4907218
REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON
November 18, 2026 10:20 AM
James R Behrend
Register of Deeds
7 PGS
TOTAL FEE:$50.00
TRANS FEE:$0.00
Book 56 Page 318-324

WILDFLOWER

BEING A REDIVISION OF A PORTION OF VACATED "PEWAUKEE ROAD" BY RESOLUTION NO. 26-04 AND UNPLATTED LANDS, BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

"OVERALL DETAIL SHEET"

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 November 13, 2026

Department of Administration

(P.O.C.) N.W. CORNER SEC. 27-8-19
WIS. STATE PLANE COORD. SYSTEM-SOUTH ZONE (NAD27)
CONC. MON. W/ BRASS CAP
N 418,233.01
E 2,468,742.39

(P.O.B.)

N. 1/4 CORNER SEC. 27-8-19
WIS. STATE PLANE COORD. SYSTEM-SOUTH ZONE (NAD27)
CONC. MON. W/ BRASS CAP
N 418,244.23
E 2,471,397.44

C.T.H. "VV" MAIN STREET
(PUBLIC R/W WIDTH VARIES)

N. LINE, N.W. 1/4, SEC. 27-8-19
(N89°45'28"E 2655.33)

LOT 3 C.S.M. #11483 (OWNED BY OTHERS)
LOT 2 C.S.M. #11483 (OWNED BY OTHERS)
LOT 1 C.S.M. #6352 (OWNED BY OTHERS)
PARCEL 4 C.S.M. #3705 (OWNED BY OTHERS)
PARCEL 1 C.S.M. #3815 (OWNED BY OTHERS)
UNPLATTED LANDS (OWNED BY OTHERS)

S.T.H. "164" (DEDICATED TO WisDOT FOR ROADWAY PURPOSES)
50' WisDOT HIGHWAY SETBACK LINE

PETAL COURT (DEDICATED TO THE PUBLIC)

WILDFLOWER PARKWAY (DEDICATED TO THE PUBLIC)

MINT COURT (DEDICATED TO THE PUBLIC)

SAGEBRUSH ROAD (DEDICATED TO THE PUBLIC)

WILDFLOWER PARKWAY (DEDICATED TO THE PUBLIC)

LAVENDER LANE (DEDICATED TO THE PUBLIC)

CITRUS COURT (DEDICATED TO THE PUBLIC)

MARIS DRIVE (DEDICATED TO THE PUBLIC)

PEWAUKEE ROAD (66.00' PUBLIC ROAD R/W)

ROCKY HOLLOW PASS (60.00' PUBLIC ROAD R/W)

OUTLOT 1 (RETAINED BY SUBDIVIDER)
OUTLOT 2 (DEDICATED TO THE VILLAGE OF SUSSEX)
OUTLOT 3 (RETAINED BY SUBDIVIDER)
OUTLOT 4 (RETAINED BY SUBDIVIDER)

POND

UNNAMED SPRING CREEK TRIBUTARY

INDICATES WETLAND BOUNDARY (PER WETLAND & WATERWAY CONSULTING, LLC)

INDICATES SECONDARY ENVIRONMENTAL CORRIDOR BOUNDARY (PER AVAILABLE WAUKESHA COUNTY RECORDS)

INDICATES NO ACCESS

INDICATES APPROXIMATE ORDINARY HIGH WATER LINE FIELD LOCATED BY TRIO ENGINEERING, LLC 1/11/2021

INDICATES 75' NAVIGABLE WATERWAY SETBACK

INDICATES WATER ELEVATION FIELD LOCATED BY TRIO ENGINEERING, LLC 7/31/2023

INDICATES PROPOSED FLOODPLAIN BOUNDARY (PER PROPOSED COMPENSATORY STORAGE-FLOOD STUDY)

INDICATES FIELD LOCATED 100-YR FLOODPLAIN LINE. 100-YR FLOODPLAIN ELEVATION (942.2 NGVD29) BASED ON FEMA FLOOD INSURANCE RATE MAP NUMBER 55133C0088H. FIELD LOCATED BY TRIO ENGINEERING, LLC 1/11/2021

INDICATES 15' FLOODPLAIN SETBACK

PUBLIC ACCESS AND UTILITY EASEMENT

INDICATES WETLAND BOUNDARY (PER WETLAND & WATERWAY CONSULTING, LLC)

INDICATES ISOLATED NATURAL RESOURCE AREA BOUNDARY (PER AVAILABLE WAUKESHA COUNTY RECORDS)

EXISTING PERMANENT LIMITED EASEMENTS (PER STATE R/W PROJECT #2748-03-21 AND WARRANTY DEED - DOC. #3176155)

