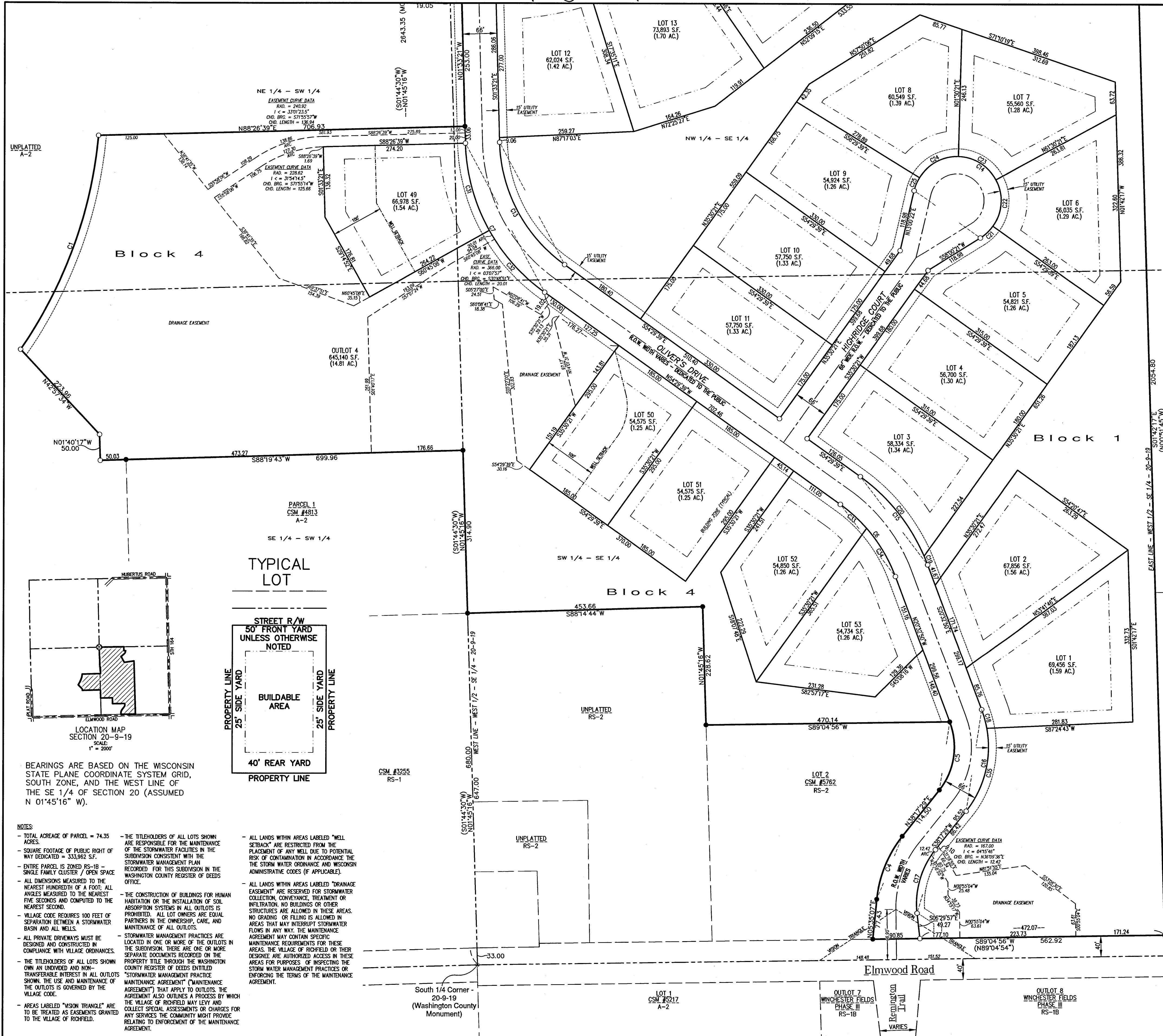


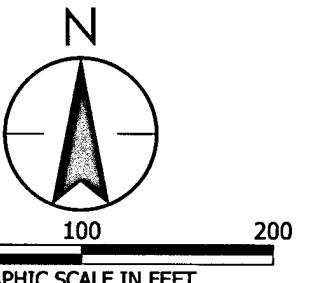
Map Book 54 Page 175



Map Book 54 Page 176

THE OAKS AT SCHMITT FARMS

BEING:
PART OF LOT 3 OF C.S.M. NUMBER 5762
TOGETHER WITH PART OF AND LOCATED IN:
THE NE 1/4 OF SW 1/4, THE SE 1/4 OF THE SW 1/4,
THE NW 1/4 OF THE SE 1/4, AND THE SW 1/4 OF THE SE 1/4
OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 19 EAST,
VILLAGE OF RICHFIELD,
