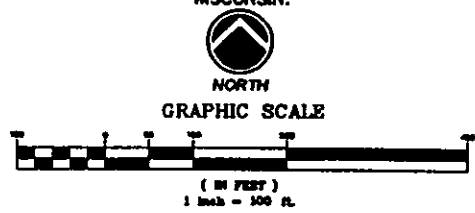


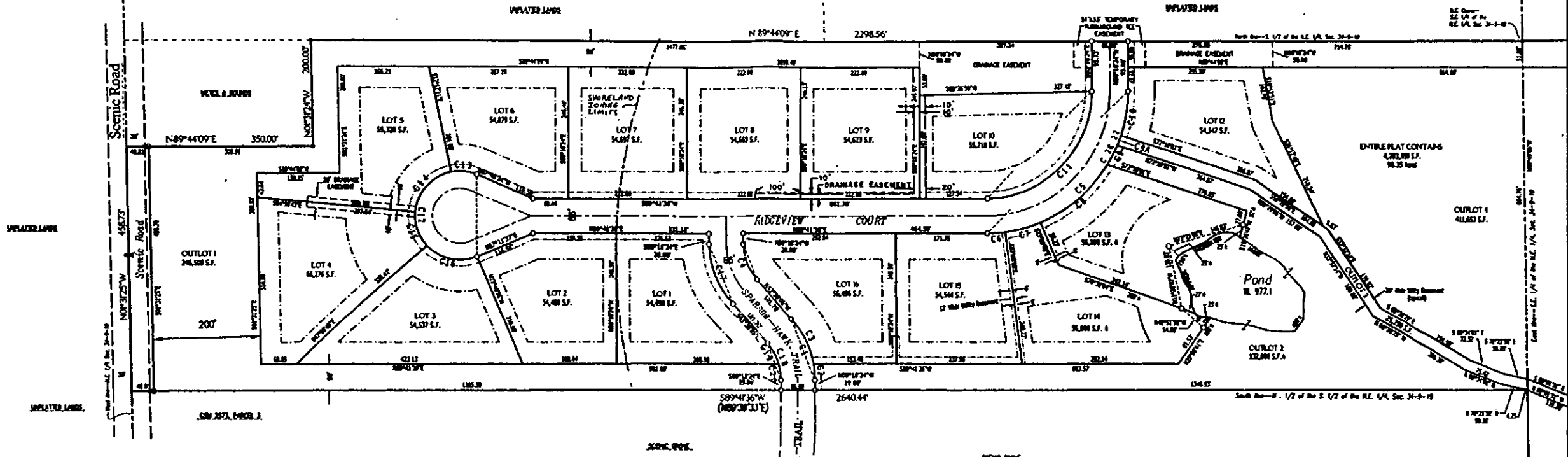
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FINAL PLAT OF WOODRIDGE EAST

LOCATED IN:
THE SE 1/4 AND THE SW 1/4 OF THE N.E. 1/4 OF SECTION 34
AND THE SW 1/4 AND THE SE 1/4 OF THE N.W. 1/4 OF SECTION 35, ALL IN
TOWNSHIP 9 NORTH, RANGE 19 EAST, TOWN OF RICHFIELD, WASHINGTON COUNTY,
WISCONSIN.



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 5th* 2002
Rene M. Pawley
Department of Administration



LEGEND & NOTES:
 • - 1.375" O.D. STEEL PIPE FOUND
 ○ - 2.375" x 1/4" O.D. STEEL PIPE 3.65 Lbs./Lin. Ft. SET
 ⊙ - WASHINGTON CO. MONUMENT (6" SQUARE CONCRETE)
 () - RECORDED AS
 ALL OTHER LOT AND OUTLOT CORNERS
 1.375" x 1/4" O.D. STEEL PIPE 1.88 Lbs./Lin. Ft. SET

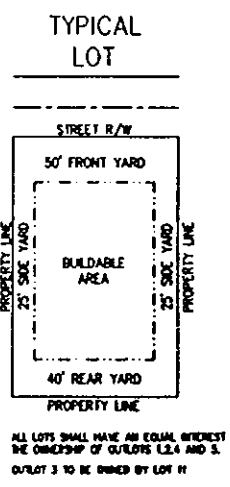
BEARINGS ARE BASED ON THE WISCONSIN
STATE PLANE COORDINATE SYSTEM GRID,
SOUTH ZONE (MAD 27) AND THE WEST
LINE OF THE NE 1/4 OF SECTION 34
(ASSUMED S 01°31'25" E)

