

FIRST ADDITION TO INTEGRITY ACRES

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2931 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 2931 AS DOCUMENT NO. 878981 AND A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, ALL LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 16 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

APPROVAL AGENCIES
CITY OF NEENAH
AGENCIES HAVING AUTHORITY TO OBJECT
DEPARTMENT OF ADMINISTRATION
WINNEBAGO COUNTY PLANNING & ZONING

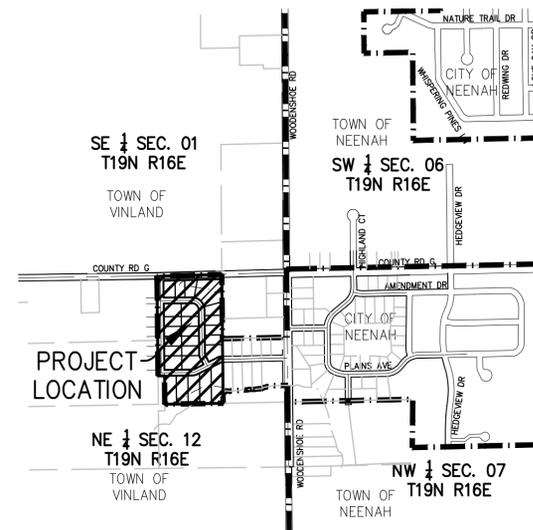
OWNER/SUBDIVIDER
INTEGRITY CUSTOM HOMES LLC
2835 W. COLLEGE AVE.
APPLETON, WI 54915
(920) 209-9493
SURVEYOR
DAVID M. SCHMALZ
1445 MCMAHON DRIVE
NEENAH, WI 54956
(920) 751-4200

NOTES

- 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.
- SIDEWALKS WILL BE INSTALLED ALONG BOTH SIDES OF INTEGRITY WAY WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE FRONT YARD SETBACK PER THE CITY OF NEENAH ZONING ORDINANCE IS A MINIMUM OF 25 FEET. (SEE RESTRICTIVE COVENANTS FOR ADDITIONAL SETBACK REQUIREMENTS.)
- NO STRUCTURES CAN BE PLACED WITHIN THE VISION CLEARANCE AREA.
- NO ACCESS IS PERMITTED ALONG THE WEST SIDE OF HONOR STREET WITHOUT THE WRITTEN APPROVAL OF THE CITY OF NEENAH PUBLIC WORKS DEPARTMENT.

CITY OF NEENAH DRAINAGE & DETENTION EASEMENT RESTRICTIONS

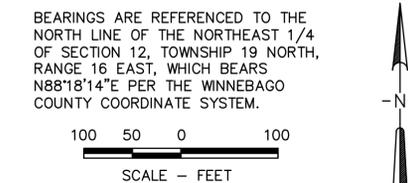
- MAINTENANCE OF ALL DRAINAGE WAYS AND ASSOCIATED STRUCTURES WITHIN THE SUBDIVISION OR SERVING THE SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER(S) WITHIN THE SUBDIVISION.
- UPON FAILURE OF THE PROPERTY OWNER(S) TO PERFORM MAINTENANCE OF THE DRAINAGE WAYS AND ASSOCIATED STRUCTURES, THE CITY OF NEENAH RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS. THE PAYMENTS OF SAID MAINTENANCE AND/OR REPAIRS SHALL BE ASSESSED AMONG THE PROPERTY OWNER(S) OF THE SUBDIVISION WITH A DRAINAGE COVENANT.
- A DRAINAGE PLAN AND STORM WATER MANAGEMENT PLAN HAS BEEN FILED WITH THE CITY OF NEENAH WHICH STATES THE REQUIRED LEVELS OF MAINTENANCE FOR ALL THE IDENTIFIED STORM WATER MANAGEMENT SYSTEMS.
- UPON FINAL GRADING, THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH THE SURFACE WATER DRAINAGE PLAN AS APPROVED BY AND ON FILE WITH THE CITY OF NEENAH.
- NO BUILDINGS OR FILL ALLOWED WITHIN THE WETLANDS UNLESS PERMITTED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND/OR US ARMY CORPS OF ENGINEERS.
- SUMP PUMP DISCHARGE ARE TO BE CONNECTED TO THE STORM SEWER LATERAL PROVIDED.
- ROOF DOWNSPOUTS SHALL DISCHARGE AT GRADE AND SHALL NOT BE CONNECTED TO THE STORM SEWER SYSTEM.
- GARAGES ARE RECOMMENDED TO BE LOCATED ON THE "HIGH" SIDE OF THE LOT.
- LOTS 11-13 SHALL HAVE A MINIMUM GRADE AT FOUNDATION ELEVATION OF 763.00. NO LOOK-OUT OR EXPOSED WINDOWS BELOW ELEVATION 765.00.



