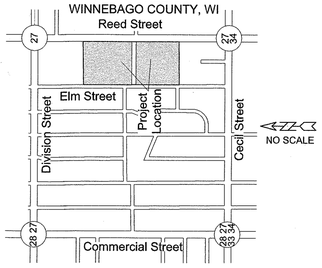
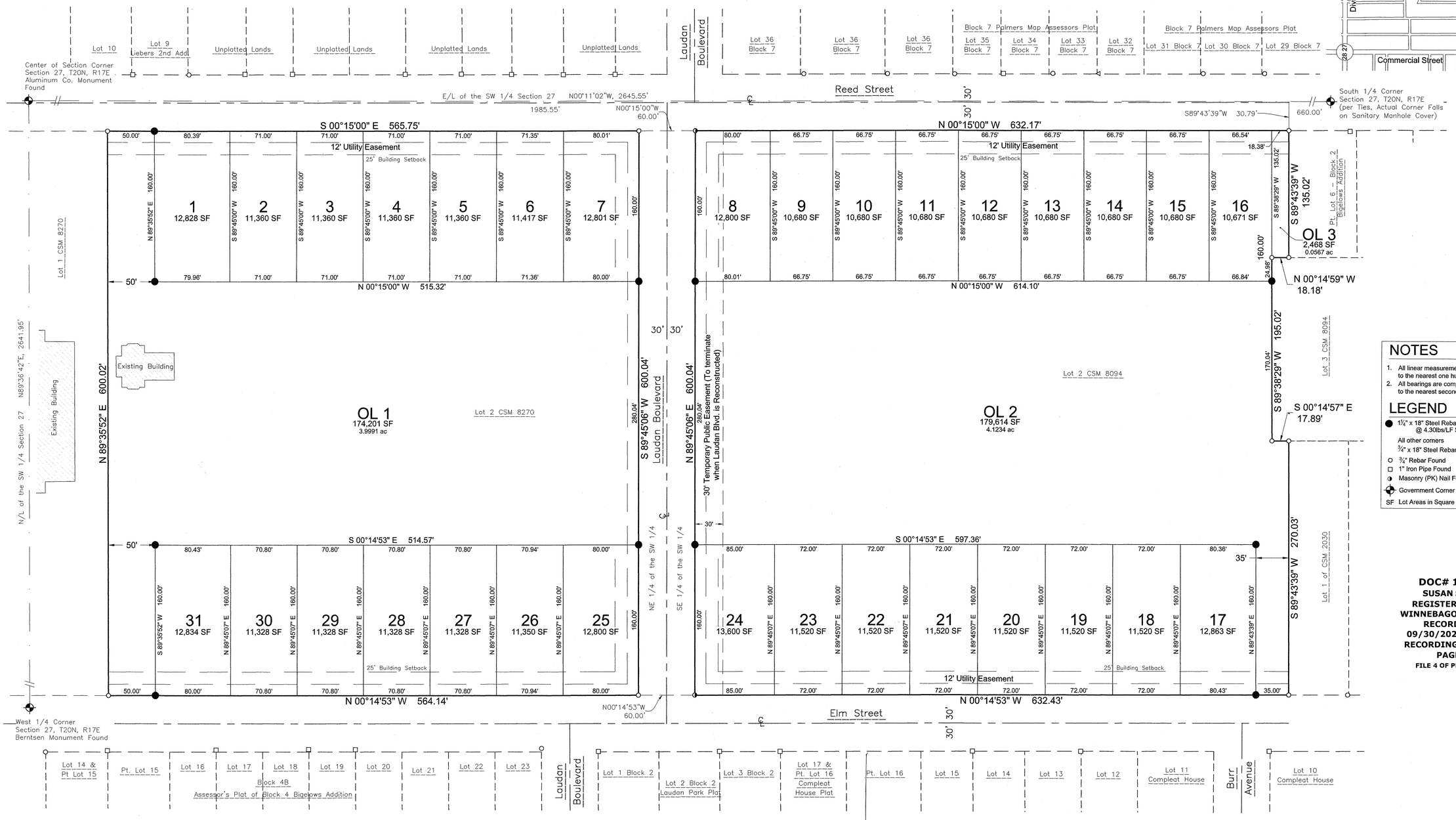
Courtside Fields

Lot 2, Certified Survey Map No. 8270 and Lot 2, Certified Survey Map 8094, Located in part of the Northeast 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4, all in Section 27, Township 20 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin

LOCATION MAP

SW 1/4 SEC 27, T 20 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 bearings are computed and measured to the nearest second.

