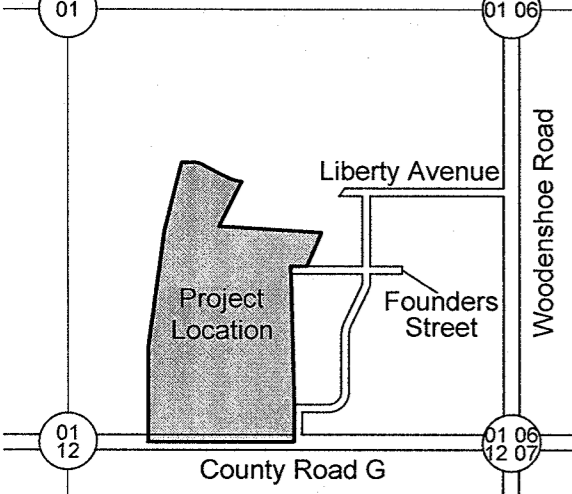


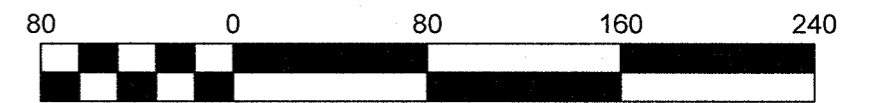
LOCATION MAP

SE 1/4 SEC 01, T 19 N, R 16 E,
CITY OF NEENAH
WINNEBAGO COUNTY, WI



1st Addition to Freedom Acres

Part of Lot 2 Certified Survey Map 5779 being part of the Northeast 1/4 of the Southeast 1/4 and unplatted lands being part of the Northwest 1/4 of the Southeast 1/4, part of the Southeast 1/4 of the Southeast 1/4 and part of the Southwest 1/4 of the Southeast 1/4, all of Section 1, Township 19 North, Range 16 East, City of Neenah, Winnebago County, Wisconsin



Bearings are referenced to the South line of the Southeast 1/4, Section 01, T19N, R16E, assumed to bear S88°18'14"W, base on the Winnebago County Coordinate System.

LEGEND

- △ 1 1/2" Rebar Found
- 3/4" Rebar Found
- 2.3" O.D. Iron Pipe Found
- 2.3" O.D. x 18" Iron Pipe @ 3.65lbs/LF SET
- All Other Corners
- 1/2" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot Areas In Square Feet
- Delimited Wetland with 10' Protective Buffer
- Access Restricted right of way

