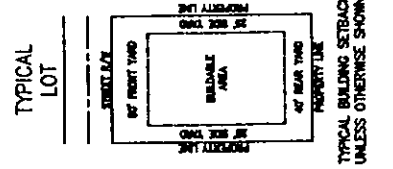
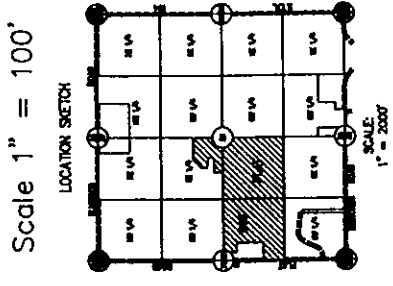
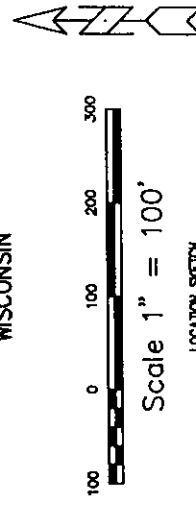


# Winchester Fields

LOCATED IN:  
 THE SE 1/4 OF THE NW 1/4 AND  
 THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF  
 SECTION 29, TOWN 9 NORTH, RANGE 19 EAST,  
 TOWN OF RICHFIELD, WASHINGTON COUNTY,  
 WISCONSIN

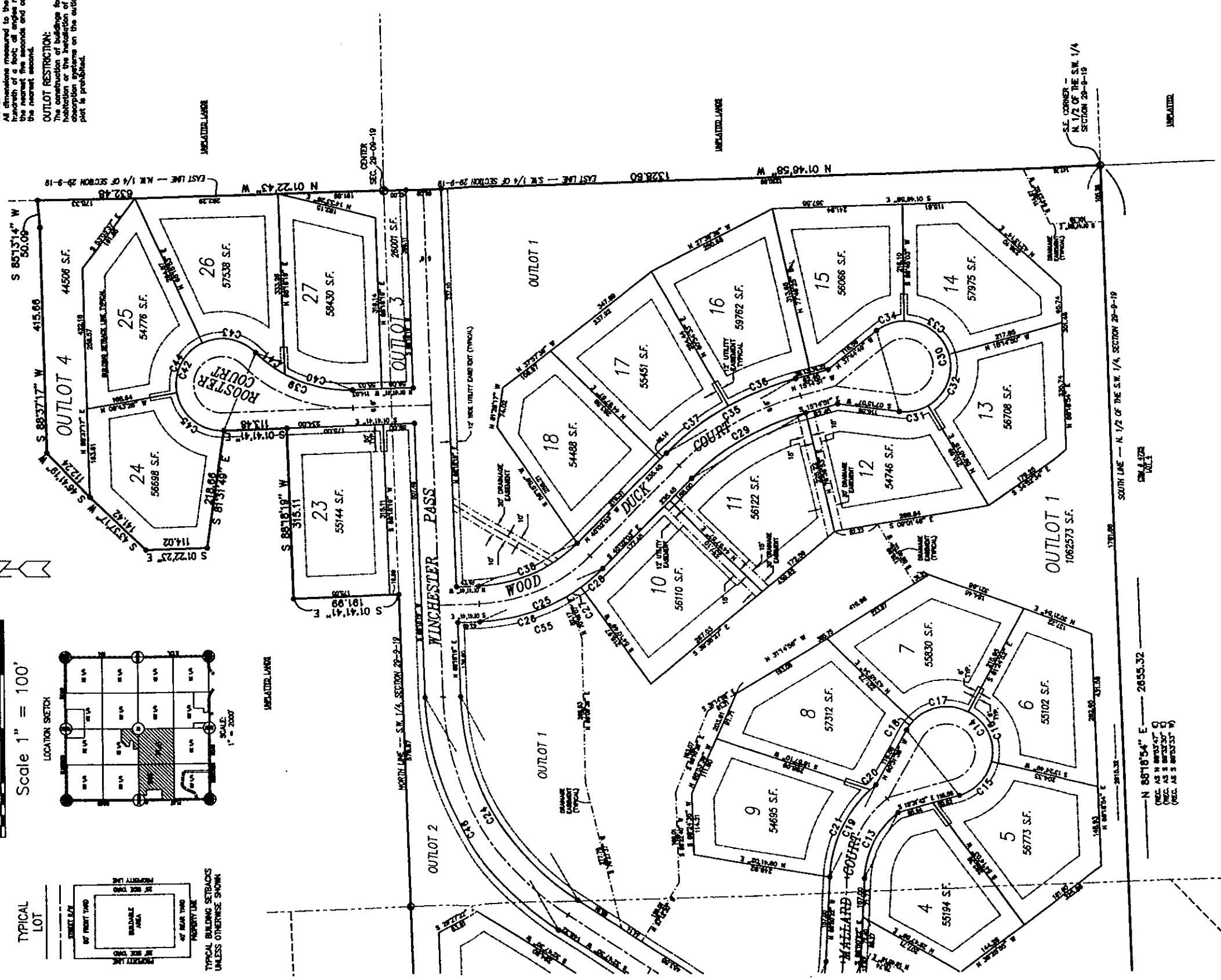


**LEGEND & NOTES:**  
 A - FOUND NAIL  
 B - IRON PIPE FOUND  
 C - 2" X 2" IRON PIPE 3.06 Lbs./Lin. Ft. SET  
 D - IRON PIPE 3.06 Lbs./Lin. Ft. SET  
 E - IRON PIPE 3.06 Lbs./Lin. Ft. SET  
 F - IRON PIPE 3.06 Lbs./Lin. Ft. SET  
 G - IRON PIPE 3.06 Lbs./Lin. Ft. SET  
 H - IRON PIPE 3.06 Lbs./Lin. Ft. SET  
 I - IRON PIPE 3.06 Lbs./Lin. Ft. SET  
 J - IRON PIPE 3.06 Lbs./Lin. Ft. SET  
 K - IRON PIPE 3.06 Lbs./Lin. Ft. SET  
 L - IRON PIPE 3.06 Lbs./Lin. Ft. SET  
 M - IRON PIPE 3.06 Lbs./Lin. Ft. SET  
 N - IRON PIPE 3.06 Lbs./Lin. Ft. SET  
 O - IRON PIPE 3.06 Lbs./Lin. Ft. SET  
 P - IRON PIPE 3.06 Lbs./Lin. Ft. SET  
 Q - IRON PIPE 3.06 Lbs./Lin. Ft. SET  
 R - IRON PIPE 3.06 Lbs./Lin. Ft. SET  
 S - IRON PIPE 3.06 Lbs./Lin. Ft. SET  
 T - IRON PIPE 3.06 Lbs./Lin. Ft. SET  
 U - IRON PIPE 3.06 Lbs./Lin. Ft. SET  
 V - IRON PIPE 3.06 Lbs./Lin. Ft. SET  
 W - IRON PIPE 3.06 Lbs./Lin. Ft. SET  
 X - IRON PIPE 3.06 Lbs./Lin. Ft. SET  
 Y - IRON PIPE 3.06 Lbs./Lin. Ft. SET  
 Z - IRON PIPE 3.06 Lbs./Lin. Ft. SET

**NOTE:**  
 All dimensions measured to the nearest  
 1/16" unless otherwise noted. All angles  
 measured to the nearest 1/4 degree and computed to  
 the nearest hundredth.

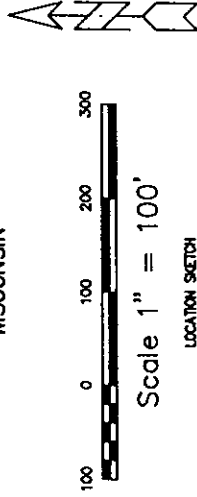
**UTILITY EASEMENT:**  
 No pole or buried cables shall be placed over  
 the easement area without the written consent of  
 the engineer. The easement shall be used only for  
 the purpose of carrying utility lines. The  
 distribution of a utility shall be subject to a  
 valid order of a public utility commission or  
 other authority having jurisdiction. Utility easements  
 shall not be used for the purpose of carrying  
 electric and private public utilities having the  
 right to serve the area.

**OUTLET RESTRICTION:**  
 The construction of buildings for human  
 habitation or the installation of any  
 other structure shall be subject to the approval of the  
 local health department. No structure shall be  
 constructed on the outlet in this  
 tract.

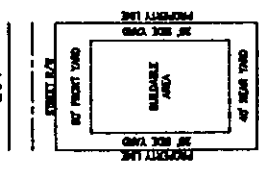


# Winchester Fields

LOCATED IN:  
 THE SE 1/4 OF THE NW 1/4 AND  
 THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF  
 SECTION 29, TOWN 9 NORTH, RANGE 19 EAST,  
 TOWN OF RICHFIELD, WASHINGTON COUNTY,  
 WISCONSIN

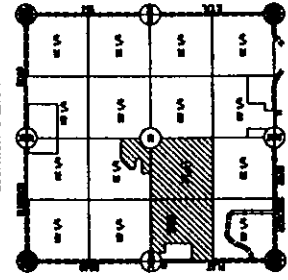


TYPICAL LOT



TYPICAL BUILDING SETBACKS  
 UNLESS OTHERWISE SHOWN

LOCATION SKETCH



**LEGEND & NOTES:**

- ▲ - FOUND IRON NAIL
- - 2" X 2" IRON PIPE 3.00 Lbs./Lin. Ft. SET
- - WASHINGTON CO. MONUMENT
- - 1" X 2" IRON PIPE 3.00 Lbs./Lin. Ft. SET

ALL OTHER LOT AND OUTLET CORNERS REFERENCED TO THE WEST LINE OF SECTION 29, T. 9 N., R. 19 E., S. 23° 35' E., ALL BEARINGS REFERRED TO GRID NORTH.

**UTILITY EASEMENT:**  
 No poles or lines shall be placed such that the installation would disturb any survey stake or monument. Utility easements shall be shown along any lot line of record. The distribution of utility easements shall be as shown on this plan. All easements shall be for the use of PUBLIC, STATE and PRIVATE UTILITIES having the right to serve the area.