LEGEND

- - 1 1/4" x 30" ROUND STEEL REBAR WEIGHING 4.3 LBS./LINEAL FT. SET
- - 3/4" STEEL REBAR FOUND
- - 1" IRON PIPE FOUND (1.315" O.D.)
- - 1 1/4" STEEL REBAR FOUND
- ⊕ - CERTIFIED LAND CORNER WINNEBAGO COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET
- - EXISTING WETLANDS DELINEATED BY STACEY CAPLAN McMAHON DATED JAN. 22, 2019 & AUG. 6, 2019.
- - UTILITY EASEMENT (12' UNLESS NOTED)
- - ACCESS RESTRICTED HIGHWAY AND/OR ROAD

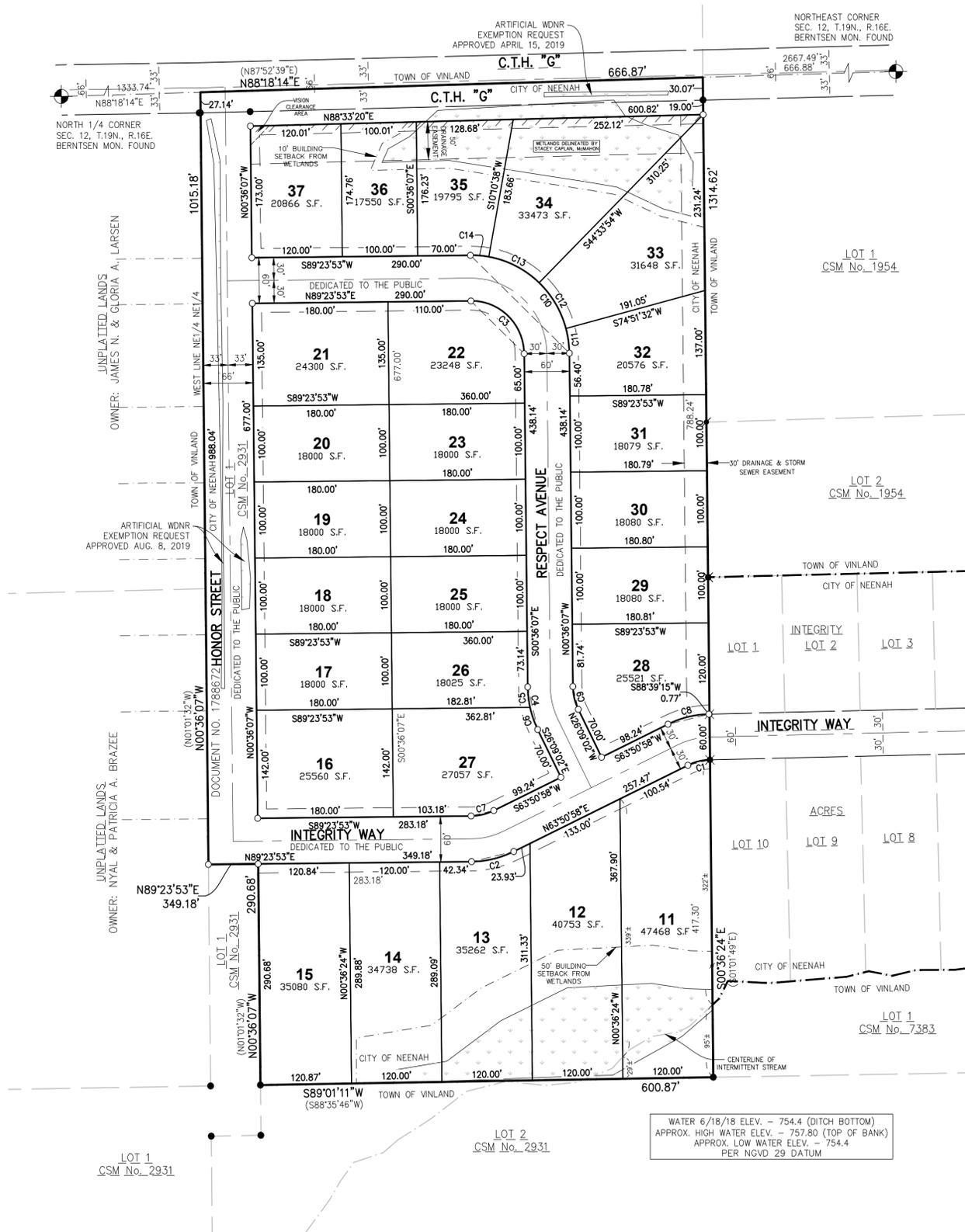
ALL OTHER LOT CORNERS STAKED WITH 3/4" X 24" ROUND STEEL REBAR, WEIGHING 1.50 LBS./LIN. FT.