EXISTING PERMANENT LIMITED EASEMENT (PER STATE R/W PROJECT #2748-03-21 AND WARRANTY DEED - DOC. #3180919)

PORTION OF VACATED PEWAUKEE RD. (PER RESOLUTION NO. 26-04, RECORDED AS DOC. #4871214)

NOTE:
ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

W. 1/4 CORNER SEC. 27-8-19
WIS. STATE PLANE COORD. SYSTEM-SOUTH ZONE (NAD27)
CONC. MON. W/ BRASS CAP
N 415,619.38
E 2,468,756.85

W. LINE, N.W. 1/4, SEC. 27-8-19 (N00°19'01"W 2613.93)

E. LINE, N.W. 1/4, SEC. 27-8-19 (N00°15'36"E 2633.16)

S. LINE, N.W. 1/4, SEC. 27-8-19 (N89°49'31"W 2628.91)

N. LINE, N.W. 1/4, SEC. 27-8-19 (N89°45'28"E 2655.33)

LOT 1 C.S.M. #11926 (OWNED BY OTHERS)

LOT 1 C.S.M. #1832 (OWNED BY OTHERS)

UNPLATTED LANDS (OWNED BY OTHERS)

STONE RIDGE ESTATES LOT 23
STONE RIDGE ESTATES ADDITION NO. 1 (OWNED BY OTHERS)
LOTS 24, 25, 26, 27, 28, 29, 30, 31

LOTS 1-24 (BLOCK 1)

VISION CORNER EASEMENT: (V.C.E.)
Corner lots & outlots are herein subject to a Vision Corner Easement in that nothing may be grown, stored or erected to a height more than two feet above ground surface.

VISION CORNER EASEMENT DETAIL
PROPERTY/R-O-W LINE
V.C.E.
15' TYPICAL
15'

SCALE: 1" = 150'
0 75 150 300

CENTER SEC. 27-8-19
WIS. STATE PLANE COORD. SYSTEM-SOUTH ZONE (NAD27)
CONC. MON. W/ BRASS CAP
N 415,611.36
E 2,471,385.49

WISCONSIN
JAMES A. TRANDEL, JR.
S-4069
MILWAUKEE
WI
LAND SURVEYOR
3/3/2026
11/13/2026

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
19035 W. Capitol Dr.
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481

LOCALITY MAP:
N.W. 1/4, SEC. 27, T. 8 N., R. 19 E.
SCALE: 1"=1000'

MAIN ST. | S.T.H. "164" | N.W. 1/4 | N.E. 1/4 | S.W. 1/4 | S.E. 1/4 | SUBJECT PROPERTY | N

WETLAND DELINEATION NOTE:
Wetland boundaries shown herein are based on a field delineation and Wetland Delineation Report prepared by Wetland & Waterways Consulting (Dave Meyer) conducted 4/23/21 and 4/24/21 and field located by Trio Engineering, LLC.

OWNER:
WILDFLOWER, LLC.
W178 N9912 RIVERCREST DR.
SUITE 101
GERMANTOWN, WI 53022
PHONE: (262) 255-1800
FAX: (262) 255-2234

GENERAL NOTES:

- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar (Unless otherwise noted) weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- Indicates found 1" Iron Pipe (Unless otherwise noted).
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the West line of the N.W. 1/4 of Section 27, Town 8 North, Range 19 East, bears North 00°19'01" West.
- Zoning: Outlot ~~1~~ 2 = SF-RD-3, Lots 1-24 = Rs-3.
- Outlot 2 contains Stormwater Management Facilities and Open Space and is herein dedicated to the Village of Sussex.
- Outlot 4 contains Wetland and Floodplain Conservancy Areas and Open Space.
- Outlots 1, 3 and 4 to be retained by the Owner for future development.
- Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Landscaping is permitted within the 50' WisDOT Highway Setback line along S.T.H. "164". The Owners of the residential Lots ~~21~~ through ~~24~~ within this Subdivision and any future additions to this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore the landscaping within said WisDOT Highway Setback Areas. Said repairs, maintenance and restoration shall be performed by the Association.
- (A) The Sign and Landscape Easement on Outlot 4 to be recorded by separate document.
- (B) The 20' wide Landscape Easement per this Subdivision Plat along C.T.H. "VV" is herein granted to the Owner of Outlot 4. The Owner of Outlot 4 shall be liable for the cost to repair, maintain or restore the landscaping within said Landscape Easement. Said repairs, maintenance and restoration shall be performed by the Owner of Outlot 4.
- (C) The Private Easements for Grading & Drainage are herein granted to the Home Owners Association, as their interests may appear. These Private Grading & Drainage Easements are established to provide for the unobstructed flow of Stormwater runoff from adjacent and upstream properties. Owners of Lots on which these Private Grading & Drainage Easements exist shall be responsible for keeping these areas free of any obstructions or grade alterations that may restrict or divert this flow.
- The Public Easements for Storm Sewer, Drainage, Sidewalk, Utility, Access, and Stormwater Easements are herein granted to the Village of Sussex, as their interests may appear. (See Public Easement Provisions on Sheet 7).
- There shall be no direct vehicular ingress or egress to "Main Street" (C.T.H. "VV") from Outlot 4. It being expressly intended that this restriction shall constitutea restriction for the benefit of the public according to s.236.293 of the Wisconsin Statutes and shall be enforced by the County of Waukesha.
- (G) Utility Easement rights incude the right to cross other easements that offset those easement areas from public roads. (See Utility Easement Provisions on Sheet 7).
- (H) The Cluster Mailbox Unit Easements located on ~~Outlot 1 and~~ Lot 20 of this Plat are herein granted to all residential lots within the "Wildflower" Subdivision and the Homeowners Association (HOA). Items located within said Easement shall be owned, inspected and maintained by lot owners and the HOA.