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

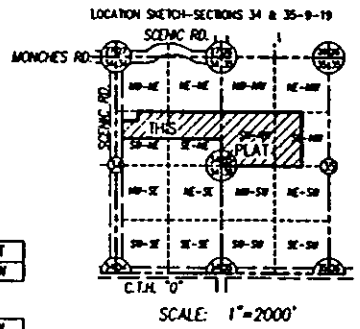
UTILITY EASEMENT:
No poles or buried cables are to be placed such that the installation would disturb any survey stake or obstruct vision along any lot line of street line. The disturbance of a survey stake by anyone is a violation of a 236.32, Wis. Stats. Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area. OUTLOT 3 to be considered as a 20 wide Utility Easement for Lot 11.

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

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.



CURVE TABLE								
CORRESPONDING LOT OR OUTLOT	CURVE	ARC LENGTH	RADIUS	INT. ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
OUTLOT 2	C1	125.53	166.00	43°19'42"	N21°38'15"W	122.56	N00°18'24"W	N43°38'06"W
	C2	31.18	166.00	10°45'48"	N09°21'17"W	31.14		
	C3	94.35	166.00	32°33'58"	N27°21'08"W	93.08		
	C4	75.82	100.00	43°19'42"	S21°38'15"E	73.83	N43°38'06"W	N00°18'24"W
	C5	417.83	266.00	90°00'00"	N44°41'38"E	378.18	N89°41'36"E	N00°18'24"W
LOT 15	C6	34.24	266.00	7°22'31"	N88°00'20.5"E	34.22		
LOT 14	C7	71.16	266.00	15°19'52"	N74°39'09"E	70.97		
LOT 13	C8	167.88	266.00	36°07'08"	N48°55'40.5"E	164.92		
OUTLOT 2	C9	40.50	266.00	8°43'28"	N28°30'29"E	40.48		
OUTLOT 3	C9A	20.02	266.00	4°18'43"	N19°39'20.5"E	20.01		
LOT 12	C10	84.21	266.00	18°08'23"	N08°49'47.5"E	83.88		
LOT 11	C11	314.16	200.00	90°00'00"	N44°41'38"E	282.84	S00°18'24"E	S89°41'36"W
LOT 6	C12	329.87	84.00	22°39'39"	S00°18'23.5"E	155.21	N67°48'24"W	N67°11'37"E
LOT 5	C13	50.43	84.00	34°23'47"	N85°00'17.5"W	49.87		
LOT 4	C14	108.50	84.00	72°38'31"	S41°28'33.5"W	99.51		
LOT 3	C15	89.87	84.00	47°39'33"	S18°40'28.5"E	67.67		
LOT 2	C16	103.07	84.00	70°16'08"	S77°39'19"E	98.72		
LOT 1	C17	125.53	166.00	43°19'42"	S21°38'15"E	122.56	S00°18'24"E	S43°38'06"E
LOT 1	C18	75.82	100.00	43°19'42"	N21°38'15"W	73.83	S43°38'06"E	S00°18'24"E
LOT 1	C19	44.10	100.00	25°18'10"	N31°00'01"W	43.75		
OUTLOT 1	C20	31.32	100.00	16°33'32"	N09°20'10"W	31.39		



EAST 1/4 CORNER SECTION 34-9-19

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DOC# 948860

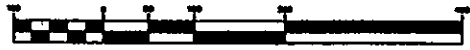
Recorded
SEP. 25, 2002 AT 06:45 AM
BRYAN C. EDGEMAN
REGISTERED MEASURER
WASHINGTON COUNTY, WI
Fee Recd: \$38.00

FINAL PLAT OF WOODRIDGE EAST

LOCATED IN:
THE SE 1/4 AND THE SW 1/4 OF THE N.E. 1/4 OF SECTION 34
AND THE SW 1/4 AND THE SE 1/4 OF THE N.W. 1/4 OF SECTION 35, ALL IN
TOWNSHIP 9 NORTH, RANGE 19 EAST, TOWN OF RICHFIELD, WASHINGTON COUNTY,
WISCONSIN.



