Castle Oak V

Part of the Northwest 1/4 of the Southeast 1/4 and part of the Southwest of the Southeast of Section 04, Township 19 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin

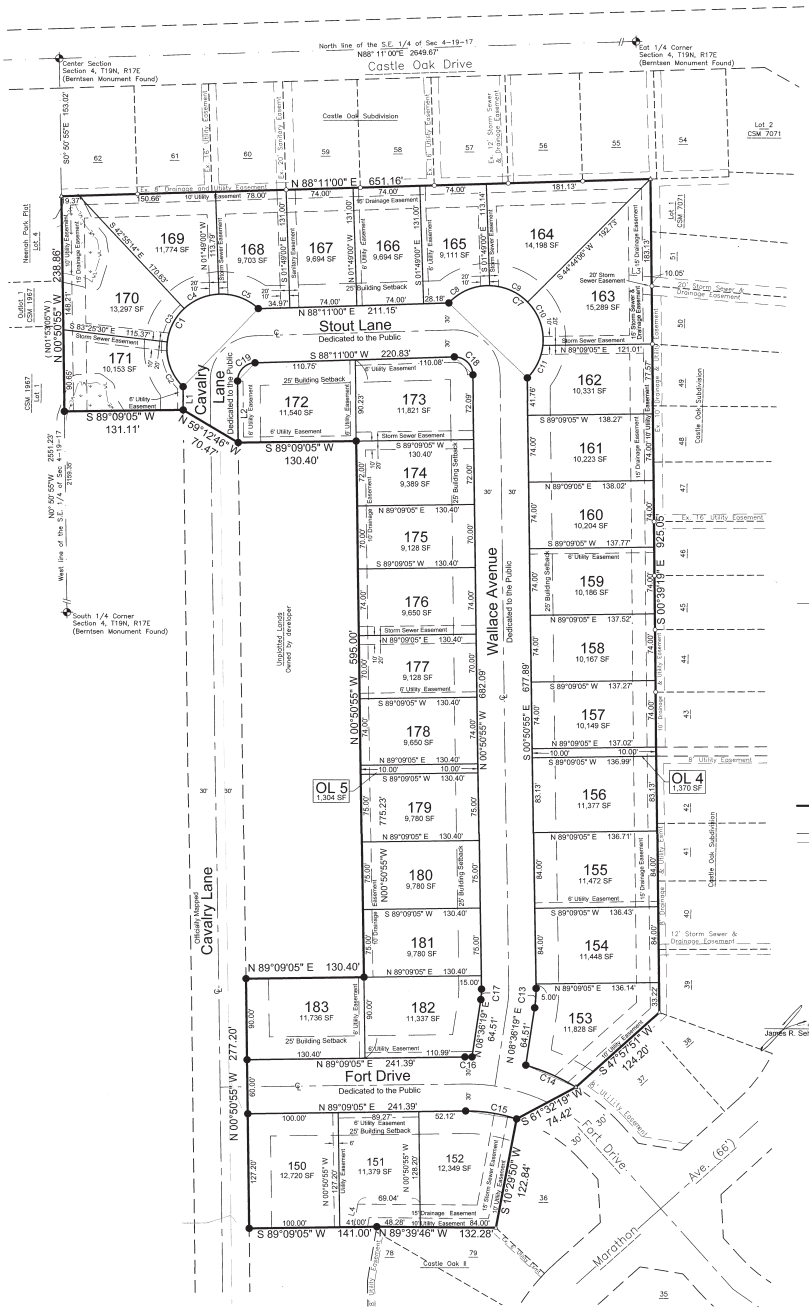
1738821

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON
05/04/2017 2:00 PM

NATALIE STROHMEYER
REGISTER OF DEEDS

RECORDING FEE 50.00
PAGES: 2

Natalie Strohmeyer



LOCATION MAP

SE 1/4 SEC 4, T 19 N, R 17 E,
CITY OF NEENAH
WINNEBAGO COUNTY, WI

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.
3. OL 1 and OL 2 are Dedicated to the public for sidewalk purposes

LEGEND

- △ ½" Rebar Found
- □ ¾" Iron Pipe Found
- ● 1¼" x 18" Steel Rebar @ 4.30lbs/LF SET
  All other corners
  ¾" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot areas in square feet
- 6' Utility Easement Typical unless otherwise noted
- 10' Wetland Setback Typical

WISCONSIN JAMES R SEHLOFF S-2692 LAND SURVEYOR

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692 — Date: 2 7 APRIL 2017

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 April 27th 20 17

Department of Administration

Revision Date: Apr 24, 2017

File: 4540FINAL-V.dwg
Date: 04/24/2017
Drafted By: Jim
Sheet: 1 of 2

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street, Menasha, WI 54952
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Castle Oak V

Part of the Northwest 1/4 of the Southeast 1/4 and part of the Southwest of the Southeast of Section 04,
Township 19 North, Range 17 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 Castle Oak Development, LLC, owner of said land, I have surveyed divided and mapped Castle Oak V; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, and that this land is located in part of the Northwest 1/4 of the Southeast 1/4 and part of the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 19 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin containing 470,461 Square Feet (10.8003 Acres) of land described as follows:

Commencing at the South 1/4 Corner of Section 4; thence, N00°50'55"W along the West line of the Southeast 1/4 of said Section 4, 2159.35 feet to the point of beginning; thence, continuing along said West line, N00°50'55"W, 238.86 feet to the south line of Castle Oak Subdivision (Lots 52-39); thence, (Lots 62-55); thence, N88°11'00"E along said south line, 651.16 feet to the west line of Castle Oak Subdivision (Lots 38-37); thence, S47°57'51"W along S00°39'19"E along said west line, 925.05 feet to the Northwesterly line of Castle Oak Subdivision (Lots 38-37); thence, S61°32'19"W, 74.42 feet to the southerly right of said northwesterly line, 124.20 feet to the Northerly right of way line of Fort Drive; thence, S61°32'19"W, 74.42 feet to the southerly right of way of Fort Drive and to the northwest corner of Lot 36 of Castle Oak Subdivision; thence, S10°29'50"W along the west line of said lot 36, 122.84 feet to the north line of Castle Oak II (Lot 79); thence, N89°39'46"W along said north line, 132.28 feet to the Northwest corner of said lot 79; thence, S89°09'05"W, 141.00 feet; thence, N00°50'55"W, 277.20 feet; thence, N89°09'05"E, 130.40 feet; thence, N00°50'55"W, 595.00 feet; thence, S89°09'05"W, 130.40 feet; thence, N59°12'46"W, 70.47 feet; thence, S89°09'05"W, 131.11 feet to the point of beginning subject to all easements and restrictions of record.

Given under my hand this 27th day of April, 2017

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

Owner's Certificate of Dedication

Castle Oak Development, 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.

Castle Oak Development, 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 2nd day of May, 20 17

In the presence of: Castle Oak Development, LLC

By

print name Kevin Eisman

Title Manager

State of Wisconsin)
Outagamie County) ss

Personally came before me this 2nd day of May, 20 17, the above owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, Wisconsin. My Commission Expires 3-18-2021

Common Council Resolution

Resolved, Castle Oak V, in the City of Neenah is hereby approved by the Common Council on this 3 day of MAY, 20 17

Mayor — Date 5/3/17

Clerk — Date 5/3/17

City of Neenah Planning Commission Approval Certificate

Castle Oak V is hereby approved by the City of Neenah Planning Commission.

Planning Commission Representative — Date 5-3-17

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.

County Treasurer — Date 5/4/17

City Treasurer — Date 5/5/17

Utility Easement Provisions

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

Castle Oak Development, Grantor, to

We Energies, Grantee,
SBC Wisconsin, Grantee,
and
Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee,
SBC, 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.

Castle Oak Development, LLC

Managing Member — Date 05/02/17

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

Owners of record:	Recording Information	Parcel No(s):
Castle Oak Development, LLC.	Doc. No. 1389255	Part of 802-1600-01-00

LINE TABLE		
Line	Bearing	Length
L1	N 00°50'55" W	25.93'
L2	S 00°50'55" E	68.36'
L3	S 85°22'36" E	25.11'
L4	S 09°32'22" W	25.86'

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	60.00'	N 43°40'02" E	119.98'	186.47'	178°03'50"	S 45°21'53" E	N 47°18'03" W
C2	60.00'	N 19°23'41" W	52.55'	54.39'	51°56'23"	N 06°34'30" E	N 45°21'53" W
C3	60.00'	N 26°49'38" E	41.54'	42.42'	40°30'16"	N 47°04'46" E	N 06°34'30" E
C4	60.00'	N 67°10'27" E	41.23'	42.09'	40°11'22"	N 87°16'08" E	N 47°04'46" E
C5	60.00'	S 70°00'58" E	46.34'	47.57'	45°25'49"	S 47°18'03" E	N 87°16'08" E
C7	60.00'	S 46°19'58" E	119.98'	190.52'	181°56'10"	S 42°41'57" W	N 44°38'07" E
C8	60.00'	N 66°53'32" E	49.18'	50.67'	48°23'11"	S 88°54'52" E	N 42°41'57" E
C9	60.00'	S 66°36'30" E	45.55'	46.72'	44°36'44"	S 44°18'08" E	S 88°54'52" E
C10	60.00'	S 19°14'14" E	50.84'	52.50'	50°07'47"	S 05°49'39" W	S 44°18'08" E
C11	60.00'	S 25°13'53" W	39.87'	40.64'	38°48'28"	S 44°38'07" W	S 05°49'39" W
C13	130.00'	S 03°52'42" W	21.43'	21.45'	9°27'14"	N 00°50'55" W	N 08°36'19" E
C14	230.03'	S 66°21'42" E	60.35'	60.53'	15°04'34"	N 73°53'59" W	N 58°49'25" W
C15	170.00'	N 81°13'37" W	56.83'	57.10'	19°14'36"	S 71°36'19" E	N 89°09'05" E
C16	230.00'	S 89°52'09" E	7.86'	7.86'	1°57'33"	N 89°09'05" E	S 88°53'22" E
C17	70.00'	N 03°52'42" E	11.54'	11.55'	9°27'14"	N 08°36'19" E	N 00°50'55" W
C18	20.00'	N 46°19'58" W	28.52'	31.75'	90°58'05"	N 00°50'55" W	S 88°11'00" W
C19	20.00'	S 43°40'02" W	28.04'	31.08'	89°01'55"	S 88°11'00" W	S 00°50'55" E

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 April 27th, 20 17

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