ACCESS RESTRICTION

LOTS 34-37 IS HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO C.T.H. G. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.293, STATS., AND SHALL BE ENFORCEABLE BY THE CITY OF NEENAH OR WINNEBAGO COUNTY OR ITS ASSIGNS.

Curve Table						Tangent Bearing	
Curve #	Radius	Delta	Length	Chord Direction	Chord Length	Tangent In	Tangent Out
C1	70.00'	24°48'17"	30.30'	N76°15'06"E	30.07'	S88°39'15"W	
C2	130.00'	25°32'55"	57.97'	N76°37'25"E	57.49'		
C3	70.00'	90°00'00"	109.96'	N45°36'07"W	98.99'		
C4	130.00'	25°32'55"	57.97'	S13°22'35"E	57.49'		
C5	130.00'	11°55'33"	27.06'	S06°33'54"E	27.01'		
C6	130.00'	13°37'22"	30.91'	S19°20'21"E	30.84'		
C7	70.00'	25°32'55"	31.21'	S76°37'25"W	30.96'		
C8	130.00'	24°48'17"	56.28'	S76°15'06"W	55.84'		
C9	70.00'	25°32'55"	31.21'	N13°22'35"W	30.96'		
C10	130.00'	90°00'00"	204.20'	N45°36'07"W	183.85'		
C11	130.00'	14°32'21"	32.99'	S07°52'18"E	32.90'		
C12	130.00'	31°11'47"	70.78'	S30°44'22"E	69.91'		
C13	130.00'	33°29'07"	75.98'	S63°04'48"E	74.90'		
C14	130.00'	10°46'46"	24.46'	N85°12'45"W	24.42'		



WATER 6/18/18 ELEV. - 754.4 (DITCH BOTTOM)
APPROX. HIGH WATER ELEV. - 757.80 (TOP OF BANK)
APPROX. LOW WATER ELEV. - 754.4
PER NGVD 29 DATUM

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration



David M. Schmalz
Dec. 3, 2019

SHEET 1 OF 2
McMAHON
ENGINEERS ARCHITECTS
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcgrp.com

FIRST ADDITION TO INTEGRITY ACRES

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2931 AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 2931 AS DOCUMENT NO. 878981 AND A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, ALL LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 16 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, David M. Schmalz, Wisconsin Professional Land Surveyor, PLS-1284, certify that I have surveyed, divided and mapped part of Lot 1 of Certified Survey Map No. 2931 as recorded in Volume 1 of Certified Survey Maps on Page 2931 as Document No. 878981 and a part of the Northeast 1/4 of the Northeast 1/4, all located in the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 19 North, Range 16 East, City of Neenah, Winnebago County, Wisconsin, containing 854,614 square feet (19.619 acres) of land, being more fully described as follows:

