

# FREEDOM ACRES

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 NORTH,  
RANGE 16 EAST, CITY OF NENAH, WINNEBAGO COUNTY, WISCONSIN

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

OWNER  
CITY OF NENAH  
211 WALNUT STREET  
NENAH, WI 54956  
(920) 886-6125

SUBDIVIDER  
ETERNITY CUSTOM HOMES, LLC  
1430 FREEDOM COURT  
NENAH, WI 54956  
(920) 209-9493

SUBVELOSOR  
COREY W. KALKOFEN  
MCMAHON ASSOCIATES, INC.  
1445 MCMAHON DRIVE  
NENAH, WI 54956  
(920) 751-4200

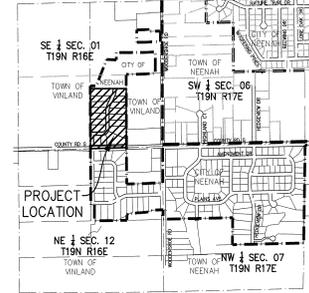
- NOTES**
1. SIDEWALKS WILL BE INSTALLED ALONG BOTH SIDES OF HONOR STREET WITHIN THE PUBLIC RIGHT-OF-WAY.
  2. THE FRONT YARD SETBACK PER THE CITY OF NENAH ZONING ORDINANCE IS A MINIMUM OF 25 FEET. (SEE RESTRICTION COVENANTS FOR ADDITIONAL SETBACK REQUIREMENTS.)

**ACCESS RESTRICTION**

OUTLOT 1 IS HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO C.T.H. "G". IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTES A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.293, STATS., AND SHALL BE ENFORCEABLE BY THE CITY OF NENAH OR WINNEBAGO COUNTY OR ITS ASSIGNS.

**CITY OF NENAH DRAINAGE & DETENTION EASEMENT RESTRICTIONS**

1. 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.
2. UPON FAILURE OF THE PROPERTY OWNER(S) TO PERFORM MAINTENANCE OF THE DRAINAGE WAYS AND ASSOCIATED STRUCTURES, THE CITY OF NENAH 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.
3. A DRAINAGE PLAN AND STORM WATER MANAGEMENT PLAN HAS BEEN FILED WITH THE CITY OF NENAH WHICH STATES THE REQUIRED LEVELS OF MAINTENANCE FOR ALL THE IDENTIFIED STORM WATER MANAGEMENT SYSTEMS.
4. 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 NENAH.
5. NO BUILDINGS OR FILL ALLOWED WITHIN THE WETLANDS UNLESS PERMITTED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND/OR US ARMY CORPS OF ENGINEERS.
6. SUMP PUMP DISCHARGE ARE TO BE CONNECTED TO THE STORM SEWER LATERAL PROVIDED.
7. ROOF DOWNSPOUTS SHALL DISCHARGE AT GRADE AND SHALL NOT BE CONNECTED TO THE STORM SEWER SYSTEM.
8. GARAGES ARE RECOMMENDED TO BE LOCATED ON THE "HIGH" SIDE OF THE LOT.



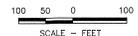
LOCATION MAP

**LEGEND**

- = 1 1/4" x 30" ROUND STEEL BEARER WEIGHING 4.3 lbs./lineal ft. SET
- = 3/4" STEEL BEARER FOUND
- = 1" IRON PIPE FOUND (1.315" O.D.)
- ◆ = 1 1/4" STEEL BEARER FOUND
- ⊕ = CERTIFIED LEAD CORNER WINNEBAGO COUNTY
- ⊖ = RECORDED BEARING AND/OR DISTANCE
- S.F. = SQUARE FEET
- = EXISTING WETLANDS DELETED BY STATE CAPLAN WINNEBAGO COUNTY DATED OCTOBER 8, 2011
- = UTILITY EASEMENT (1/2" UNLESS NOTED)
- = ACCESS RESTRICTED HIGHWAY AND/OR ROAD

ALL OTHER LOT CORNERS STAKED WITH 3/4" x 24" ROAD STEEL BEARER, WEIGHING 100 LBS. FT.

