







Surveyors Certificate:
1, Michael G. Mc Carty, Registered land surveyor for Baudhuin Incorporated, do hereby certify:
That in full compliance with the provisions of Chapter 235 of the Wisconsin Statutes and the subdivision regulations of the Town of Richfield, Washington County, and under the direction of Dale Hills, L.L.C. by member Scott J. Bence, I have surveyed, divided, and mapped Windemere; that such plat 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 S.W. 1/4, S.E. 1/4, N.W. 1/4 and N.E. 1/4 of the N.E. 1/4 of Section 27, Township 9 North, Range 19 East, Town of Richfield, Washington County, Wisconsin, containing 177.38 acres of land and described as follows:
Beginning at the NE corner of Section 27; thence S. 00' $54^{\circ}34^{\circ}$ E 2626.35 feet along the east line of the NE 1 / 4 to the East 1 / 4 corner of Section 27; thence S. 83' $40^{\circ}33^{\circ}$ W 2610.13 feet to the center of Section 27; thence S. 89' $32^{\circ}01^{\circ}$ W 1354.76 feet along the south line of the NW 1 / 4 to the SW corner of the SE 1 / 4 of the NW 1 / 4; thence N. 01' $45^{\circ}05^{\circ}$ W 657.98 feet along the west line of the SE 1 / 4 of the NW 1 / 4 to the NW corner of the S 1 / 2 of the SE 1/4 of the NW 1 / 4 to the NE Corner of the S 1 / 2 of the SE 1/4 of the NW 1 / 4 to the NE Corner of the S 1 / 2 of the SE 1/4 of the NW 1 / 4 to the NE Corner of the S 1 / 2 of the SE 1/4 of the NW 1 / 4; thence N. 01' $43^{\circ}37^{\circ}$ W 1970.27 feet along the west line of the NE 1 / 4 to the North 1 / 4 corner of Section 27 ; thence N. 89' $40^{\circ}35^{\circ}$ E 1186.22 feet along the north line of the NE 1 / 4; thence S. 00 $19^{\circ}25^{\circ}$ E 256.00 feet; thence N. 89' $40^{\circ}35^{\circ}$ E 256.00 feet; thence N. 89' $40^{\circ}35^{\circ}$ E 256.00 feet to the north line of the NE 1 / 4; thence N. 89' $40^{\circ}35^{\circ}$ E 1205.40 feet to the point of beginning. Said parcel contains 177.38 acres.
Dated this
Certificate of Washington County
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.
Dote this day of 2001.
Approved Maurice Strupp, Chairperson
Robert W. Kratz, Secretory
Limited Liability Company Certificate Certificate of Dedication
Oale Hills, L.L.C., 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. Dale Hills, L.L.C., 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 Dale Hills, t.L.C has caused these presents to be signed Scott J. Bence as Member on this, day of, 2001.
Scott J. Bence Member
STATE OF WISCONSINCOUNTY) SS
Personally come before me this day of 2001, Scott J. Bence, as Member of the above named limited liability company, 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 limited liability company, by its authority.
Notory-Public,, Wisconsin My commission expires
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2),
3545. 438.13, 238.19, 430.49 min 430.41 (1) min (4)

Department of Administration

Windemere

THE SE 1/4 OF THE NW 1/4 AND THE NE 1/4, THE NW 1/4, THE SW 1/4 AND THE SE 1/4 CF THE NE 1/4 OF SECTION 27, TOWN 9 NORTH, RANGE 19 EAST, TOWN OF RICHFIELD, WASHINGTON COUNTY, **WISCONSIN**