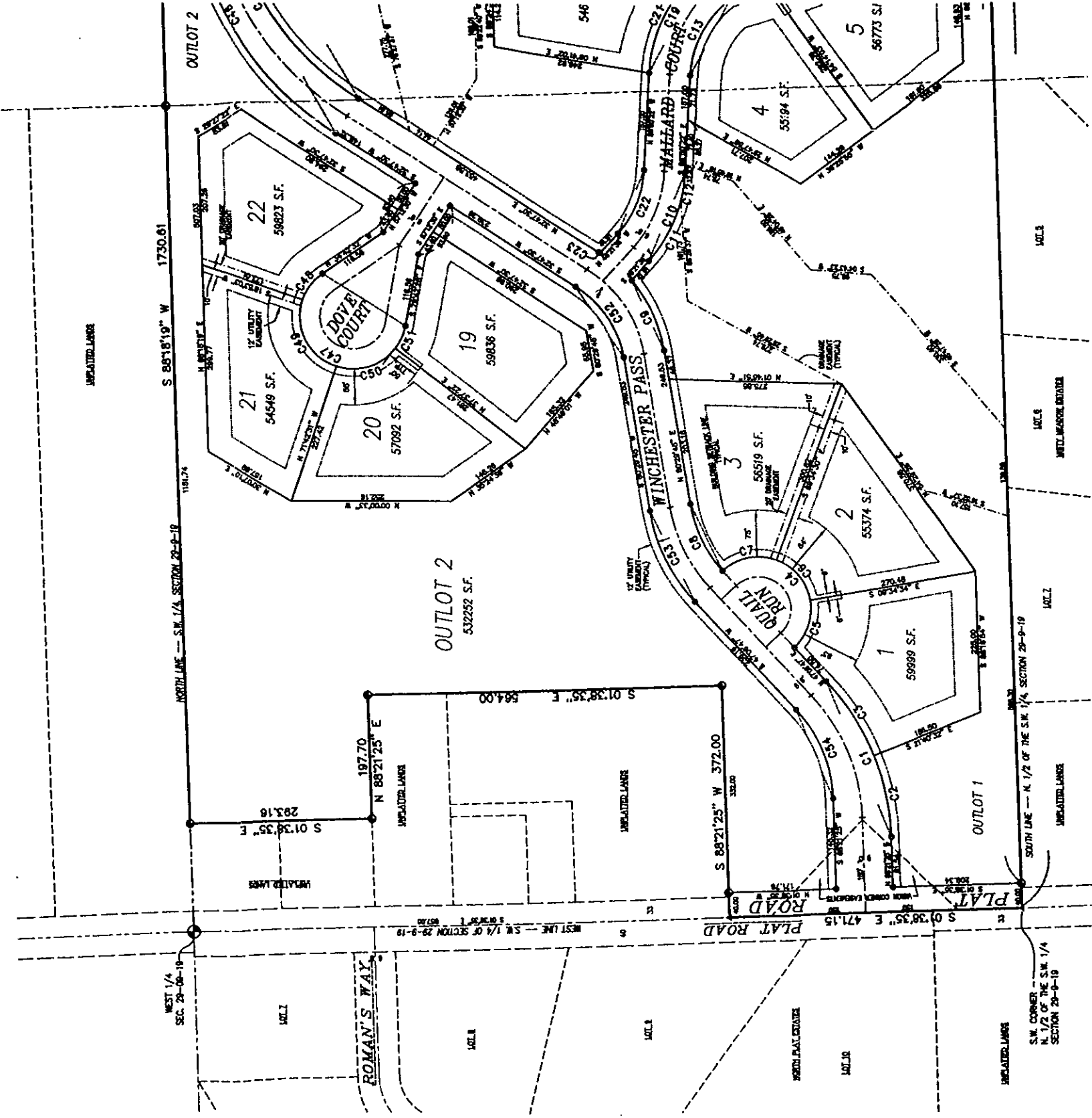
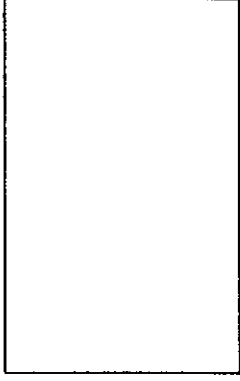
**NOTE:**

All dimensions measured to the nearest hundredth of a foot, all angles measured to the nearest second.

**OUTLET RESTRICTION:**

The construction of buildings for human habitation or the installation of soil absorption systems on the outlots in this plot is prohibited.

Plot Review



# Winchester Fields

LOCATED IN:  
 THE SE 1/4 OF THE NW 1/4 AND  
 THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF  
 SECTION 29, TOWN 9 NORTH, RANGE 19 EAST,  
 TOWN OF RICHFIELD, WASHINGTON COUNTY,  
 WISCONSIN

**Surveyors Certificate:**

I, Michael G. Mc Carty, Registered land surveyor for Bauduhn Incorporated, do hereby certify:

That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Richfield, Washington County, and under the direction of W. Fields, LLC, Scott J. Bence, Managing Partner of said land division, I have surveyed, divided, and mapped Winchester Fields; that such plot correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the S.E. 1/4 of the N.W. 1/4 and the N.W. 1/4 and the N.E. 1/4 of the S.W. 1/4 of Section 29, Township 9 North, Range 19 East, Town of Richfield, Washington County, Wisconsin, containing 83.76 Acres of land and described as follows:

Commencing at the West 1/4 corner of Section 29; thence S. 01°38'35" E. — 857.00 feet along the west line of the SW 1/4 to the point of beginning of lands to be described; thence continuing S. 01°38'35" E. — 471.15 feet along said west line to the SW corner of the N 1/2 of the SW 1/4; thence N. 88°18'54" E. — 2855.32 feet along the south line of the N 1/2 of the SW 1/4 to the SE corner of the N 1/2 of the SW 1/4; thence N. 01°48'58" W. — 1328.60 feet along the east line of the SW 1/4 to the center of Section 29; thence N. 01°22'43" W. — 632.48 feet along the east line of the NW 1/4; thence S. 85°13'14" W. — 50.09 feet; thence S. 88°37'17" W. — 415.66 feet; thence S. 46° 41'19" W. — 112.24 feet; thence S. 43°37'17" W. — 141.42 feet; thence S. 01°22'23" E. — 114.02 feet; thence S. 81°31'48" E. — 218.66 feet; thence S. 01°41'41" E. — 113.48 feet; thence S. 88°18'19" W. — 315.11 feet; thence S. 01°41'41" E. — 191.99 feet to the north line of the SW 1/4; thence S. 88°18'19" W. — 1730.61 feet along said north line; thence S. 01°38'35" E. — 293.16 feet; thence N. 88°21'25" E. — 197.70 feet; thence S. 01°38'35" E. — 564.00 feet; thence S. 88°21'25" W. — 372.00 feet to the point of beginning. Said parcel contains 83.76 acres.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2000

Michael G. Mc Carty  
 Registered Land Surveyor—2298

**Certificate of Town of Richfield**

Resolved, that the plat of Winchester Fields in the Town of Richfield, which has been filed for approval is hereby approved as required by Chapter 236 for the Wisconsin State Statutes.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Town Board of the Town of Richfield on the \_\_\_\_\_ day of \_\_\_\_\_, 2000, which actions becomes effective upon receipt of all other reviewing agencies and all conditions of the Town of Richfield approval were satisfied as of the \_\_\_\_\_ day of \_\_\_\_\_, 2000.

Date \_\_\_\_\_

Approved \_\_\_\_\_  
 Ralph Schulteis, Chairman

Pamela S. Spranger, Town Clerk

**Certificate of Washington County**

Resolved, that the plat of Winchester Fields in the Town of Richfield, is hereby approved by the Washington County Planning, Conservation and Parks Committee.

Date \_\_\_\_\_

Approved \_\_\_\_\_  
 Chairman

Secretary

**Corporate Owner Certificate of Dedication**

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

W. Fields, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Washington County Planning, Conservation and Parks Committee, Town of Richfield and Department of Administration.

IN WITNESS WHEREOF, the said W. Field, LLC has caused these presents to be signed Scott J. Bence as Trustee of the Jerome A. Bence Jr. Irrevocable Trust Agreement No. 11, dated 1/2/98 as Member on this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

Scott J. Bence  
 Trustee of the Jerome A. Bence Jr. Irrevocable Trust Agreement No. 11, dated 1/2/98

STATE OF WISCONSIN  
 COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2000, Scott J. Bence, as Trustee of the Jerome A. Bence, Jr. Irrevocable Trust Agreement No. 11 dated 1/2/98, as Member of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Member of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public, \_\_\_\_\_ Wisconsin  
 My commission expires \_\_\_\_\_

