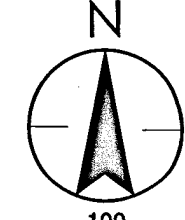


# THE OAKS AT SCHMITT FARMS

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:

- - WASHINGTON COUNTY MONUMENT FOUND (6" x 6" CONCRETE W/ BRASS CAP)
- - FOUND 1.315" OUTSIDE DIA. IRON PIPE
- - 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

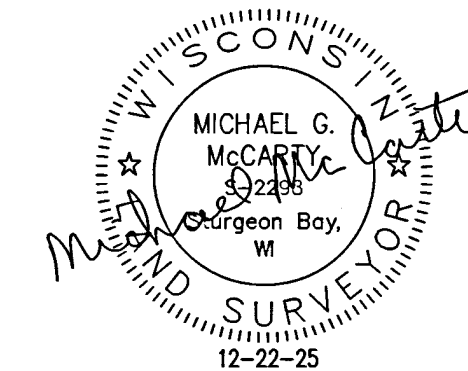
## UTILITY EASEMENT:

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.

Document # 1626963  
WASHINGTON COUNTY WISCONSIN  
2026-01-08 4:27:00 PM

*Lisa Budish*  
LISA BUDISH  
WASHINGTON COUNTY  
REGISTER OF DEEDS  
Fee: \$50.00

Return via EMAIL  
Pages: 4



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.