LEGEND

- ● 1¼" x 18" Steel Rebar @ 4.30lbs/LF SET
  All other corners
  ¾" x 18" Steel Rebar @ 1.50lbs/LF SET
- ○ ¾" Rebar Found
- □ 1" Iron Pipe Found
- ◑ Masonry (PK) Nail Found
- ⌖ Government Corner
- SF Lot Areas in Square Feet

60 0 60 120 180

Bearings are referenced to the East line of the Southwest 1/4, Section 27, T20N, R17E, assumed to bear N00°11'02"W, base on the Winnebago County Coordinate System.

WISCONSIN SCOTT R ANDERSEN S-3169 GREEN BAY WI LAND SURVEYOR 08/05/2025 1:01:42 PM scott@davel.pro

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

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 August 05, 2025

Department of Administration

DOC# 1953518
SUSAN SNYDER
REGISTER OF DEEDS
WINNEBAGO COUNTY, WI
RECORDED ON:
09/30/2025 10:18 AM
RECORDING FEE: 50.00
PAGES: 2
FILE 4 OF PLATS PG 130

File: 8059Final.dwg
Date: 07/30/2025
Drafted By: scott
Sheet: 1 of 2

Revision Date: Jul 30, 2025

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866
www.davel.pro

Jul 30,2025-12:37pm J:\Projects\8059nv\dwg\Civil 3D\8059Final.dwg Printed by: scott

Courtside Fields

Lot 2, Certified Survey Map No. 8270 and Lot 2, Certified Survey Map 8094, Located in part of the Northeast 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4, all in Section 27, Township 20 North, Range 17 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 Winnebago County, and under the direction of Shattuck Neenah, LLC, owners of said land, I have surveyed, divided and mapped Courtside Fields; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Lot 2, Certified Survey Map No. 8270 (Doc. 1947343) and Lot 2, Certified Survey Map 8094 (Doc. 1915452), Located in part of the Northeast 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4, all in Section 27, Township 20 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin containing 714,880 Sq Ft (16.4114 Ac) of land. Described land is subject to existing restriction and easement of record.

Given under my hand this 5th day of August, 20 25.

WISCONSIN
SCOTT R ANDERSEN
S-3169
AMRO
WI
SURVEYOR
08/05/2025 1:02:17 PM
scott@davel.pro

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

Owner's Certificate

Shattuck Neenah, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat.

Shattuck Neenah, 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 22nd day of September, 2025.

In the presence of: Shattuck Neenah, LLC

By _____

print name UMER SHEIKH

Title OWNER / MEMBER

State of Wisconsin)

Winnebago County) ss

Personally came before me this 22nd day of September, 2025, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Charlotte K. Nagel My Commission Expires 10-18-2027
Notary Public, Wisconsin

CHARLOTTE K. NAGEL NOTARY PUBLIC STATE OF WISCONSIN

Utility Easement Provisions

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

Shattuck Neenah, LLC, Grantor, to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as
We Energies, Grantee,
City of Neenah Utilities, Grantee
AT&T Distribution, Grantee
TDS Metrocom, 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, theron, 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.

Shattuck Neenah, LLC

_____ UMER SHEIKH 9/22/2025
Managing Member Print Name Date

Common Council Resolution

Resolved, that the plat of Courtside Fields in the City of Neenah, Winnebago County, is hereby approved by the Common Council on

this 18th day of July, 20 25.

_____ Jane B. Lang 8-20-2025
Mayor Print Name Date

Charlotte K. Nagel Charlotte K. Nagel 8-20-2025
Clerk Print Name Date

City of Neenah Planning Commission Approval Certificate

Courtside Fields in the City of Neenah, Winnebago County, is hereby approved by the City of Neenah Planning Commission.

_____ Brad Schmidt 8-20-2025
Planning Commission Representative Print Name Date

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's 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 plat.

_____ Vicky Rasmussen 9-22-2025
City Treasurer Print Name Date

_____ Amber L Hoppa 9/29/2025
County Treasurer Print Name Date

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

the property owner of record:	Recording Information:	Parcel Number(s):
Shattuck Neenah, LLC	Doc No. 1915890	8080330000#1 80900750000

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 August 05, 2025

Department of Administration

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Jul 30,2025-12:36pm J:\Projects\8059\srv\dwg\Civil 3D\8059Final.dwg Printed by: scott