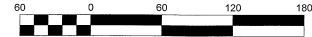
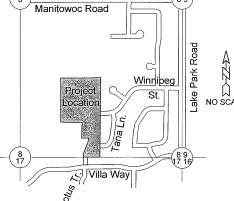


1st Addition to Lake Park Heights

Part of the Southwest 1/4 of the Southeast 1/4 of Section 8,
Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin

LOCATION MAP

SE 1/4 SEC 08, T 20 N, R 18 E,
City of Menasha
Village of Harrison
CALUMET COUNTY, WI



Bearings are referenced to the South line of the Southeast 1/4, Section 8, T20N, R18E, assumed to bear S89°45'43"W, base on the Calumet County Coordinate System.

LEGEND

- 1/2" x 18" Steel Rebar
- 4.30lbs/LF SET
- All other corners
- 3/4" x 18" Steel Rebar
- 1.50lbs/LF SET
- 3/2" Rebar Found
- 1/2" Rebar Found
- 1" Iron Pipe Found
- Government Corner
- Recorded As
- Delineated Wetlands (10' Setback to wetlands)
- 12" Utility Easement (unless noted)
- 20' Front Building Setback

Owner/Developer
Menasha Real Estate LLC
3045 Winnipeg Street
Menasha, WI 54952

Approving Authority
City of Menasha
Objecting Authorities
Department of Administration

NOTES

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 the nearest half seconds.

Wetland Information

Wetlands shown are per a Wetland Delineation prepared by McMahon Associates, Inc according to file USACE No. MVP-2016-02491-RJH & WDNR nonfederal exemption EXE-NE-2021-8-01329 & EXE-NE-2019-8-00642.

Floodplain Information

(Subject Plat mapped per FIRM Map No. 55015C0028E with and effective date of February 4, 2009)
Mapped as "Zone X"; Area determined to be outside the 0.2% annual chance floodplain.

Public Trust Information

s.236.20 (6) "Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution."

DOCUMENT # 568141

TAMARA ALTEN
REGISTER OF DEEDS
CALUMET COUNTY, WI
02/14/2022 01:39 PM
VOL: D PAGE: 152
RECORDING FEE: 50.00

SCOTT R. ANDERSON
REGISTERED SURVEYOR
S.C.S. No. S-3169
Date: 2/14/22

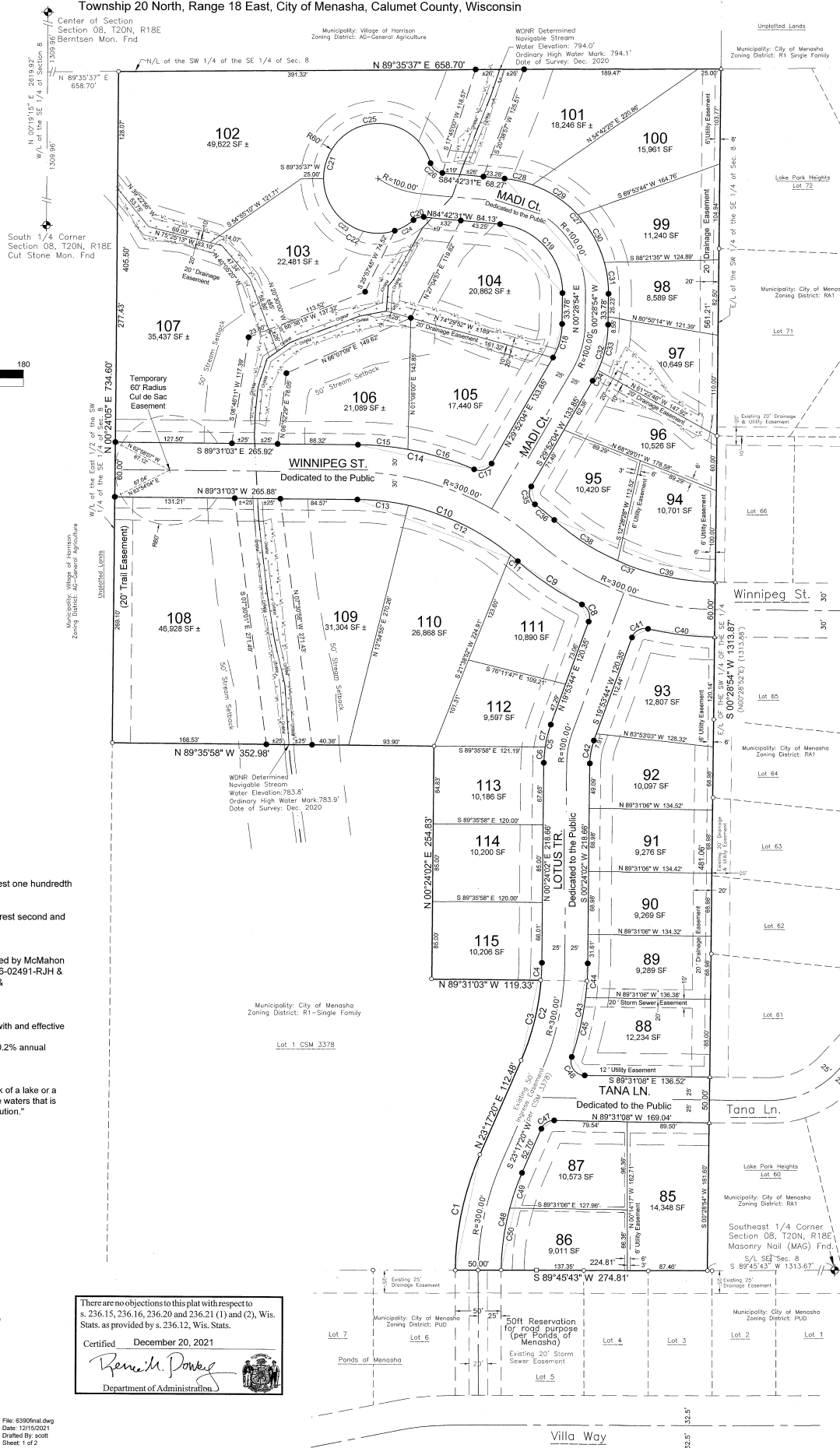
There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified December 20, 2021

