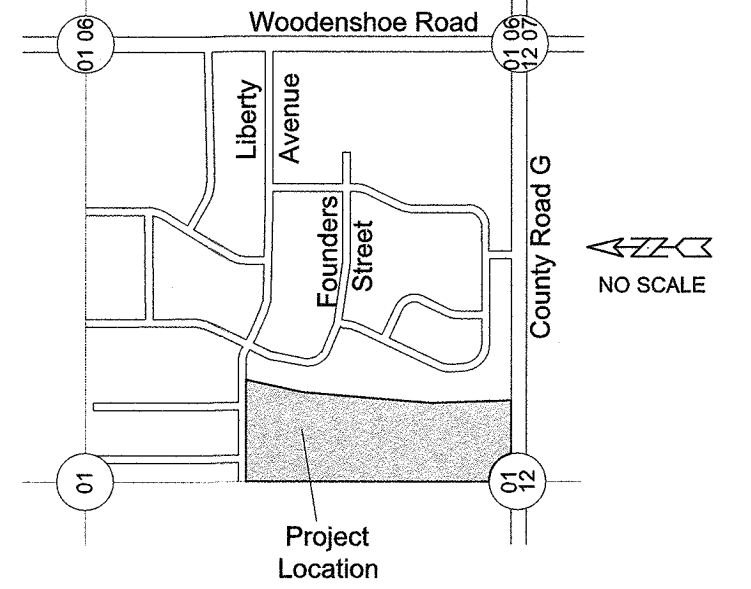


2nd Addition to Freedom Acres

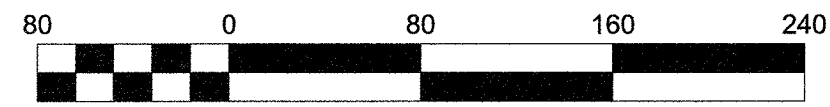
Part of the Northwest 1/4 of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 01, Township 19 North, Range 16 East, City of Neenah, Winnebago County, Wisconsin

LOCATION MAP

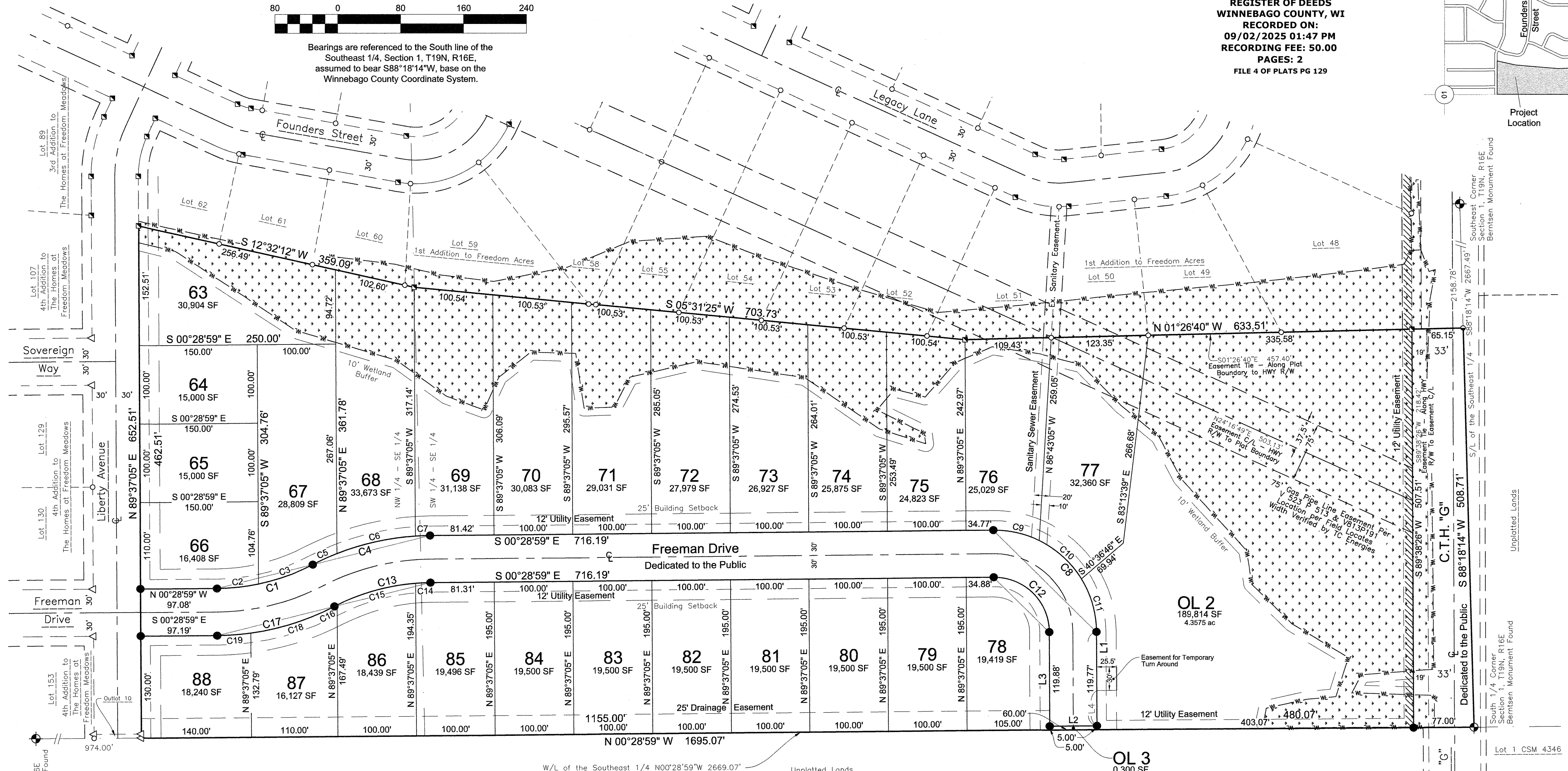
SE 1/4 SEC 01, T 19 N, R 16 E,
CITY OF NEENAH
WINNEBAGO COUNTY, WI



