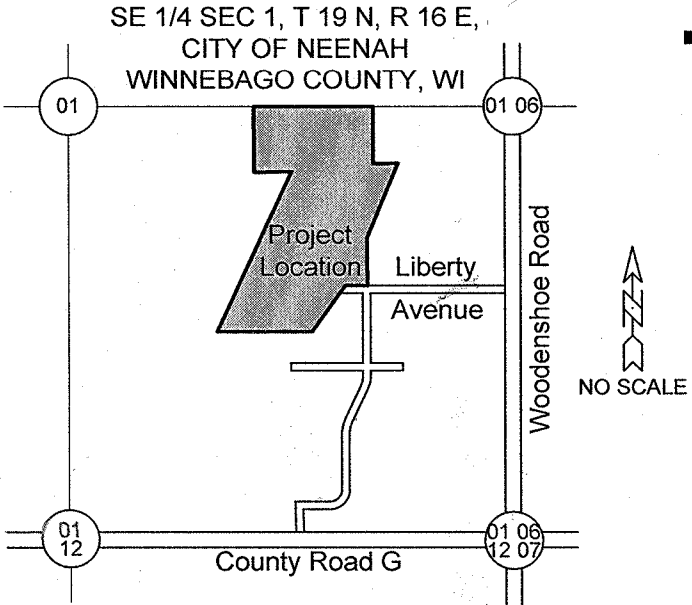


**LOCATION MAP**

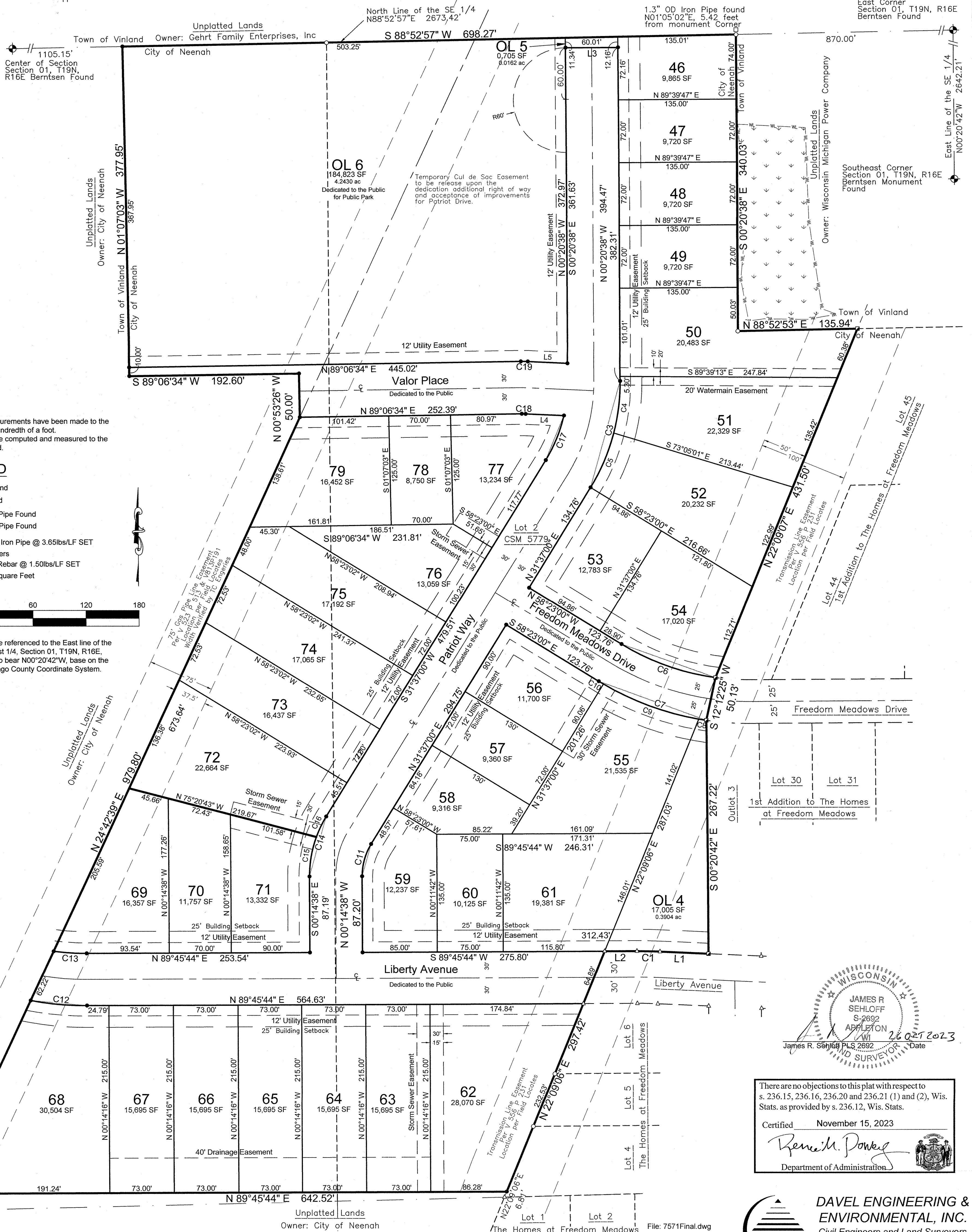


2nd Addition to

# The Homes at Freedom Meadows

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, all of Section 01, Township 19 North, Range 16 East, City of Neenah, Winnebago County, Wisconsin

DOC# 1914642  
 NATALIE STROHMEYER  
 REGISTER OF DEEDS  
 WINNEBAGO COUNTY, WI  
 RECORDED ON:  
 12/04/2023 03:04 PM  
 RECORDING FEE: 50.00  
 PAGES: 2  
 FILE 4 OF PLATS PG 118

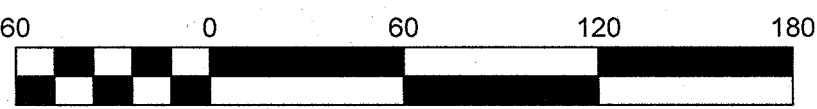


**NOTES**

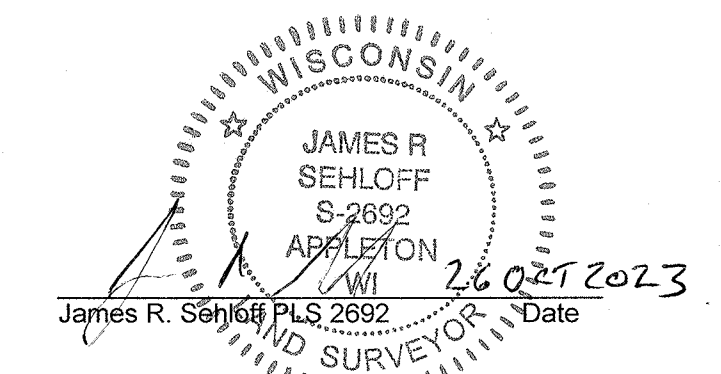
- All linear measurements have been made to the nearest one hundredth of a foot.
- All bearings are computed and measured to the nearest second.

**LEGEND**

- △ 1 1/2" Rebar Found
- 3/4" Rebar Found
- 1.3" O.D. Iron Pipe Found
- 2.3" O.D. Iron Pipe Found
- 2.3" O.D. x 18" Iron Pipe @ 3.65lbs/LF SET
- All Other Corners
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot Areas In Square Feet



Bearings are referenced to the East line of the Southeast 1/4, Section 01, T19N, R16E, assumed to bear N00°20'42"W, base on the Winnebago County Coordinate System.



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 November 15, 2023

*Rene M. Donaghy*  
 Department of Administration

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 Civil Engineers and Land Surveyors  
 1164 Province Terrace, Menasha, WI 54952  
 Ph: 920-991-1886 Fax: 920-441-0804  
 www.davel.pro

File: 7571Final.dwg  
 Date: 10/26/2023  
 Drafted By: Jim  
 Sheet: 1 of 2  
 Revision Date: Oct 26, 2023

Oct 26, 2023 - 7:33am - J:\Projects\7571\7571Final.dwg - Printed by: Jim

# 2nd Addition to The Homes at Freedom Meadows

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, 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, owners of said land, I have surveyed, divided, and mapped 2nd Addition to The Homes at Freedom Meadows; 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, all of Section 1, Township 19 North, Range 16 East, City of Neenah, Winnebago County, Wisconsin, containing 868,579 Square Feet (19.9398 Acres) of land described as follows:

Commencing at the East 1/4 corner of Section 1; thence, along the North line of the Southeast 1/4 of said Section 1, S88°52'57"W, 870.00 feet to the point of beginning; thence, along the West line of lands described in Document Number 461232, S00°20'38"E, 340.03 feet; thence, along the South line of said lands described in Document Number 461232, N88°52'53"E, 135.94 feet to the Northwest corner to 1st Addition to The Homes at Freedom Meadows; thence, along a West line of said 1st Addition to The Homes of Freedom Meadows, S22°09'07"W, 431.50 feet to the West right-of-way line of Freedom Meadows Drive; thence, along said West right-of-way line, S12°12'25"W, 50.13 feet; thence, along a West line of said 1st Addition to Homes of Freedom Meadows, S00°20'42"E, 267.22 feet to the North right-of-way line of Liberty Avenue; thence, along said North right-of-way line, N87°28'58"W, 55.56 feet; thence, continuing along said North right-of-way line, 26.39 feet along the arc of a curve to the left with a radius of 530.00 feet and a chord of 26.38 feet which bears N88°55'08"W; thence, continuing along said North right-of-way line, S89°45'44"W, 36.63 feet to a West line of The Homes of Freedom Meadows; thence, along said West line, S22°09'06"W, 297.42 feet, thence, S89°45'44"W, 642.52 feet, thence, N24°42'39"E, 979.80 feet, thence, N00°53'26"W, 50.00 feet; thence, S89°06'34"W, 192.60 feet, thence, N01°07'03"W, 377.95 feet to said North line of the Southeast 1/4; thence, along said North line, N88°52'57"E, 698.27 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this 24 day of Oct, 2023.

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

**Owner's Certificate of Dedication**

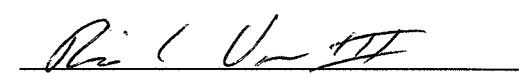
Van Sistine Homes, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped, and dedicated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

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 29 day of Nov-23, 2023.

In the presence of: Van Sistine Homes, LLC

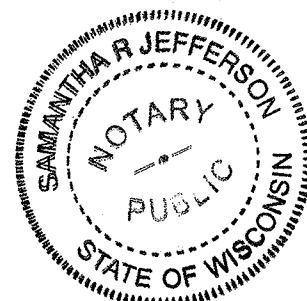
  
Richard C. Van Sistine III, Managing Member

State of Wisconsin)

Winnebago County) ss

Personally came before me this 29th day of November, 2023, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

  
Samantha R. Jefferson, My Commission Expires 8/24/2025  
Notary Public, Wisconsin



**Utility Easement Provisions**

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

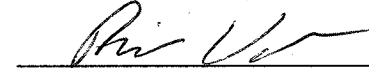
Van Sistine Homes, LLC, Grantor, to:

Wisconsin Public Service Corporation, a Wisconsin corporation, Grantee,  
SBC, Grantee,  
TDS Metrocom, LLC, 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, 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

  
Managing Member Date 12-1-2023

**Mortgagee's Certificate**

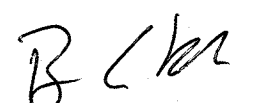
Nicolet National Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the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


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

Brian Haddock Senior Vice  
its President, and countersigned by  
Brandon Gries Commercial Banking Officer  
its Secretary or Cashier, at

Applet, Wisconsin, and its corporate seal to be hereunto affixed this

1 day of December, 2023.

  
President  
Senior Vice President Date 12/1/23

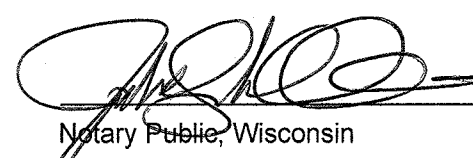
  
Secretary or Cashier  
Commercial Banking Officer Date 12/1/23

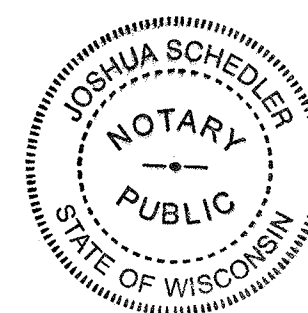
State of Wisconsin)

Outagamie County) ss

Personally came before me this 1st day of December, 2023, Brian Haddock  
~~President~~ Senior Vice President

and Brandon Gries Commercial Banking Officer  
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.

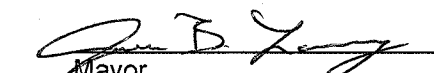
  
My Commission Expires 3/14/2027  
Notary Public, Wisconsin

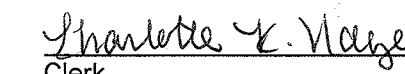


**Common Council Resolution**

Resolved, 2nd Addition to The Homes at Freedom Meadows in the City of Neenah is hereby approved by the

Common council on this 4th day of October, 2023.

