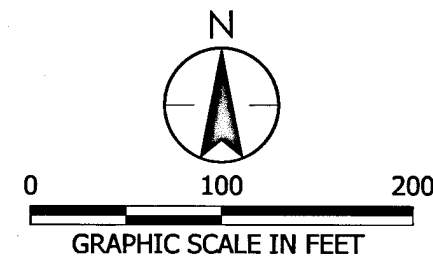


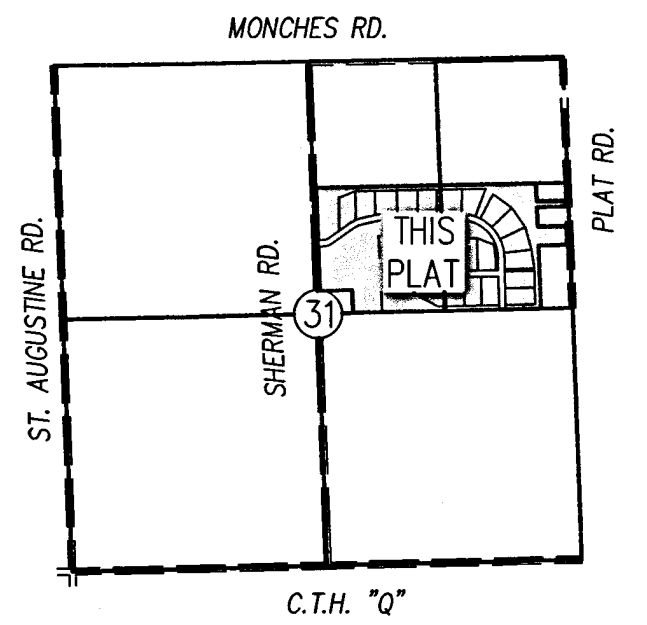
COSGROVE ACRES FIRST ADDITION

BEING:
OUTLOT 1 OF COSGROVE ACRES
AND A PORTION OF AND LOCATED IN:
THE SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF
SECTION 31, T. 9 N., R. 19 E.,
VILLAGE OF RICHFIELD,
WASHINGTON COUNTY,
WISCONSIN



Document # 1607860
WASHINGTON COUNTY WISCONSIN
2025-01-14 2:49:00 PM
Lisa Budish
LISA BUDISH
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: \$50.00
Pages: 4

SECTION 31-9-19
LOCATION SKETCH

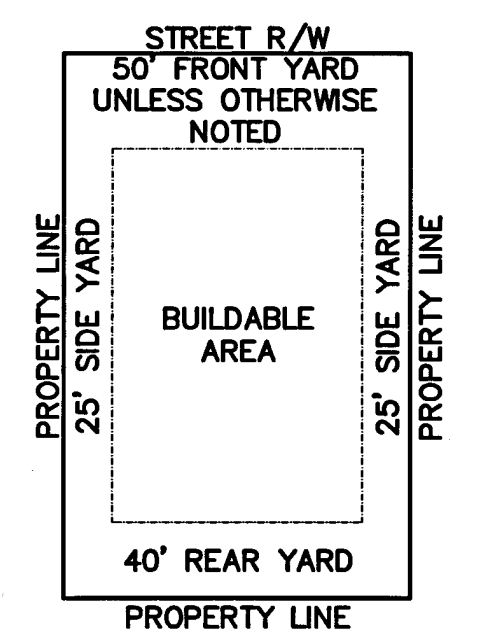


C.T.H. "Q"

SCALE 1"=2000'

BEARINGS ARE BASED ON THE WISCONSIN
STATE PLANE COORDINATE SYSTEM GRID,
SOUTH ZONE, AND THE EAST LINE OF
THE NE 1/4 OF SECTION 31 (ASSUMED
N 02°20'29" W)