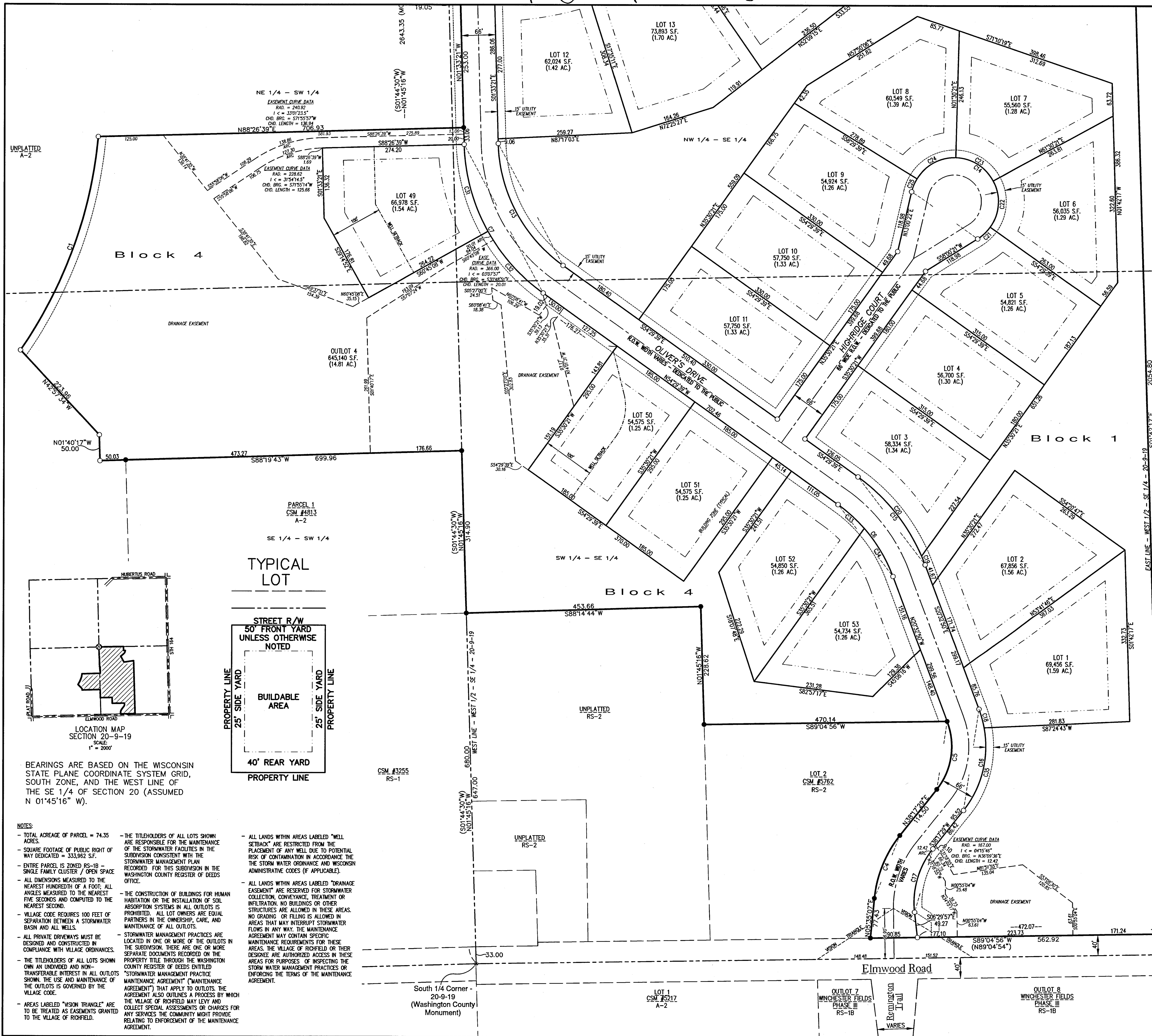
Certified January 06, 2026

*Don Dime*  
Department of Administration



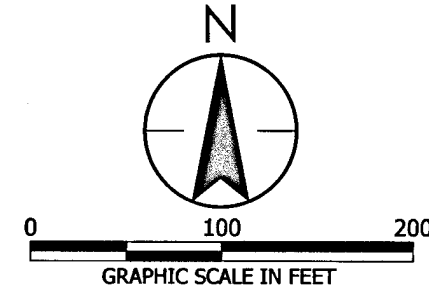
REVISED - 1-6-26  
PAGE: 1  
SHEET 1 OF 4

**Stantec**  
DRAWING: 1930068331026.dgn  
JOB NO. 19300683310-1.3-25



# THE OAKS AT SCHMITT FARMS

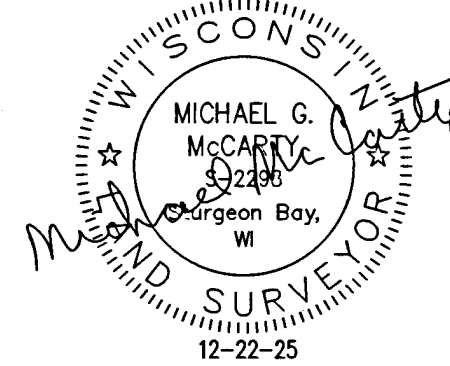
BEING:  
PART OF LOT 3 OF C.S.M. NUMBER 5762  
TOGETHER WITH PART OF AND LOCATED IN:  
THE NE 1/4 OF SW 1/4, THE SE 1/4 OF THE SW 1/4,  
THE NW 1/4 OF THE SE 1/4, AND THE SW 1/4 OF THE SE 1/4  
OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 19 EAST,  
VILLAGE OF RICHFIELD,  
WASHINGTON COUNTY,  
WISCONSIN



## LEGEND & NOTES:

- WASHINGTON COUNTY MONUMENT FOUND (6" x 6" CONCRETE W/ BRASS CAP)
- FOUND 1.315" OUTSIDE DIA. IRON PIPE
- 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, 1.68 LB / LIN FT., SET
- ( ) - RECORDED AS DISTANCE