Commencing at the North 1/4 corner of said Section 12; thence N88°18'14"E, 1333.74 feet along the North line of the Northeast 1/4 of said Section 12 to the Northerly extension of the West line of Lands described in Document No. 1788672 and the Point of Beginning; thence continue N88°18'14"E, 666.87 feet along said North line to the Northerly extension of the West line of Lot 1 of Certified Survey Map No. 1954 as recorded in Volume 1 of Certified Survey Maps on Page 1954 as Document No. 715811; thence S00°36'24"E, 1314.62 feet along said Northerly extension and the Southerly extension of said West line to the Southwest corner of Lot 1 of Certified Survey Map No. 7383 recorded as Document No. 1771789; thence S89°01'11"W, 600.87 feet along the North line of Lot 2 of said Certified Survey Map No. 2931 to the Northwest corner thereof; thence N00°36'07"W, 290.68 feet along the East line of Lot 1 of said Certified Survey Map No. 2931 to the Southeast corner of Lands described in Document No. 1788672; thence S89°23'53"W, 66.00 feet along the South line of said Lands to the Southwest corner thereof; thence N00°36'07"W, 1015.18 feet along the West line of said Lands and its Northerly extension to the Point of Beginning.

That I have made such survey, land division, and plat under the directions of the owners of said land. That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of chapter 236 of the Wisconsin Statutes and the Subdivision regulations of the City of Neenah in surveying, dividing and mapping the same.

Dated this 3RD day of DECEMBER, 2019

David M. Schmalz
David M. Schmalz, PLS-1284
Wisconsin Professional Land Surveyor



UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Integrity Custom Homes LLC, Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

AT&T Wisconsin, a Wisconsin corporation, Grantee, and

SPECTRUM MID-AMERICA, LLC by: Charter Communications, Inc., its Manager, 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" 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 incidental 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" 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 six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

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

NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.

CERTIFICATE OF CITY TREASURER

I, Michael K. Easker being the duly elected qualified and acting City Treasurer of the City of Neenah do hereby certify that the records in my office show no unpaid taxes or special assessments as of _____ affecting the lands included in First Addition to Integrity Acres.

Date _____ City Treasurer - Michael K. Easker

CITY OF NEENAH APPROVAL

Resolved that "First Addition to Integrity Acres" in the City of Neenah, Integrity Custom Homes LLC, as Owner(s) is hereby approved by the Common Council.

Date _____ Approved _____ Mayor - Dean R. Kaufert

Date _____ Signed _____ Mayor - Dean R. Kaufert

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

City Clerk _____
Patty A. Sturn

STATE OF WISCONSIN)
WINNEBAGO COUNTY)SS

I, Patty A. Sturn, being the duly elected, qualified and acting Clerk of the City of Neenah, do hereby certify that the common council of the City of Neenah, authorizing me to issue a certificate of approval of the Final Plat of First Addition to Integrity Acres upon satisfaction of certain conditions, Integrity Custom Homes LLC and I do hereby certify that all conditions were satisfied and the approval was granted and effective on this _____ day of _____, 20____.

Patty A. Sturn, Clerk Dated

COUNTY TREASURER'S CERTIFICATE

I, Mary E. Krueger being the duly elected qualified and acting County Treasurer of the County of Winnebago, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in First Addition to Integrity Acres.

Date _____ County Treasurer
Mary E. Krueger

OWNER'S CERTIFICATE

Integrity Custom Homes LLC, as Owner(s), I/We hereby certify that I/we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on First Addition to Integrity Acres. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection.

Approving Authority City of Neenah Agencies having Authority to Object Wisconsin Department of Administration Winnebago County Planning & Zoning

Dated this _____ day of _____, 20____

Printed Name and Title _____ Authorized Signature _____

Printed Name and Title _____ Authorized Signature _____

Printed Name and Title _____ Authorized Signature _____

State of _____)
_____)ss
_____ County)

Personally appeared before me on the _____ day of _____, 20____ the above named persons to me known to be the persons who executed the foregoing instrument, and acknowledged the same.

Notary Public
My commission expires _____ County, _____

CONSENT OF MORTGAGEE

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 certificate of Integrity Custom Homes LLC, as Owner(s).

IN WITNESS WHEREOF, the said Nicolet National Bank has caused these presents to be signed by an Authorized Officer, and countersigned by an Authorized Officer at Green Bay, Wisconsin, and its corporate seal to be hereinto affixed this _____ day of _____, 20____.

In the Presence of:

NICOLET NATIONAL BANK OF GREEN BAY

Authorized Officer _____ Authorized Officer _____

Print Name Title _____ Print Name Title _____

(State of Wisconsin)
_____)ss
_____ County)

Personally came before me this _____ day of _____, 20____ the above named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, Wisconsin

My Commission Expires: _____

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration

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