TYPICAL
LOT

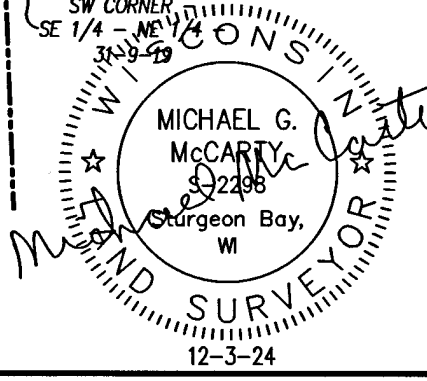
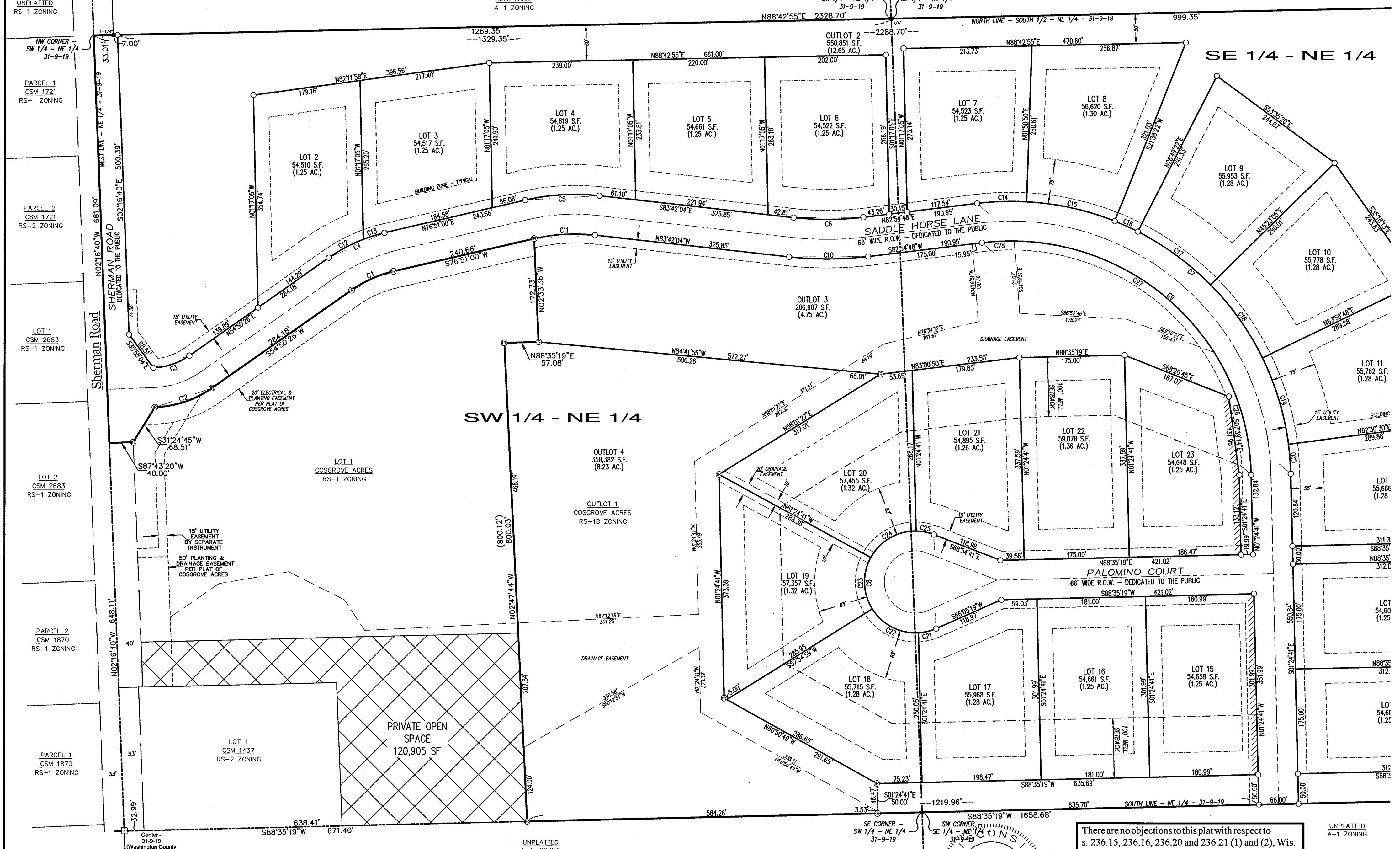


LEGEND & NOTES:

- - WASHINGTON COUNTY MONUMENT FOUND (6" x 6" CONCRETE W/ BRASS CAP)
- - FOUND 1.660" OUTSIDE DIA. IRON PIPE
- - FOUND 1.315" OUTSIDE DIA. IRON PIPE
- - FOUND 1.050" OUTSIDE DIA. IRON PIPE
- - FOUND 0.840" OUTSIDE DIA. IRON PIPE
- ⊗ - FOUND 1.270" O.D. X 18" REINFORCING BAR WEIGHING 4.303 LBS./LIN. FT.
- - SET 1.270" O.D. X 18" REINFORCING BAR WEIGHING 4.303 LBS./LIN. FT. ALL OTHER LOT AND OUTLOT CORNERS 1.37" O.D. X 18" STEEL PIPE, 1.68LB / LIN FT., SET
- () - RECORDED AS DISTANCE
- - NO ACCESS

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.