**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.



UNPLATTED  
A-2

Block 4

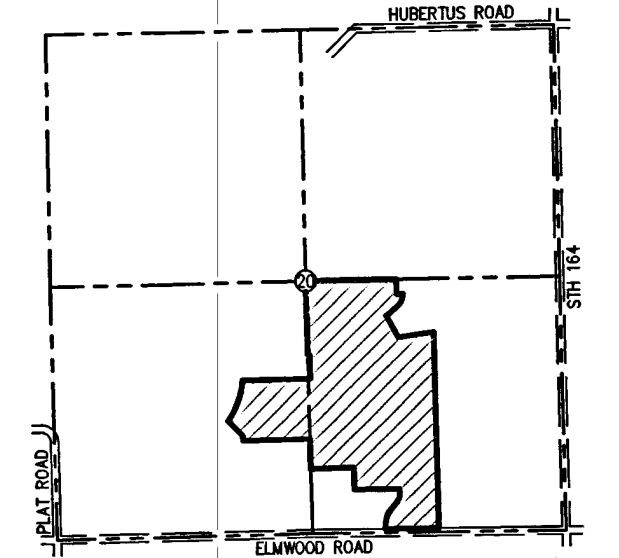
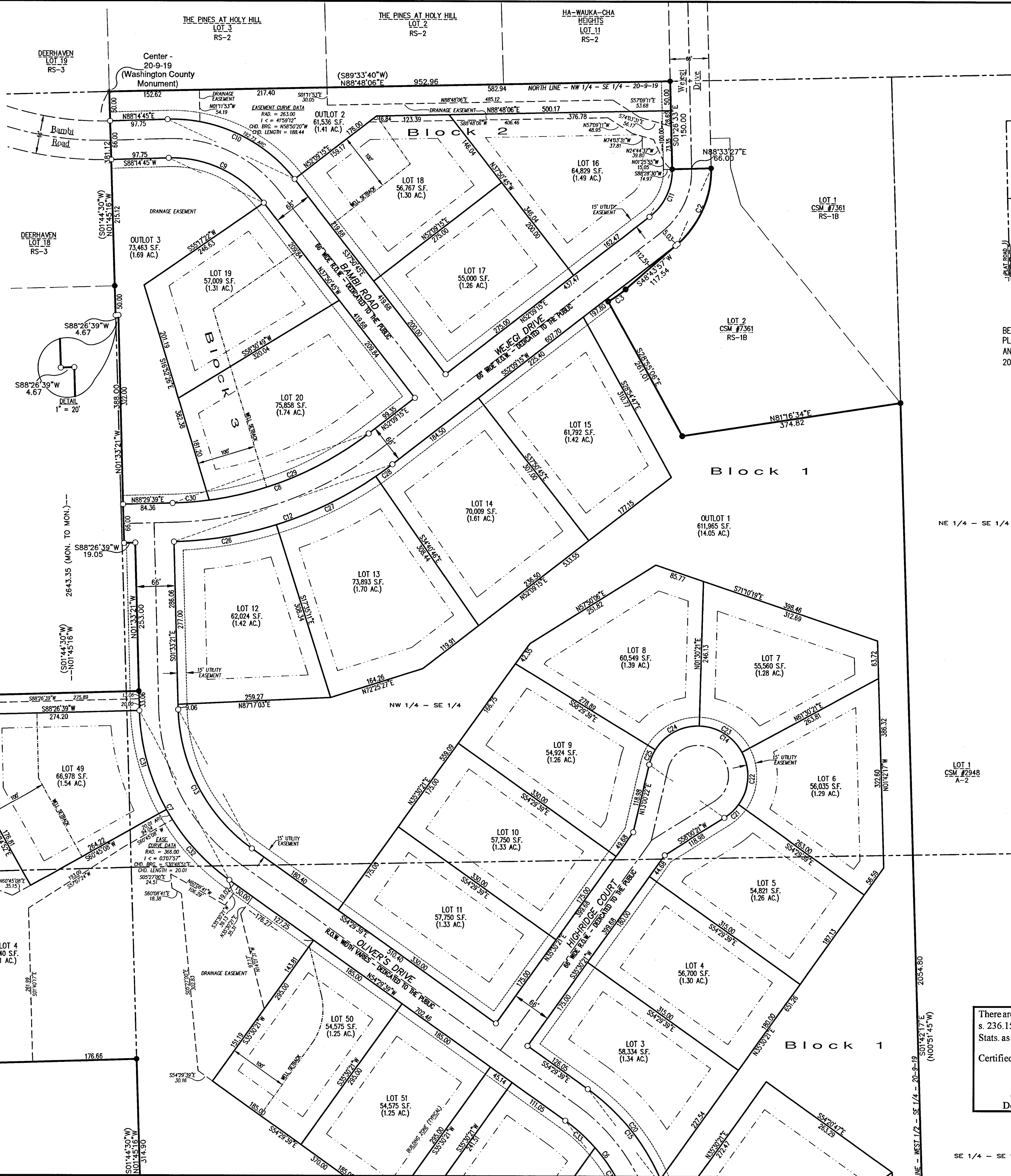
NE 1/4 - SW 1/4  
EASEMENT CURVE DATA  
RAD = 240.02  
I = 370°23.5'  
CHD. BEG. = S77°55.7'W  
CHD. LENGTH = 136.94

EASEMENT CURVE DATA  
RAD = 228.62  
I = 315°44.5'  
CHD. BEG. = S77°55.7'W  
CHD. LENGTH = 125.66

OUTLOT 4  
645,140 S.F.  
(14.81 AC.)