ZONING: RS-3	
DESIGN CRITERIA:	
MIN. FRONT SETBACK:	30 FT.
MIN. REAR SETBACK:	25 FT.
MIN. SIDE SETBACK:	15 FT.

ZONING: SF-RD-3	
DESIGN CRITERIA:	
MIN. FRONT SETBACK:	30 FT.
MIN. REAR SETBACK:	25 FT.
MIN. SIDE SETBACK:	10 FT.

20-034-014

THIS INSTRUMENT WAS DRAFTED BY JAMES A. TRANDEL, JR., P.L.S. (S-4069)

REVISED THIS 13TH DAY OF NOVEMBER, 2026
DATED THIS 3RD DAY OF MARCH, 2026

WILDFLOWER

BEING A REDIVISION OF A PORTION OF VACATED "PEWAUKEE ROAD" BY RESOLUTION NO. 26-04 AND UNPLATTED LANDS, BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

100 YEAR FLOODPLAIN NOTE:

The (2023) 100 Year Floodplain line and elevation (942.2) shown hereon was based on the FEMA Flood Insurance Rate Map: Map Number 55133C0088H, Map revised October 19, 2023.
100 Year Floodplain Elevation (942.2) Field located by Trio Engineering 1/11/2021.

PROPOSED FLOODPLAIN NOTES:

-The proposed 100 year floodplain and floodway shown herein is subject to change pending Local, State and FEMA approval.
-The proposed floodplain line accounts for proposed compensatory floodplain storage within the project limits, as shown herein.

WISCONSIN
JAMES A. TRANDEL, JR. S-4069 MILWAUKEE WI
LAND SURVEYOR
3/3/2026
11/13/2026

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 November 13, 2026
Department of Administration

(P.O.C.) N.W. CORNER SEC. 27-8-19
WIS. STATE PLANE COORD. SYSTEM-SOUTH ZONE (NAD27)
CONC. MON. W/ BRASS CAP
N 418,233.01
E 2,468,742.39

LOT 2 C.S.M. #11483 (OWNED BY OTHERS)
LOT 3 C.S.M. #11483 (OWNED BY OTHERS)
LOT 1 C.S.M. #6352 (OWNED BY OTHERS)

N89°45'28"E 1571.61
1562.18
(71.56)
(P.O.B.) 50'
54.14
N88°53'46"W 10.00
N. LINE, N.W. 1/4, SEC. 27-8-19 (N89°45'28"E 2655.33)

N. 1/4 CORNER SEC. 27-8-19
WIS. STATE PLANE COORD. SYSTEM-SOUTH ZONE (NAD27)
CONC. MON. W/ BRASS CAP
N 418,244.23
E 2,471,397.44

TRIO DESIGN • LAND SURVEYING • CIVIL ENGINEERING
19035 W. Capitol Dr.
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481