Renee M. Poreg
Department of Administration

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

File: 6390final.dwg
Date: 12/15/2021
Drafted by: scott
Sheet 1 of 2



1st Addition to Lake Park Heights

Part of the Southwest 1/4 of the Southeast 1/4 of Section 8,
Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin

Menasha Real Estate, LLC, Owner's Certificate of Dedication

The Menasha Real Estate, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The Menasha Real Estate, LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Menasha
Calumet County
Department of Administration

Dated this 4th day of February, 2022.

In the presence of: Menasha Real Estate, LLC

By: Rad P

print name: RAD PANDET

Title: Managing member

State of Wisconsin)

Calumet County) ss

Personally came before me this 4th day of February, 2022, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Adrian My Commission Expires DEC 18, 2024
Notary Public, Wisconsin Iowa



Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer(s) of the City of Menasha and Calumet County, do hereby certify that in accordance with the records in our office, there are no unredemmed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

Donna Sossman 2-9-22
City Treasurer Date

Michael Olah 2-14-22
City Treasurer Date

City of Menasha Common Council Approval Certificate

Resolved, that the plat of the 1st Addition to Lake Park Heights in the City of Menasha, is hereby approved by the Common Council of the City of Menasha.

MM 9 February 2022
Mayor Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Menasha.

Haley Kratkramer 2-9-2022
City Clerk Date

This Subdivision Plat is contained wholly within the property described in the following recorded instruments:

the property owners of record: Menasha Real Estate, LLC
Recording Information: Doc. 5629206
Parcel Number(s): 7-00815-85