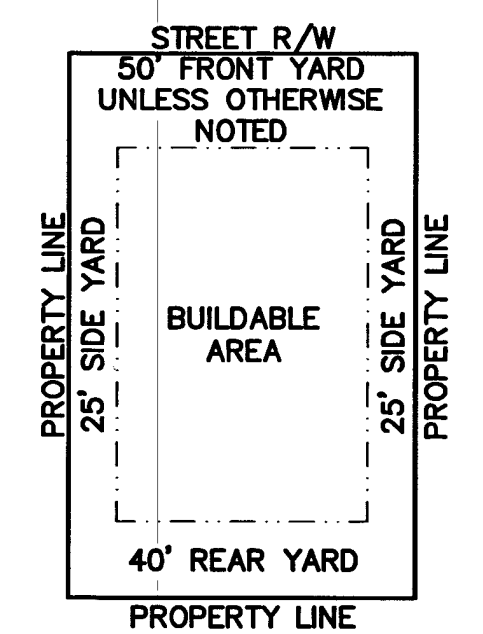
PARCEL 1  
CSM #4813  
A-2

SE 1/4 - SW 1/4



LOCATION MAP  
SECTION 20-9-19  
SCALE:  
1" = 2000'  
BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND THE WEST LINE OF THE SE 1/4 OF SECTION 20 (ASSUMED N 01°45'16" W).

## 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.

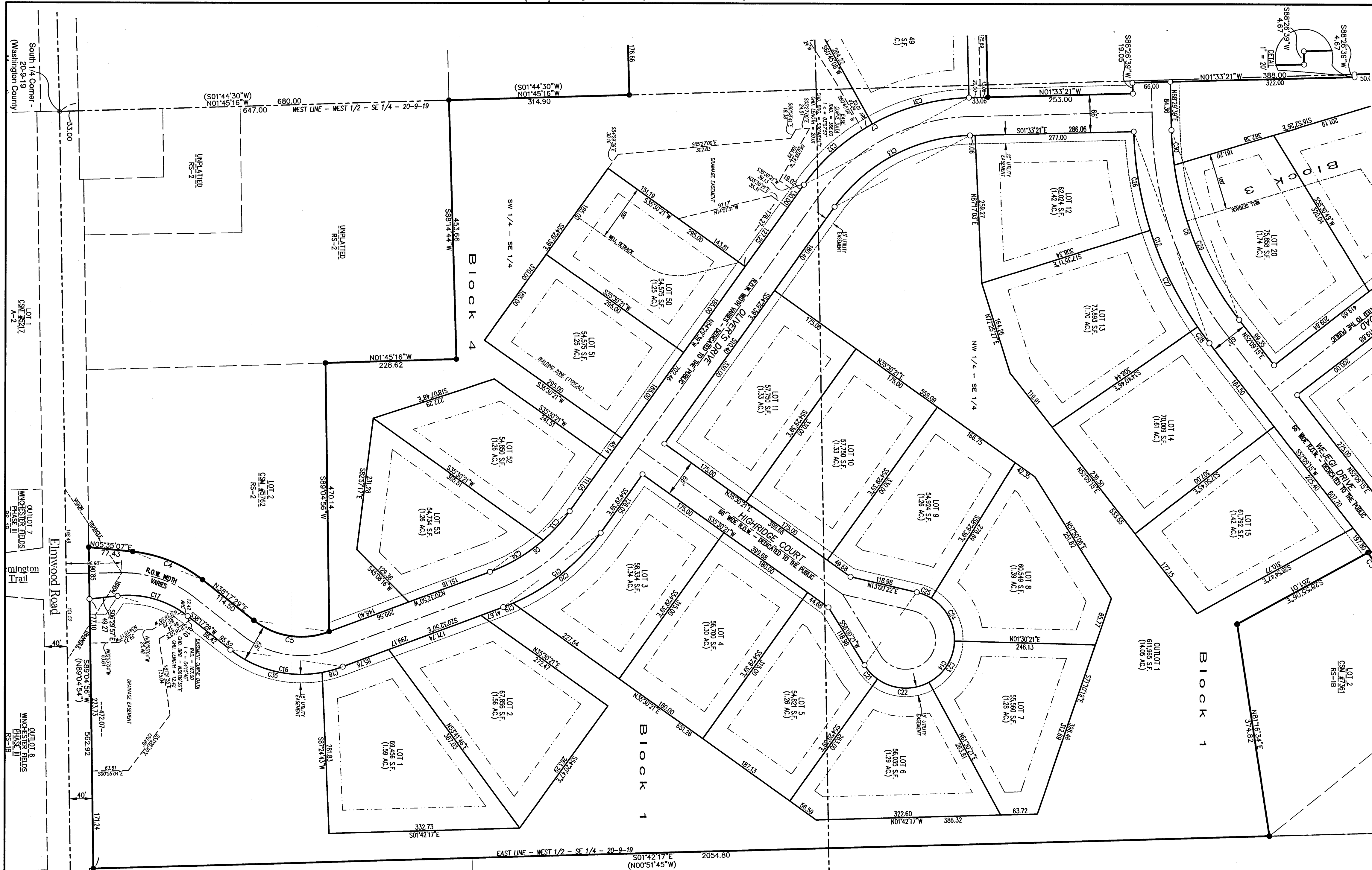
Certified January 06, 2026

*Don Dime*  
Department of Administration



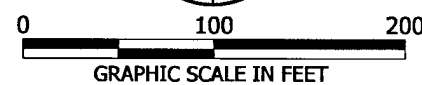
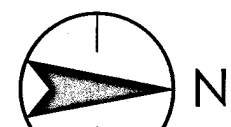
**Stantec**





