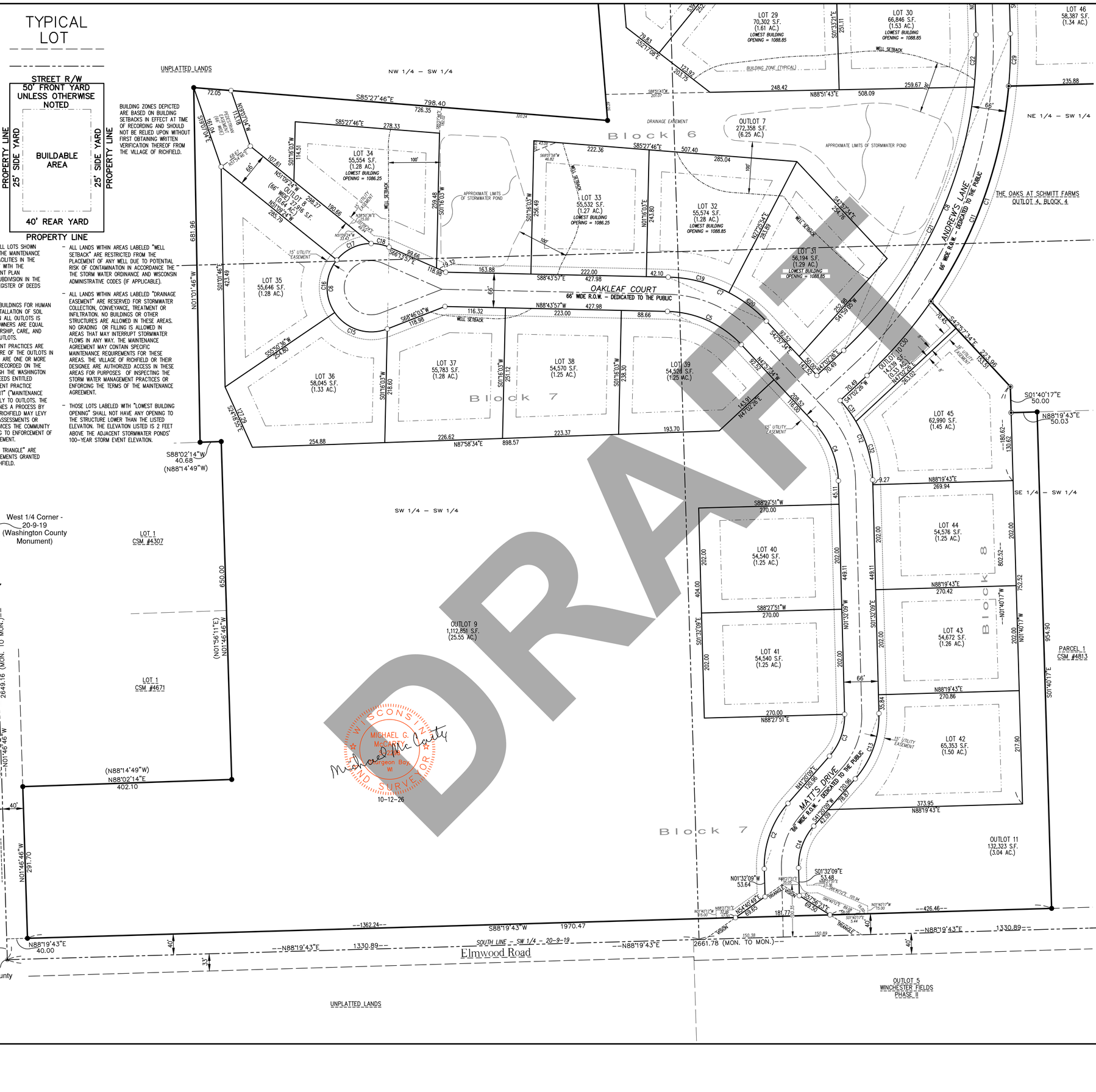
THE OAKS AT SCHMITT FARMS FIRST ADDITION