WASHINGTON COUNTY,
WISCONSIN

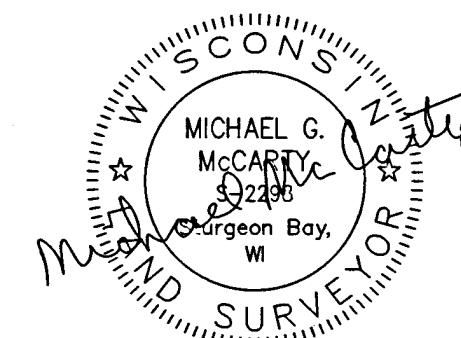


LEGEND & NOTES:

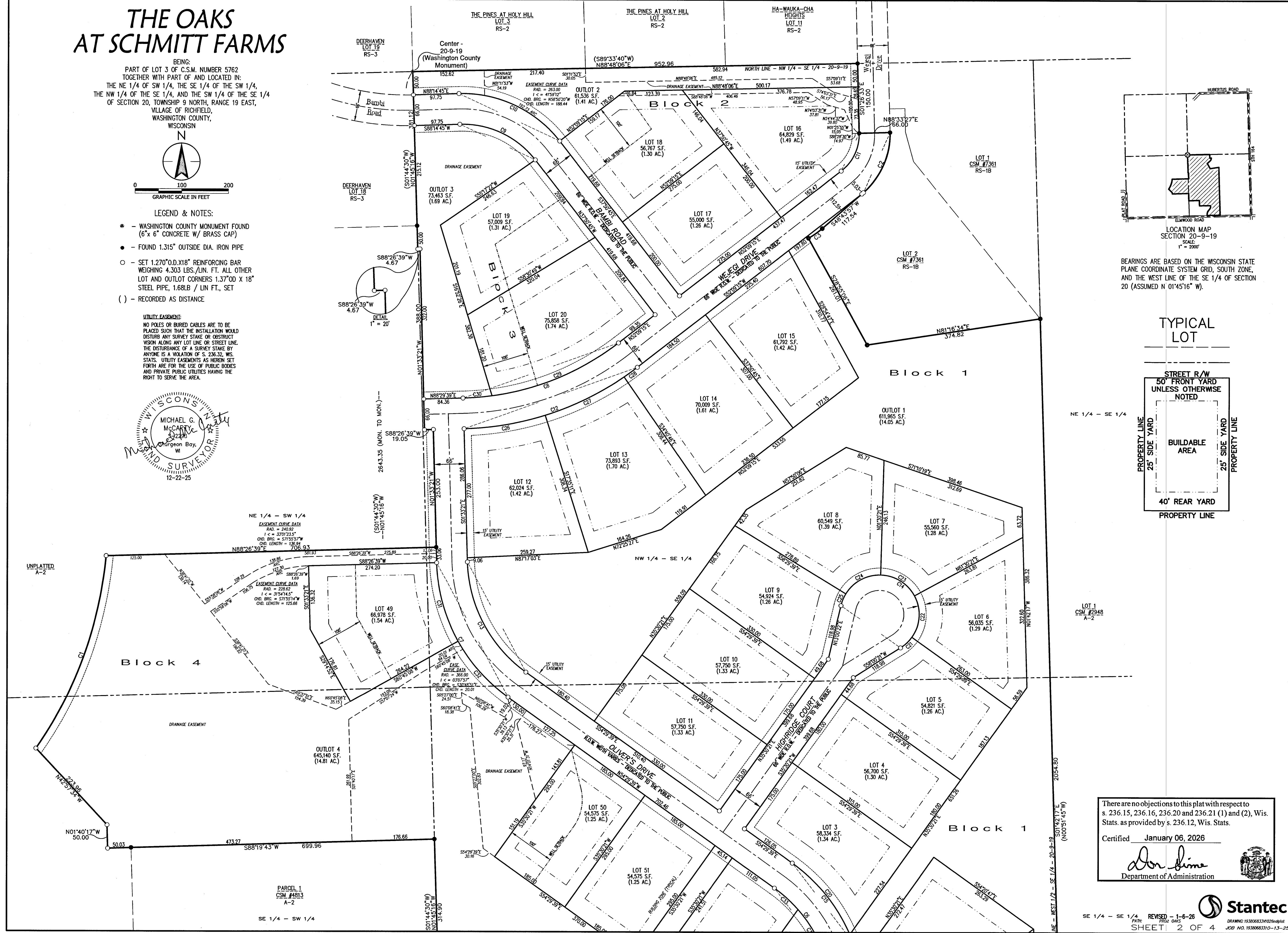
- ④ - WASHINGTON COUNTY MONUMENT FOUND
(6"x 6" CONCRETE W/ BRASS CAP)
- - FOUND 1.315" OUTSIDE DIA. IRON PIPE
- - SET 1.270" O.D.X18" REINFORCING BAR
WEIGHING 4.303 LBS./LIN. FT. ALL OTHER
LOT AND OUTLOT CORNERS 1.37"OD X 18"
STEEL PIPE, 1.68LB / LIN FT., SET
- () - RECORDED AS DISTANCE