- NOTES:
- TOTAL ACREAGE OF PARCEL = 60.06 ACRES.
 - SQUARE FOOTAGE OF PUBLIC RIGHT OF WAY DEDICATED = 268,580 S.F.
 - ENTIRE PARCEL IS ZONED RS-1B SINGLE FAMILY CLUSTER / OPEN SPACE
 - ALL DIMENSIONS MEASURED TO THE NEAREST HUNDRETH OF A FOOT; ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST SECOND.
 - VILLAGE CODE REQUIRES 100 FEET OF SEPARATION BETWEEN A STORMWATER BASIN AND ALL WELLS.
 - ALL PRIVATE DRIVEWAYS MUST BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH VILLAGE ORDINANCES.
 - THE TITLEHOLDERS OF LOTS 2 THROUGH 23 OWN A 1/23rd UNDIVIDED AND NON-TRANSFERABLE INTEREST IN OUTLOTS 1-4. THE USE AND MAINTENANCE OF THE OUTLOTS IS GOVERNED BY THE VILLAGE CODE.
 - THE TITLEHOLDERS OF LOTS 2 THROUGH 23 ARE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER FACILITIES IN THE SUBDIVISION CONSISTENT WITH THE STORMWATER MANAGEMENT PLAN RECORDED FOR THIS SUBDIVISION IN THE WASHINGTON COUNTY REGISTER OF DEEDS OFFICE.
 - THE CONSTRUCTION OF BUILDINGS FOR HUMAN HABITATION OR THE INSTALLATION OF SOIL ABSORPTION SYSTEMS IN ALL OUTLOTS IS PROHIBITED. ALL LOT OWNERS ARE EQUAL PARTNERS IN THE OWNERSHIP, CARE, AND MAINTENANCE OF ALL OUTLOTS.
 - STORMWATER MANAGEMENT PRACTICES ARE LOCATED IN ONE OR MORE OF THE OUTLOTS IN THE SUBDIVISION. THERE ARE ONE OR MORE SEPARATE DOCUMENTS RECORDED ON THE PROPERTY TITLE THROUGH THE WASHINGTON COUNTY REGISTER OF DEEDS ENTITLED "STORMWATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT" ("MAINTENANCE AGREEMENT") THAT APPLY TO OUTLOTS. THE AGREEMENT ALSO OUTLINES A PROCESS BY WHICH THE VILLAGE OF RICHFIELD MAY LEVY AND COLLECT SPECIAL ASSESSMENTS OR CHARGES FOR ANY SERVICES THE COMMUNITY MIGHT PROVIDE RELATING TO ENFORCEMENT OF THE MAINTENANCE AGREEMENT.
 - ALL LANDS WITHIN AREAS LABELED "WELL SETBACK" ARE RESTRICTED FROM THE PLACEMENT OF ANY WELL DUE TO POTENTIAL RISK OF CONTAMINATION IN ACCORDANCE WITH THE STORMWATER ORDINANCE AND WISCONSIN ADMINISTRATIVE CODES NR 812.08(4)(b).
 - ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORMWATER COLLECTION, CONVEYANCE, TREATMENT OR INFILTRATION. NO BUILDINGS OR OTHER STRUCTURES ARE ALLOWED IN THESE AREAS. NO GRADING OR FILLING IS ALLOWED IN AREAS THAT MAY INTERRUPT STORMWATER FLOWS IN ANY WAY. THE MAINTENANCE AGREEMENT MAY CONTAIN SPECIFIC MAINTENANCE REQUIREMENTS FOR THESE AREAS. THE VILLAGE OF RICHFIELD OR THEIR DESIGNEE ARE AUTHORIZED ACCESS IN THESE AREAS FOR PURPOSES OF INSPECTING THE STORMWATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF THE MAINTENANCE AGREEMENT.

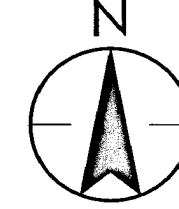


There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified January 09, 2025
Don Hime
Department of Administration

