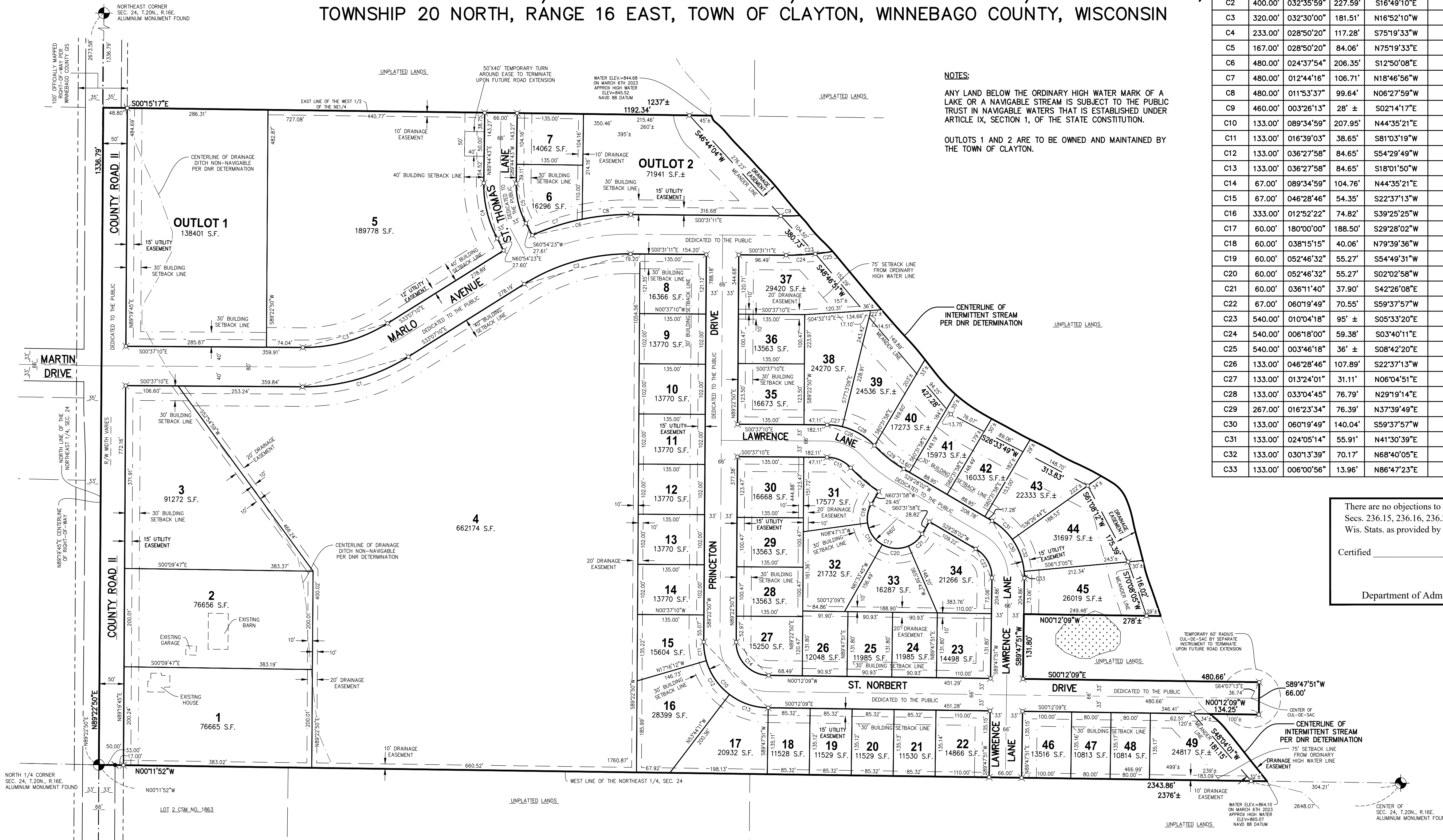


SCHOLAR RIDGE ESTATES

PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

Curve Table							
Curve #	Radius	Delta	Length	Chord Direction	Chord Length	Tangent	Bearing
C1	400.00'	032°30'00"	226.89'	S16°52'10"E	223.86'		
C2	400.00'	032°35'59"	227.59'	S16°49'10"E	224.53'		
C3	320.00'	032°30'00"	181.51'	N16°52'10"W	179.09'		
C4	233.00'	028°50'20"	117.28'	S75°19'33"W	116.04'		
C5	167.00'	028°50'20"	84.06'	N75°19'33"E	83.17'		
C6	480.00'	024°37'54"	206.35'	S12°50'08"E	204.77'	S25°09'05"E	
C7	480.00'	012°44'16"	106.71'	N18°46'56"W	106.49'		
C8	480.00'	011°53'37"	99.64'	N06°27'59"W	99.46'		
C9	460.00'	003°26'13"	28' ±	S02°14'17"E	28' ±		S03°57'24"E
C10	133.00'	089°34'59"	207.95'	N44°35'21"E	187.40'		
C11	133.00'	016°39'03"	38.65'	S81°03'19"W	38.52'		
C12	133.00'	036°27'58"	84.65'	S54°29'49"W	83.23'		
C13	133.00'	036°27'58"	84.65'	S18°01'50"W	83.23'		
C14	67.00'	089°34'59"	104.76'	N44°35'21"E	94.41'		
C15	67.00'	046°28'46"	54.35'	S22°37'13"W	52.87'		S45°51'36"W
C16	333.00'	012°52'22"	74.82'	S39°25'25"W	74.66'	S45°51'36"W	S32°59'14"W
C17	60.00'	180°00'00"	188.50'	S29°28'02"W	120.00'		
C18	60.00'	038°15'15"	40.06'	N79°39'36"W	39.32'		
C19	60.00'	052°46'32"	55.27'	S54°49'31"W	53.33'		
C20	60.00'	052°46'32"	55.27'	S02°02'58"W	53.33'		