**Curve Table**

Lot/Outlot #	Number	Int. Angle =	Chord bng.	Reverse =	Arc =	Tangent In =	Tangent Out =
Outlot 1 & Lot 1	C1	41°4'30"	N 67°4'06" E	381.37	274.53	268.64	N 88°21'25" E
Outlot 1	C2	207°1'57"	N 78°20'28" E	381.37	133.34	132.88	N/A
Lot 1	C3	212°2'4"	N 57°43'07.5" E	381.37	141.18	140.38	N/A
Lots 1, 2 & 3	C4	179°56'12"	N 47°08'41" E	84.00	263.00	168.00	S 42°53'13" E
Lot 1	C5	58°41'21"	S 71°13'53.5" E	84.00	83.11	78.78	N/A
Lot 2	C6	58°59'58"	N 50°25'28" E	84.00	87.86	84.00	N/A
Lot 3	C7	83°4'55"	N 111°57'5" W	84.00	82.73	88.09	N/A
	C8	31°42'31"	N 84°38'28.5" E	217.00	120.09	118.57	N 48°47'14" E
	C9	30°42'46"	N 65°08'20.5" E	233.00	124.60	123.41	N 60°29'48" E
Outlot 1	C10	38°28'46"	S 67°35'56" E	233.00	158.48	153.56	S 48°21'36" E
	C11	27°21'48"	S 62°02'30.5" E	233.00	111.28	110.22	N/A
	C12	11°08'57"	S 81°18'53.5" E	233.00	45.20	45.13	N/A
Lot 4	C13	48°46'43"	S 62°27'00.5" E	187.00	142.18	137.92	S 88°50'22" E
Lots 5-8	C14	224°58'56"	N 51°58'20" E	84.00	328.87	138.21	S 15°31'42" E
Lot 5	C15	81°03'29"	S 46°03'28.5" E	84.00	86.52	85.34	N/A
Lot 6	C16	74°46'41"	N 65°58'56.5" E	84.00	108.70	102.07	N/A
Lot 7	C17	74°46'41"	N 65°58'56.5" E	84.00	108.70	102.07	N/A
Lot 8	C18	141°7'12"	N 53°23'02" W	84.00	20.95	20.89	N/A
Lot 9	C19	48°47'18"	N 42°28'44" E	233.00	198.40	182.46	N 38°03'06" W
Lots 9 & 9	C20	13°28'46"	N 38°48'00.5" E	233.00	14.22	14.22	N/A
Lot 9	C21	45°17'27"	N 44°11'38.5" E	233.00	184.18	178.42	N/A
	C22	38°28'46"	N 67°35'56" E	187.00	112.18	110.08	N 86°50'22" W
	C23	00°42'22"	N 33°06'41" E	234.38	2.87	2.87	N 33°28'56" E
Outlot 1	C24	55°30'46"	N 60°32'54.5" E	467.00	452.47	434.98	N 32°47'30" E
	C25	43°20'22"	S 23°21'52" E	333.00	251.89	245.82	S 01°41'41" E
Outlot 1 & Lot 10	C26	28°47'15"	S 16°05'18.5" E	333.00	187.31	185.58	N/A
Outlot 1	C27	08°20'17"	S 33°08'04.5" E	333.00	31.03	31.01	N/A
Lot 10	C28	08°12'50"	S 40°25'38" E	333.00	53.55	53.48	N/A
Lot 11	C29	28°47'15"	S 30°08'27" E	467.00	242.78	240.06	S 48°02'03" E
Lots 12-15	C30	824°58'56"	N 74°46'08" E	84.00	328.87	158.21	S 07°18'57" W
Lot 12	C31	57°28'52"	S 17°29'48" E	84.00	54.97	54.00	N/A
Lot 13	C32	75°02'08"	S 67°44'48" E	84.00	108.98	102.27	N/A
Lot 14	C33	75°02'08"	N 37°15'08" E	84.00	108.98	102.27	N/A
Lot 15	C34	37°29'52"	N 18°56'53" W	84.00	54.96	54.00	N/A
Lots 16 & 17	C35	28°47'12"	N 30°08'27" W	433.00	277.08	273.88	N 151°4'51" W
Lot 16	C36	141°7'12"	N 53°23'02" W	433.00	131.88	131.54	N/A
Lot 17	C37	115°38'38"	N 37°13'46" W	433.00	145.21	144.77	N/A
Outlot 1	C38	43°28'22"	N 23°21'52" W	267.00	201.88	197.18	N 48°02'03" W
Lots 18 & 21	C39	48°04'57"	N 27°19'02.5" E	223.00	191.85	188.36	N 01°41'41" W
Lot 21	C40	31°33'15"	N 14°04'56.5" E	223.00	128.11	124.63	N/A
Lot 22	C41	18°28'22"	N 38°05'45" E	22.00	65.84	65.81	N/A
Lot 23	C42	228°01'57"	N 67°40'52.5" W	88.00	338.28	155.28	N 48°18'28" E
Lot 24	C43	71°04'03"	N 10°47'54.5" E	88.00	105.43	86.80	N/A
Lot 25	C44	74°58'21"	N 62°13'47.5" W	88.00	111.25	103.68	N/A
Lot 26	C45	81°58'13"	S 38°17'25.5" W	88.00	121.81	111.80	N/A
Outlot 2	C46	55°30'46"	S 80°32'54.5" W	53.00	596.42	498.48	S 88°18'19" W
Lot 18-22	C47	224°58'56"	S 32°47'30" W	84.00	328.87	158.21	N 56°42'52" W
Lot 22	C48	38°24'25"	N 33°28'56" E	84.00	63.57	62.48	N/A
Lot 21	C49	80°35'54"	S 63°28'18" E	84.00	132.82	118.41	N/A
Lot 20	C50	70°40'07"	S 17°02'34.5" E	84.00	163.61	87.16	N/A
Lot 19	C51	27°18'50"	S 86°02'53" E	84.00	40.07	38.88	N/A
	C52	47°42'15"	S 58°28'37.5" W	187.00	138.04	135.08	S 38°47'30" W
Outlot 2	C53	33°22'58"	S 63°48'18" W	283.00	184.88	182.58	S 80°28'48" W
	C54	41°17'35"	S 87°44'08" W	218.53	157.38	154.00	S 47°08'47" W
Outlot 1	C55	32°07'19"	S 18°48'27" E	333.00	188.34	185.42	S 88°21'25" W

**Consent of Corporate Mortgagee**

M & I Bank of Menomonee Falls, 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 above certificate of Scott J. Bence — Managing Partner of W. Fields, LLC, owner.

IN WITNESS WHEREOF, the said M & I Bank of Menomonee Falls has caused these presents to be signed by Richard C. Becker, its President, and countersigned by Kent B. Elason, its Vice President, its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

In the presence of:

M & I Bank of Menomonee Falls

President

Vice President

STATE OF WISCONSIN)  
 COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2000, Richard C. Becker, President, and Kent B. Elason, Vice President of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Vice President of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, \_\_\_\_\_ Wisconsin

My commission expires \_\_\_\_\_

**Certificate of Town Treasurer**

STATE OF WISCONSIN)  
 WASHINGTON COUNTY) SS

I, Donna Jackson, being the duly elected qualified and acting town treasurer of the Town of Richfield, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

(Date) \_\_\_\_\_ Town Treasurer

**County Treasurer Certificate**

STATE OF WISCONSIN)  
 WASHINGTON COUNTY) SS

I, Janice Gettleman, being the duly elected, qualified and acting treasurer of the county of Washington, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2000 affecting the lands included in the plat of Winchester Fields.

(Date) \_\_\_\_\_ County Treasurer

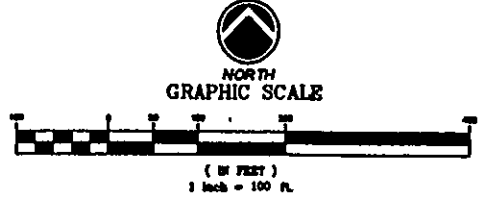
**UTILITY EASEMENT PROVISIONS**

A easement for electric and communications service is hereby granted by W. Field, LLC, Grantor, to WISCONSIN ELECTRIC POWER COMPANY and Wisconsin Bell, Inc., d/b/a Ameritech — Wisconsin, Grantees, 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 for such purposes as the same is now or may hereafter be used and for sounds and signals, 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. The restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantee's 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 the 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.

# Winchester Fields-Phase II

LOCATED IN:  
 THE NE 1/4 AND THE SE 1/4 OF  
 THE NW 1/4 ALL IN SECTION 29,  
 TOWN 9 NORTH, RANGE 19 EAST,  
 TOWN OF RICHFIELD, WASHINGTON COUNTY,  
 WISCONSIN



**LEGEND & NOTES:**

- - 2.375" x 18" IRON PIPE 3.65 Lbs./Lineal foot, SET
  - - FOUND 2.375" IRON PIPE
  - - FOUND 1.375" IRON PIPE
  - - LARGE WOOD POST FOUND
  - - WASHINGTON COUNTY MONUMENT (BRONZE CAP IN CONCRETE)
- \*ALL OTHER LOT AND OUTLOT CORNERS  
 1.375" X 24" IRON PIPE 1.68 Lbs./Lineal foot SET

**NOTE:**  
 All dimensions measured to the nearest hundredth of a foot; all angles measured to the nearest 5 seconds and computed to the nearest 30 seconds.

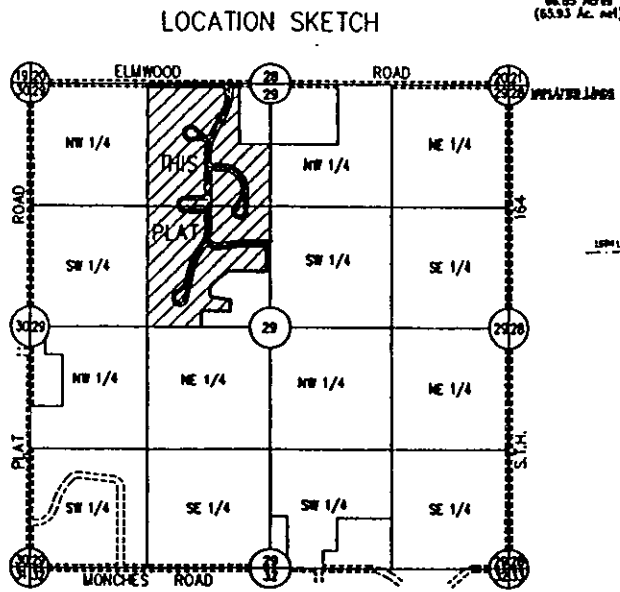
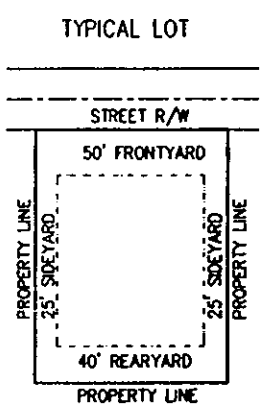
**OUTLOT RESTRICTION:**  
 The construction of buildings for human habitation or the installation of soil absorption systems on the outlots in this plot is prohibited.

**UTILITY EASEMENT:**  
 No poles or buried cables are to be placed such that the installation would disturb any survey stake or obstruct vision along any lot line or street line. The disturbance of a survey stake by anyone is a violation of s.236.32, Wis. Stats. Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

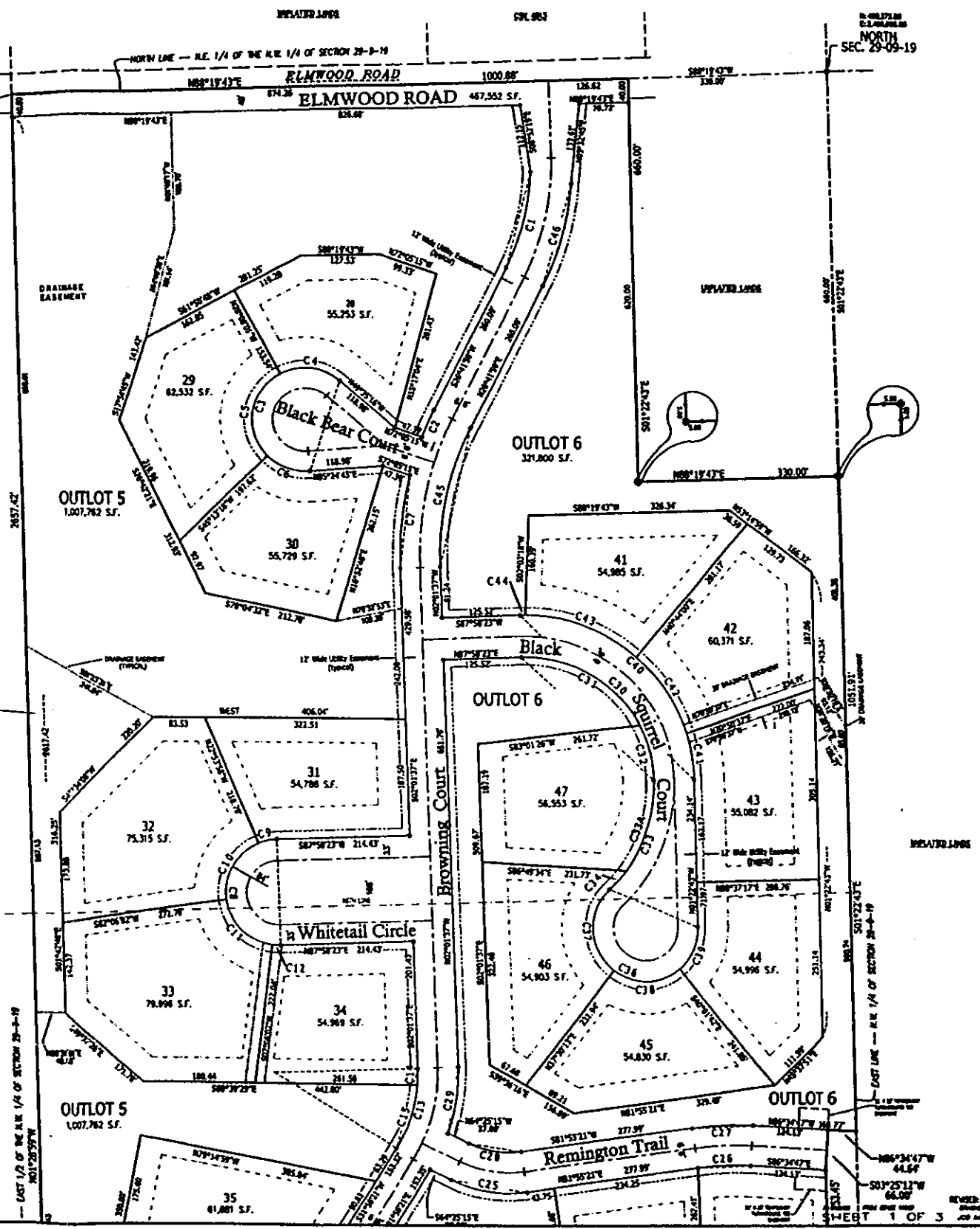
**DRAINAGE EASEMENTS:**  
 The Town of Richfield is hereby granted access for stormwater maintenance purposes via the outlot, but is not responsible to perform the maintenance.