DOC# 1951666
SUSAN SNYDER
REGISTER OF DEEDS
WINNEBAGO COUNTY, WI
RECORDED ON:
09/02/2025 01:47 PM
RECORDING FEE: 50.00
PAGES: 2
FILE 4 OF PLATS PG 129



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



Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	270.00'	S 13°56'29" E	125.68'	126.84'	26°55'00"	S 00°28'59" E	S 27°23'58" E
C2	270.00'	N 06°08'07" W	53.18'	53.27'	11°18'16"	N 00°28'59" W	N 11°47'15" W
C3	270.00'	N 19°35'37" W	73.34'	73.57'	15°36'43"	N 11°47'15" W	N 27°23'58" W
C4	330.00'	S 13°56'29" E	153.61'	155.03'	26°55'00"	S 27°23'58" E	S 00°28'59" E
C5	330.00'	N 24°28'30" W	33.68'	33.69'	5°50'58"	N 27°23'58" W	N 21°33'01" W
C6	330.00'	N 12°37'51" W	102.33'	102.74'	17°50'20"	N 21°33'01" W	N 03°42'41" W
C7	330.00'	N 02°05'50" W	18.59'	18.59'	3°13'42"	N 03°42'41" W	N 00°28'59" W
C8	130.00'	S 44°34'03" W	184.01'	204.43'	90°06'04"	S 00°28'59" E	S 89°37'05" W
C9	130.00'	N 12°46'48" E	59.65'	60.19'	26°31'33"	N 00°28'59" W	N 26°02'34" E
C10	130.00'	N 42°12'07" E	72.36'	73.33'	32°19'06"	N 26°02'34" E	N 58°21'41" E
C11	130.00'	N 73°59'23" E	70.04'	70.92'	31°15'24"	N 58°21'41" E	N 89°37'05" E
C12	70.00'	S 44°34'03" W	99.08'	110.08'	90°06'04"	S 00°28'59" E	S 89°37'05" W
C13	270.00'	S 13°56'29" E	125.68'	126.84'	26°55'00"	S 27°23'58" E	S 00°28'59" E
C14	270.00'	S 02°28'04" E	18.70'	18.71'	3°58'10"	S 04°27'09" E	S 00°28'59" E
C15	270.00'	S 15°30'44" E	103.59'	104.24'	22°07'11"	S 26°34'20" E	S 04°27'09" E
C16	270.00'	S 26°59'09" E	3.90'	3.90'	0°49'38"	S 27°23'58" E	S 26°34'20" E
C17	330.00'	S 13°56'29" E	153.61'	155.03'	26°55'00"	S 00°28'59" E	S 27°23'58" E
C18	330.00'	S 17°40'08" E	111.55'	112.09'	19°27'42"	S 07°56'17" E	S 27°23'58" E
C19	330.00'	S 04°12'38" E	42.91'	42.94'	7°27'18"	S 00°28'59" E	S 07°56'17" E

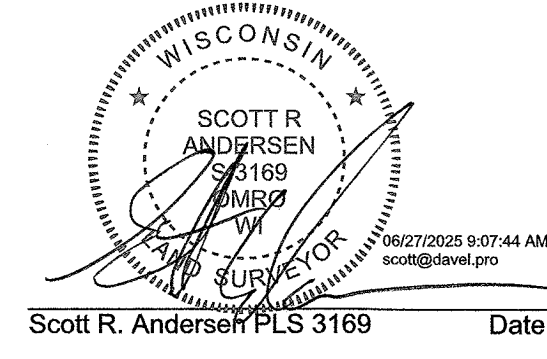
Line	Bearing	Length
L1	S 89°37'05" W	124.77'
L2	S 00°28'59" E	60.00'
L3	S 89°37'05" W	124.88'
L4	N 89°37'05" E	45.04'

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

- 1/2" x 18" Steel Rebar @ 4.30lbs/LF SET
- All other corners
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- Masonry (PK) Nail SET
- 3/4" Rebar Found
- 1" Iron Pipe Found
- 1/4" Rebar Found
- 2.3" O.D. Iron Pipe Found
- Government Corner
- SF Lot Areas in Square Feet
- Delineated Wetlands
- Access Restricted Right-of-Way



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 June 24, 2025

Scott R. Andersen
Department of Administration

Wetland Disturbance Note:
1. Permits or exemptions may be required prior to building on lots 63, 68-70.