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 NW 1/4 OF THE SW 1/4, THE SW 1/4 OF THE SW 1/4, THE SE 1/4 OF THE SW 1/4, AND THE NW 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.X18" REINFORCING BAR WEIGHING 4.303 LBS./LIN. FT. ALL OTHER LOT AND OUTLOT CORNERS 3/4" OD X 18" REINFORCING BAR, 1.50 LBS. / LIN FT., SET
- ◉ – 1.27" OD X 18" REINFORCING BAR, 4.303 LB / LIN FT., FOUND

0 100 200
GRAPHIC SCALE IN FEET

- THE TITLEHOLDERS OF ALL LOTS SHOWN 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.
- AREAS LABELED "VISION TRIANGLE" ARE TO BE TREATED AS EASEMENTS GRANTED TO THE VILLAGE OF RICHFIELD.
- ALL LANDS WITHIN AREAS LABELED "WELL SETBACK" ARE RESTRICTED FROM THE PLACEMENT OF ANY WELL DUE TO POTENTIAL RISK OF CONTAMINATION IN ACCORDANCE THE THE STORM WATER ORDINANCE AND WISCONSIN ADMINISTRATIVE CODES (IF APPLICABLE).
- 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 STORM WATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF THE MAINTENANCE AGREEMENT.
- THOSE LOTS LABELED WITH "LOWEST BUILDING OPENING" SHALL NOT HAVE ANY OPENING TO THE STRUCTURE LOWER THAN THE LISTED ELEVATION. THE ELEVATION LISTED IS 2 FEET ABOVE THE ADJACENT STORMWATER PONDS' 100-YEAR STORM EVENT ELEVATION.

NOTES:

- TOTAL ACREAGE OF PARCEL = 82.44 ACRES.
- SQUARE FOOTAGE OF PUBLIC RIGHT OF WAY DEDICATED = 311,408 S.F.
- ENTIRE PARCEL IS ZONED RS-1B – SINGLE FAMILY CLUSTER / OPEN SPACE
- ALL DIMENSIONS MEASURED TO THE NEAREST HUNDREDTH OF A FOOT; ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST SECOND.
- NO OBSTRUCTION, INCLUDING STRUCTURES, PARKING OF VEHICLES, FENCES, WALLS, SIGNS, EARTH BERMS, OR VEGETATION, SHALL BE PERMITTED WITHIN THE REQUIRED VISION CORNER AREA BETWEEN THE HEIGHTS OF 2.5 FEET AND 10 FEET ABOVE THE MEAN CURB GRADE, IN ACCORDANCE WITH THE APPLICABLE ZONING ORDINANCE.
- 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 ALL LOTS SHOWN OWN AN UNDIVIDED AND NON-TRANSFERABLE INTEREST IN OUTLOTS 5, 7, 9, 10 AND 11. THE USE AND MAINTENANCE OF THESE OUTLOTS IS GOVERNED BY THE VILLAGE CODE.
- AREAS INSIDE OF OUTLOTS 6 AND 8 LABELED "PEDESTRIAN EASEMENT" ARE FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 53.

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.

BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND THE EAST LINE OF THE SW 1/4 OF SECTION 20 (ASSUMED N 01°45'16" W).

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 October 14, 2026

Department of Administration

WISCONSIN MICHAEL G. McCARTY 2216 Sturgeon Bay, WI LAND SURVEYOR
10-12-26

DRAFT

REVISED – 10-12-26
REVISED – 8-28-26
PATH: PROJ. OAKS

Stantec

DRAWING: 193806833V1036\plat2
JOB NO. 193806833 8-28-26

THE OAKS AT SCHMITT FARMS FIRST ADDITION

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 NW 1/4 OF THE SW 1/4, THE SW 1/4 OF THE SW 1/4,
THE SE 1/4 OF THE SW 1/4, AND THE NW 1/4 OF THE SE 1/4
OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 19 EAST,
VILLAGE OF RICHFIELD,
WASHINGTON COUNTY,
WISCONSIN