Map Book 54 page 147

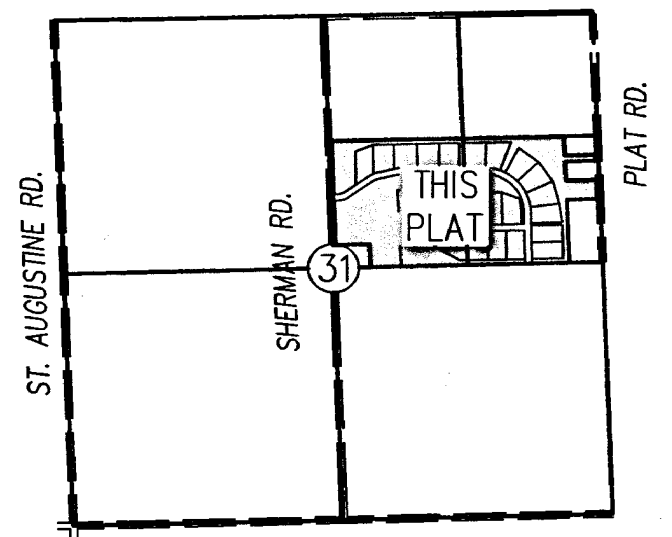
**COSGROVE ACRES
FIRST ADDITION**

BEING:
OUTLOT 1 OF COSGROVE ACRES
AND A PORTION OF AND LOCATED IN:
THE SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF
SECTION 31, T. 9 N., R. 19 E.,
VILLAGE OF RICHFIELD,
WASHINGTON COUNTY,
WISCONSIN



GRAPHIC SCALE IN FEET
UNPLATTED
RS-1B ZONING

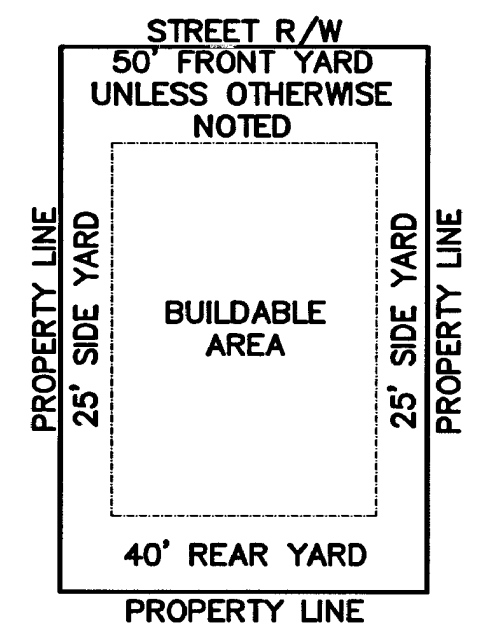
SECTION 31-9-19
LOCATION SKETCH
MONCHES RD.



C.T.H. "Q"

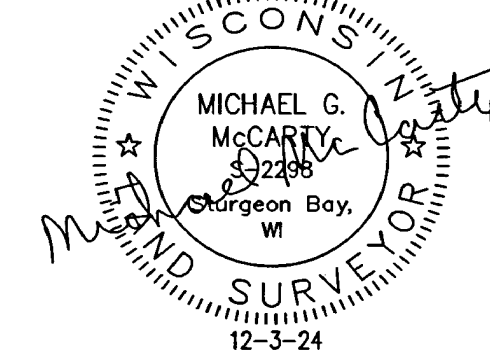
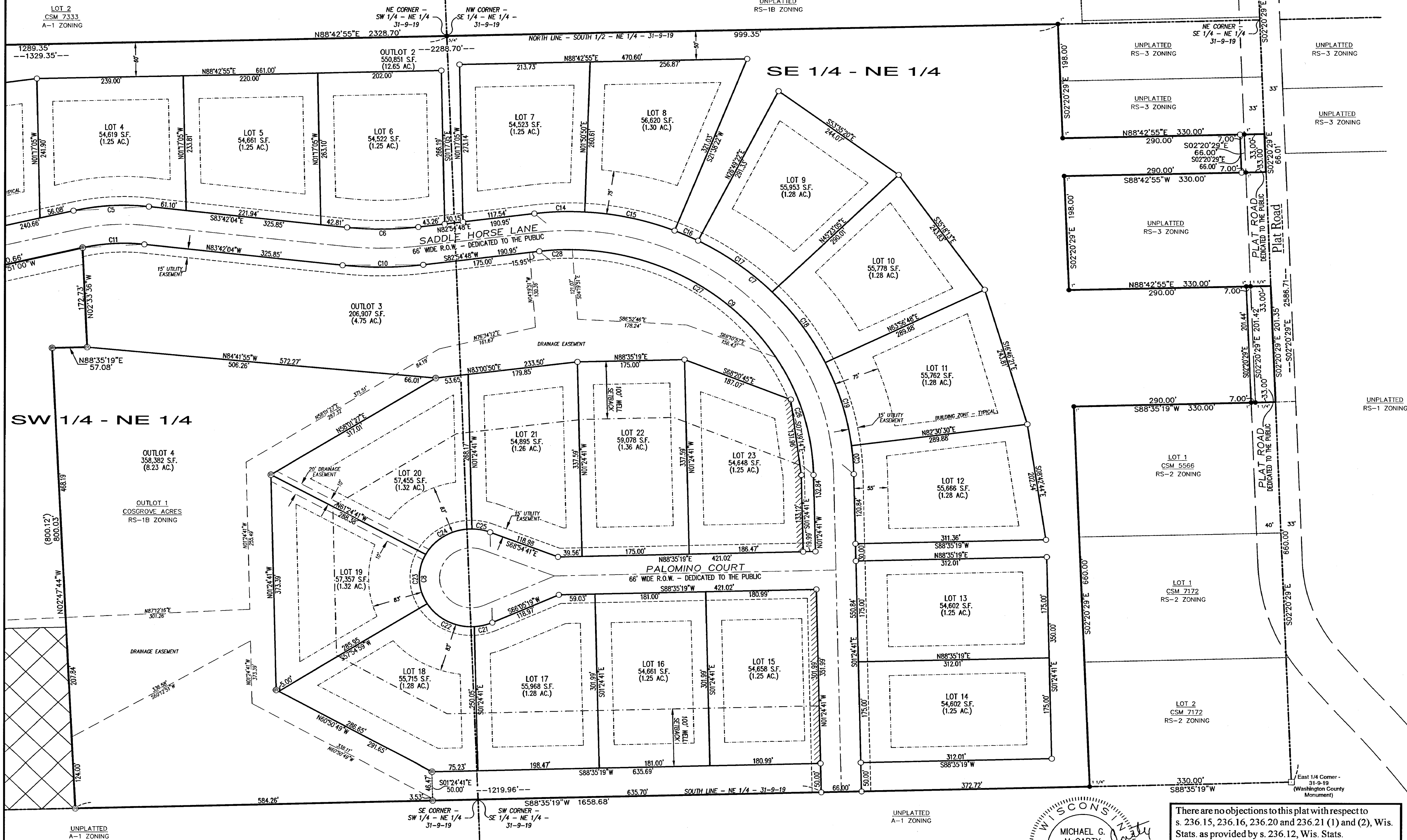
SCALE 1"=2000'