W2W21.5108123

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 HERIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.



NE 1/4 — SW 1/4
EASEMENT CURVE DATA
RAD. = 240.92
 $I < = 33^{\circ}01'23.5''$
CHD. BRG. = S71°55'57''
CHD. LENGTH = 136.9
N88°26'30"E 700



There are no objections to this plat with respect to
36.15, 236.16, 236.20 and 236.21 (1) and (2), Wis.
Stats. as provided by s. 236.12, Wis. Stats.

certified January 06, 2026

don bime



Map Book 54 Page 178

THE OAKS
AT SCHMITT FARMS

BEING:
PART OF LOT 3 OF C.S.M. NUMBER 5762
TOGETHER WITH PART OF AND LOCATED IN:
THE NE 1/4 OF SW 1/4, THE SE 1/4 OF THE SW 1/4,
THE NW 1/4 OF THE SE 1/4, AND THE SW 1/4 OF THE SE 1/4
OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 19 EAST,
VILLAGE OF RICHFIELD,
WASHINGTON COUNTY,
WISCONSIN

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 06, 2026

Don Bence
Department of Administration



Surveyors Certificate:

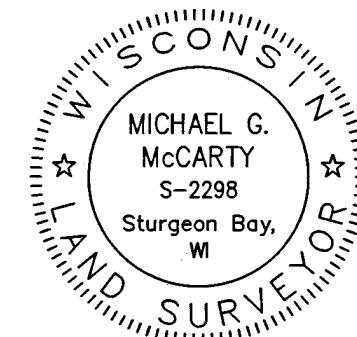
I, Michael G. Mc Carty, Registered land surveyor for Stantec Consulting Services, Inc., do hereby certify:

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 The Oaks at Schmitt Farms; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is a parcel being part of Lot 3 of C.S.M. Number 5762, together with and located in the NE 1/4 of the SW 1/4, the SE 1/4 of the SW 1/4, the NW 1/4 of the SE 1/4, and the SW 1/4 of the SE 1/4 of Section 20, Township 9 North, Range 19 East, Village of Richfield, Washington County, Wisconsin, containing 74.35 acres of land and is described as follows:

Commencing at the South 1/4 Corner of said Section 20-9-19, said corner being on the centerline of Elmwood Road; thence N 01°45'16" W -- 680.00 feet along the west line of the West 1/2 of the SE 1/4 of said Section 20-9-19 to the point of beginning of lands to be described; thence continue N 01°45'16" W -- 314.90 feet; thence S 88°19'43" W -- 699.96 feet; thence N 01°40'17" W -- 50.00 feet; thence N 42°57'34" W -- 223.96 feet; thence Northeasterly -- 444.95 feet along the arc of an 866.00 foot radius curve to the left whose chord bears N 19°50'39" E -- 440.08 feet (incl. < 29°26'19.5"); thence N 88°26'39" E -- 706.93 feet; thence N 01°33'21" W -- 253.00 feet; thence S 88°26'39" W -- 19.05 feet; thence N 01°33'21" W -- 388.00 feet; thence S 88°26'39" W -- 4.67 feet to the aforementioned west line of the West 1/2 of the SE 1/4 of said Section 20-9-19; thence N 01°45'16" W -- 381.12 feet along said west line to the Center of said Section 20-9-19; thence N 88°48'06" E -- 952.96 feet along the north line of the NW 1/4 of the SE 1/4 of said Section 20-9-19 to the westerly right of way line of Wejegi Drive; thence S 01°26'33" E -- 150.00 feet along said westerly right of way line to the southwesterly terminus point of Wejegi Drive, N 88°33'27" E -- 66.00 feet along the southerly terminus of said Wejegi Drive to the southeasterly terminus point of Wejegi Drive said corner being on the westerly line of Lot 2 of C.S.M. Number 7361; thence along said westerly line as follows: Southwesterly, 145.37 feet along the arch of a 166.00 foot radius curve to the right whose chord bears S 23°38'44" W -- 140.77 feet (incl. < 50°10'27"); thence S 48°43'57" W -- 117.54 feet; thence Southwesterly -- 35.78 feet along the arc of a 166.00 foot radius curve to the right whose chord bears S 54°54'26" W -- 35.71 feet (incl. < 12°20'58"); thence S 28°55'06" E -- 261.01 feet to the southwesterly corner of Lot 2 of said C.S.M. Number 7361; thence S 81°16'34" E -- 374.82 feet along the southerly line of Lot 2 of said C.S.M. Number 7361 to the southeasterly corner of Lot 2 of said C.S.M. Number 7361, said corner being on the east line of the West 1/2 of the SE 1/4 of said Section 20-9-19; thence S 01°42'17" E -- 2054.80 feet along said east line to the northerly right of way line of Elmwood Road; thence S 89°04'56" W -- 562.92 feet along said northerly right of way line to the southeasterly corner of Lot 2 of said C.S.M. Number 5762; thence along the easterly line of Lot 2 of said C.S.M. Number 5762 as follows: N 05°35'07" E -- 77.43 feet; thence Northeasterly -- 133.00 feet along the arc of a 233.00 foot radius curve to the right whose chord bears N 21°56'18" E -- 131.21 feet (incl. < 32°42'22"); thence N 38°17'29" E -- 114.50 feet; thence Northerly -- 139.39 feet along the arc of a 134.00 foot radius curve to the left whose chord bears N 08°29'32" E -- 133.19 feet (incl. < 59°35'55") to the northeasterly corner of Lot 2 of said C.S.M. Number 5762; thence S 89°04'56" W -- 470.14 feet along the northerly line of Lot 2 of said C.S.M. Number 5762 to the northwesterly corner of Lot 2 of said C.S.M. Number 5762; thence N 01°45'16" W -- 228.62 feet; thence S 88°14'44" W -- 453.66 feet to the point of beginning.

Said parcel contains 74.35 acres.

Dated this 22nd day of December, 2025 *Michael G. McCarty*
Michael G. McCarty
Professional Land Surveyor-2298



Certificate of Village of Richfield

Resolved, that the plat of The Oaks at Schmitt Farms, 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 20 day of November, 2025, 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 8 day of January, 2026.