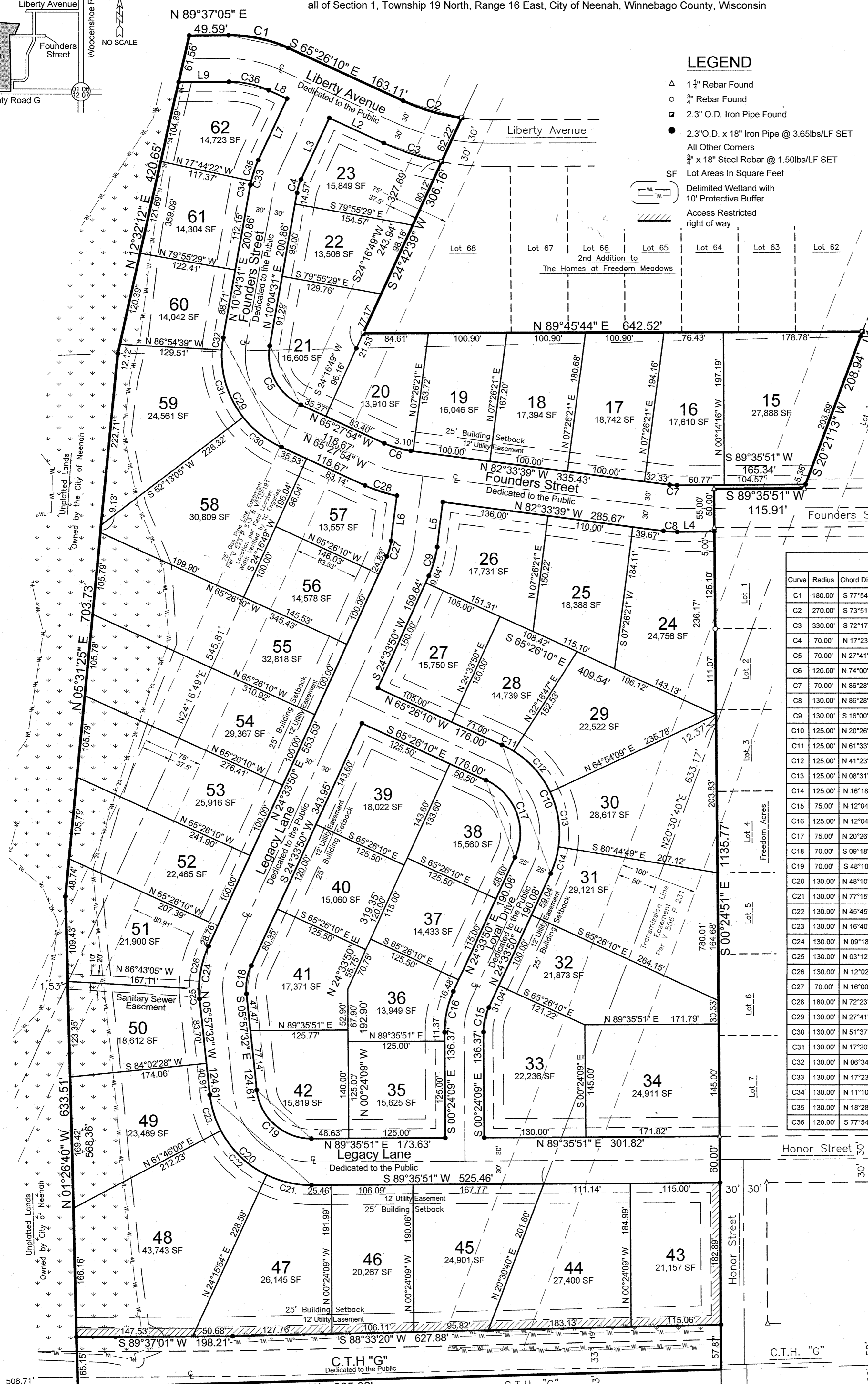
NOTES:

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All angular measurements have been made to the nearest 20 seconds and computed to the nearest half seconds.

DOC# 1919040
NATALIE STROHMEYER
REGISTER OF DEEDS
WINNEBAGO COUNTY, WI
RECORDED ON:
03/06/2024 02:31 PM
RECORDING FEE: \$5.00
PAGES: 2
FILE 4 OF PLATS PG 120

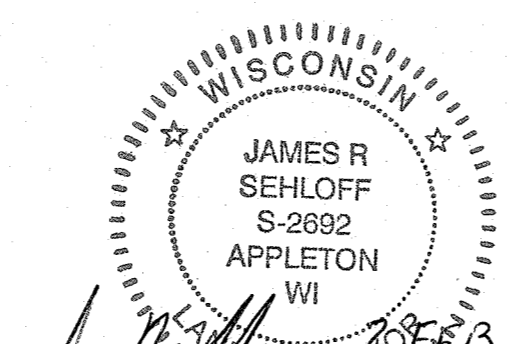
Line	Bearing	Length
L1	N 22°09'06" E	6.81'
L2	S 65°26'10" E	77.41'
L3	N 24°42'18" E	87.62'
L4	S 89°35'51" W	47.55'
L5	S 07°26'21" W	58.18'
L6	N 07°26'21" E	58.47'
L7	N 24°42'18" E	87.47'
L8	S 65°26'10" E	25.70'
L9	N 89°37'05" E	63.36'