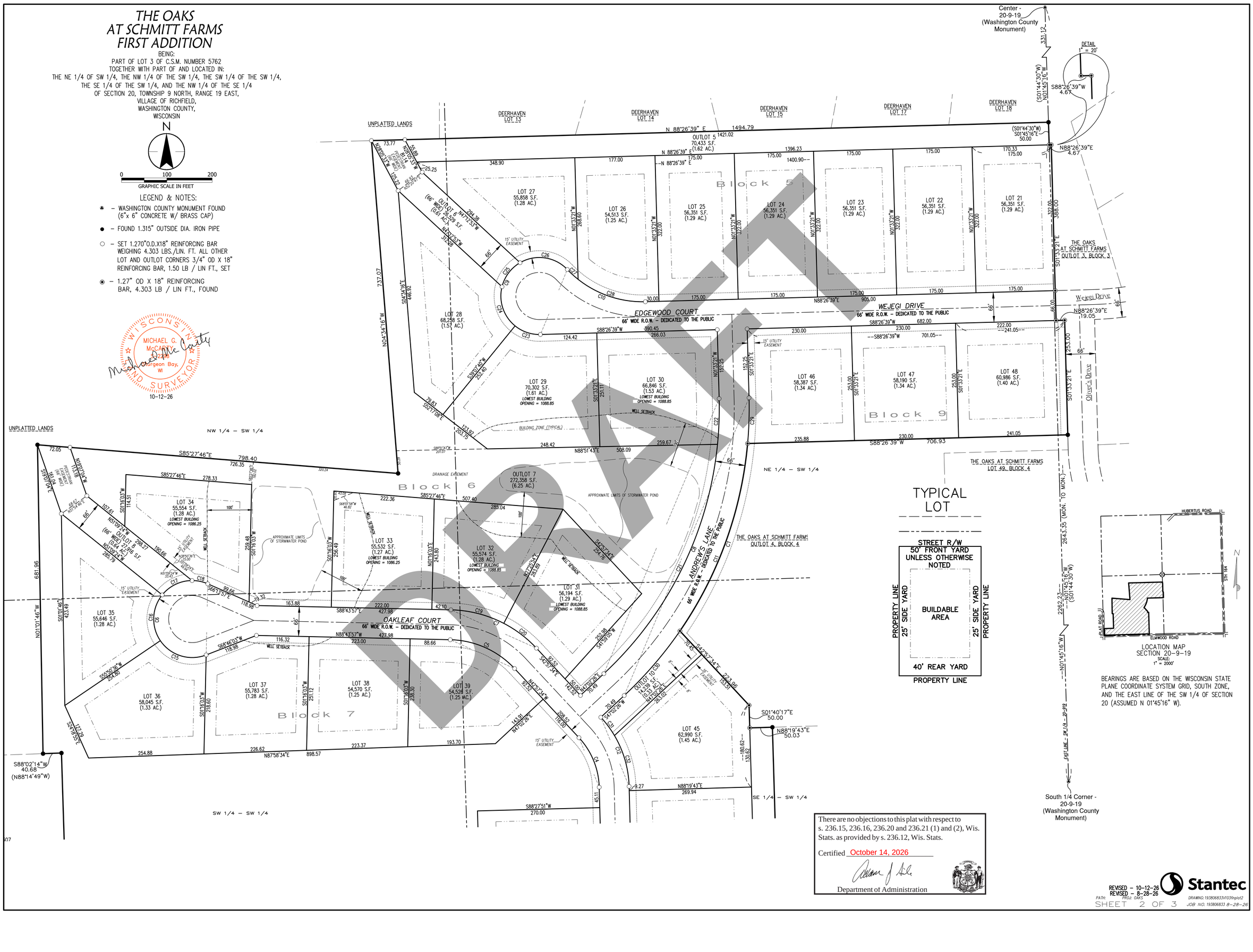
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0 100 200
GRAPHIC SCALE IN FEET

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.X18" REINFORCING BAR WEIGHING 4.303 LBS./LIN. FT. ALL OTHER LOT AND OUTLOT CORNERS 3/4" OD X 18" REINFORCING BAR, 1.50 LB / LIN FT., SET
- ◉ – 1.27" OD X 18" REINFORCING BAR, 4.303 LB / LIN FT., FOUND