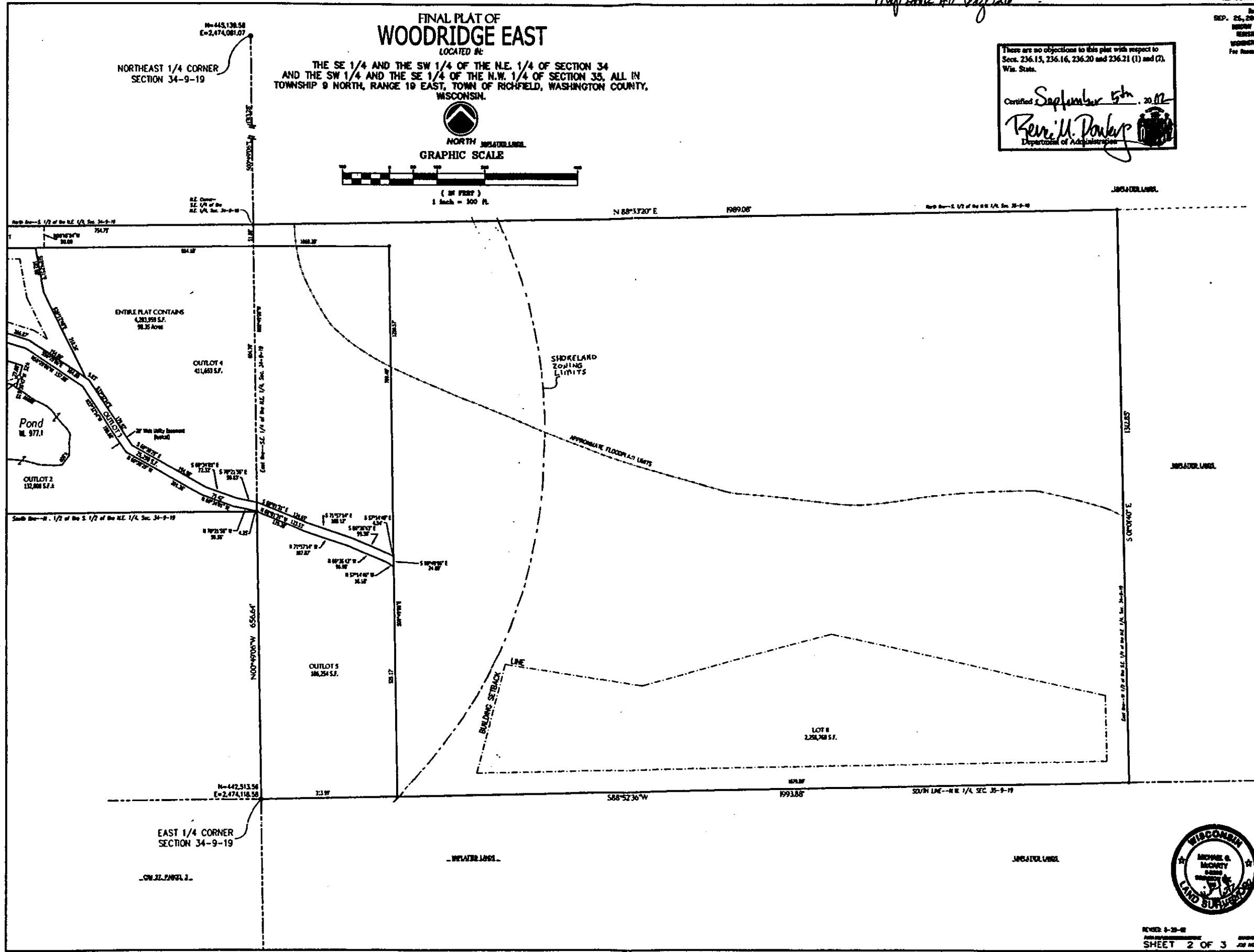
NORTH MEASURE LINE
GRAPHIC SCALE



(IN FEET)
1 inch = 500 ft.