BEARINGS ARE BASED ON THE WISCONSIN
STATE PLANE COORDINATE SYSTEM GRID,
SOUTH ZONE, AND THE EAST LINE OF THE
NE 1/4 OF SECTION 31 (ASSUMED
N 02°20'29" W)

TYPICAL
LOT

LEGEND & NOTES:

- - WASHINGTON COUNTY MONUMENT FOUND
(6" x 6" CONCRETE W/ BRASS CAP)
- - FOUND 1.660" OUTSIDE DIA. IRON PIPE
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- ⊙ - FOUND 1.270" O.D. X 18" REINFORCING BAR
WEIGHING 4.303 LBS./LIN. FT.
- - SET 1.270" O.D. X 18" REINFORCING BAR
WEIGHING 4.303 LBS./LIN. FT. ALL OTHER
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- () - RECORDED AS DISTANCE
- /// - NO ACCESS



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 January 09, 2025

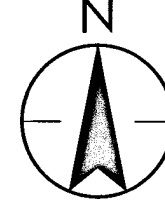
Don Sims
Department of Administration



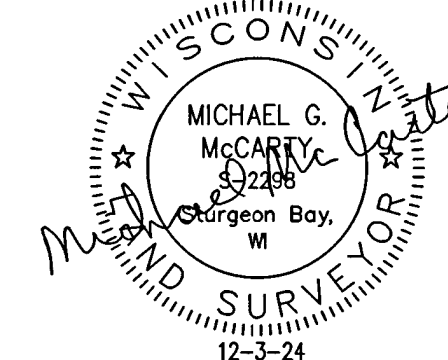
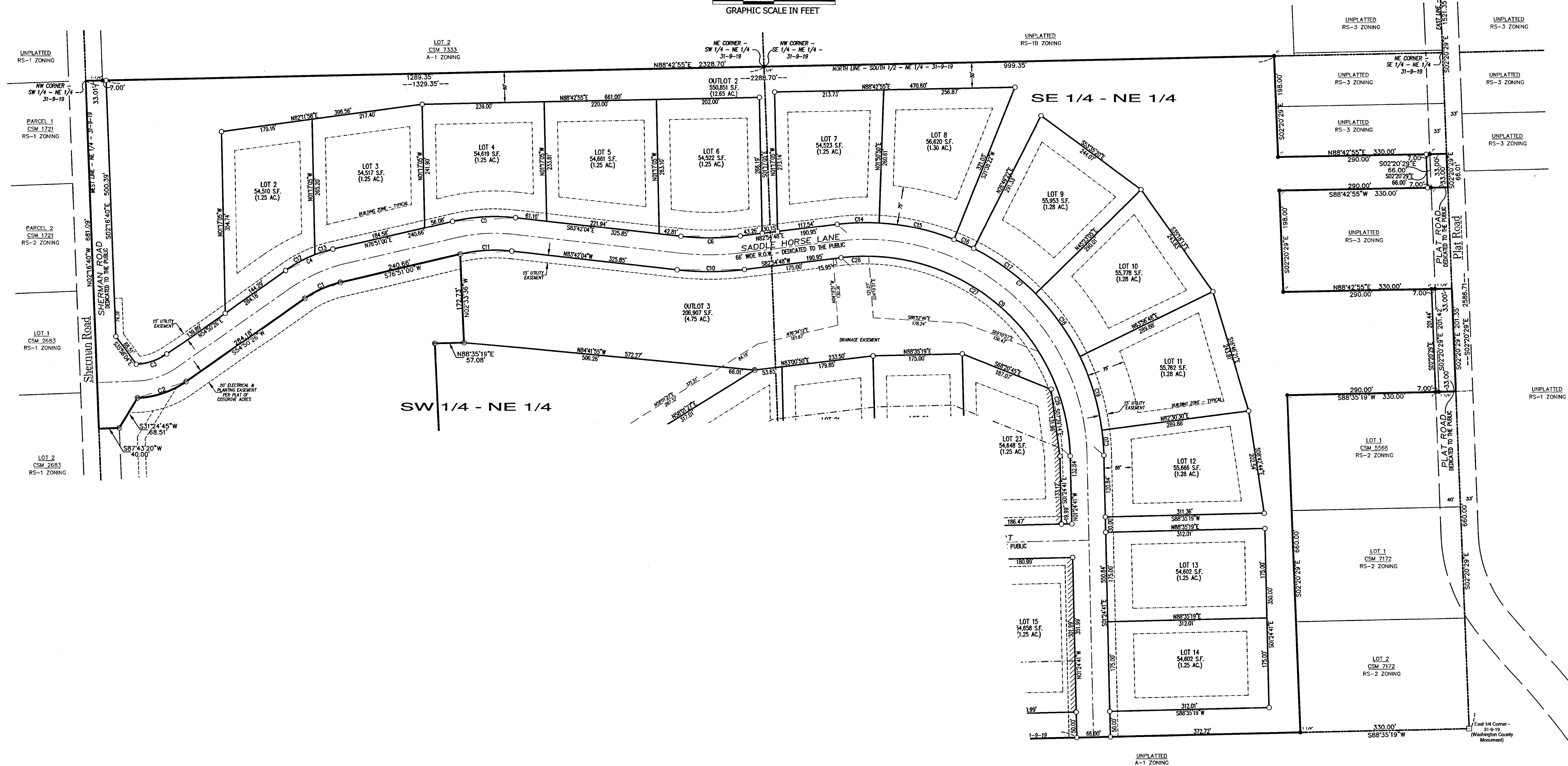
Map Book 54 page 148

DETAIL OF OUTLOT 2 **COSGROVE ACRES FIRST ADDITION**

BEING:
 OUTLOT 1 OF COSGROVE ACRES
 AND A PORTION OF AND LOCATED IN:
 THE SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF
 SECTION 31, T. 9 N., R. 19 E.,
 VILLAGE OF RICHFIELD,
 WASHINGTON COUNTY,
 WISCONSIN



0 120 240