# THE OAKS AT SCHMITT FARMS

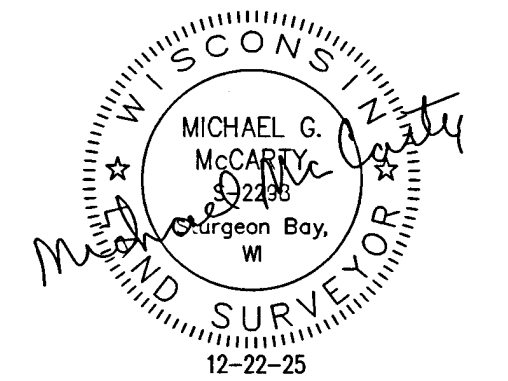
BEING:  
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TOGETHER WITH PART OF AND LOCATED IN:  
THE NE 1/4 OF SW 1/4, THE SE 1/4 OF THE SW 1/4,  
THE NW 1/4 OF THE SE 1/4, AND THE SW 1/4 OF THE SE 1/4  
OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 19 EAST,  
VILLAGE OF RICHFIELD,  
WASHINGTON COUNTY,  
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 Sims*  
Department of Administration



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 Jime*  
Department of Administration



## Surveyors Certificate:

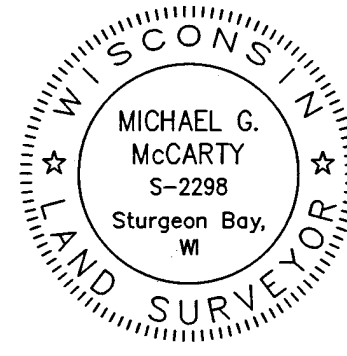
I, Michael G. Mc Carthy, Registered land surveyor for Stantec Consulting Services, Inc., do hereby certify:

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 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 N 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 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. Mc Carthy  
Michael G. Mc Carthy  
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 20th 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 8th day of January, 2026

Date 1/8/26

Approved John Jeffords Village President  
Jim Healy Village Clerk

## 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.

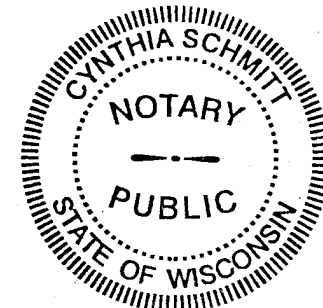
IN WITNESS WHEREOF, the said W. Fields, LLC has caused these presents to be signed Scott J. Bence as Trustee of the Jerome A. Bence Jr. Irrevocable Trust Agreement No. 11, dated 1/2/98 as Member on this 7th day of January, 2026

Scott J. Bence  
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 7th 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.

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

1/8/26  
(Date)

Ashley Schallitz  
Scott M. Henke, County Treasurer  
Ashley Schallitz, 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 8th 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 DATA							
CURVE	LENGTH	RADIUS	INCLUDED ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	444.95	866.00	29°26'19.5"	N19°50'39"E	440.08	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	12°20'58"	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"	N37°31'15"W	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	567.00	36°17'23.5"	N70°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°56'45"E
C11	93.54	100.00	53°35'38.5"	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	S01°31'21"E	S54°29'39"E
C14	333.79	85.00	224°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	85.00		
C25	27.45	85.00	18°29'59.5"	S22°15'21"W	27.33		
C26	176.38	633.00	15°57'54"	N80°23'55"E	175.81		
C27	188.87	633.00	17°05'43.5"	N63°52'06"E	188.17		
C28	34.98	633.00	03°09'59"	N53°44'15"E	34.98		
C29	297.19	567.00	30°01'52.5"	S67°10'12"W	293.80		
C30	61.94	567.00	06°15'31"	S85°18'54"W	61.90		
C31	176.89	366.00	27°41'31"	S15°24'07"E	175.18		
C32	161.27	366.00	25°14'47"	S41°52'15"E	159.97		
C33	68.54	300.00	13°05'25"	S47°56'56"E	68.39		
C34	109.20	300.00	20°51'23"	S30°58'32"E	108.60		
C35	170.20	200.00	48°45'34.5"	N13°54'42"E	165.11		