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.  
 Certified September 5<sup>th</sup>, 2002  
*Rene M. Pankas*  
 Department of Administration

BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD 83) AND ARE REFERENCED TO THE EAST LINE OF THE NW 1/4 OF SECTION 29, T. 9 N., R. 19 E., AS N 01°22'43" W. ALL BEARINGS ARE REFERRED TO GRID NORTH.

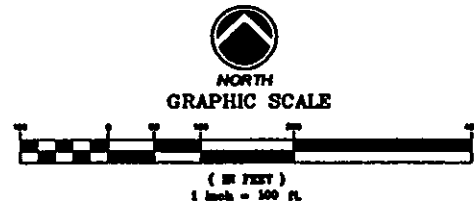


SCALE:  
 1" = 1000'

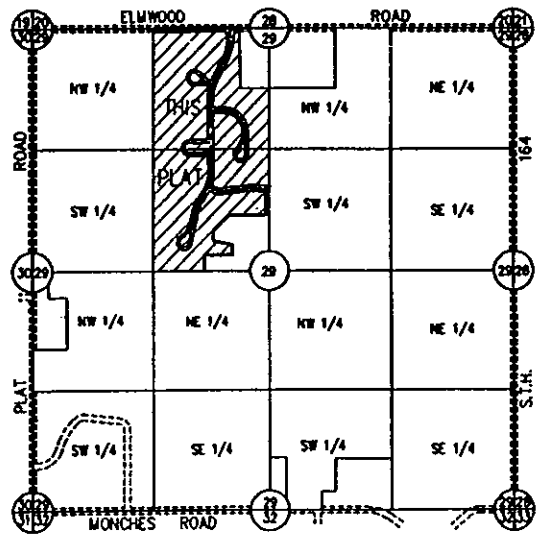


# Winchester Fields-Phase II

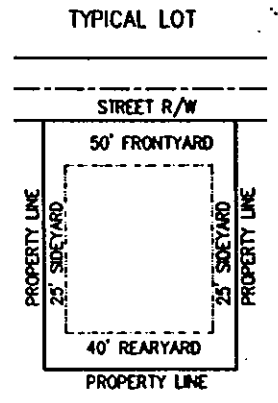
LOCATED IN:  
 THE NE 1/4 AND THE SE 1/4 OF  
 THE NW 1/4 ALL IN SECTION 29,  
 TOWN 9 NORTH, RANGE 19 EAST,  
 TOWN OF RICHFIELD, WASHINGTON COUNTY,  
 WISCONSIN



LOCATION SKETCH



SCALE:  
 1" = 1000'



- LEGEND & NOTES:**
- - 2.375" x 18" IRON PIPE 3.65 Lbs./Lineal foot SET
  - - FOUND 2.375" IRON PIPE
  - - FOUND 1.375" IRON PIPE
  - - LARGE WOOD POST FOUND
  - - WASHINGTON COUNTY MONUMENT (BRONZE CAP IN CONCRETE)
- \*ALL OTHER LOT AND OUTLOT CORNERS  
 1.375" x 24" IRON PIPE 1.68 Lbs./Lineal foot SET

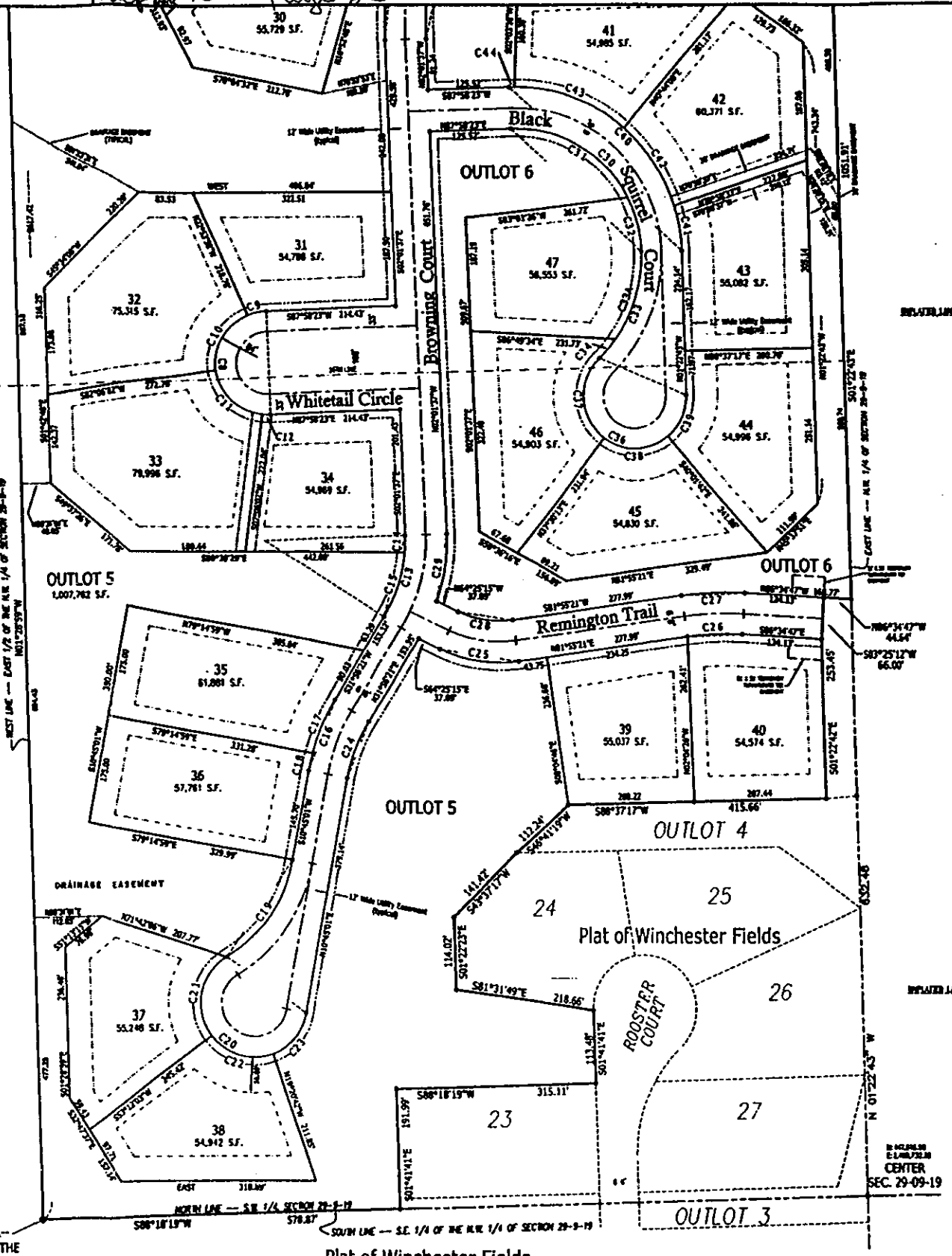


There are no objections to this plat with respect to  
 Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2),  
 Wis. Stats.

Certified September 6th, 2002

*Paul M. Dowdy*  
 Department of Agriculture

SW CORNER -  
 S.E. 1/4 OF THE  
 N.W. 1/4 OF  
 SEC. 29-9-19



Surveyors Certificate:

I, Michael G. Mc Carly, Registered land surveyor for Bauduin Incorporated, do hereby certify:

That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Richfield, Washington County, and under the direction of W. Fields, LLC, owner (Scott J. Bence, member) of said land division, I have surveyed, divided, and mapped Winchester Fields-Phase II; that such plot correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the N.E. 1/4 and the S.E. 1/4 of the N.W. 1/4 of Section 29, Township 9 North, Range 19 East, Town of Richfield, Washington County, Wisconsin, containing 66.85 Acres of land and described as follows:

Description: Winchester Fields Phase II

A parcel of land located in the N.E. 1/4 and the S.E. 1/4 of the N.W. 1/4 of Section 29, Township 9 North, Range 19 East, Town of Richfield, Washington County, Wisconsin, described as follows:

Commencing at the North 1/4 corner of Section 29-9-19, said point being marked by a Washington County Monument, thence S 88°19'43" W, 330.00 feet along the North line of the N.W. 1/4 of said Section 29-9-19, said line also being the centerline of Elmwood Road, to the point of beginning of Plot to be described; thence leaving said north line and centerline S 01°22'43" E, 660.00 feet; thence N 88°19'43" E, 330.00 feet to a point on the east line of the NW 1/4 of said Section 29; thence along said east line S 01°22'43" E, 1051.91 feet; thence leaving said east line N 86°34'47" W, 44.64 feet; thence S 03°25'12" W, 66.00 feet; thence S 01°22'42" E, 253.45 feet to a point on the northerly boundary line of the Plot of Winchester Fields; thence along said boundary line as follows, S 88°37'17" W, 415.66 feet; thence S 46°41'19" W, 112.24 feet; thence S 43°37'17" W, 141.42 feet; thence S 01°22'23" E, 114.02 feet; thence S 81°31'49" E, 218.66 feet to a point also being on the westerly right-of-way line of Rooster Court; thence along said boundary line and westerly r.o.w. line S 01°41'41" E, 113.48 feet; thence leaving said r.o.w. line S 88°18'19" W, 315.11 feet; thence S 01°41'41" E, 191.99 feet to a point on the south line of the NW 1/4 of Section 29; thence along said south line and boundary line S 88°18'19" W, 578.87 feet to the SW corner of the SE 1/4 of the NW 1/4 of Section 29; thence leaving said boundary line, N 01°28'59" W, 2657.42 feet along the west line of the east 1/2 of the NW 1/4 of Section 29 to the NW corner of the NE 1/4 of the NW 1/4 of Section 29; thence N 88°19'43" E, 1000.88 feet to the point of beginning.

