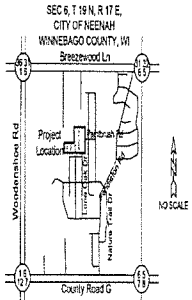


Cardinal Plat

Part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 06,
Township 19 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin

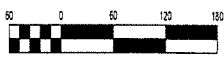
DOC# 1790050
NATALIE STROMMEYER
REGISTER OF DEEDS
WINNEBAGO COUNTY, WI
RECORDED ON:
05/28/2019 02:31 PM
RECORDING FEE: \$0.00
PAGES: 2
File 4 of Plats pg. 107

LOCATION MAP

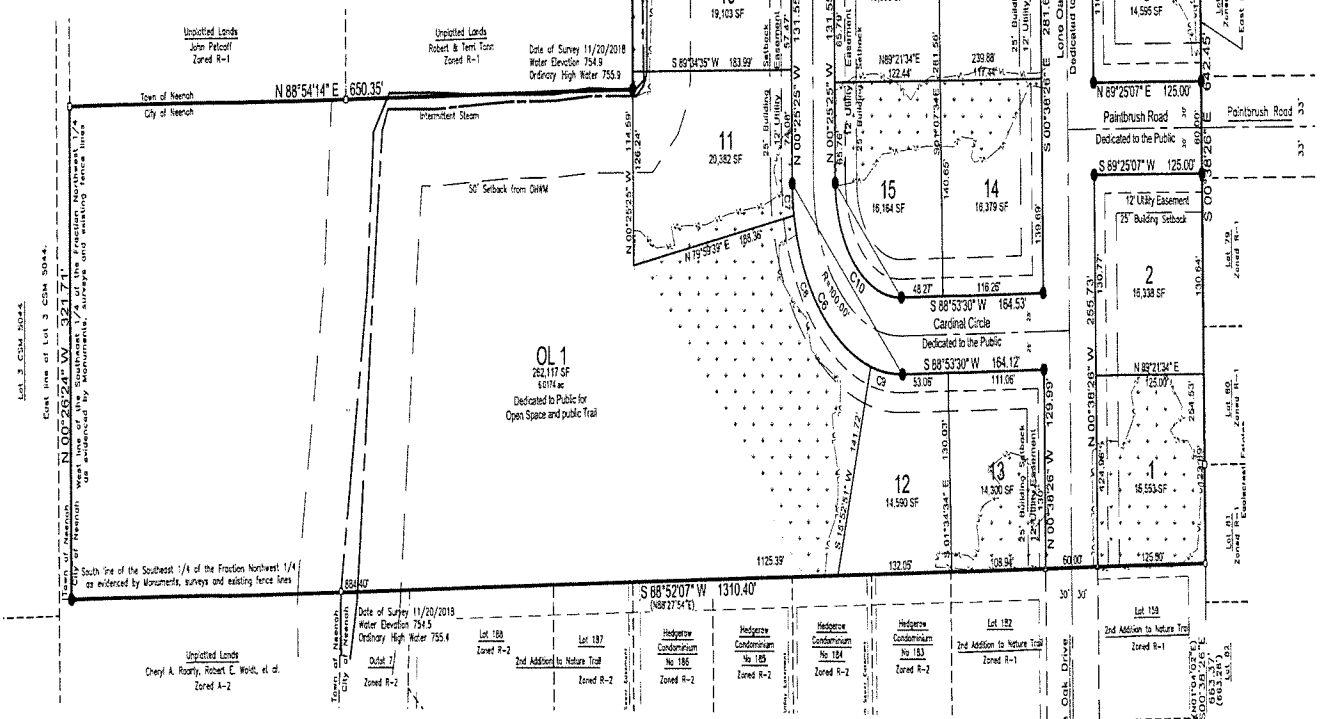


NOTES

- All linear measurements have been made to the nearest one hundredth of a foot.
- All angular measurements have been made to the nearest 20 seconds and computed to the nearest half seconds.
- Lot 1, 3, 4 & 13 contain wetlands and will require a fill permit or wetland exemption prior to issuance of building permit.
- The following combination of lots must be deed restricted together, until such time as a wetland fill permit is granted and filed with the county, releasing this restriction:
Lots 1 and 2
Lots 3, 4 and 5
Lots 12 and 13
- Installation of Sidewalks will be required on both sides of Lone Oak Drive, Lot 2 along Paintbrush Road and the North side of Lots 1213 along Cardinal Circle.



Bearings are referenced to the East line of the Northwest 1/4, Section 06, T19N, R17E, assumed to bear S50°36'26"E, base on the Winnebago County Coordinate System.



LEGEND

- ▲ 1/2" Rebar Found
- 3/4" Rebar Found
- 1" Iron Pipe Found
- 1/2" x 18" Steel Rebar @ 4.50bs/LF SET
- All other corners
- 3/4" x 18" Steel Rebar @ 1.50bs/LF SET
- SF Lot areas in square feet
- () Recorded As
- Wetland Delineated Wetlands

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 a 236.12, Wis. Stats.