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

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
Onte

Pomela S. Spranger, Town Clerk

Ratph Schutteis, Chairman

			-			1016		
Lot/Outlet #	Number	Int. Angle =	Chard brg.	Radius *	Arc = '	Chard Length = '	Tangant In =	Tangent Out =
Outoi 3 & Lot 8	Ç1	47'56'34"	N 65'02'08" E	229.00	191.62	186.06	5 89'00'25" W	S 41'03'51" W
Outot 3	CZ	12'36'49"	S 82'42'00.5" W	229.00	50.41	50.31	N/A	N/A
Lot 8	C3	3579'45"	S 58'43'43.5" W	229.00	141.20	138.98	N/A	N/A
Lots 5-8	C4	228'01'35"	S 24'55'21.5" €	85.00	338.28	155.29	S 41703/51 W	N 89'05'26" E
			5 70'09'21.5" W		86.32	82.66	N/A	N/A
Lot 8	C5	5811'01"		85.00				
tot 7	C6	58'47'42"	H 517117 W	85.00	87.22	83.45	N/A	N/A
Lot 6	C7	75'55'29"	N 16'00'18.5" E	85.00	112.64	104.57	N/A	N/A
Lat 5	Ċ8	350723"	N 71'31'44.5" E	85.00	52.11	51.29	N/A	N/A
LotS 3 & 4	C9	4477'13"	S 21'49'11.5" W	264.04		199.05	S 0019'25" E	S 43'57'48" W
Lot 4	C10	24'40'58"	S 12'01'04" W	264.04	113.75	112.87	N/A	N/A
Lol 3	C11	19'36'15"	S 34'09'40.5" W	264.04	90.34	89.90	N/A	N/A
0.1. 1-3 & Lot 2	C12	228'01'33"	N 22'31'25.5" ¥	85.00	338.28	155.28	5 43'57'48" W	S 88'00'39" E
Lot 2	C13	46'02'12"	S 66'58'54" W	65.00	68.30	66.47	R/A	N/A
Outlot 3	C14	76'59'08"	N 51'30'26" W	85 00	114 21	105.81	N/A	N/A
	C15	69"27'51"	N 21'43'03.5" E	85.00	103.05	96.86	H/A	N/A
Outlot 2					52.72	51.88	N/A	N/A
Outlot 1	CI6	35'32'22"	N 7433'10" E	35.00			S 88'00'39" E	
Lot I	C17	48'01'33"		229.60		166.38		₩ 43'57'48" €
lol 1	C18	4417'15"	N 21'49'11 5" E	198.04	153 08	149.29	H 43'57'48" €	H 0019'25" W
Lols 40	C19	30'40'46"	N 73'45'03" E	360 00	160 64	158 73	\$ 89'05'26" W	S 5874'40" W
OL 6 & Lot 10	C20	30'40'46"	H 73'45'03" €	366 00	195 98	193.64	S 89'05'26" W	S 58 24 40" W
Outlet &	C21	06'05'06"	S 86'02'53" W	368.00	38.67	18.85	H/A	. N/A
Lot 10	C22	24'35'40"	S 70'42'30" W	366.00	157.11	155.90	N/A	H/A
Lois 35 & 36	C23	27'24'13"	N 72'06'46.5" E	433.00	207.10	205.13	S 58"24"40" W	S 85'48'53" W
Lot 36	C24	20'49'52"	S 68'49'36" W	433 OC	157.43	156.56	H/A	N/A
tot 35	C25	06'34'21"	S 82'31'42.5" W	433.00	49.67	49.64	N/A	N/A
	C25	27'24'13"	N 72'06'46.5" E	367.00	175.53	173.86	S 58"24"40" W	S 85'48'53" W
OL 7 & Lot 10			S 6871'33.5" W	367.00	125.31	124.70	N/A	N/A
Lat 10	C27	19'33'47"						
Outlot 7	C28	07'50'26"	S 81'53'40" W	367.00	50.22	50.18	H/A	N/A
Lot 16	C29	09'49'18"	N 00'43'32" E	452.36	77.54	77.45	N 0411'07" W	N 05'38'11" E
Let II	C30	09'49'18"	S 00'43'32" W	386.36	66.23	66.15	W "11'86'20 2	5 0471'07" E
Lot 12	C31	48'01'33"	S 29"38"57.5" W	229.00	191.95	186.38	S 53'39'44" W	S 05'38'11" W
Lots 12-14	C32	228'01'33"	S 60'21'02.5" E	85.00	338.28	155.29	N 05'38'11" E	S 53'39'44" W
Lot 14		83'00'32"	N 47'08'27" E	85.00	123.14	112.66	N/A	N/A
	C33					126.07		
Lot 13	C34	95'44'11"	S 43'29'11.5" E	85.00	142.03		N/A	H/A
Lots 12	C35	49'16'50"	S 29'01'19" W	85.00	73.11	70.68	N/A	N/A
Lot 32	C36	19'48'44"	S 75'54'31" W	467.00	161.48	160.68	S 85'48'53" W	S 66'00'09" W
Lol 17 & 18	C37	19'48'44"	S 75'54'31" W	533.0G	184.30	183.39	S 85'48'53" W	S 66'00'09" W
Lot 17	C38	132740"	S 79 05 03" W	533.00	125.22	124.94	H/A	N/A
	C39	06'21'04"	S 6970'41" W	533.00	59.08	59.05	H/A	N/A
Lot 18					87.03	85.76	\$ 23'59'51" E	\$ 5755'02" E
Lot 32	Ċ40	33'55'11"	S 40'57'26.5" E	147.00				
Lot 31	C4I	335511"	S 40'57'26.5" E	213.00	126.10	124.27	S 23'59'51" €	S 57'55'02" E