Said parcel contains 66.85 Acres excepting therefrom those portions previously dedicated for the right-of-way purposes of Elmwood Road (65.93 Acres net).

Dated this 29th day of August, 2002 Michael G. Mc Carly Registered Land Surveyor



Certificate of Town of Richfield

Resolved, that the plot of Winchester Fields-Phase II, in the Town of Richfield, Wisconsin, been filed for approval is hereby approved as required by Chapter 236 for the Wisconsin State Statutes.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Town Board of the Town of Richfield on the 19th day of September, 2002, which actions becomes effective upon receipt of all other reviewing agencies and all conditions of the Town of Richfield approval were satisfied as of the 19th day of September, 2002.

Approved Ralph Schulte, Chairman and Pamela S. Spranger, Town Clerk

Certificate of Washington County

Resolved, that the plot of Winchester Fields in the Town of Richfield, is hereby approved by the Washington County Planning, Conservation and Parks Committee.

Approved Maurice Strupp, Chairman and Mary A. Kruebiegel, Secretary

There are no objections to this plot with respect to Sec. 4, 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. Certified September 5th 2002 Pennell Downing, Department of Administration

Winchester Fields-Phase II

LOCATED IN: THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 ALL IN SECTION 29, TOWN 9 NORTH, RANGE 19 EAST, TOWN OF RICHFIELD, WASHINGTON COUNTY, WISCONSIN

Corporate Owner Certificate of Dedication

W. Fields, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plot to be surveyed, divided, mapped, and dedicated as represented on this plot.

W. Fields, LLC, does further certify that this plot is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Washington County Planning, Conservation and Parks Committee, Town of Richfield and Department of Administration.

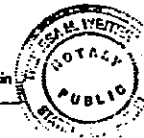
IN WITNESS WHEREOF, the said W. Fields, LLC has caused these presents to be signed Scott J. Bence as Trustee of the Jerome A. Bence Jr. Irrevocable Trust Agreement No. 11, dated 1/2/98 as Member on this 12th day of September, 2002.

Scott J. Bence Trustee of the Jerome A. Bence Jr. Irrevocable Trust Agreement No. 11, dated 1/2/98

STATE OF WISCONSIN WASHINGTON COUNTY) SS

Personally came before me this 12th day of September, 2002, Scott J. Bence, as Trustee of the Jerome A. Bence, Jr. Irrevocable Trust Agreement No. 11 dated 1/2/98, as Member of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Member of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public, Wisconsin My commission expires 6-6-04



Consent of Corporate Mortgagee

M + I 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 plot, and does hereby consent to the above certificate of Scott J. Bence - member of W. Fields, LLC, owner.

IN WITNESS WHEREOF, the said M + I Bank has caused these presents to be signed by Richard C. Becker, its S.E. Regional President, and countersigned by Kent B. Eliason, its Vice President, its corporate seal to be hereunto affixed this 12th day of September, 2002.

Richard C. Becker, S.E. Regional President and Kent B. Eliason, Vice President

STATE OF WISCONSIN WASHINGTON COUNTY) SS

Personally came before me this 12th day of September, 2002, Richard C. Becker, S.E. Regional President, and Kent B. Eliason, Vice President of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Vice President of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, Wisconsin My commission expires 6-6-04



Certificate of Town Treasurer

STATE OF WISCONSIN WASHINGTON COUNTY) SS

I, Donna Jackson, being the duly elected qualified and acting town treasurer of the Town of Richfield, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 17th day of September, 2002.

Donna Jackson, Town Treasurer

County Treasurer Certificate

STATE OF WISCONSIN WASHINGTON COUNTY) SS

I, Janice Gettelman, being the duly elected, qualified and acting treasurer of the county of Washington, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this 16th day of September, 2002 affecting the lands included in the plot of Winchester Fields Phase II.

Janice Gettelman, County Treasurer

UTILITY EASEMENT PROVISIONS

A easement for electric and communications service is hereby granted by W. Fields, LLC, Grantor, to WISCONSIN ELECTRIC POWER COMPANY and Wisconsin Bell, Inc., d/b/a Ameritech - Wisconsin, Grantees, 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 for such purposes as the same is now or may hereafter be used and for sounds and signals, all in, over, under, across, along and upon the property shown within those areas on the plot designated as "Utility Easement Areas" and the property designated on the plot 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. The restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantee's 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 the 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.

CURVE TABLE with columns: CURVE, ARC LENGTH, RADIUS, INT. ANGLE, CHORD BEARING, CHORD LENGTH, TANGENT IN, TANGENT OUT

# Winchester Fields-Phase III

LOCATED IN:  
THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 ALL IN SECTION 29, TOWN 9 NORTH, RANGE 19 EAST, TOWN OF RICHFIELD, WASHINGTON COUNTY, WISCONSIN

### LEGEND & NOTES:

- - 1.270" x 18" REINFORCING BAR 4.303 Lbs./Lineal foot, SET
- - FOUND 2.375" IRON PIPE
- - FOUND 1.375" IRON PIPE
- - LARGE WOOD POST FOUND
- - WASHINGTON COUNTY MONUMENT (BRONZE CAP IN CONCRETE)
- ▲ - FOUND MAG NAIL

\*ALL OTHER LOT AND OUTLOT CORNERS 1.375" X 18" IRON PIPE 1.68 Lbs./Lineal foot SET

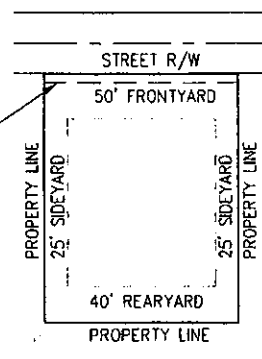
ALL LOTS HAVE EQUAL INTEREST AND OWNERSHIP IN ALL OUTLOTS

**UTILITY EASEMENT:**  
No poles or buried cables are to be placed such that the installation would disturb any survey stake or obstruct vision along any lot line or street line. The disturbance of a survey stake by anyone is a violation of s.236.32, Wis. Stats. Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

**DRAINAGE EASEMENTS:**  
The Town of Richfield is hereby granted access for stormwater maintenance purposes via the outlot, but is not responsible to perform the maintenance.

**BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD 27) AND ARE REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 29, T. 9 N., R. 19 E. AS H 89°04'54" E. ALL BEARINGS ARE REFERRED TO GRID NORTH.**

### TYPICAL LOT

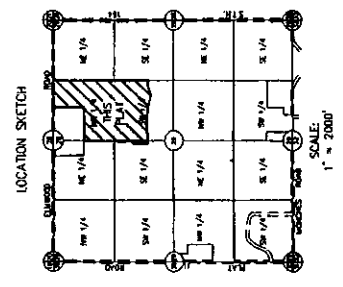
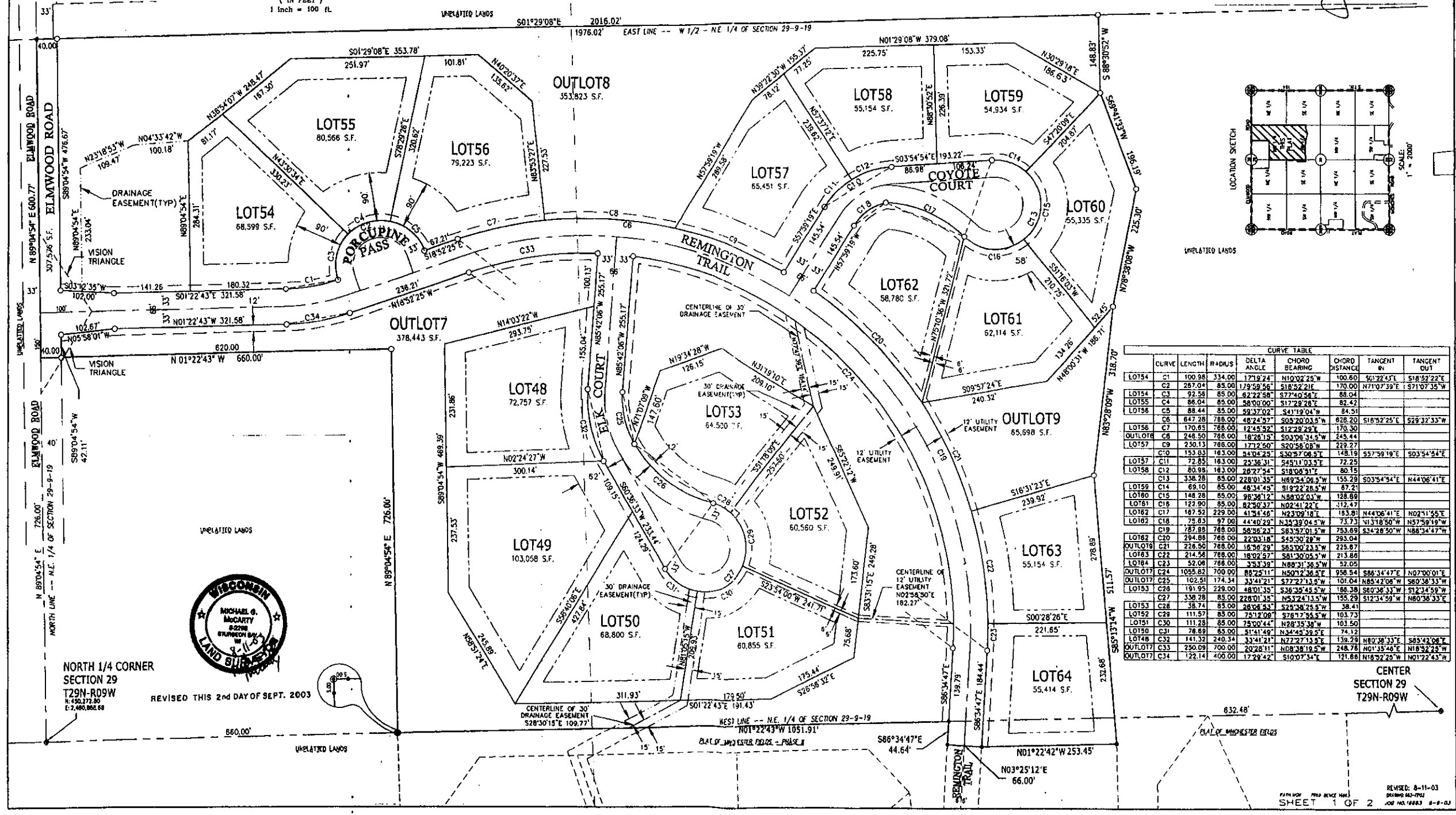
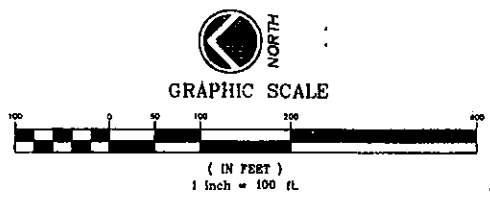


**NOTE:**  
All dimensions measured to the nearest hundredth of a foot; all angles measured to the nearest 5 seconds and computed to the nearest second.