C21	60.00'	036°11'40"	37.90'	S42°26'08"E	37.28'		
C22	67.00'	060°19'49"	70.55'	S59°37'57"W	67.33'		
C23	540.00'	010°04'18"	95' ±	S05°33'20"E	95' ±		S10°35'29"E
C24	540.00'	006°18'00"	59.38'	S03°40'11"E	59.35'		
C25	540.00'	003°46'18"	36' ±	S08°42'20"E	36' ±		
C26	133.00'	046°28'46"	107.89'	S22°37'13"W	104.96'		S45°51'36"W
C27	133.00'	013°24'01"	31.11'	N06°04'51"E	31.04'		
C28	133.00'	033°04'45"	76.79'	N29°19'14"E	75.72'		
C29	267.00'	016°23'34"	76.39'	N37°39'49"E	76.13'		S45°51'36"W
C30	133.00'	060°19'49"	140.04'	S59°37'57"W	133.66'		
C31	133.00'	024°05'14"	55.91'	N41°30'39"E	55.50'		
C32	133.00'	030°13'39"	70.17'	N68°40'05"E	69.36'		
C33	133.00'	006°00'56"	13.96'	N86°47'23"E	13.96'		

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.
 OUTLOTS 1 AND 2 ARE TO BE OWNED AND MAINTAINED BY THE TOWN OF CLAYTON.



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



- LEGEND**
- ⊗ - 1 1/4" x 18" ROUND STEEL REBAR WEIGHING 4.30 lbs./lineal ft. SET
 - ⊙ - 3/4" IRON REBAR FOUND
 - ⊙ - CERTIFIED LAND CORNER WINNEBAGO COUNTY
 - S.F. - SQUARE FEET
 - - BUILDING SETBACK LINE AS NOTED
 - - 15' UTILITY EASEMENT
 - [Stippled Area] - WETLANDS AS DELINEATED BY DAVEL ENGINEERING & ENVIRONMENTAL, INC. TRAVIS STUCK DATED OCT. 25, 2022