PARCEL 4 C.S.M. #8705 (OWNED BY OTHERS)
177'
10'
INDICATES NO ACCESS
50' WisDOT HIGHWAY SETBACK LINE
A=340.70
286.56
286.30
S.T.H. "164" (DEDICATED TO WisDOT FOR ROADWAY PURPOSES)
INDICATES FIELD LOCATED 100-YR FLOODPLAIN LINE. 100-YR FLOODPLAIN ELEVATION (942.2 NGVD29) BASED ON FEMA FLOOD INSURANCE RATE MAP NUMBER 55133C0088H. FIELD LOCATED BY TRIO ENGINEERING, LLC 1/11/2021
INDICATES 15' FLOODPLAIN SETBACK
15'
POND
INDICATES WETLAND BOUNDARY (PER WETLAND & WATERWAY CONSULTING, LLC)
INDICATES SECONDARY ENVIRONMENTAL CORRIDOR BOUNDARY (PER AVAILABLE WAUKESHA COUNTY RECORDS)
PETAL COURT (DEDICATED TO THE PUBLIC)
N00°20'25"W 13.46
N89°39'45"E 40.00
N00°20'25"W 60.00
N89°39'45"E 30.00
S.T.H. "164" (PUBLIC R/W WIDTH VARIES)
150.00
75.00
75.00
30.00
30.00
167.71
150.00
VISION TRIANGLE PER FDM 11-10 ATTACHMENT 5.10 GUIDE DIMENSIONS
V.C.E.
937.53
936.67
UNNAMED SPRING
937.44
CREEK TRIBUTARY
937.22
937.85
937.84
937.96
938.16
INDICATES WATER ELEVATION FIELD LOCATED BY TRIO ENGINEERING, LLC 7/31/2023
INDICATES PROPOSED FLOODPLAIN BOUNDARY (PER PROPOSED COMPENSATORY STORAGE-FLOOD STUDY)
INDICATES 75' NAVIGABLE WATERWAY SETBACK
INDICATES APPROXIMATE ORDINARY HIGH WATER LINE FIELD LOCATED BY TRIO ENGINEERING, LLC 1/11/2021 (FOR REFERENCE ONLY)
938.31
938.26
S.T.H. "164" (DEDICATED TO WisDOT FOR ROADWAY PURPOSES)
40'
470.72
397.27
N00°20'25"W
150'
EXISTING PERMANENT LIMITED EASEMENT (PER STATE R/W PROJECT #2748-03-21 AND WARRANTY DEED - DOC. #3176155)
PARCEL 1 C.S.M. #9815 (OWNED BY OTHERS)
W. LINE, N.W. 1/4, SEC. 27-8-19 (N00°19'01"W 2613.93)
177'
20'
50'
50' WisDOT HIGHWAY SETBACK LINE
1100.85
UNPLATTED LANDS (OWNED BY OTHERS)
EXISTING PERMANENT LIMITED EASEMENT (PER STATE R/W PROJECT #2748-03-21 AND WARRANTY DEED - DOC. #3176155)
10'
N89°39'45"E 20.00
177'
W. 1/4 CORNER SEC. 27-8-19
WIS. STATE PLANE COORD. SYSTEM-SOUTH ZONE (NAD27)
CONC. MON. W/ BRASS CAP
N 415,619.38
E 2,468,756.85
INDICATES NO ACCESS
558.16
15'
POND

NOTE:
ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

O.L. #4
3741427 SF
(RETAINED BY SUBDIVIDER)

ENVIRONMENTAL LINETYPE LEGEND

- INDICATES FIELD LOCATED 100-YR FLOODPLAIN LINE
- INDICATES PROPOSED 100-YR FLOODPLAIN BOUNDARY
- INDICATES SECONDARY ENVIRONMENTAL CORRIDOR
- INDICATES WETLAND LINE
- INDICATES APPROXIMATE ORDINARY HIGH WATER LINE

SCALE: 1" = 60'
0 30 60 120

VISION CORNER EASEMENT: (V.C.E.)
Outlot 4 is herein subject to a Vision Corner Easement in that nothing may be grown, stored or erected to a height more than two feet above ground surface.

ACCESS RESTRICTION CLAUSE (S.T.H. "164") PER s. TRANS 233.05 (1):
As owner I hereby restrict all lots and blocks, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with S.T.H. "164" as shown on this Plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293, Stats., and shall be enforceable by the Department of Transportation.

HIGHWAY TRANS. 233.08 SETBACK RESTRICTIONS:
There shall be no improvements or structures placed between the highway and the setback line without a Special Exception from the Department of Transportation. This shall be a restriction for the benefit of the public under s.236.293, Stats., and shall be enforceable by the Department of Transportation.