**OUTLOT RESTRICTION:**  
The construction of buildings for human habitation or the installation of soil absorption systems on the outlots in this plat is prohibited.

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.

Certified August 22nd, 2003  
 Renee J. Ponder  
 Department of Administration



LOT	CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE	TANGENT DISTANCE	TANGENT BEARING
LOT54	C1	100.98	334.00	171°07'44"	N10°07'25"W	100.60	501.72'47L	S18°52'22"E
	C2	287.04	85.00	119°58'56"	S18°52'21E	170.00	N71°07'39"E	S71°07'35"W
LOT54	C3	92.58	85.00	62°22'58"	S77°40'56"E	88.04		
	C4	86.04	85.00	58°00'00"	S17°28'28"E	84.42		
LOT56	C5	88.44	85.00	59°37'02"	S41°19'04"W	84.51		
	C6	847.28	788.00	48°24'57"	S05°20'03"W	628.20	S18°52'25"E	S29°32'33"W
LOT56	C7	170.85	788.00	124°45'52"	S12°28'28"E	170.30		
	C8	248.50	788.00	102°08'15"	S03°09'34"W	248.44		
LOT57	C9	230.13	788.00	171°2'50"	S20°58'08"W	232.27		
	C10	153.83	183.00	54°04'23"	S30°57'08"E	148.19	S37°59'19"E	S03°54'94"E
LOT57	C11	72.85	183.00	25°36'31"	S45°11'03"E	72.25		
	C12	80.98	183.00	28°27'54"	S18°08'31"E	80.15		
LOT58	C13	338.28	85.00	228°01'35"	N89°54'06"W	155.29	S03°54'94"E	N44°06'41"E
	C14	69.10	85.00	48°34'49"	S19°22'28"W	67.21		
LOT59	C15	148.28	85.00	98°38'12"	N88°02'03"W	128.88		
	C16	122.90	85.00	82°39'47"	N02°41'22"E	112.47		
LOT62	C17	187.52	229.00	41°34'46"	N42°09'18"E	183.81	N44°06'41"E	N02°11'55"E
	C18	75.83	97.00	44°40'29"	N33°29'04"W	73.73	N11°18'50"W	N57°59'19"W
LOT62	C19	187.88	788.00	58°26'21"	S83°57'01"E	753.69	S34°28'50"W	N88°54'47"W
	C20	294.88	788.00	22°03'18"	S45°30'28"W	293.04		
OUTLOT9	C21	226.50	788.00	18°36'29"	S85°00'23"W	225.87		
	C22	214.56	788.00	18°02'57"	S81°30'05"W	213.86		
LOT63	C23	52.08	788.00	35°3'39"	N88°31'38"W	52.05		
	C24	105.83	700.00	88°29'21"	N50°17'36"E	956.54	S86°34'47"E	N07°00'01"E
OUTLOT7	C25	102.51	174.34	33°41'21"	S27°27'13"E	101.04	N85°47'00"W	S60°38'33"W
	C26	191.95	229.00	48°01'52"	S38°30'45"E	186.38	S80°36'33"W	S12°14'59"W
OUTLOT7	C27	338.28	85.00	228°01'35"	N89°54'06"W	155.29	S12°14'59"W	N60°38'33"E
	C28	38.74	85.00	28°08'53"	S25°38'25"W	38.41		
LOT52	C29	111.57	85.00	75°12'00"	S76°17'35"W	103.73		
	C30	111.28	85.00	75°00'44"	N28°35'38"W	103.50		
LOT64	C31	78.89	85.00	51°41'49"	N34°44'39"E	74.12		
	C32	141.32	240.34	33°41'21"	N77°27'13"E	139.29	N80°38'33"E	S65°42'08"E
OUTLOT7	C33	250.09	700.00	20°28'11"	N08°38'19"E	248.78	N01°18'45"E	N18°52'23"W
	C34	122.14	400.00	17°29'42"	S10°07'34"E	121.88	N18°52'23"W	N01°22'43"W



NORTH 1/4 CORNER SECTION 29 T29N-R09W N 450.272.80 E 2,480.802.80

REVISED THIS 2nd DAY OF SEPT. 2003

Surveyors Certificate:

I, Michael G. Mc Carly, Registered land surveyor for Baudhuin Incorporated, do hereby certify:

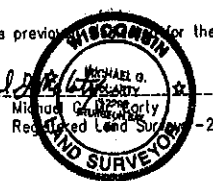
That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Richfield, Washington County, and under the direction of W. Fields, LLC, owner (Scott J. Bence, member) of said land division, I have surveyed, divided, and mapped Winchester Fields-Phase III; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the NW 1/4 and the SW 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 29, Township 9 North, Range 19 East, Town of Richfield, Washington County, Wisconsin, containing 51.12 Acres of land and described as follows:

A parcel of land located in the NW 1/4 and the SW 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 29, Township 9 North, Range 19 East, Town of Richfield, Washington County, Wisconsin described as follows:

Commencing at the North 1/4 of said Section 29; thence N.89°04'54" E., -- 726.00 feet along the north line of said NE 1/4 to the point of beginning of lands to be described; thence continuing N.89°04'54" E., -- 600.77 feet; thence S.01°29'08" E., -- 2016.02 feet along the east line of the West 1/2 of said NE 1/4; thence S.88°30'52" W., -- 148.83 feet; thence S.69°41'33" W., -- 196.19 feet; thence N.78°38'08" W., -- 225.30 feet; thence N.83°28'09" W., -- 318.70 feet; thence S.85°13'14" W., -- 511.57 feet; thence N.01°22'42" W., -- 253.45 feet; thence N.03°25'12" E., -- 66.00 feet; thence S.86°34'47" E., -- 44.64 feet; thence N.01°22'43" W., -- 1051.91 feet along the west line of said NE 1/4; thence N.89°04'54" E., -- 726.00 feet; thence N.01°22'43" W., -- 660.00 feet to the point of beginning. Said parcel contains 51.12 acres.

Said parcel contains 50.57 Acres excepting therefrom those portions previously reserved for the right-of-way purposes of Elmood Road (51.12 Acres net).

Dated this 11th day of August, 2003  
REVISED THIS 2nd DAY OF SEPT. 2003



Certificate of Town of Richfield

Resolved, that the plat of Winchester Fields-Phase III, in the Town of Richfield, which has been filed for approval is hereby approved as required by Chapter 236 for the Wisconsin State Statutes.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Town Board of the Town of Richfield on the 18th day of September, 2003, which actions becomes effective upon receipt, of all other reviewing agencies and all conditions of the Town of Richfield approval were satisfied as of the 18th day of September, 2003.

Date 9/11/03

Approved: Jerry Becker, Chairman  
Pamela S. Spranger, Town Clerk

APPROVAL OF THE WASHINGTON COUNTY PLANNING, CONSERVATION AND PARKS COMMITTEE:

This plat has been approved by the Washington County Planning, Conservation and Parks Committee. I have prepared it to comply with the provisions of Chapter 24 of the Washington County Code.

Dated this 24th day of September, 2003.

Maurice Strupp, Chairperson  
Mary A. Krumbiegel, Secretary

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.  
Certified August 22nd, 2003  
Pamela S. Spranger  
Department of Administration

# Winchester Fields-Phase III

LOCATED IN:

THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 ALL IN SECTION 29, TOWN 9 NORTH, RANGE 19 EAST, TOWN OF RICHFIELD, WASHINGTON COUNTY, WISCONSIN

Corporate Owner Certificate of Dedication

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

W. Fields, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Washington County Planning, Conservation and Parks Committee, Town of Richfield and Department of Administration.

IN WITNESS WHEREOF, the said W. Field, LLC has caused these presents to be signed Scott J. Bence as Trustee of the Jerome A. Bence Jr. Irrevocable Trust Agreement No. 11, dated 1/2/98 as Member on this 9th day of September, 2003.

Scott J. Bence  
Trustee of the Jerome A. Bence Jr. Irrevocable Trust Agreement No. 11, dated 1/2/98

STATE OF WISCONSIN  
Washington COUNTY) SS

Personally come before me this 9th day of September, 2003, Scott J. Bence, as Trustee of the Jerome A. Bence, Jr. Irrevocable Trust Agreement No. 11 dated 1/2/98, as Member of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Member of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority

Theresa M. Weitemeyer  
Notary Public, Washington City, Wisconsin  
My commission expires 6-6-04



Consent of Corporate Mortgagee

M + I 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 above certificate of Scott J. Bence - member of W. Fields, LLC, owner.

IN WITNESS WHEREOF, the said M + I Bank has caused these presents to be signed by Richard C. Becker, its S.E. Regional President, and countersigned by Kent B. Eliason, its Vice President, its corporate seal to be hereunto affixed this 9th day of September, 2003.

In the presence of:  
Richard C. Becker, S.E. Regional President  
Kent B. Eliason, Vice President

STATE OF WISCONSIN  
Washington COUNTY) SS

Personally came before me this 9th day of September, 2003, Richard C. Becker, S.E. Regional President, and Kent B. Eliason, Vice President of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Vice President of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Theresa M. Weitemeyer  
Notary Public, Washington City, Wisconsin  
My commission expires 6-6-04



Certificate of Town Treasurer

STATE OF WISCONSIN  
WASHINGTON COUNTY) SS

I, Donna Jackson, being the duly elected qualified and acting town treasurer of the Town of Richfield, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 17th day of September, 2003.

9/17/03  
(Date) Donna Jackson, Town Treasurer

County Treasurer Certificate

STATE OF WISCONSIN  
WASHINGTON COUNTY) SS

I, Janice Gettelman, being the duly elected, qualified and acting treasurer of the County of Washington, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this 20th day of September, 2003 affecting the lands included in the plat of Winchester Fields Phase III.