WISCONSIN
MICHAEL G. McCARTY
2236
Sturgeon Bay, WI
LAND SURVEYOR
Michael G. McCarty
10-12-26



TYPICAL LOT

STREET R/W
50' FRONT YARD UNLESS OTHERWISE NOTED
PROPERTY LINE
25' SIDE YARD
BUILDABLE AREA
25' SIDE YARD
PROPERTY LINE
40' REAR YARD
PROPERTY LINE

BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND THE EAST LINE OF THE SW 1/4 OF SECTION 20 (ASSUMED N 01°45'16" W).

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 October 14, 2026

Department of Administration

REVISED – 10-12-26
REVISED – 8-28-26

Stantec

PATH: PROJ\ OAKS DRAWING: 193806833V103.fnplot2

JOB NO. 193806833 8-28-26

DRAFT

THE OAKS AT SCHMITT FARMS FIRST ADDITION

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 NW 1/4 OF THE SW 1/4, THE SW 1/4 OF THE SW 1/4,
THE SE 1/4 OF THE SW 1/4, AND THE NW 1/4 OF THE SE 1/4
OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 19 EAST,
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 The Oaks at Schmitt Farms First Addition; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is a parcel is part of Lot 3 of C.S.M. Number 5762, together with part of and located in the NE 1/4 of the SW 1/4, the NW 1/4 of the SW 1/4, the SW 1/4 of the SW 1/4, the SE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4, of Section 20, Township 9 North, Range 19 East, Village of Richfield, Washington County, Wisconsin, containing 82.44 acres of land and is described as follows:

Commencing at the Southwest corner of said Section 20–9–19; thence N 01°46'46" W –– 40.00 feet along the west line of the SW 1/4 said line also being the centerline of Plat Road; thence N 88°19'43" E –– 40.00 feet to the point of beginning; thence N 01°46'46" W –– 291.70 feet along the easterly right of way of Plat Road; thence N 88°02'14" E –– 402.10 feet; thence N 01°46'46" W –– 650.00 feet; thence S 88°02'14" W –– 40.68; thence N 01°01'46" W –– 681.96 feet; thence S 85°27'46" E –– 798.40 feet; thence N 04°34'16" W –– 737.07; thence N 88°26'39" E –– 1494.79 feet to the east line of the SW 1/4 of said Section 20–9–19, said line also being the westerly line of The Oaks at Schmitt Farms; thence along said westerly line as follows: S 01°45'16" E –– 50.00 feet; thence N 88°26'39" E –– 4.67 feet; thence S 01°33'21" E –– 388.00 feet; thence N 88°26'39" E –– 19.05 feet; thence S. 01°33'21" E –– 253.00 feet; thence S 88°26'39" W –– 706.93 feet; thence Southwesterly –– 444.95 feet along the arc of an 866.00 foot radius curve to the right whose chord bears S 19°50'39" W –– 440.08 feet (incl. < = 29°26'19.5"); thence S 42°57'34" E –– 223.96 feet; thence S 01°40'17" E –– 50.00 feet; thence N 88°19'43" E –– 50.03 feet to the northwest corner of Parcel 1 of C.S.M. Number 4813; thence leaving the westerly line of said Oaks at Schmitt Farms, S 01°40'17" E –– 954.90 feet along the westerly line of Parcel 1 of said C.S.M. Number 4813 to the southwest corner of Parcel 1 of said C.S.M. Number 4813, said corner being on the northerly right of way line of Elmwood Road; thence S 88°19'43" W –– 1970.47 feet along said right of way line to the point of beginning.

Said parcel contains 82.44 acres.

Dated this 12th day of October, 2026 Michael Mc Carty
Michael G. Mc Carty
Professional Land Surveyor–2298

MICHAEL G. McCARTY S–2298 Sturgeon Bay, WI — WISCONSIN — LAND SURVEYOR

Certificate of Village of Richfield

Resolved, that the plat of The Oaks at Schmitt Farms 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 _____ day of _____, 20__, 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 _____ day of _____, 20__.