Certified *May 28, 2019*
Rene M. Dwyer
Department of Administration



West 1/4 Corner
Section 06, T19N, R17E
Aluminum Monument Found

File: 4551701.dwg
Date: 05/28/2019
Drawn by: jfm
Sheet: 1 of 2

Revision Date: May 08, 2019

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph. 920-991-1866 Fax: 920-630-8956
www.davel.com

Cardinal Plat

Part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 06,
Township 19 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin

Surveyor's Certificate

I, James R. Scholtz, 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 Cardinal-Neenah, LLC, owner of said land, I have surveyed divided and mapped Cardinal Plat that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, and that this land is part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 06, Township 19 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin, containing 632,318 Square Feet (14.5180 Acres) of land described as follows:

Commencing at the North 1/4 corner of Section 06, thence, along the East line of the Fractional Northwest 1/4 of said Section 06, 500'38"28"E, 1526.19 feet to the point of beginning; thence, continuing along said East line, 500'38"28"E, 642.45 feet to the North line of 2nd Addition to Natures Trail; thence, along said North line and the extension thereof, S88°52'07"W, 1310.40 feet to the Southwest corner of the Southeast 1/4 of said Fractional Northwest 1/4, as evidenced; thence, along the West line of said Southeast 1/4 of the Fractional Northwest 1/4 as evidenced, N00°26'24"W, 321.71 feet; thence N88°54'14"E, 650.33 feet; thence N00°25'25"W, 321.01 feet to the Southwest corner of Lot L CSM 6541; thence along South line of said Lot L, N89°51'19"E, 657.70 feet to the point of beginning.

Given under my hands this 9th day of MAY, 2019.

James R. Scholtz, Wisconsin Professional Land Surveyor No. S-2922

Owner's Certificate of Dedication

Cardinal-Neenah, 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.

Cardinal-Neenah, LLC, does further certify this plat is required by s.238.10 or s.238.12 to be submitted to the following for approval or objection:

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

Dated this 16th day of May, 2019.

In the presence of Cardinal-Neenah, LLC

By [Signature]

print name STEPHEN J. WIELAND

Title PARTNER

State of Wisconsin

Winnebago County/ies

Personally came before me this 16th day of May, 2019, the above owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

[Signature] My Commission Expires 5/19/2023
Maya Public, Wisconsin



Utility Easement Provisions

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

Cardinal-Neenah, LLC, 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, 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 in 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 site 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 Grantee. 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 grantee.

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

Cardinal-Neenah, LLC

[Signature] 5/16/2019
Marketing Member Date

Common Council Resolution

Resolved, Cardinal Plat, in the City of Neenah is hereby approved by the Common Council on

this 16th day of April, 2019.

[Signature] 5/17/19
Date
[Signature] 5/17/19
Date
Clerk Date

City of Neenah Planning Commission Approval Certificate

Cardinal Plat is hereby approved by the City of Neenah Planning Commission.

[Signature] 5/17/19
Planning Commission Representative 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] 5/23/19
County Treasurer Date
[Signature] 5/23/19
City Treasurer Date

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

Owners of record: Recording Information Parcel No(s):
Cardinal-Neenah, LLC. Doc. No. 1787019 244-010065

CURVE TABLE							
Curve	Radius	Chord Chosen	Chord Length	Arc Length	Central Angle	Target Bearing in	Target Bearing out
C1	135.07	N 44°17'31"E	175.89	154.82	89°17'51"	N 02°29'29" W	N 88°52'29" E
C2	125.07	N 83°32'22"E	23.28	23.42	10°44'09"	N 78°28'17" E	N 88°52'29" E
C3	125.07	N 81°50'14"E	71.57	72.58	32°18'09"	N 44°52'17" E	N 78°28'17" E
C4	125.07	N 28°44'47"E	71.57	72.58	32°18'09"	N 11°30'54" E	N 44°52'17" E
C5	125.07	N 69°35'19" E	26.19	26.23	12°12'29"	N 02°29'29" W	N 11°30'54" E
C6	125.07	N 65°45'59" W	177.83	157.34	87°48'19"	S 88°53'30" W	N 02°29'29" W
C7	125.07	N 59°12'53" W	29.88	29.97	37°34'59"	N 16°02'11" W	N 02°29'29" W
C8	125.07	N 42°03'45" W	132.89	139.87	84°56'19"	N 74°07'09" W	N 16°02'11" W
C9	125.07	N 82°36'50" W	36.89	37.96	16°58'21"	S 88°53'30" W	N 74°07'09" W
C10	75.92	N 45°45'38" W	126.70	118.11	88°41'09"	S 88°53'30" W	N 02°29'29" W
C11	75.92	N 44°17'31"E	156.41	135.89	89°17'51"	N 02°29'29" W	N 88°52'29" E

Revision Date: May 08, 2019
File: 4851 Final.dwg
Date: 05/08/2019
Drafted By: j.m.
Sheet: 2 of 2

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 May 17, 2019
[Signature]
Department of Administration