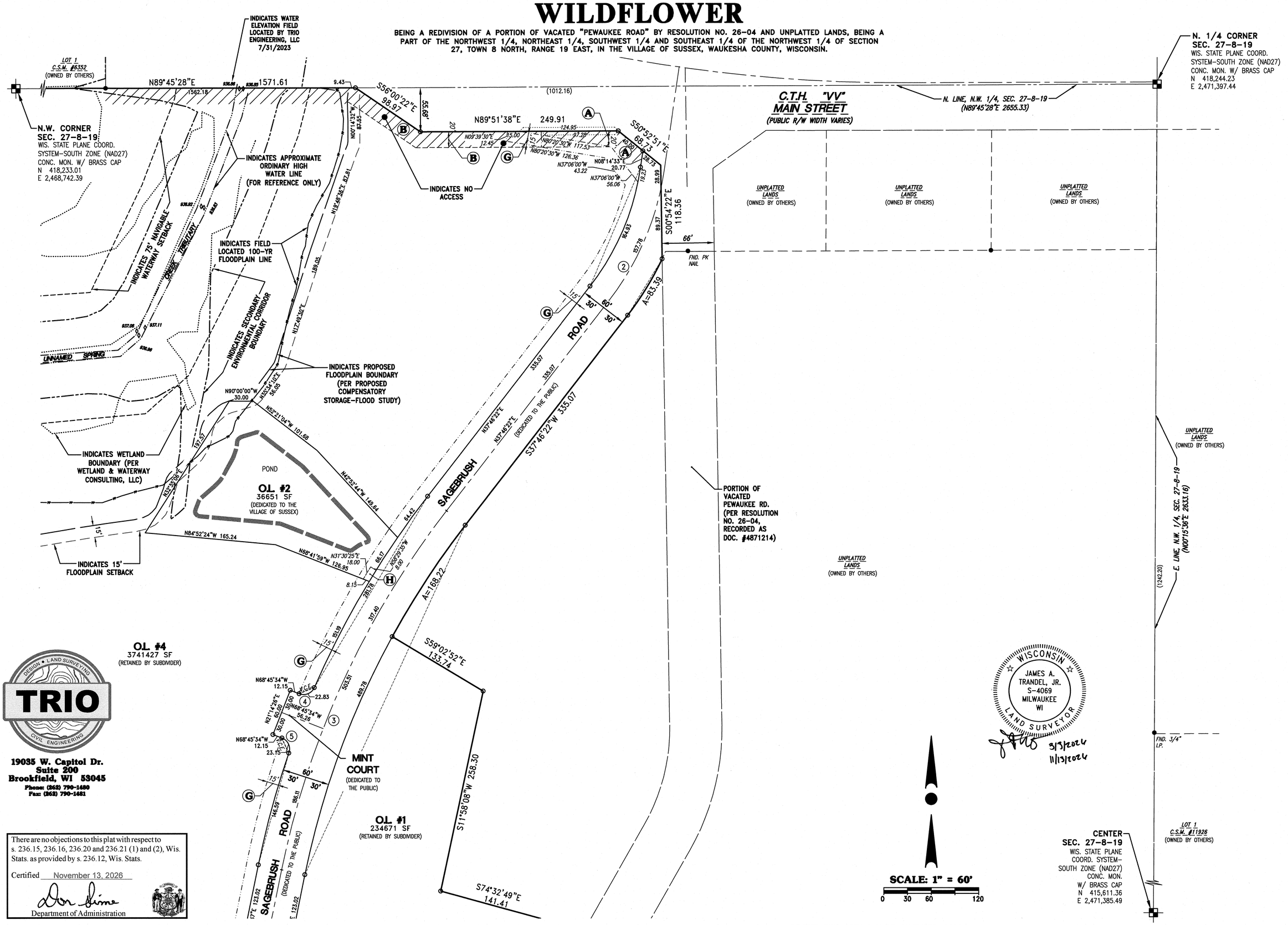
VISION CORNER RESTRICTION:
No structure or improvement of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height

NOISE LEVEL RESTRICTION:
The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.

VISION CORNER EASEMENT DETAIL
PROPERTY/ R-O-W LINE
V.C.E.
50' TYPICAL
50'

WILDFLOWER

BEING A REDIVISION OF A PORTION OF VACATED "PEWAUKEE ROAD" BY RESOLUTION NO. 26-04 AND UNPLATTED LANDS, BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.



TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
19035 W. Capitol Dr.
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481

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 November 13, 2026

Department of Administration

WISCONSIN
JAMES A. TRANDEL, JR.
S-4069
MILWAUKEE
WI
LAND SURVEYOR

3/3/2026
11/13/2026

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 November 13, 2026

Department of Administration

WILDFLOWER

BEING A REDIVISION OF A PORTION OF VACATED "PEWAUKEE ROAD" BY RESOLUTION NO. 26-04 AND UNPLATTED LANDS, BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

N. 1/4 CORNER SEC. 27-8-19
WIS. STATE PLANE COORD. SYSTEM-SOUTH ZONE (NAD27)
CONC. MON. W/ BRASS CAP
N 418,244.23
E 2,471,397.44

E. LINE, N.W. 1/4, SEC. 27-8-19 (N00°15'36"E 2633.16)

WISCONSIN
JAMES A. TRANDEL, JR.
S-4069
MILWAUKEE
WI
LAND SURVEYOR
3/3/2026
11/13/2026

SAGEBRUSH ROAD (DEDICATED TO THE PUBLIC)

WILDFLOWER PARKWAY (DEDICATED TO THE PUBLIC)

CITRUS COURT (DEDICATED TO THE PUBLIC)

LAVENDER LANE (DEDICATED TO THE PUBLIC)

MARIS DRIVE (DEDICATED TO THE PUBLIC)

UNPLATTED LANDS (OWNED BY OTHERS)

O.L. #1 234671 SF (RETAINED BY SUBDIVIDER)

O.L. #2 127459 SF (RETAINED BY SUBDIVIDER)

O.L. #3 3741427 SF (RETAINED BY SUBDIVIDER)

O.L. #4 3741427 SF (RETAINED BY SUBDIVIDER)

SCALE: 1" = 60'
0 30 60 120

TRIO DESIGN • LAND SURVEYING • CIVIL ENGINEERING

19035 W. Capitol Dr.
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481

PORTION OF VACATED PEWAUKEE RD. (PER RESOLUTION NO. 26-04)

LOT 1 C.S.M. #11926 (OWNED BY OTHERS)

LOT 22 (OWNED BY OTHERS)

LOT 23 STONE RIDGE ESTATES (OWNED BY OTHERS)

LOT 24 STONE RIDGE ESTATES ADDITION NO. 1 (OWNED BY OTHERS)

LOT 25 STONE RIDGE ESTATES ADDITION NO. 1 (OWNED BY OTHERS)

LOT 26 STONE RIDGE ESTATES ADDITION NO. 1 (OWNED BY OTHERS)

LOT 27 STONE RIDGE ESTATES ADDITION NO. 1 (OWNED BY OTHERS)

LOT 28 STONE RIDGE ESTATES ADDITION NO. 1 (OWNED BY OTHERS)

LOT 29 STONE RIDGE ESTATES ADDITION NO. 1 (OWNED BY OTHERS)

LOT 30 STONE RIDGE ESTATES ADDITION NO. 1 (OWNED BY OTHERS)

CENTER SEC. 27-8-19
WIS. STATE PLANE COORD. SYSTEM-SOUTH ZONE (NAD27)
CONC. MON. W/ BRASS CAP
N 415,611.36
E 2,471,385.49