Annexation Information
1. Lands were annexed from the Town of Vinland to the City of Neenah by City of Neenah Ordinance 2024-24 and Recorded as Doc. 1937721.

Revision Date: Jun 22, 2025
Original Date: May 10, 2025

File: 8613Final.dwg
Date: 06/22/2025
Drafted By: scott
Sheet: 1 of 2

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

2nd Addition to Freedom Acres

Part of the Northwest 1/4 of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 01, Township 19 North, Range 16 East, City of Neenah, Winnebago County, Wisconsin

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 Neenah, and under the direction of Van Sistine Homes, LLC, owner of said land, I have surveyed, divided, and mapped the 2nd Addition to Freedom Acres; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Land being part of the Northwest 1/4 of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 1, Township 19 North, Range 16 East, City of Neenah, Winnebago County, Wisconsin, containing 910,322 Square Feet (20.8981 Acres) of land described as follows:

Commencing at the South 1/4 corner of Section 01, Township 19 North, Range 16 East said point also being the Point of Beginning of the lands being Described; thence, N00°28'59"W, along the West line of the Southeast 1/4 said Section 01, 1695.07 feet to the southwest corner of Outlot 10, 4th Addition to The Homes at Freedom Meadows; thence, N89°37'05"E, along the south line of said Outlot 10 and along the south right-of-way line of Liberty Ave., 652.51 feet to the Northwest corner of Lot 62 of the 1st Addition to Freedom Acres; thence, S12°32'12"W along the west line of the 1st Addition to Freedom Acres, 359.09 feet; thence, S05°31'25"W along the west line of the 1st Addition to Freedom Acres, 703.73 feet; thence, S01°26'40"E along the west line of the 1st Addition to Freedom Acres, 633.51 feet to the South line of the Southeast 1/4 said Section 01; thence; along said South line, S88°18'14"W, 508.71 feet to the Point Of Beginning of the lands Described. Described lands are subject to easements and restrictions of record.

Given under my hand this 27th day of June, 2025.



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

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:

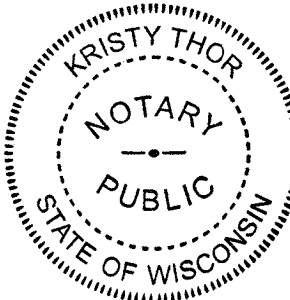
City of Neenah
Winnebago County Planning and Zoning Department
Department of Administration

Dated this 16 day of 7, 2025.

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 16th day of JULY, 2025, the above owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

[Signature] My Commission Expires 9/20/2027
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,
SBC Wisconsin, Grantee,
and
Wisconsin Public Service Corporation, LLC, Wisconsin corporations, Grantee,
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 7-16-2025
Richard C. Van Sistine III, Managing Member
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 Vice
its President, and countersigned by
Brian Paschen SVP Commercial Banking
its Secretary or Cashier, at Okauchic, Wisconsin, and its corporate seal to be hereunto affixed this 14th day of August, 2025.

[Signature] 8/14/25
Vice President C Date

[Signature] 8/14/25
Secretary or Cashier SVP Commercial Banking
Date

State of Wisconsin)
Okauchic County) ss

Personally came before me this 14 day of August, 2025, Brandon Gries Vice President, and Brian Paschen SVP Commercial Banking 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.

Laurn Tuyls My Commission Expires 11/7/26
Notary Public, Wisconsin

LAURYN TUYLS
Notary Public
State of Wisconsin

Common Council Resolution

Resolved, 2nd Addition to Freedom Acres, in the City of Neenah is hereby approved by the Common Council on

this 21st day of May, 2025.

[Signature] Jan B. Lang 8-7-2025
Mayor Print Name Date

[Signature] Charlotte K. Nagel 8-7-2025
Clerk Print Name Date

City of Neenah Planning Commission Approval Certificate

2nd Addition Freedom Acres is hereby approved by the City of Neenah Planning Commission.

[Signature] Brad Schmidt 8-8-2025
Planning Commission Representative Print Name 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.

[Signature] Amber L. Hoppa 8/21/2025
County Treasurer Print Name Date

[Signature] Vicky Rasmussen 8-8-2025
City Treasurer Print Name 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>1750035</u>	8114000000

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 June 24, 2025
[Signature]
Department of Administration

File: 8613Final.dwg
Date: 05/10/2025
Drafted By: scott
Sheet: 2 of 2



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