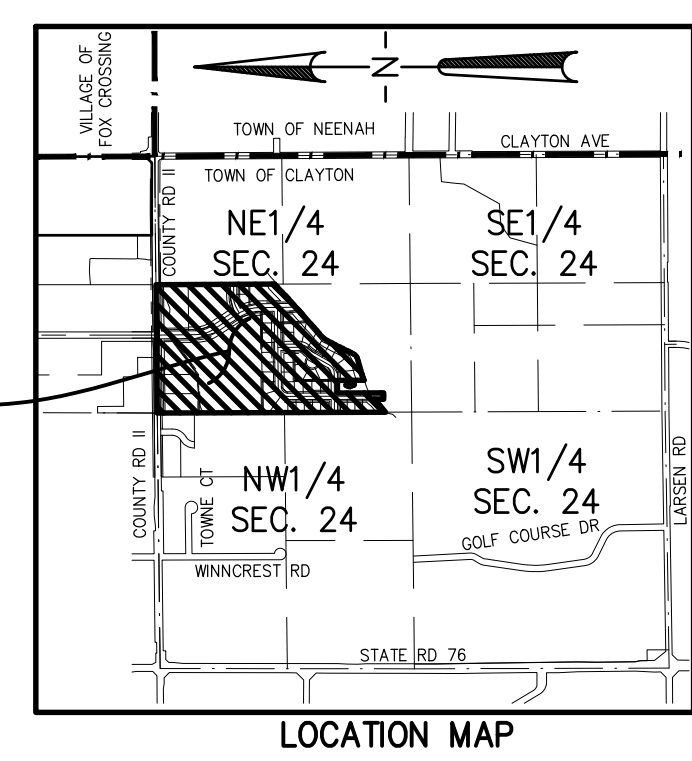
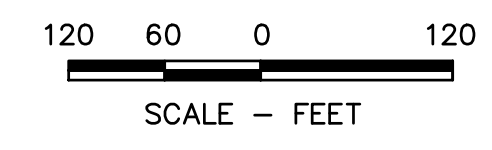
OWNER/SUBDIVIDER
 CLAYTON DEVELOPMENT GROUP, LLC
 ATTN: DEREK LIEBHAUSER
 2065 AMERICAN DRIVE, SUITE A
 NEENAH, WI 54956
 (920) 428-9451

SURVEYOR:
 DOUGLAS E. WOELZ
 1445 MCMAHON DRIVE
 NEENAH, WI 54956
 (920) 751-4200

OBJECTING AUTHORITIES:
 - DEPARTMENT OF ADMINISTRATION
 - VILLAGE OF FOX CROSSING

APPROVING AUTHORITIES:
 - TOWN OF CLAYTON
 - WINNEBAGO COUNTY PLANNING & ZONING

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, WHICH BEARS N89°22'50"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY



WISCONSIN
 DOUGLAS E. WOELZ
 S-2327
 KAUKAUNA
 WI
 LAND SURVEYOR
 6-5-2023

SHEET 1 OF 2 SHEETS
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.mcmgrp.com

SCHOLAR RIDGE ESTATES

PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24,
TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

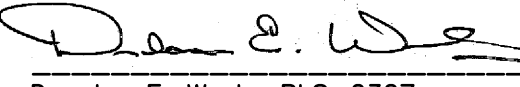
SURVEYOR'S CERTIFICATE

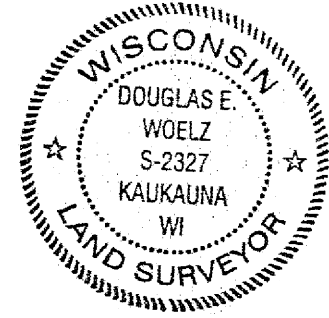
I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S-2327, certify that I have surveyed, divided and mapped part of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin containing 2,451,366 square feet (56.3 acres) of land more or less and described as follows:

Beginning at the North 1/4 corner of said Section 24; Thence N89°22'50"E, 1336.79 feet along the North line of the Northeast 1/4 of said Section 24 to the East line of the West 1/2 of said Northeast 1/4; Thence S00°15'17"E, 1192.34 feet to the starting point of a Meander line to a intermittent stream, said point bears N00°15'17"W, 45 feet more or less from the centerline of said stream; Thence S46°44'04"W, 380.73 feet along said meander line; Thence S48°46'51"W, 427.28 feet along said meander line; Thence S26°33'49"W, 313.83 feet along said meander line; Thence S61°08'12"W, 175.39 feet along said meander line; Thence S70°08'05"W, 116.02 feet along said meander line to it's termination point which bears N00°12'09"W, 29 feet more or less from said centerline; Thence N00°12'09"W, 249.48 feet; Thence S89°47'51"W, 131.80 feet; Thence S00°12'09"E, 480.66 feet; Thence S89°47'51"W, 66.00 feet; Thence N00°12'09"W, 134.25 feet to the starting point of a Meander line to a intermittent stream, said Point bears N00°12'09"W, 34 feet more or less from the centerline of said stream; Thence S48°04'01"W, 181.15 feet along said Meander line to the West line of said Northeast 1/4 and the termination point of said meander line, said point bears N00°11'52"W, 32 feet more or less from the centerline of said stream; Thence N00°11'52"W, 2343.86 feet along the West line of said Northeast 1/4 to the Point of Beginning. Including all those lands lying between the above described meander line and the centerline of a intermittent stream and the respective lot lines extended to said centerline.

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 Town of Clayton in surveying, dividing and mapping the same.

Dated this 5th day of June, 2023


Douglas E. Woelz, PLS-2327
Wisconsin Professional Land Surveyor



OWNER'S CERTIFICATE

Clayton Development Group, LLC, as Owners, We hereby certify that we caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented on the Plat. 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.

Department of Administration
Town of Clayton
Winnebago County Planning & Zoning

WITNESS the hand and seal of said owners this ____ day of _____, 20____. In the Presence of:

_____	_____	_____
Print Name and Title	Date	Authorized Signature
_____	_____	_____
Print Name and Title	Date	Authorized Signature
_____	_____	_____
Print Name and Title	Date	Authorized Signature

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, WI

My Commission Expires: _____

CERTIFICATE OF TOWN TREASURER

As duly elected Town Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in Scholar Ridge Estates as of the date listed below:

Town Treasurer Date
Jackie Zolp

CERTIFICATE OF COUNTY TREASURER

As duly elected Winnebago County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in Scholar Ridge Estates as of the date listed below:

County Treasurer Date
Amber L Hoppa

CONSENT OF MORTGAGEE

Citizens State 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 Clayton Development Group, LLC., as Owner(s).

IN WITNESS WHEREOF, the said Citizens State 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:

CITIZENS STATE BANK

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: _____

WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE:

Approved by the Winnebago County Planning & Zoning Committee this ____ day of _____, 20____.

Zoning Administrator - Cary Rowe Date

TOWN OF CLAYTON APPROVAL:

We hereby certify that Scholar Ridge Estates in the Town of Clayton, Winnebago County was approved and accepted by the Town Board of the Town of Clayton on this ____ day of _____, 20____.

Town Chairperson - Russ Geise Date

STATE OF WISCONSIN)ss
COUNTY OF WINNEBAGO

I, Kelsey Faust-Kubale, being the duly elected, qualified and acting clerk of the Town of Clayton, Winnebago County do hereby certify that the Town Board of the Town of Clayton passed by voice vote on this ____ day of _____, 20____ authorizing me to issue a certificate of approval of Scholar Ridge Estates, Clayton Development Group, LLC as owners, upon satisfaction of certain conditions, and I do also hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE ____ day of _____, 20____.

Dated _____
Clerk - Kelsey Faust-Kubale

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Clayton Development Group, LLC as Grantors, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Grantee,

Spectrum Mid-America, LLC, Grantee,

TDS Metrocom, LLC, Grantee,


WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation Grantee, and

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.

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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