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 5th, 2002
Bryan C. Edgeman
Department of Administration



Map Book 40 Page 27

FINAL PLAT OF WOODRIDGE EAST

LOCATED IN:
THE SOUTH 1/2 OF THE N.E. 1/4 OF SECTION 34
AND THE SOUTH 1/2 OF THE N.W. 1/4 OF SECTION 35, ALL IN
TOWNSHIP 9 NORTH, RANGE 19 EAST, TOWN OF RICHFIELD, WASHINGTON COUNTY,
WISCONSIN.

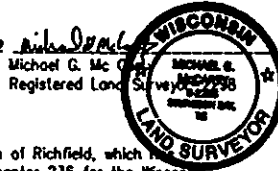
Surveyors Certificate:

I, Michael G. Mc Carly, Registered land surveyor for Boudhuin 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 J.B. Development, LLC, Scott J. Bence, Managing Partner of said land division, I have surveyed, divided, and mapped Woodridge East; that such plot correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in SE 1/4 and the SW 1/4 of the NE 1/4 of Section 34 and the SW 1/4 and the SE 1/4 of the NW 1/4 of Section 35, Township 9 North, Range 19 East, Town of Richfield, Washington County, Wisconsin, containing 98.35 Acres of land and described as follows:

Commencing at the East 1/4 corner of Section 34, said point also being the point of beginning of lands to be described; thence N. 00°49'06" W.,--656.64 feet along the east line of Section 34; thence S. 89°41'36" W.,--2640.44 feet along south line of the N 1/2 of the S 1/2 of the NE 1/4; thence N. 01°31'25" W.,--458.73 feet along the west line of the NE 1/4; thence N. 89°44'09" E.,--350.00 feet; thence N. 01°31'24" W.,--200.00 feet; thence N. 89°44'09" E.,--2298.56 feet along the north line of the SE 1/4 and the SW 1/4 of the NE 1/4 Section 34; thence N. 88°53'20" E.,--1989.08 feet along the north line of the SW 1/4 and the SE 1/4 of the NW 1/4 Section 35; thence S. 01°01'40" E.,--1312.85 feet along the east line of the W 1/2 of the SE 1/4 of the NW 1/4; thence S. 88°52'36" W.,--1993.88 feet along the south line of the NW 1/4 to the point of beginning. Said parcel contains 98.346 acres. Parcel is subject to the right-of-way of Scenic Road along the west line of the NE 1/4.

Dated this 29th day of August, 2002



Certificate of Town of Richfield

Resolved, that the plat of Woodridge East, 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 19 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 19 day of September, 2002.

Date 9/20/02

Approved Ralph Schulteis
Ralph Schulteis, Chairman
Pamela S. Spranger
Pamela S. Spranger, Town Clerk

Certificate of Washington County

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

Date 9/15/02

Approved Maurice Strupp
Maurice Strupp, Chairman
Mary Krumbiegel
Mary Krumbiegel, Secretary

Corporate Owner Certificate of Dedication

J.B. Development, 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.

J.B. Development, 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 J.B. Development, LLC, has caused these presents to be signed Scott J. Bence as managing member of the Jerome A. Bence Jr. Irrevocable Trust Agreement No. 11, dated 1/2/98 as Managing member on this 12 day of September, 2002.

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

STATE OF WISCONSIN WASHINGTON COUNTY) SS

Personally come before me this 12 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 Managing 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.

Sharon M. Weber
Notary Public, Washington, 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 - Managing member of J.B. Development, 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.
In the presence of:

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

STATE OF WISCONSIN WASHINGTON COUNTY) SS

Personally come before me this 12 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.

Sharon M. Weber
Notary Public, Washington, 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 12th day of September, 2002.

Donna Jackson
(Date) Donna Jackson, 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 16th day of September, 2002 affecting the lands included in the plat of Woodridge East.

Janice Gettleman
(Date) Janice Gettleman, County Treasurer

UTILITY EASEMENT PROVISIONS

A easement for electric and communications service is hereby granted by J.B. Development, LLC, 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, 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.

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 5th, 2002
Kevin M. Danks
Department of Administration