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	180.00'	S 77°54'33" E	77.75'	78.37'	24°56'45"	N 89°37'05" E	S 65°26'10" E
C2	270.00'	S 73°51'52" E	79.15'	79.43'	16°51'23"	S 65°26'10" E	S 82°17'33" E
C3	330.00'	S 72°17'03" E	78.69'	78.88'	13°41'45"	S 65°26'10" E	S 79°07'55" E
C4	70.00'	N 17°23'24" E	17.82'	17.87'	14°37'46"	N 10°04'31" E	N 24°42'18" E
C5	70.00'	N 27°41'41" W	85.75'	92.29'	75°32'25"	N 65°27'54" W	N 10°04'31" E
C6	120.00'	N 74°00'46" W	35.67'	35.81'	17°05'45"	N 82°33'39" W	N 65°27'54" W
C7	70.00'	N 86°28'54" W	9.57'	9.58'	7°50'30"	S 89°35'51" W	N 82°33'39" W
C8	130.00'	N 86°28'54" W	17.78'	17.79'	7°50'30"	S 89°35'51" W	N 82°33'39" W
C9	130.00'	S 16°00'05" W	38.71'	38.85'	17°07'28"	S 07°26'21" W	N 24°33'50" W
C10	125.00'	N 20°26'10" W	176.78'	196.35'	90°00'00"	N 24°33'50" E	N 65°26'10" W
C11	125.00'	N 61°33'42" W	16.89'	16.91'	7°44'58"	N 57°41'13" W	N 65°26'10" W
C12	125.00'	N 41°23'32" W	70.14'	71.10'	32°35'22"	N 25°05'51" W	N 57°41'13" W
C13	125.00'	N 08°31'39" W	71.30'	72.30'	33°08'24"	N 08°02'33" E	N 25°05'51" W
C14	125.00'	N 16°18'11" E	35.92'	36.04'	16°31'16"	N 24°33'50" E	N 08°02'33" E
C15	75.00'	N 12°04'52" E	32.42'	32.68'	24°57'55"	N 00°24'06" W	N 24°33'50" E
C16	125.00'	N 12°04'51" E	54.04'	54.47'	24°57'56"	N 00°24'07" W	N 24°33'50" E
C17	75.00'	N 20°26'10" W	106.07'	117.81'	90°00'00"	N 24°33'50" E	N 65°26'10" W
C18	70.00'	S 09°18'09" W	36.85'	37.29'	30°31'21"	S 24°33'50" W	S 05°57'32" E
C19	70.00'	S 48°10'50" W	94.08'	103.17'	84°26'37"	S 05°57'32" E	N 89°35'51" W
C20	130.00'	N 48°10'50" W	174.72'	191.60'	84°26'37"	S 89°35'51" W	N 05°57'32" W
C21	130.00'	N 77°15'50" W	59.10'	59.62'	26°16'38"	S 89°35'51" W	N 64°07'31" W
C22	130.00'	N 45°45'57" W	81.89'	83.31'	36°43'07"	N 64°07'31" W	N 27°24'23" W
C23	130.00'	N 16°40'58" W	48.38'	48.66'	21°26'51"	N 27°24'23" W	N 05°57'32" W
C24	130.00'	N 09°18'09" W	68.44'	69.25'	30°31'21"	N 05°57'32" W	N 24°33'50" E
C25	130.00'	N 03°12'54" W	12.45'	12.45'	5°29'15"	N 05°57'32" W	N 00°28'17" W
C26	130.00'	N 12°02'46" E	56.35'	56.80'	25°02'06"	N 00°28'17" W	N 24°33'50" E
C27	70.00'	N 16°00'05" E	20.84'	20.92'	17°07'28"	N 24°33'50" E	N 07°26'21" E
C28	180.00'	N 72°23'00" W	43.36'	43.47'	13°50'11"	N 79°18'05" W	N 65°27'54" W
C29	130.00'	N 27°41'41" W	159.25'	171.40'	75°32'25"	N 65°27'54" W	N 10°04'31" E
C30	130.00'	N 51°37'24" W	62.20'	62.81'	27°40'59"	N 65°27'54" W	N 37°46'55" E
C31	130.00'	N 17°20'47" W	90.78'	92.73'	40°52'16"	N 37°46'55" W	N 03°05'21" E
C32	130.00'	N 06°34'56" E	15.84'	15.85'	6°59'11"	N 03°05'21" E	N 10°04'31" E
C33	130.00'	N 17°23'24" E	33.10'	33.19'	14°37'46"	N 10°04'31" E	N 24°42'18" E
C34	130.00'	N 11°10'05" E	4.96'	4.96'	2°11'07"	N 10°04'31" E	N 12°15'38" E
C35	130.00'	N 18°28'58" E	28.18'	28.24'	12°26'39"	N 12°15'38" E	N 24°42'18" E
C36	120.00'	S 77°54'33" E	51.83'	52.25'	24°56'45"	N 89°37'05" E	S 65°26'10" E