Outlot 8	C42	57'34'00"	S 29'08'02" E	97.00	97.46	93.41	\$ 5755'02" E	S 00'21'02" E
OL 9 & Lot 32	C43	57'34'00"	H 29'08'02" W	163.00	163.77	156.97	\$ 57'55'02" E	\$ 0071'02" E
Outlot 9	C44	3024'02"	N 15'33'03" W	163.00	86.49	85.48	N/A	N/A
			N 44'20'03" W	163.00	77 28	76.56	H/A	
Lot 32	C45	27109'58"						N/A
Lots 30 & 31	C45	13'09'38"	N 72'34'58" E	533.00	122.43	122.16	\$ 66'00'09" W	\$ 79'09'47" W
tot 31	C47	11'21'32"	S 71'40'55" W	533.00	105.67	105.49	N/A	N/A
Lat 30	C48	01'48'06"	S 7875'44" W	533.00	16.75	16.76	N/A	N/A
OL 7 & Lats 19-20		13709'38"	N 72'34'58" E	467.00	107.27	107 03	S 66'00'09" W	S 79'09'47" W
		05'29'34"	S 68'44'56" W	467.00	44.77	44.75	N/A	N/A
Outlot 7	C50					50.07		
Lot 19	C51	06'08'47"	S 74"34"06.5" W	467.00	50 10		N/A	. N/A
Lol 20	C52	01'31'17"	S 78"24"08.5" W	467.00	12.40	12.40	N/A	N/A
OL B & Lots 28-29	9 C53	1978'51"	N 88'49 12.5" E	1033.00	348.22	346.57	5 79 09'47" W	N 81'31'22" W
Lot 29	C54	05'42'51"	S 82'01'12.5" W	1033.00	103.02	102.98	N/A	N/A
Outlot 8	C55	02.49.41	S 8615'58.5" W	1033.00	50.09	50.08	N/A	N/A
		10'49'19"	N 86"56"01.5" W	1033.00	195.11	194.82	H/A	N/A
Lot 28	C56							
OL 8 & Lots 21-2.		1918'51"	S 88'49'12.5" W	967.00	325.97	324.43	S 79'09'47" W	N 91,21,55, M
Lot 21	C58	04'44'13"	S 81'31'53.5" W	967.00	79.95	79.92	N/A	H/A
Outlot 8	C59	03'01'48"	S 85724'54" W	967.00	51.14	51.13	N/A	N/A
Lot 22	C50	10'32'47"	N 874748.5" W	976.44	178.00	177.74	H/A	N/A
	Č81	01'00'03"	N 82'01'73.5" W	967 00	16.89	16.89	N/A	N/A
Lot 23						155.21		
Lots 24-27	Ç62	224'59'59"		84.00	329.87		N 59'01'22" W	N 75'58'39" €
iol 24	C63	7173'39"	S 85'21'48 5" W	84 00	104.43	97 53	N/A	H/A
Lot 25	C64	51:10'06"	S 23'59'56" W	84 00	75 50	72 99	N/A	H/A
Lot 26	Ç65	51'30'14"	\$ 27'30'14" €	84.00	75.51	72.99	N/A	N/A
		50'46'00"	S 78'38'21" E	84.0C	74.43	72.02	H/A	N/A
Lot 27	C66	JJU 40 UU	The Late of the Park of the Pa	104.00	4 7 7 2	1:4:44	<u></u>	

Consent of Corporate Mortgagee

M & I Bank of Menomonee Fails, a corporation duty organized and existing under	gn:
by virtue of the laws of the State of Wisconsin, mortgagee of the above described land	i.
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 Oale	
tille 1 L C amaza	

In the presence of:	M & I Bank of Menomonee Falls
	Presiden
STATE OF WISCONSIN)	Vice Presiden
the above named corporation, to me kno instrument, and to me known to be such	day of
lotary Public, Wi ly commission expires Wi	
Certificate of Town Treasurer	
of Richfield, do hereby certify that in acc	qualified and acting town treasurer of the Town cordance with the records in my office, there is sessments as of this day of lands included in the plat of Windemere.

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 unpoid taxes or special assessments as of this ____ nd no unpoid taxes or special assessments as of this ______ day of _____, 2001 affecting the lands included in the plat of Windemere.

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(Date)	County Treasure

UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by Dale Hills, L.L.C., Grantor, to WISCONSIN ELECTRIC POWER COMPANY

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, tagether 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 aftered 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.

REVISED DATE: 11-27-2000 SHEET 5 OF 5 10-18-2000