  
Mayor Date 11-28-2023

  
Clerk Date 11/28/2023

**City of Neenah Planning Commission Approval Certificate**

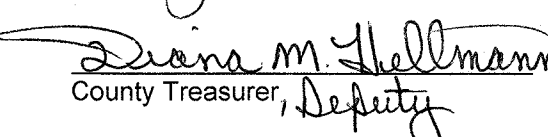
2nd Addition to The Homes at Freedom Meadows is hereby approved by the City of Neenah Planning Commission.

  
Planning Commission Representative Date 11/28/2023

**Treasurer's Certificate**

We, being the duly elected, qualified and acting Treasurer's 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.

  
City Treasurer Date 11-29-23

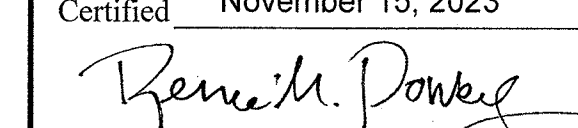
  
County Treasurer, Deputy Date 12-4-23

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

the property owner of record: Van Sistine Homes, LLC	Recording Information: Doc No. <u>1912460</u>	Parcel Number(s): 026002302 0260024
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CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	530.00'	S 88°56'08" E	26.38'	26.39'	2°51'09"	N 89°39'18" E	S 87°29'33" E
C3	230.00'	N 15°38'11" E	126.64'	128.30'	31°57'37"	N 31°37'00" E	N 00°20'38" W
C4	230.00'	N 07°08'53" E	59.98'	60.15'	14°59'01"	N 14°38'23" E	N 00°20'38" W
C5	230.00'	N 23°07'41" E	67.90'	68.15'	16°58'36"	N 31°37'00" E	N 14°38'23" E
C6	275.00'	N 70°20'06" W	113.90'	114.73'	23°54'12"	N 82°17'12" W	N 58°23'00" W
C7	325.00'	S 69°58'20" E	130.76'	131.66'	23°12'39"	S 58°23'00" E	S 81°35'39" E
C8	325.00'	S 80°48'41" E	8.88'	8.88'	1°33'57"	S 80°10'42" E	S 81°35'39" E
C9	325.00'	S 69°45'21" E	115.92'	116.54'	20°32'43"	S 59°28'59" E	S 80°10'42" E
C10	325.00'	S 58°58'00" E	6.24'	6.24'	1°05'59"	S 58°23'00" E	S 59°28'59" E
C11	70.00'	N 15°41'11" E	38.43'	38.92'	31°51'37"	N 00°14'38" W	N 31°37'00" E
C12	330.00'	N 84°41'06" W	63.88'	63.96'	11°06'21"	S 89°45'44" W	N 79°07'55" W
C13	270.00'	S 86°15'55" E	37.41'	37.44'	7°56'43"	S 82°17'33" E	N 89°45'44" E
C14	130.00'	S 15°41'11" W	71.36'	72.29'	31°51'37"	S 31°37'00" W	S 00°14'38" E
C15	130.00'	S 09°57'49" W	46.08'	46.32'	20°24'53"	S 20°10'16" W	S 00°14'38" E
C16	130.00'	S 25°53'38" W	25.93'	25.97'	11°26'44"	S 31°37'00" W	S 20°10'16" W
C17	170.00'	S 22°17'39" W	55.08'	55.32'	18°38'41"	S 12°58'18" W	S 31°37'00" W
C18	70.00'	S 89°08'18" E	4.28'	4.28'	3°30'17"	N 89°06'34" E	S 87°23'09" E
C19	130.00'	S 89°08'18" E	7.95'	7.95'	3°30'17"	N 89°06'34" E	S 87°23'09" E

LINE TABLE			
Line	Bearing	Recorded	Length
L1	S 87°28'58" E		55.56'
L2	N 89°45'44" E	(N89°39'18"E)	36.63'
L3	N 89°39'47" E		60.00'
L4	S 87°23'09" E		43.86'
L5	S 87°23'09" E		45.35'

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 November 15, 2023  
  
Department of Administration

File: 7571Final.dwg  
Date: 10/16/2023  
Drafted By: Jim  
Sheet: 2 of 2  
Revision Date: Oct 16, 2023

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
Civil Engineers and Land Surveyors  
1164 Province Terrace, Menasha, WI 54952  
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