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 16 EAST, WHICH BEARS N88°16'16" E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY



SCALE - FEET

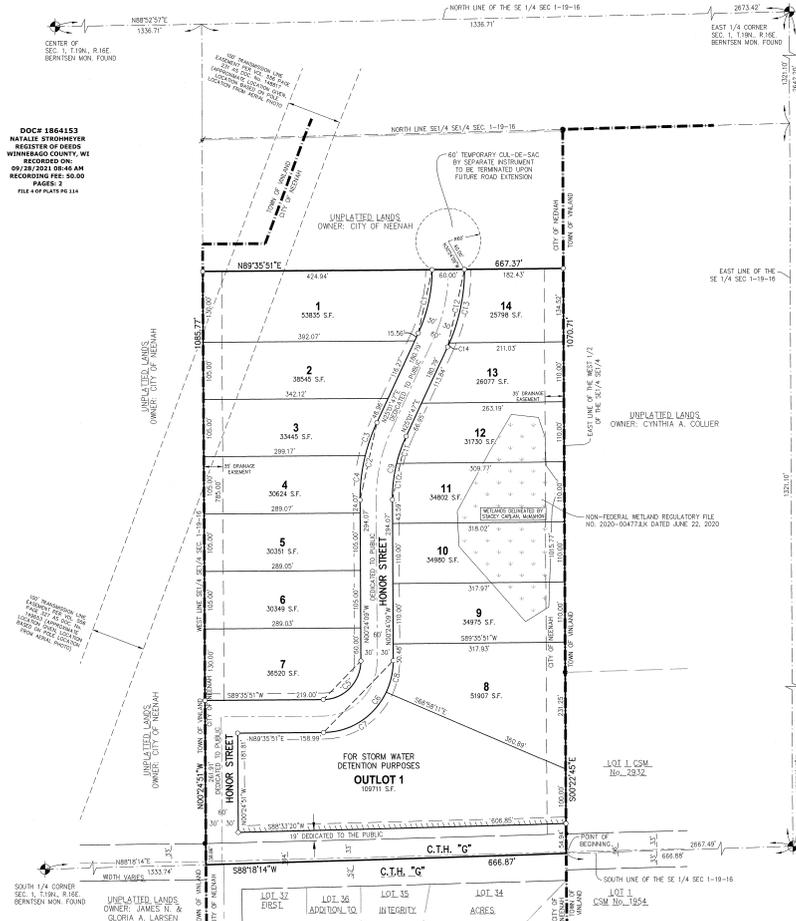


REVISED AUGUST 24, 2021

There are no objections to this plan with respect to a 20x15.27x16.25x20x21x11 and C.T.H. Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified September 1, 2021  
*Robert J. Dierker*  
Department of Administration

SHEET 1 OF 2  
**McMAHON**  
ENGINEERS & ARCHITECTS  
1445 MCMAHON DRIVE, NENAH, WI 54956  
PHONE: (920) 751-4200 FAX: (920) 751-4204  
WWW.MCMAHON.COM

THIS INSTRUMENT DRAFTED BY: **Marty Abiga**



Curve #	Radius	Delta	Length	Chord Direction	Chord Length	Tangent	Bearing
C1	270.00'	02°29'56"	119.85'	S12°18'49"W	118.67'	S007°49'0"	
C2	330.00'	02°29'56"	146.48'	S12°18'49"W	145.28'		
C3	330.00'	01°14'08"	64.71'	S19°24'43"W	64.61'		
C4	330.00'	01°41'148"	81.77'	S08°41'45"W	81.56'		
C5	70.00'	09°02'00"	109.98'	S44°35'51"W	98.89'		
CS	130.00'	09°00'00"	234.20'	H44°35'51"E	183.85'		
C7	130.00'	08°39'28"	144.89'	N09°39'49"E	137.52'		
C8	130.00'	08°39'28"	59.29'	N12°39'49"E	58.78'		
C9	270.00'	02°29'56"	119.85'	S12°18'49"W	118.67'		
C10	270.00'	01°41'424"	67.11'	N08°43'03"E	66.23'		
C11	270.00'	01°11'32"	52.74'	N19°28'01"E	52.66'		
C12	330.00'	02°29'56"	146.48'	N12°18'49"E	145.28'	N402°04'24"	
C13	330.00'	04°03'21"	128.50'	N11°37'31"E	137.54'		
C14	330.00'	00°12'30"	7.83'	N24°20'29"E	7.93'		