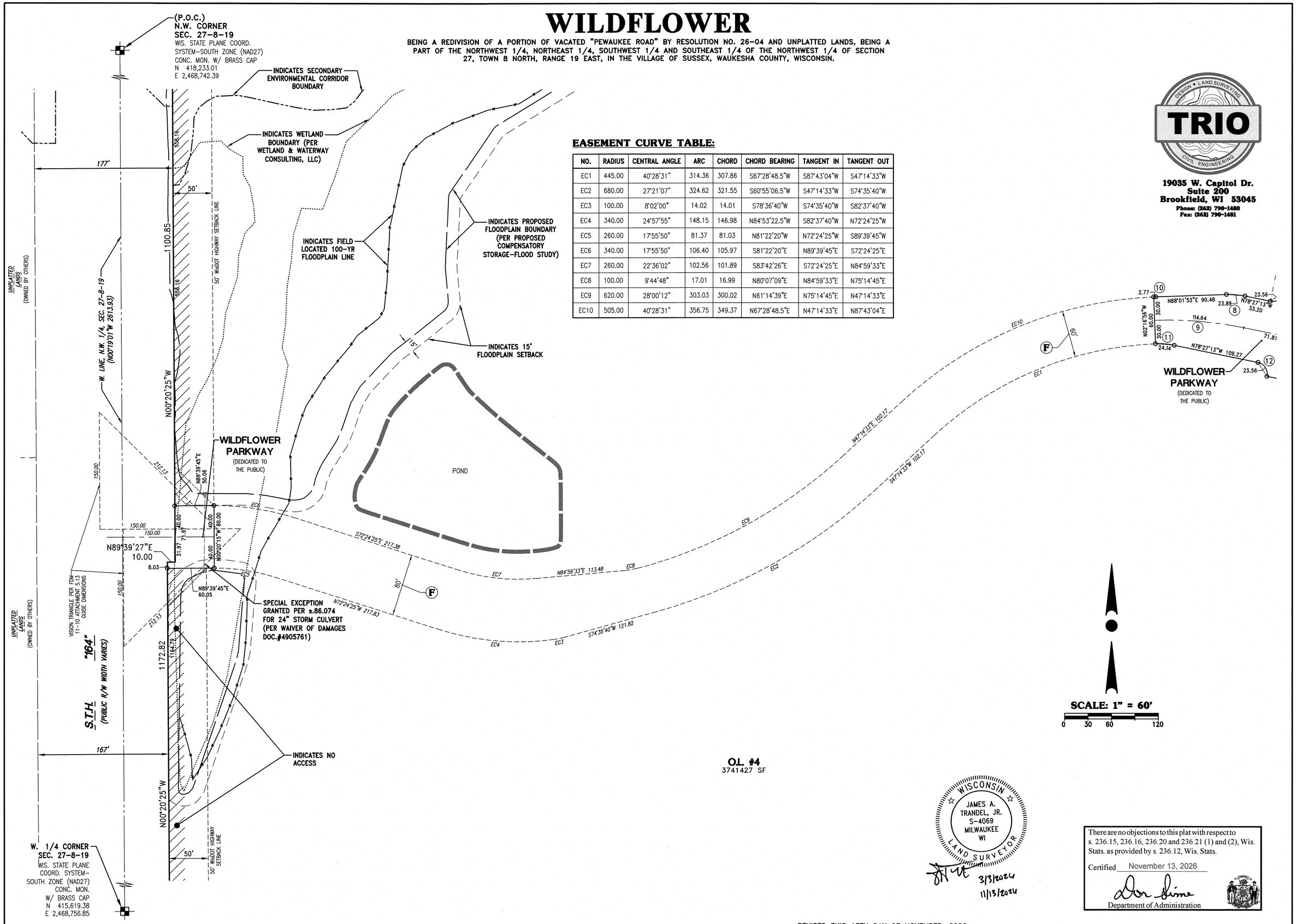
20-034-014

THIS INSTRUMENT WAS DRAFTED BY JAMES A. TRANDEL, JR., P.L.S. (S-4069)

REVISED THIS 13TH DAY OF NOVEMBER, 2026
DATED THIS 3RD DAY OF MARCH, 2026

WILDFLOWER

BEING A REDIVISION OF A PORTION OF VACATED "PEWAUKEE ROAD" BY RESOLUTION NO. 26-04 AND UNPLATTED LANDS, BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.



EASEMENT CURVE TABLE:

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
EC1	445.00	40°28'31"	314.36	307.86	S67°28'48.5"W	S87°43'04"W	S47°14'33"W
EC2	680.00	27°21'07"	324.62	321.55	S60°55'06.5"W	S47°14'33"W	S74°35'40"W
EC3	100.00	8°02'00"	14.02	14.01	S78°36'40"W	S74°35'40"W	S82°37'40"W
EC4	340.00	24°57'55"	148.15	146.98	N84°53'22.5"W	S82°37'40"W	N72°24'25"W
EC5	260.00	17°55'50"	81.37	81.03	N81°22'20"W	N72°24'25"W	S89°39'45"W
EC6	340.00	17°55'50"	106.40	105.97	S81°22'20"E	N89°39'45"E	S72°24'25"E
EC7	260.00	22°36'02"	102.56	101.89	S83°42'26"E	S72°24'25"E	N84°59'33"E
EC8	100.00	9°44'48"	17.01	16.99	N80°07'09"E	N84°59'33"E	N75°14'45"E
EC9	620.00	28°00'12"	303.03	300.02	N61°14'39"E	N75°14'45"E	N47°14'33"E
EC10	505.00	40°28'31"	356.75	349.37	N67°28'48.5"E	N47°14'33"E	N87°43'04"E

O.L. #4
3741427 SF

SCALE: 1" = 60'
0 30 60 120

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
19035 W. Capitol Dr.
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481

WISCONSIN
JAMES A. TRANDEL, JR.
S-4069
MILWAUKEE
WI
LAND SURVEYOR
3/3/2024
11/13/2024

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 November 13, 2026
Department of Administration