Date _____

Approved _____
John Jeffords, Village President

_____
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 October 14, 2026

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: 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 _____, day of _____, 20__.

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

STATE OF WISCONSIN
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20__, 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.

_____
Notary Public, _____, Wisconsin
My commission expires _____.

UTILITY EASEMENT PROVISIONS

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

W. Fields, 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, theron, 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 _____ day of _____, 20__ affecting the lands included in the plat of THE OAKS AT SCHMITT FARMS FIRST ADDITION.

_____ _____
(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 _____ day of _____, 20__ affecting the lands included in the plat of THE OAKS AT SCHMITT FARMS FIRST ADDITION.

_____ _____
(Date) 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"	S19°50'39"W	440.08	S05°07'29"W	S44°33'29"W
C2	136.93	183.00	42°52'16"	N19°54'00"E	133.76	N01°32'09"W	N41°20'09"E
C3	87.55	117.00	42°52'18"	N19°54'00"E	85.52	N14°20'09"E	N01°32'09"W
C4	120.74	167.00	41°25'24.5"	N22°14'52"W	118.12	N01°32'09"W	N42°57'34"W
C5	159.78	200.00	45°46'23.5"	N65°50'45"W	155.56	N42°57'34"W	N88°43'57"W
C6	333.79	85.00	224°59'59"	N01°16'03"E	157.06	S68°46'03"W	S66°13'57"E
C7	212.51	266.00	45°46'23.5"	S65°50'45"E	206.90	S88°43'57"E	S42°57'34"E
C8	678.53	800.00	48°35'47"	N22°44'33"E	658.38	N47°02'26"E	N01°33'21"W
C9	338.28	85.00	228°01'34.5"	N22°27'26"E	155.29	S88°26'39"W	S43°31'46"E
C10	191.95	229.00	48°01'36"	S67°32'34"E	186.38	S43°31'46"E	N88°26'39"E
C11	734.51	866.00	48°35'47"	S22°44'33"W	712.69	S01°33'21"E	S47°02'26"W
C12	168.45	233.00	41°25'24.5"	S22°14'52"E	164.81	S42°57'34"E	S01°32'09"E
C13	136.93	183.00	42°52'18"	S19°54'00"W	133.76	S01°32'09"E	S14°20'09"W
C14	87.55	117.00	42°52'16"	S19°54'00"W	85.52	S41°20'09"W	S01°32'09"E
C15	114.34	85.00	77°04'32"	N72°41'40"W	105.92		
C16	108.32	85.00	73°00'42"	N02°20'57"E	101.13		
C17	75.58	85.00	50°56'43.5	N64°18'46"E	73.10		
C18	35.56	85.00	23°58'01.5"	S78°12'57"E	35.30		
C19	121.47	266.00	26°09'51"	S75°39'02"E	120.42		
C20	91.04	266.00	19°36'32.5"	S52°45'50"E	90.59		
C21	577.52	800.00	41°21'43"	N26°21'35"E	565.06		
C22	94.95	800.00	07°14'05"	N02°03'41"E	100.95		
C23	60.36	85.00	40°41'01"	N71°12'50"W	59.10		
C24	96.16	85.00	64°49'05.5"	N18°27'47"W	91.11		
C25	68.16	85.00	45°56'38"	N36°55'05"E	66.35		
C26	113.61	85.00	76°34'50"	S81°49'11"E	105.34		
C27	32.34	229.00	08°05'29.5"	S47°34'31"E	32.31		
C28	159.61	229.00	39°56'06.5"	S71°35'19"E	156.40		
C29	100.97	866.00	07°14'05"	S01°47'04"W	100.92		
C30	188.59	866.00	12°28'37.5"	S40°48'08"W	188.21		
C31	50.39	233.00	12°23'30"	S36°45'49"E	50.29		
C32	118.06	233.00	29°01'54.5"	S16°03'07"E	116.80		

DRAFT

REVISED – 10–12–26
REVISED – 9–28–26
PATH: PROJ. DMS

Stantec
DRAWING: 193806833V103.fnplot2
JOB NO. 193806833 9–28–26