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified December 20, 2021

Renée M. Power
Department of Administration

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING-IN	TANGENT BEARING-OUT
C1	130.08	325.00	22°55'45"	N 11°49'27" E	129.20	N 00°21'34" E	N 23°17'22" E
C2	109.89	275.00	22°53'14"	N 11°50'41" E	109.13	N 23°17'20" E	N 00°24'02" E
C3	90.68	275.00	18°53'34"	N 13°50'33" E	90.27	N 23°17'20" E	N 04°23'46" E
C4	19.18	275.00	3°59'44"	S 02°23'45" W	19.17	S 00°24'02" W	S 64°23'45" W
C5	42.53	125.00	19°29'42"	N 10°08'53" E	42.33	N 00°24'02" E	N 19°53'44" E
C6	17.23	125.00	7°53'57"	S 04°21'00" W	17.22	S 08°17'59" W	S 00°24'02" W
C7	25.30	125.00	11°35'45"	S 14°05'51" W	25.28	S 16°53'44" W	S 08°17'59" W
C8	21.82	15.00	83°20'31"	N 21°46'31" W	19.99	N 16°53'44" E	N 63°28'47" W
C9	84.57	330.00	14°40'57"	N 66°06'19" W	84.33	N 63°28'47" W	N 48°45'50" W
C10	192.45	270.00	40°50'21"	N 69°11'01" W	188.40	N 48°45'50" W	N 69°28'11" W
C11	10.39	270.00	2°11'50"	S 49°51'46" E	10.39	S 60°51'45" E	S 48°45'02" E
C12	125.32	270.00	26°35'34"	S 64°15'32" E	124.19	S 77°33'19" E	S 60°51'45" E
C13	56.77	270.00	12°02'52"	S 83°34'45" E	56.67	S 89°36'11" E	S 77°33'19" E
C14	131.34	330.00	22°48'16"	S 76°11'33" E	130.48	S 89°36'11" E	S 86°42'25" E
C15	55.37	330.00	9°36'50"	N 84°47'17" W	55.31	N 79°58'51" W	N 89°35'42" W
C16	75.97	330.00	13°11'28"	N 73°23'08" W	75.80	N 66°47'25" W	N 79°58'51" W
C17	21.82	60.00	83°20'31"	N 11°52'10" E	19.99	S 60°47'25" E	N 29°52'04" E
C18	38.47	75.00	29°23'09"	N 15°10'29" E	38.05	N 29°52'04" E	N 00°28'54" E
C19	111.51	75.00	85°11'25"	N 42°06'48" W	101.52	N 00°28'54" E	N 84°42'31" W
C20	12.00	15.00	45°30'55"	S 72°22'02" W	11.69	N 84°42'31" W	S 49°26'34" W
C21	308.01	60.00	294°07'34"	N 16°30'21" E	65.25	S 49°26'34" W	N 16°25'52" E
C22	136.29	60.00	130°09'03"	S 85°28'54" E	108.82	S 00°24'23" E	N 49°26'34" E
C23	112.68	60.00	107°00'00"	S 54°03'33" E	96.76	S 00°24'23" E	N 72°35'17" E
C24	23.71	60.00	22°38'43"	N 60°45'56" E	23.56	N 72°35'17" E	N 49°26'34" E
C25	174.71	60.00	163°58'31"	S 81°54'53" W	116.83	N 16°25'52" W	S 00°28'54" E
C26	17.88	15.00	68°16'39"	N 50°24'11" W	16.84	N 84°42'31" W	N 16°25'52" W
C27	185.86	125.00	85°11'25"	S 42°06'48" E	169.20	S 84°42'31" W	N 00°28'54" E
C28	31.08	125.00	14°14'51"	N 77°35'08" W	31.09	N 70°27'40" W	N 84°42'31" W
C29	95.00	125.00	27°20'59"	N 56°42'58" W	69.42	N 40°51'35" W	N 70°27'40" W
C30	60.00	125.00	27°30'07"	N 29°12'31" W	59.43	N 16°27'28" W	N 42°57'35" W
C31	34.77	125.00	10°56'22"	N 07°29'17" W	34.68	N 00°28'54" E	N 15°27'28" W
C32	64.11	125.00	28°23'09"	S 15°25'44" W	63.41	S 00°28'54" E	S 26°52'04" W
C33	31.48	125.00	9°34'44"	N 12°16'51" E	31.08	N 24°03'48" E	N 00°28'54" E
C34	12.66	125.00	5°48'16"	N 26°57'56" E	12.66	N 28°52'04" E	N 24°03'48" E
C35	37.45	15.00	83°20'31"	N 11°48'12" E	19.99	S 28°52'04" E	S 53°28'05" E
C36	27.13	330.00	4°42'38"	N 89°08'28" E	26.49	S 16°45'44" W	N 00°24'02" W
C37	192.05	270.00	40°45'18"	S 69°08'28" E	188.03	S 48°45'50" E	S 89°31'06" E
C38	82.34	270.00	17°28'20"	N 97°30'00" W	82.02	N 66°14'10" W	N 68°45'50" W
C39	109.72	270.00	23°18'36"	N 77°52'58" W	106.98	N 69°11'06" W	N 68°14'10" W
C40	73.47	330.00	12°45'21"	N 83°08'25" W	73.32	N 89°31'06" W	N 76°45'45" W
C41	21.82	15.00	83°20'31"	S 61°34'00" W	19.99	N 76°45'45" W	S 23°17'20" W
C42	75.92	15.00	18°34'49"	S 10°08'53" E	74.49	S 19°46'30" W	S 00°24'02" W
C43	104.42	325.00	18°24'28"	S 09°36'13" W	103.97	S 00°24'02" W	S 18°43'40" W
C44	37.45	325.00	6°36'06"	N 03°42'05" E	37.43	N 07°00'08" E	N 00°24'02" E
C45	68.37	325.00	11°48'58"	N 12°54'19" E	66.85	N 19°46'30" W	N 07°00'08" E
C46	28.36	15.00	106°19'38"	S 35°21'19" E	24.32	S 18°43'40" W	S 89°31'06" E
C47	17.59	15.00	67°11'32"	S 56°53'06" W	16.60	N 89°31'06" W	S 23°17'20" W
C48	108.53	275.00	22°49'16"	S 11°54'43" W	106.61	S 23°17'20" W	S 00°24'02" W
C49	40.74	275.00	8°29'20"	N 19°40'40" E	40.71	N 14°48'11" E	N 23°17'20" W
C50	68.79	275.00	14°19'55"	N 07°38'03" E	68.61	N 00°28'06" E	N 14°48'11" E

Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Menasha and Calumet County, and under the direction of Menasha Real Estate, LLC, owners of said land, I have surveyed, divided, and mapped the 1st Addition to Lake Park Heights; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land Part of the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin, containing 637,958 Square Feet (14.6455 Acres) of land described as follows:

Commencing at the Southeast corner of Section 8, Township 20 North, Range 18 East; thence S89°45'43"W along the south line of the Southeast 1/4 of said Section 8, 1313.67 feet to the southwest corner of Lot 60 of Lake Park Heights and to the point of beginning of the parcel to be described; thence continuing S89°45'43"W along said south line and the north line of Ponds of Menasha, 274.81 feet to the east line of Lot 1 of Certified Survey Map No. 3378 and to a point of curvature of a curve to the right having a radius of 325.00 feet and a delta angle of 22°55'46"; thence Northeasterly 130.06 feet along said east line and the arc of a curve which has a chord that bears N11°49'27"E, 129.20 feet; thence N23°17'20"E along said east line, 112.48 feet to a point of curvature of a curve to the left having a radius of 275.00 feet and a delta angle of 18°53'34"; thence Northeasterly 90.68 feet along said east line and the arc of a curve which has a chord that bears N13°50'33"E, 90.27 feet to the north line of said Lot 1; thence N89°31'03"W along said north line, 119.33 feet to the east line of said Lot 1; thence N00°24'02"E along said east line, 254.83 feet to the north line of said Lot 1; thence N89°35'58"W along said north line, 352.98 feet to the west line of the East 1/2 of the SW 1/4 of the SE 1/4; thence N00°24'05"E along said west line, 734.80 feet to the north line of said 1/4-1/4; thence N89°35'37"E along said north line 659.70 feet to the east line of said 1/4-1/4 and to the west line of Lake Park Heights; thence S00°28'54"W along said common line, 1313.87 feet to the point of beginning of described parcel. Subject parcel is subject to all easements and restrictions of record.

Given under my hand this 14th day of February, 2022.

Scott R. Andersen
Professional Land Surveyor No. S-3169

Utility Easement Provisions

An easement for electric and communications service is hereby granted by

Menasha Real Estate, LLC, Grantor to:

We Energies (Gas), Grantee;
Menasha Utilities, Grantee;
AT&T Distribution, Grantee;
Harrison Utilities, Grantee;
and
Time Warner Cable, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, gas, telephone and cable, all utilities and fire hydrants and public utility facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property described on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be necessary to maintain and replace the rights herein granted; and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Dated this 4th day of February, 2022.

In the presence of: Menasha Real Estate, LLC

By: Rad P

print name: RAD PANDET

Title: Managing member

Additional Notes:

Right to Farm Statement:

The lots created on this map are adjacent to properties that, as of the date of this document, are being used for agricultural purposes. Some individuals believe that the activities associated with the agricultural use constitute a nuisance or conflict with the quiet enjoyment of their property. This statement is intended to provide third parties with notice that agricultural activities may exist on the adjacent properties.

Grading Statement:

All grading and final grades for the construction of any public or private improvement shall conform to the surface water drainage plan as approved by the City of Menasha Planning Commission.

Benchmark Note:

Benchmarks will be established on the tag bolts of the fire hydrants after utility construction has been completed.

Drainage Easement Statement:

City of Menasha shall maintain an unfringed right to enter upon any easement or outlot used for drainage for inspection and to maintain and repair all drainage ways, drainage facilities and drainage improvements. Menasha may equally assess all lots for maintenance and repair and Menasha administrative costs. The purchase of any lot constitutes a waiver of objection to assessment and agreement to pay assessments which will be placed on the annual tax bill as a special assessment.

Drainage Easement Restriction:

The following uses, structures and activities are prohibited in any easement or outlot used for drainage: filling, grading and excavating except for the construction of public streets, utility crossings and drainage improvements and facilities; construction or placement of any building or structure including fences; the cultivation of crops, fruits or vegetables; the planting of trees or shrubs; the dumping or depositing of ashes, waste, compost, temporary fill, or materials of any kind or nature; the storage of vehicles, equipment, materials, or personal property of any kind. These restrictions may be enforced by any lot owner, homeowners' association or Menasha by proceedings in law or equity against any person violating or attempting to violate the restriction.

Sidewalk Continuation:

Sidewalk shall be installed within the right of way of Lotus Trail and Winnepesong Street. Sidewalk continuation lot along the west side of Lotus Trail to the south side of Winnepesong St. and then along the south side of Winnepesong St. to the shown 20 foot trail easement along the west side of Lot 108 of this plat.

File: 6390fml.dwg
Date: 12/15/2021
Drawn by: scott
Sheet 2 of 2



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Phone: 920-991-1696 Fax: 920-441-0804
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