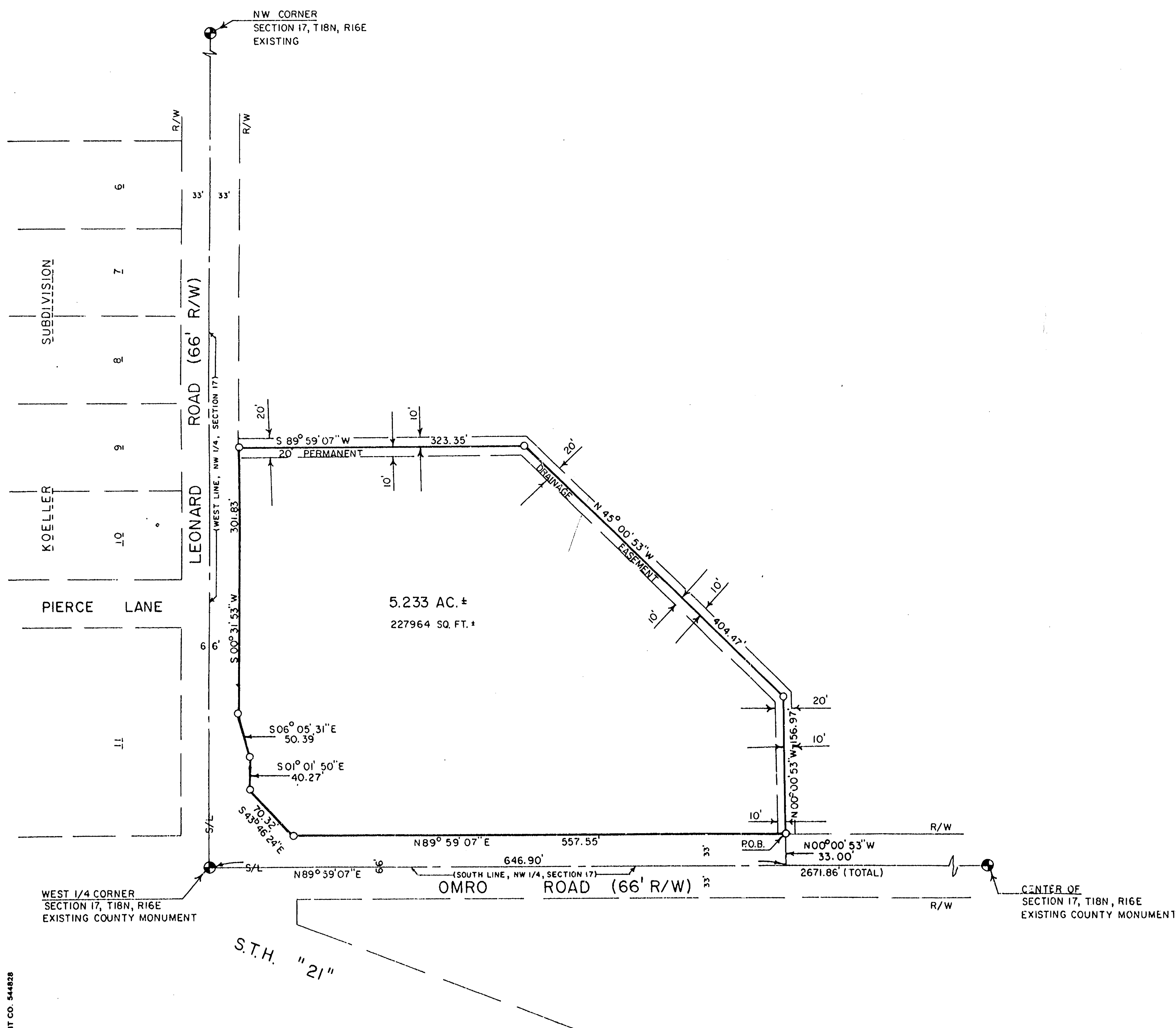


NORTH IS REFERENCED TO THE SOUTH
LINE OF THE NORTHWEST 1/4 OF
SECTION 17, T18N, R16E WHICH IS
ASSUMED TO BEAR N89°59'07"E



LEGEND

- O 3/4" STEEL REBAR SET (24" LONG, 1,502 LBS/LIN. FT.)
- S/L DENOTES SECTION LINE
- R/W DENOTES RIGHT-OF-WAY LINE



DESCRIPTION

ALL THAT PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 17, T18N, R16E, TOWN
OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN BEING BOUNDED AND DESCRIBED
AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 17; THENCE
N89°59'07"E ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 17 A
DISTANCE OF 646.90 FEET; THENCE N00°00'53"W A DISTANCE OF 33.00
FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°00'53"W
156.97 FEET; THENCE N45°00'53"W 404.47 FEET; THENCE S89°59'07"W
323.35 FEET TO THE EAST LINE OF LEONARD ROAD; THENCE S00°31'53"W
ALONG THE EAST LINE OF LEONARD ROAD 301.83 FEET; THENCE S06°05'31"E
ALONG THE SAID EAST LINE 50.39 FEET; THENCE S01°01'50"E ALONG THE
SAID EAST LINE 40.27 FEET; THENCE S43°46'24"E ALONG THE SAID EAST
LINE 70.32 FEET TO THE NORTH LINE OF OMRO ROAD; THENCE N89°59'07"E
ALONG THE NORTH LINE OF OMRO ROAD 557.55 FEET TO THE POINT OF
BEGINNING CONTAINING 5.233 ACRES OF LAND MORE OR LESS AND BEING
SUBJECT TO A PERMANENT DRAINAGE EASEMENT LOCATED ALONG THE NORTH
LINE, THE NORTHEASTERLY LINE AND THE EAST LINE OF THE DESCRIBED
PARCEL AND ANY OTHER EASEMENTS, COVENANTS, AND RESTRICTIONS OF
RECORD.

SURVEYOR'S CERTIFICATE

I, DAVID J. SCHROEDER, STATE OF WISCONSIN REGISTERED LAND SURVEYOR
NO. S-1912 DO HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE LANDS
SHOWN HEREON ACCORDING TO THE OFFICIAL RECORDS AND THAT THIS MAP IS
A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY
KNOWLEDGE, INFORMATION, AND BELIEF.

David J. Schroeder
DAVID J. SCHROEDER, RLS NO. S-1912
DATED Sept 22, 1992



303 S. BLUEMOUND DR.
APPLETON, WI 54914
PHONE (414) 739-7814
FAX (414) 739-7765

OMNI
ENGINEERS

SURVEY FOR RONALD JONES
LANDS LOCATED IN THE SW 1/4 OF THE NW 1/4 OF
SECTION 17, T18N, R16E, TOWN OF ALGOMA,
WINNEBAGO COUNTY, WISCONSIN

DATE
9/22/92
PROJECT NO.
P 769 C
FILE NO.
CAD FILE NAME
SHEET
OF
REVISIONS

Sec 17 T18 R 16 (2)