9/19/03  
(Date) Janice Gettelman, County Treasurer  
GAYLE RENK

UTILITY EASEMENT PROVISIONS

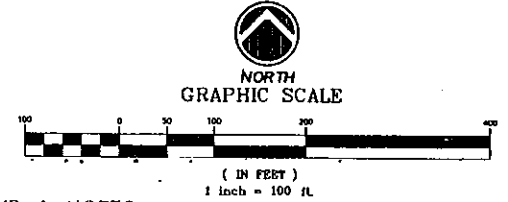
A easement for electric and communications service is hereby granted by W. Field, LLC, Grantor, to WISCONSIN ELECTRIC POWER COMPANY and Wisconsin Bell, Inc., d/b/a Ameritech - Wisconsin. Grantees, their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy for such purposes as the same is now or may hereafter be used and for sounds and signals, 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. The restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantee's 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 the 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.



# Winchester Fields-Phase IV

LOCATED IN:  
 THE NW 1/4 AND THE SW 1/4 OF THE SE 1/4  
 AND THE SW 1/4 OF THE NE 1/4 ALL IN  
 SECTION 29, TOWN 9 NORTH, RANGE 19 EAST,  
 TOWN OF RICHFIELD, WASHINGTON COUNTY,  
 WISCONSIN



### LEGEND & NOTES:

- - 1.270" x 18" REINFORCING BAR 4.303 Lbs./Lineal foot, SET
- - FOUND 2.375" IRON PIPE
- - FOUND 1.375" IRON PIPE
- ⊙ - FOUND 1.270" x 18" REINFORCING BAR
- △ - FOUND MAG NAIL
- ⊙ - WASHINGTON COUNTY MONUMENT (BRONZE CAP IN CONCRETE)
- || - "RECORDED AS"

\*ALL OTHER LOT AND OUTLOT CORNERS  
 1.375" X 18" IRON PIPE 1.68 Lbs./Lineal foot SET

**UTILITY EASEMENT:**  
 No poles or buried cables are to be placed such that the installation would disturb any survey stake or obstruct vision along any lot line or street line. The disturbance of a survey stake by anyone is a violation of s.236.32, Wis. Stats. Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

**DRAINAGE EASEMENTS:**  
 The Town of Richfield is hereby granted access for stormwater maintenance purposes via the outlot, but is not responsible to perform the maintenance.

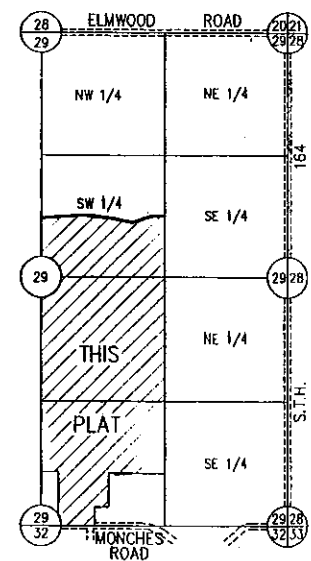
**NOTE:**  
 All dimensions measured to the nearest hundredth of a foot; all angles measured to the nearest 5 seconds and computed to the nearest second.

**OUTLOT RESTRICTION:**  
 The construction of buildings for human habitation or the installation of soil absorption systems on the outlots in this plat is prohibited.

ALL LOTS HAVE EQUAL INTEREST AND OWNERSHIP IN ALL OUTLOTS

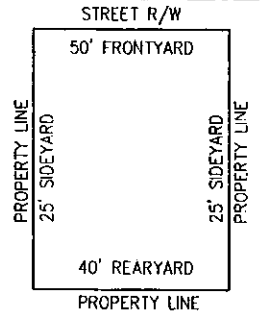
BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD 27) AND ARE REFERENCED TO THE EAST LINE OF THE NW 1/4 OF SECTION 29, T. 9 N., R. 19 E. AS N 01°22'43" W, ALL BEARINGS ARE REFERRED TO GRID NORTH.

### LOCATION SKETCH



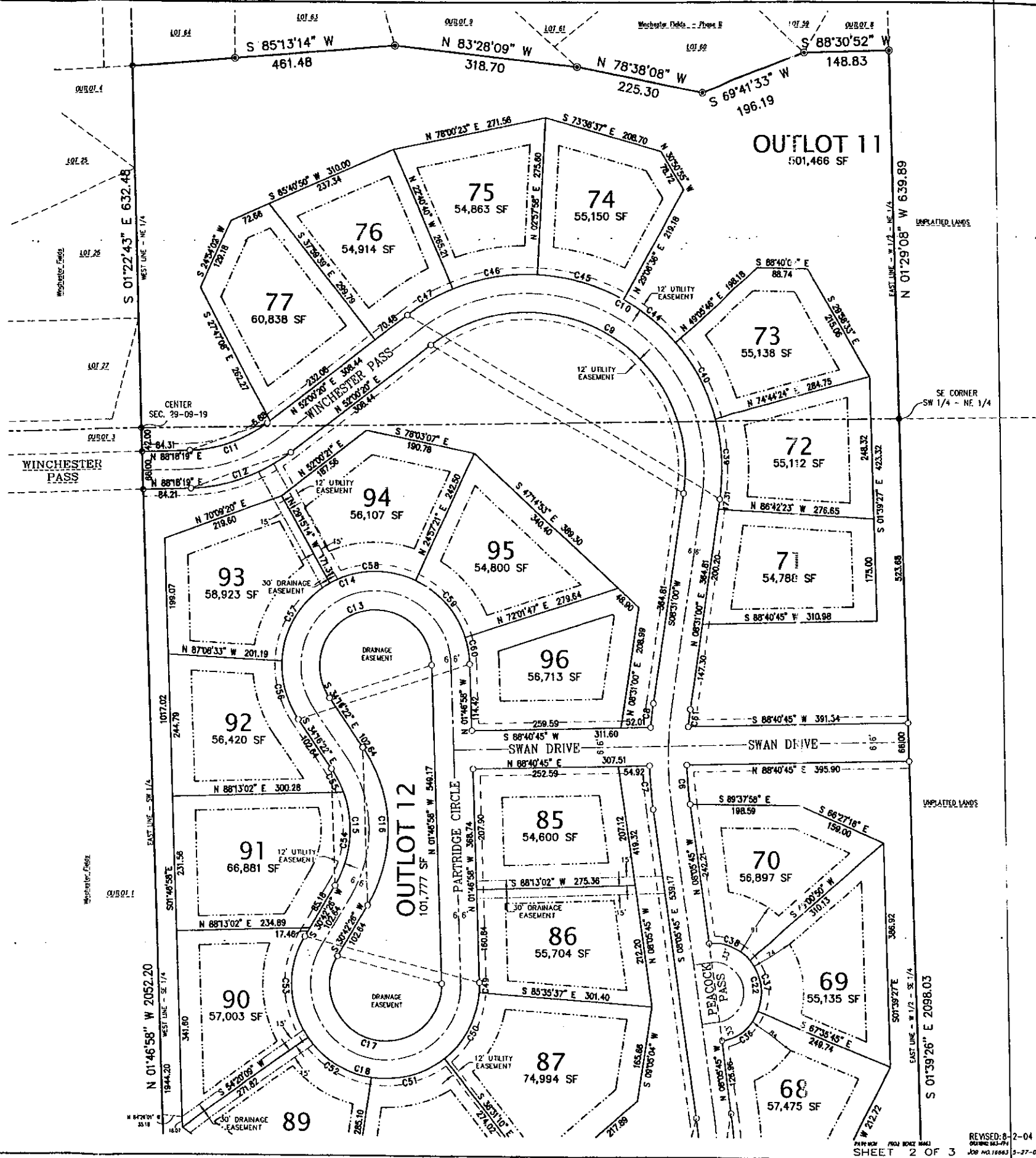
SCALE:  
 1" = 1000'

### TYPICAL LOT



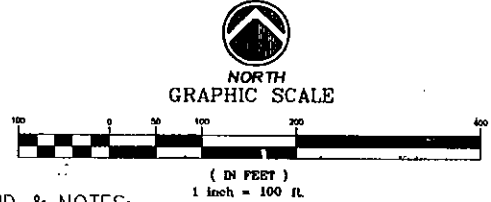
There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified August 23rd 2011  
 Benoit J. Doney  
 Department of Administration



# Winchester Fields-Phase IV

LOCATED IN:  
THE NW 1/4 AND THE SW 1/4 OF THE SE 1/4  
AND THE SW 1/4 OF THE NE 1/4 ALL IN  
SECTION 29, TOWN 9 NORTH, RANGE 19 EAST,  
TOWN OF RICHFIELD, WASHINGTON COUNTY,  
WISCONSIN



### LEGEND & NOTES:

- - 1.270" x 18" REINFORCING BAR 4.303 Lbs./lineal foot, SET
- - FOUND 2.375" IRON PIPE
- - FOUND 1.375" IRON PIPE
- ⊙ - FOUND 1.270" x 18" REINFORCING BAR
- △ - FOUND MAG NAIL
- ⊕ - WASHINGTON COUNTY MONUMENT (BRONZE CAP IN CONCRETE)
- { } - "RECORDED AS"

\*ALL OTHER LOT AND OUTLOT CORNERS  
1.375" x 18" IRON PIPE 1.66 Lbs./lineal foot SET

### UTILITY EASEMENT:

No poles or buried cables are to be placed such that the installation would disturb any survey stake or obstruct vision along any lot line or street line. The disturbance of a survey stake by anyone is a violation of s.236.32, Wis. Stats. Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

### DRAINAGE EASEMENTS:

The Town of Richfield is hereby granted access for stormwater maintenance purposes via the outlet, but is not responsible to perform the maintenance.

### NOTE:

All dimensions measured to the nearest hundredth of a foot; all angles measured to the nearest 5 seconds and computed to the nearest second.

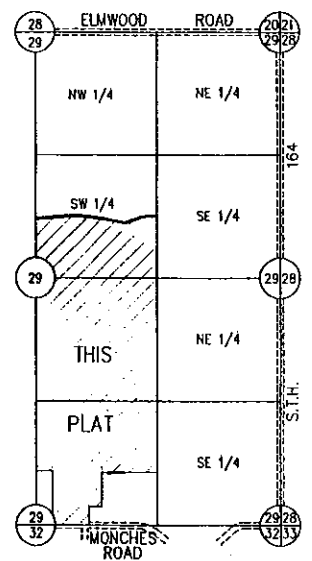
### OUTLOT RESTRICTION:

The construction of buildings for human habitation or the installation of soil absorption systems on the outlots in this plat is prohibited.

ALL LOTS HAVE EQUAL INTEREST AND OWNERSHIP IN ALL OUTLOTS

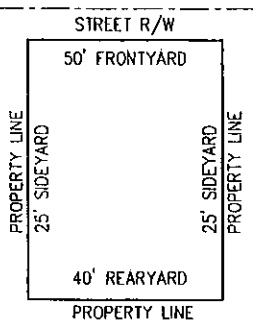
BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD 27) AND ARE REFERENCED TO THE EAST LINE OF THE NW 1/4 OF SECTION 29, T. 9 N., R. 19 E. AS N 01°22'43" W. ALL BEARINGS ARE REFERRED TO GRID NORTH.