# FREEDOM ACRES

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 NORTH,  
RANGE 16 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

### SURVEYOR'S CERTIFICATE

I, Corey W. Kalkofen, Wisconsin Professional Land Surveyor, PLS-2726, certify that I have surveyed, divided and mapped part of the Southeast 1/4 of the Southeast 1/4 of Section 1, Township 19 North, Range 16 East, City of Neenah, Winnebago County, Wisconsin containing 716,220 square feet (16,511 acres) of land and being more fully described as follows:

Commencing at the Southeast corner of said Section 1; Thence S88°18'14"W, 666.88 feet along the South line of the Southeast 1/4 of said Section 1 to the Southeast corner of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 1 and the Point of Beginning; Thence continue S88°18'14"W, 666.87 feet along said South line to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 1; Thence N02°24'51"W, 1088.77 feet along the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 1; Thence N89°35'51"E 687.37 feet to the East line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 1; Thence S02°22'45"E, 1070.71 feet along said East line to the Point of Beginning.

That I have made such survey, land division, and plot under the directions of the owners of said land. That such plot 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.

REVISED AUGUST 24, 2021

Dated this 29<sup>th</sup> day of June, 2021

Corey W. Kalkofen  
Corey W. Kalkofen, PLS-2726  
Wisconsin Professional Land Surveyor



### CERTIFICATE OF CITY TREASURER

I, Michael K. Essler 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 9/22/21 affecting the lands included in Freedom Acres.

Date 9/22/21  
Michael K. Essler  
City Treasurer - Michael K. Essler

### CITY OF NEENAH APPROVAL

Resolved that "Freedom Acres" in the City of Neenah, City of Neenah, as Owner(s) is hereby approved by the Common Council.

Date 9/22/21 Approved Dean R. Kofert  
Mayor - Dean R. Kofert

Date 9/22/21 Signed Dean R. Kofert  
Mayor - Dean R. Kofert

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

City Clerk Charlotte Nagel  
Charlotte Nagel

STATE OF WISCONSIN )

WINNEBAGO COUNTY )

I, Charlotte Nagel, 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 Freedom Acres upon satisfaction of certain conditions, City of Neenah and I do hereby certify that all conditions were satisfied and the approval was granted and effective on this 29<sup>th</sup> day of June, 2021.

Charlotte Nagel 9/22/21  
Charlotte Nagel, Clerk Date

### 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 uncollected tax liens and no unpaid taxes or special assessments as of September 27, 2021 affecting the lands included in Freedom Acres.

Date 9/27/21  
Mary E. Krueger  
County Treasurer  
Mary E. Krueger

part of Tax Acreal No. 8117000000  
026-0026 Prior parcel Number

### OWNER'S CERTIFICATE

Van Sistine Homes, LLC as Owners, We hereby certify that we caused the land described on this plot to be surveyed, divided, mapped and dedicated as represented on Freedom Acres. We also certify that this plot 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 13 day of September, 2021

Rick Van Sistine Rick Van Sistine  
Printed Name and Title Authorized Signature

Printed Name and Title Authorized Signature

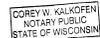
Printed Name and Title Authorized Signature

State of Wisconsin )  
Winnebago County) ss

Personally appeared before me on the 13<sup>th</sup> day of September, 2021, the above named persons to me known to be the persons who executed the foregoing instrument, and acknowledged the same.

Corey W. Kalkofen  
Notary Public

Winnebago County, WI  
My commission expires November 27, 2022



### UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by the City of Neenah, Grantor, to Van Sistine Homes, LLC

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 their own use as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within these 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 Grantee(s) 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 Grantee(s) 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 Grantee(s) facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantee(s). 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 Grantee(s). This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement(s) 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.

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 September 1, 2021  
Corey W. Kalkofen  
Department of Administration

SHEET 2 OF 2