South 1/4 Corner
Section 1, T19N, R16E
Bertsen Monument Found

S/L of the Southeast 1/4
S88°18'14"W 2667.49'



James R. Sehloff PLS 2682 Date 29 FEB 2024

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 February 22, 2024
Rene M. Poneg
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

Revision Date: Feb 02, 2024
File: 7771Final.dwg
Date: 02/02/2024
Drafted By: jim
Sheet 1 of 2

1st Addition to Freedom Acres

Part of Lot 2 Certified Survey Map 5779 being part of the Northeast 1/4 of the Southeast 1/4 and unplatted lands being part of the Northwest 1/4 of the Southeast 1/4, part of the Southeast 1/4 of the Southeast 1/4 and part of the Southwest 1/4 of the Southeast 1/4, all of Section 1, Township 19 North, Range 16 East, City of Neenah, Winnebago County, Wisconsin

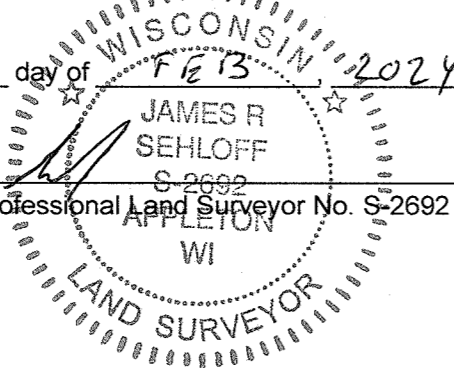
Surveyor's Certificate

I, James R. Sehloff, 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 Neenah, and under the direction of Van Sistine Homes, LLC, owner of said land, I have surveyed divided and mapped 1st Addition to Freedom Acres; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is part of Lot 2 Certified Survey Map 5779 being part of the Northeast 1/4 of the Southeast 1/4 and unplatted lands being part of the Northwest 1/4 of the Southeast 1/4, part of the Southeast 1/4 of the Southeast 1/4 and part of the Southwest 1/4 of the Southeast 1/4, all of Section 1, Township 19 North, Range 16 East, City of Neenah, Winnebago County, Wisconsin, containing 1,245,880 Square Feet (28,6015 Acres) of land described as follows:

Commencing at the Southeast 1/4 corner of Section 1; thence, along the South line of the Southeast 1/4 of said Section 1, S88°18'14"W, 1333.75 feet to the Southwest corner of Freedom Acres said point being the point of beginning; thence, continuing along said South line, S88°18'14"W, 825.02 feet; thence, N01°26'40"W, 633.51 feet; thence, N05°31'25"E, 703.73 feet; thence, N12°32'12"E, 420.65 feet; thence, N89°37'05"E, 49.59 feet; thence, 78.37 feet along the arc of a curve to the right with a radius of 180.00 feet and a chord of 77.75 feet which bears S77°54'33"E; thence, S65°26'10"E, 163.11 feet; thence, 79.43 feet along the arc of a curve to the left with a radius of 270.00 feet and a chord of 79.15 feet which bears S73°51'52"E to the West line of 2nd Addition to The Homes at Freedom Meadows; thence, along the West line of Lot 68 of said 2nd Addition to The Homes at Freedom Meadows, S24°42'39"W, 306.16 feet to the Southwest corner of said Lot 68; thence, along the South line of Lots 62-68 of said 2nd Addition to The Homes at Freedom Meadows, N89°45'44"E, 642.52 feet to a point on the West line of Lot 4 of The Homes at Freedom Meadows; thence, along the West line of Lot 1 of The Homes at Freedom Meadows, S22°09'06"W, 6.81 feet; thence, continuing along the West line of said Lot 1, S20°21'13"W, 208.94 feet to the North right-of-way line of Founders Street as platted on said The Homes at Freedom Meadows; thence, S89°35'51"W, 115.91 feet to the West right-of-way line of said Founders Street; thence, along said West right-of-way line and the West line of Freedom Acres, S00°24'51"E, 1135.77 feet to the point of beginning subject to all easements and restrictions of record.