### LOCATION SKETCH



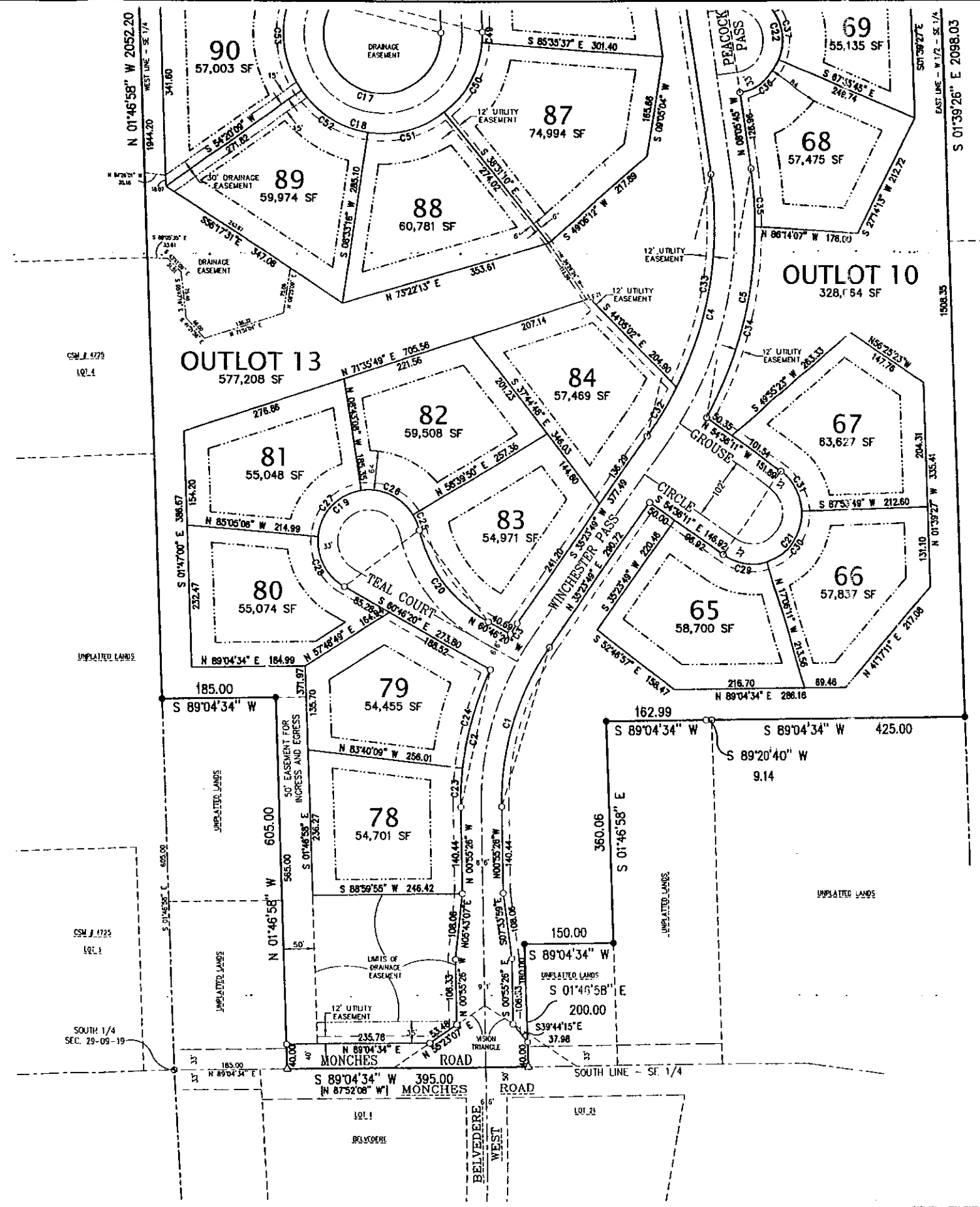
SCALE:  
1" = 1000'

### TYPICAL LOT



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 23rd 2004  
*Ronnie D. Parke*  
Department of Administration



Surveyors Certificate:

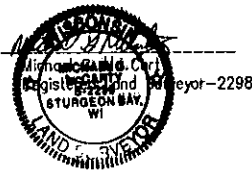
I, Michael G. Mc Carly, Registered land surveyor for Baudhuin Incorporated, do hereby certify:

That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Richfield, Washington County, and under the direction of W. Fields, LLC, owner (Scott J. Bence, member) of said land division, I have surveyed, divided, and mapped Winchester Fields-Phase IV; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the NW 1/4 and the SW 1/4 of the SE 1/4 and the SW 1/4 of the NE 1/4 of Section 29, Township 9 North, Range 19 East, Town of Richfield, Washington County, Wisconsin, containing 89.43 acres of land and described as follows:

A parcel of land located in the Northwest 1/4 and the Southwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 29, Township 9 North, Range 19 East, bounded and described as follows:

Commencing at the South 1/4 of said Section 29; thence N 89°04'34" E -- 185.00 feet along the south line of the SE 1/4 of said Section to the point of beginning of lands to be described; thence N 01°46'58" W -- 605.00 feet; thence S 89°04'34" W -- 185.00 feet; thence N 01°46'58" W -- 2052.20 feet along west line of the SE 1/4 of said section to the Center of said section; thence N 01°22'43" W -- 632.48 feet along west line of the NE 1/4 of said section; thence N 85°13'14" E -- 461.48 feet; thence S 83°28'09" E -- 318.70 feet; thence S 78°38'08" E -- 225.30 feet; thence N 69°41'33" E -- 196.19 feet; thence N 88°30'52" E -- 148.83 feet to the east line of the SW 1/4 of the NE 1/4 of said section; thence S 01°29'08" E -- 639.89 feet along said east line of said section to the SE corner of the SW 1/4 of the NE 1/4 of said section; thence S 01°39'26" E -- 2098.03 feet along the East line of the W 1/4 of the SE 1/4 of said Section; thence S 89°04'34" W -- 425.00 feet; thence S 89°20'40" W -- 9.14 feet; thence S 89°04'34" W -- 162.99 feet; thence S 01°46'58" E -- 360.06 feet; thence S 89°04'34" W -- 150.00 feet; thence S 01°46'58" E -- 200.00 feet to said south line of said section; thence S 89°04'34" W -- 395.00 feet along said south line said line also being the centerline of Monches road to the point of beginning. Said parcel contains 89.43 acres

Dated this 2nd day of August, 2004



Certificate of Town of Richfield

Resolved, that the plot of Winchester Fields-Phase IV, in the town of Richfield, which has been filed for approval is hereby approved as required by Chapter 236 for the Wisconsin State Statutes.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Town Board of the Town of Richfield on the 21 day of October, 2004, which actions becomes effective upon receipt of all other reviewing agencies and all conditions of the Town of Richfield approval were satisfied as of the 21 day of October, 2004.

Date 10/21/04

Approved: Jerry Becher, Chairman; Pamela S. Spranger, Town Clerk

APPROVAL OF THE WASHINGTON COUNTY PLANNING, CONSERVATION AND PARKS COMMITTEE:

This plat has been approved by the Washington County Planning, Conservation and Parks Committee. I have prepared it to comply with the provisions of Chapter 24 of the Washington County Code.

Dated this 13th day of Jan, 2005

Maurice Strupp, Chairperson; John W. Stein, Secretary

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 23rd, 2004, Benoit Power, Department of Administration

Winchester Fields-Phase IV

LOCATED IN: THE NW 1/4 AND THE SW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE NE 1/4 ALL IN SECTION 29, TOWN 9 NORTH, RANGE 19 EAST, TOWN OF RICHFIELD, WASHINGTON COUNTY, WISCONSIN

Corporate Owner Certificate of Dedication

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

W. Fields, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Washington County Planning, Conservation and Parks Committee, Town of Richfield and Department of Administration.

IN WITNESS WHEREOF, the said W. Field, LLC has caused these presents to be signed Scott J. Bence as Trustee of the Jerome A. Bence Jr. Irrevocable Trust Agreement No. 11, dated 1/2/98 as Member on this 1st day of October, 2004.

Scott J. Bence, Trustee of the Jerome A. Bence Jr. Irrevocable Trust Agreement No. 11, dated 1/2/98

STATE OF WISCONSIN, Washington COUNTY) SS

Personally came before me this 1st day of October, 2004, Scott J. Bence, as Trustee of the Jerome A. Bence, Jr. Irrevocable Trust Agreement No. 11 dated 1/2/98, as Member of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Member of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Cynthia Schmitt, Notary Public, Washington County, Wisconsin, My commission expires 5/8/05



Consent of Corporate Mortgagee

M + I 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 above certificate of Scott J. Bence - member of W. Fields, LLC, owner.

IN WITNESS WHEREOF, the said M + I Bank has caused these presents to be signed by Kent B. Eliason, its Vice President, its corporate seal to be hereunto affixed this 1st day of October, 2004.

In the presence of:

Marshall & Hsley Bank, Kent B. Eliason, Vice President

STATE OF WISCONSIN, Washington COUNTY) SS

Personally came before me this 1st day of October, 2004, Kent B. Eliason, Vice President of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Cynthia Schmitt, Notary Public, Washington County, Wisconsin, My commission expires 5/8/05



Certificate of Town Treasurer

STATE OF WISCONSIN, WASHINGTON COUNTY) SS

I, Donna Jackson being the duly elected qualified and acting town treasurer of the Town of Richfield, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 22nd day of Dec, 2004 affecting the lands included in the plot of Winchester Fields Phase IV.

10/22/04 (Date)

Donna Jackson, Town Treasurer

County Treasurer Certificate

STATE OF WISCONSIN, WASHINGTON COUNTY) SS

I, Janice Gettelman being the duly elected, qualified and acting treasurer of the County of Washington, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this 4th day of January, 2005 affecting the lands included in the plot of Winchester Fields Phase IV.

1-4-2005 (Date)

Janice Gettelman, County Treasurer

UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by W. Field, LLC, Grantor, to WISCONSIN ELECTRIC POWER COMPANY and

Wisconsin Bell, Inc., d/b/a Ameritech - Wisconsin, Grantees, their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities user in connection with overhead and underground transmission and distribution of electricity and electric energy for such purposes as the same is now or may hereafter be used and for sounds and signals, 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. The restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantee's 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 the 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.

Table with columns: CURVE, LENGTH, RADIUS, DELTA ANGLE, CHORD DIRECTION, CHORD, TANGENT IN, TANGENT OUT. Contains curve data for lots 78-96.