 GRAPHIC SCALE IN FEET



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 January 09, 2025

Don Bime
 Department of Administration



Map Book 54 page 149

**COSGROVE ACRES
FIRST ADDITION**BEING:
OUTLOT 1 OF COSGROVE ACRES
AND A PORTION OF AND LOCATED IN:THE SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF
SECTION 31, T. 9 N., R. 19 E.,
VILLAGE OF RICHFIELD,
WASHINGTON COUNTY,
WISCONSIN

Surveyors Certificate:

I, Michael G. Mc Carty, Registered land surveyor for Stantec Consulting Services, Inc., do hereby certify:

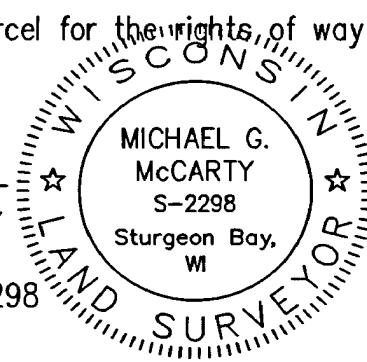
That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Richfield, Washington County, and under the direction of W. Fields, LLC, owner (Scott J. Bence, member) of said land division, I have surveyed, divided, and mapped Cosgrove Acres First Addition; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is a parcel being Outlot 1 of Cosgrove Acres, and a portion of and located in the SW 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 31, Township 9 North, Range 19 East, Village of Richfield, Washington County, Wisconsin, containing 60.06 acres of land and described as follows:

Commencing at the Northeast 1/4 corner of said section 31, said corner being at the intersection of the centerlines of Manches Road and Plat Road, thence S.02°20'29"E. -- 1521.35 feet along the east line of the NE 1/4 of said Section 31 to the point of beginning of lands to be described; thence continuing S.02°20'29"E. -- 66.01 feet along said east line; thence S.88°42'55"W. -- 330.00 feet; thence S.02°20'29"E. -- 198.00 feet; thence N.88°42'55"E. -- 330.00 feet to the aforementioned east line of the NE 1/4 of said Section 31; thence S.02°20'29"E. -- 201.35 feet along said east line; thence S.88°35'19"W. -- 330.00 feet; thence S.02°20'29"E. -- 660.00 feet to the south line of the NE 1/4 of said Section 31; thence S.88°35'19"W. -- 1658.68 feet along said south line to the SE corner of Lot 1 of Cosgrove Acres; thence along the easterly line of Lot 1 of said Cosgrove Acres as follows: N.02°47'44"W. -- 800.03 feet; thence N.88°35'19"E. -- 57.08 feet; thence N.02°33'36"W. -- 172.73 feet to the northerly line of Lot 1 of said Cosgrove Acres; thence along said northerly line as follows: S.76°51'00"W. -- 240.66 feet; thence 76.83 feet along the arc of a 200.00 foot radius curve to the left whose chord bears S.65°50'43"W., 76.36 feet (incl. < = 22°00'34"); thence S.54°50'26"W. -- 284.18 feet; thence 101.98 feet along the arc of a 177.69 foot radius curve to the right whose chord bears S.71°16'53"W. -- 100.58 feet (incl. < = 32°52'54"); thence S.31°24'45"W. -- 68.51 feet to the intersection of the northerly line of Lot 1 of said Cosgrove Acres and the easterly right of way line of Sherman Road; thence S.87°43'20"W. -- 40.00 feet to the west line of the NE 1/4 of said Section 31, said line also being the centerline of Sherman Road; thence thence N.02°16'40"W. -- 681.09 feet along said west line (centerline) to the NW corner of the SW 1/4 of the NE 1/4 of said section 31; thence N.88°42'55"E. -- 2328.70 feet along the north line of the South 1/2 of the NE 1/4 of said Section 31; thence S.02°20'29"E. -- 198.00 feet; thence N.88°42'55"E. -- 330.00 feet to the point of beginning.

This parcel contains 60.06 acres excepting therefrom the easterly and westerly 33 feet of said parcel for the rights of way of Plat and Sherman Roads, respectively.

Dated this 3rd day of December, 2024

Michael G. Mc Carty
Michael G. Mc Carty
Professional Land Surveyor--2298



Certificate of Village of Richfield

Resolved, that the plat of Cosgrove Acres First Addition, in the Village 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 Village Board of the Village of Richfield on this 2nd day of November, 2024, which actions becomes effective upon receipt of all other reviewing agencies and all conditions of the Village of Richfield approval were satisfied as of the 31 day of December, 2024.

Date 1/14/25

Approved *John Jeffords*
John Jeffords, Village President

Madeline Maltzan
Madeline Maltzan, Deputy Village Clerk

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 January 09, 2025

Don Dime
Department of Administration



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: Village of Richfield and Department of Administration.

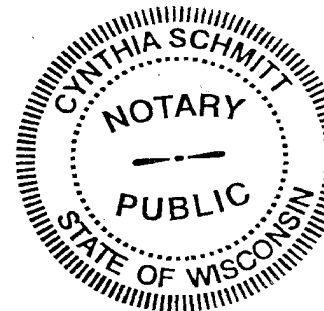
IN WITNESS WHEREOF, the said W. Field, LLC has caused these presents to be signed Scott J. Bence as Trustee of the Jerome A. Bence Jr. Irrevocable Trust Agreement No. 11, dated 1/2/98 as Member on this 10 day of January, 2025.

Scott J. Bence
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 10 day of January, 2025, 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, Cynthia Schmitt, Wisconsin
My commission expires 4/10/2025



UTILITY EASEMENT PROVISIONS

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

W. Field, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, and SPECTRUM MID-AMERICA, LLC, and WISCONSIN BELL, INC., doing business as AT&T Wisconsin, a Wisconsin Corporation, Grantee,

_____, Grantee, and
_____, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, 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. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

County Treasurer Certificate

STATE OF WISCONSIN)
WASHINGTON COUNTY) SS

I, Scott M. Henke, 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 14 day of January, 2025 affecting the lands included in the plat of COSGROVE ACRES FIRST ADDITION.