Date 1/8/26

Approved

John Jeffords
Village President
John Jeffords

Tim Healy
Village Clerk
Tim Healy

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: The Village 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 7th, day of January, 2026

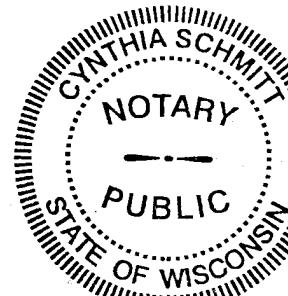
Scott J. Bence, Trustee

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 7 day of January, 2026, 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 Schallie
Notary Public, Washington, Wisconsin
My commission expires 4/10/2029



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, thence, 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 8 day of January, 2026, affecting the lands included in the plat of THE OAKS AT SCHMITT FARMS.

1/8/26
(Date)

Scott M. Henke
Scott M. Henke, County Treasurer

Ashley Schallie, Deputy
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 8 day of January, 2026, affecting the lands included in the plat of THE OAKS AT SCHMITT FARMS.

1/8/26
(Date)

Deanna Hupe
Deanna Hupe, Deputy Village Treasurer

CURVE	LENGTH	RADIUS	INCLUDED ANGLE	CURVE DATA		TANGENT IN	TANGENT OUT
				CHORD BEARING	CHORD LENGTH		
C1	44.95	866.00	29°26'19.5"	N19°50'39"E	44.08	N34°33'49"E	N05°07'29"E
C2	145.37	166.00	50°10'27"	S23°38'44"W	140.77	S01°26'33"E	S48°43'57"W
C3	35.78	166.00	122°05'58"	S54°54'26"W	35.71	S48°43'57"W	S61°04'55"W
C4	133.00	233.00	32°42'22"	N21°56'18"E	131.21	N05°35'07"E	N38°17'29"E
C5	139.39	134.00	59°35'55"	N08°29'32"E	133.19	N38°17'29"E	N21°18'26"W
C6	177.75	300.00	33°56'48.5"	N73°31'15"E	175.16	N20°32'50"W	N54°29'39"W
C7	177.75	366.00	52°56'18"	N28°01'30"W	326.26	N54°29'39"W	N01°31'21"W
C8	359.13	56.00	36°17'57"	N07°17'57"E	353.15	N86°29'39"E	N52°09'15"E
C9	185.35	197.00	53°54'31"	N64°48'00"W	178.59	N37°50'45"W	S88°14'45"W
C10	247.45	263.00	53°54'31"	S64°48'00"E	238.43	N88°14'45"E	S37°50'45"E
C11	93.54	100.00	53°35'55"	N25°21'24"E	90.17	N52°09'15"E	N01°26'33"E
C12	400.23	633.00	36°13'36.5"	S70°16'04"W	393.60	S52°09'15"W	S88°22'52"W
C13	277.18	300.00	52°56'18"	S28°01'30"E	267.43	S54°29'39"E	
C14	333.79	85.00	22°59'59"	S54°29'39"E	157.06	N35°30'21"E	S35°30'21"W
C15	216.85	366.00	33°56'48.5"	S37°31'15"E	213.69	S54°29'39"E	S20°32'50"E
C16	207.53	200.00	59°27'07"	S08°33'56"W	198.34	S21°09'38"E	S38°17'29"W
C17	130.55	167.00	44°47'26.5"	S15°53'46"W	127.25	S38°17'29"W	S06°29'57"E
C18	37.32	200.00	10°41'32.5"	S15°48'52"E	37.27		
C19	18.31	366.00	02°51'57"	N21°58'49"W	18.31		
C20	198.57	366.00	31°04'51"	N38°57'13"W	196.12		
C21	33.38	85.00	22°29'59.5"	N46°45'21"E	33.17		
C22	94.95	85.00	64°00'00"	N03°30'21"E	90.09		
C23	89.01	85.00	60°00'00"	N58°29'39"W	85.00		
C24	89.01	85.00	60°00'00"	S61°30'21"W</			