Given under my hand this 2 day of FEB, 2024

James R. Sehloff
James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692



Owner's Certificate of Dedication

Van Sistine Homes, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as 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.

Van Sistine Homes, 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:

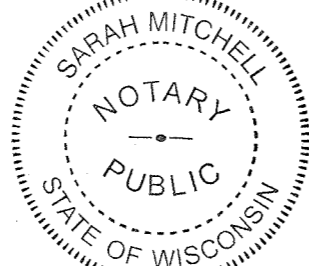
City of Neenah
Winnebago County Planning and Zoning Department
Department of Administration

Dated this 26 day of Feb, 2024

In the presence of: Van Sistine Homes, LLC

Richard C. Van Sistine III
Richard C. Van Sistine III, Managing Member

State of Wisconsin)
Calumet County) ss



Personally came before me this 26th day of February, 2024, the above owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Sarah Mitchell My Commission Expires 12/21/24
Notary Public, Wisconsin

Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by

Van Sistine Homes, LLC, Grantor, to

~~WE Energies, Grantee, JRS~~
SBC Wisconsin, Grantee,
and
~~PUBLIC SERVICE CORPORATION~~
Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporation doing business as WE Energies, Grantee, JRS
TDS Metrocom, LLC, Grantee
and
Spectrum, 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, natural gas, telephone and cable TV 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 designated 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 reasonably required incident to the rights herein given, 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, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures 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.

Van Sistine Homes, LLC

Richard C. Van Sistine III Feb 26, 2024
Richard C. Van Sistine III, Date
Managing Member

Mortgagee's Certificate

Nicolet Nation Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Van Sistine Homes, LLC, owner.

IN WITNESS WHEREOF, the said Nicolet Nation Bank has caused these presents to be signed by

Brandon Gries Commercial Banking Officer
its President, and countersigned by

Brandon Lepp VP
its Secretary or Cashier, at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20____.

Brandon Gries 3/6/2024
President Commercial Banking Officer Date

Brandon Lepp 3/6/24
Secretary or Cashier Date

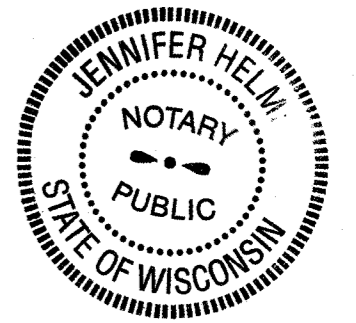
State of Wisconsin)

Outagamie County) ss

Personally came before me this 6 day of March, 2024, Brandon Gries Commercial Banking Officer
President,

and Brandon Lepp VP Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Jennifer Helmi My Commission Expires MY COMMISSION EXPIRES JUNE 3, 2025
Notary Public, Wisconsin



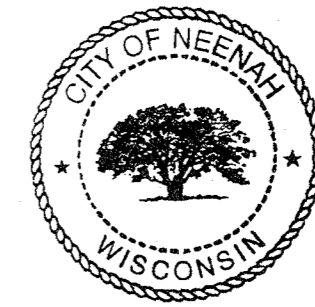
Common Council Resolution

Resolved, 1st Addition to Freedom Acres, in the City of Neenah is hereby approved by the Common Council on

this 20 day of December, 2023.

Richard B. Tany 2-29-24
Mayor Date

Charlotte K. Nease 2-29-24
Clerk Date



City of Neenah Planning Commission Approval Certificate

1st Addition Freedom Acres is hereby approved by the City of Neenah Planning Commission.

Bob Adams 2-29-24
Planning Commission Representative Date

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurers' of the City of Neenah and Winnebago County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this Subdivision Plat.

Diana M. Hellmann March 6, 2024
County Treasurer, Deputy Date

Wicky Rasmussen 2-29-24
City Treasurer Date

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

Owners of record:	Recording Information	Parcel No(s):
Van Sistine Homes, LLC.	Doc. No. <u>1918322</u>	8114000005

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 February 22, 2024

Renee M. Power
Department of Administration



Revision Date: Feb 02, 2024
File: 7771Final.dwg
Date: 02/02/2024
Drafted By: jim
Sheet: 2 of 2