Scott M. Henke
1/14/2025
(Date)

Scott M. Henke, County Treasurer

Village Treasurer Certificate

STATE OF WISCONSIN)
WASHINGTON COUNTY) SS

I, Deanna Hupe, being the duly appointed, qualified and acting deputy treasurer of the Village of Richfield, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this 10 day of January, 2025 affecting the lands included in the plat of COSGROVE ACRES FIRST ADDITION.

Deanna Hupe
1/10/2025
(Date)

Deanna Hupe, Deputy Village Treasurer

| CURVE DATA | | | | | | | | | |
|------------|--------|--------|-------------|--------------|-------------|-------------|-------------|--|--|
| NUMBER | LENGTH | RADIUS | INCL. < | CHD. BRG. | CHD. LENGTH | TANGENT IN | TANGENT OUT | | |
| C1 | 76.83 | 200.00 | 22°00'34" | S65°50'43"W | 76.36 | S76°51'00"W | S54°50'26"W | | |
| C2 | 101.98 | 177.69 | 32°52'54.5" | S71°16'53"W | 100.58 | S54°50'26"W | S87°43'20"W | | |
| C3 | 64.10 | 111.69 | 32°52'54.5" | N71°16'53"E | 63.22 | N87°43'20"E | N54°50'26"E | | |
| C4 | 102.18 | 266.00 | 22°00'34" | N65°50'43"E | 101.55 | N54°50'26"E | N76°51'00"E | | |
| C5 | 124.24 | 366.00 | 19°26'56" | N86°34'28"E | 123.64 | N76°51'00"E | S83°42'04"E | | |
| C6 | 116.81 | 500.00 | 13°23'07.5" | N89°36'27"E | 116.55 | S83°42'04"E | N82°54'48"E | | |
| C7 | 778.15 | 466.00 | 95°40'31" | S491°4'56"E | 690.84 | N82°54'48"E | S01°24'41"E | | |
| C8 | 333.80 | 85.00 | 225°00'00" | N01°24'41"W | 157.06 | S66°05'19"W | S68°54'41"E | | |
| C9 | 667.94 | 400.00 | 95°40'31" | N491°4'56"W | 593.00 | N01°24'41"W | S82°54'48"W | | |
| C10 | 132.23 | 566.00 | 13°23'07.5" | S89°36'27"W | 131.93 | S82°54'48"W | N83°42'04"W | | |
| C11 | 101.83 | 300.00 | 19°26'56" | S86°34'28"W | 101.35 | | | | |
| C12 | 65.40 | 266.00 | 14°05'09.5" | N61°53'01"E | 65.23 | | | | |
| C13 | 36.78 | 266.00 | 07°55'24.5" | N725°31'08"E | 36.76 | | | | |
| C14 | 82.67 | 466.00 | 10°09'52" | N87°59'44"E | 82.56 | | | | |
| C15 | 150.97 | 466.00 | 18°33'41.5" | S77°38'29"E | 150.31 | | | | |
| C16 | 42.16 | 466.00 | 05°11'03" | S65°46'06"E | 42.15 | | | | |
| C17 | 150.97 | 466.00 | 18°33'41.5" | S53°53'44"E | 150.31 | | | | |
| C18 | 150.96 | 466.00 | 18°33'41.5" | S35°20'03"E | 150.31 | | | | |
| C19 | 150.96 | 466.00 | 18°33'41.5" | S16°46'21"E | 150.31 | | | | |
| C20 | 49.45 | 466.00 | 06°04'50" | S04°27'06"E | 49.43 | | | | |
| C21 | 30.37 | 85.00 | 20°28'31.5" | S76°19'32"W | 30.21 | | | | |
| C22 | 91.02 | 85.00 | 61°21'13" | N62°45'38"W | 86.73 | | | | |
| C23 | 90.02 | 85.00 | 60°40'37.5" | N01°44'42"W | 85.87 | | | | |
| C24 | 92.02 | 85.00 | 62°01'16" | N59°36'14"E | 87.58 | | | | |
| C25 | 30.37 | 85.00 | 20°28'26.5" | S79°08'54"E | 30.21 | | | | |
| C26 | 215.88 | 400.00 | 30°55'22.5" | N16°52'22"W | 213.27 | | | | |
| C27 | 397.94 | 400.00 | 57°00'01.5" | N60°50'04"W | 381.73 | | | | |
| C28 | 54.12 | 400.00 | 07°45'07" | S86°47'21"W | 54.08 | | | | |