WILDFLOWER

BEING A REDIVISION OF A PORTION OF VACATED "PEWAUKEE ROAD" BY RESOLUTION NO. 26-04 AND UNPLATTED LANDS, BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	BOUNDARY	11371.56	1°43'00"	340.70	340.69	N00°31'05"E	N00°20'25"W	N01°22'35"E
	BOUNDARY-NORTH	11371.56	0°16'22"	54.14	54.14	N01°14'24"E	N01°06'13"E	N01°22'35"E
	BOUNDARY-SOUTH	11371.56	1°26'38"	286.56	286.55	N00°22'54"E	N00°20'25"W	N01°06'13"E
	OUTLOT 4	11361.56	1°26'38"	286.30	286.29	N00°22'54"E	N00°20'25"W	N01°06'13"E
2	C/L	350.00	25°49'46"	157.78	156.45	N24°51'29"E	N37°46'22"E	N11°56'36"E
	OUTLOT 4	320.00	29°31'49"	164.93	163.11	N23°00'27.5"E	N37°46'22"E	N08°14'33"E
	BOUNDARY	380.00	12°34'25"	83.39	83.22	S31°29'09.5"W	S25°11'57"W	S37°46'22"W
3	C/L	1100.00	26°13'35"	503.51	499.12	N24°39'34.5"E	N11°32'47"E	N37°46'22"E
	C/L - NORTH	1100.00	16°31'56"	317.40	316.29	N29°30'24"E	N21°14'26"E	N37°46'22"E
	C/L - SOUTH	1100.00	9°41'39"	186.11	185.89	N16°23'36.5"E	N11°32'47"E	N21°14'26"E
	WEST R/W	1130.00	14°17'14"	281.78	281.05	N30°37'45"E	N23°29'08"E	N37°46'22"E
	O/L 4-NORTH	1130.00	3°16'00"	64.42	64.41	N36°08'22"E	N34°30'22"E	N37°46'22"E
	OUTLOT 2	1130.00	3°21'18"	66.17	66.16	N32°49'43"E	N31°09'04"E	N34°30'22"E
	O/L 4-MID	1130.00	7°39'56"	151.19	151.07	N27°19'06"E	N23°29'08"E	N31°09'04"E
	O/L 4-SOUTH	1130.00	7°25'57"	146.59	146.48	N15°15'45.5"E	N11°32'47"E	N18°58'44"E
	EAST R/W	1070.00	26°13'34"	489.78	485.51	N24°39'34.5"E	N11°32'47"E	N37°46'22"E
	BOUNDARY	1070.00	9°00'29"	168.22	168.05	S33°16'07.5"W	S37°46'22"W	S28°45'53"W
	OUTLOT 1	1070.00	17°13'06"	321.55	320.34	N20°09'20"E	N11°32'47"E	N28°45'53"E
4	OUTLOT 4	15.00	87°11'18"	22.83	20.69	N67°38'57"E	S68°45'24"E	N24°03'18"E
5	OUTLOT 4	15.00	88°26'24"	23.15	20.92	N24°32'37"W	N19°40'35"E	N68°45'49"W
6	OUTLOT 4	15.00	90°00'00"	23.56	21.21	N56°32'47"E	S78°27'13"E	N11°32'47"E
7	OUTLOT 1	15.00	90°00'00"	23.56	21.21	N33°27'13"W	N78°27'13"W	N11°32'47"E
8	OUTLOT 4	100.00	13°41'14"	23.89	23.83	S85°17'50"E	N87°51'33"E	S78°27'13"E
9	C/L	475.00	13°49'43"	114.64	114.37	N85°22'04.5"W	N78°27'13"W	S87°43'04"W
10	OUTLOT 4	505.00	0°18'49"	2.77	2.77	N87°52'28.5"E	N87°43'04"E	N88°01'53"E
11	OUTLOT 4	100.00	13°49'43"	24.14	24.08	N85°22'04.5"W	N78°27'13"W	S87°43'04"W
12	OUTLOT 4	15.00	90°00'00"	23.56	21.21	N33°27'13"W	N11°32'47"E	N78°27'13"W
13	OUTLOT 4	15.00	90°00'00"	23.56	21.21	N56°32'47"E	N11°32'47"E	S78°27'13"E
14	OUTLOT 1	100.00	7°05'32"	12.38	12.37	N74°54'27"W	N71°21'41"W	N78°27'13"W
15	OUTLOT 4	100.00	7°01'25"	12.26	12.25	S81°57'55.5"E	S78°27'13"E	S85°28'38"E
16	OUTLOT 1	100.00	6°17'12"	10.97	10.97	N74°30'17"W	N77°38'53"W	N71°21'41"W
17	OUTLOT 4	100.00	7°58'03"	13.91	13.89	S81°29'36.5"E	S85°28'38"E	S77°30'35"E
18	C/L	1100.00	18°19'33"	351.83	350.33	N69°17'26.5"W	N60°07'40"W	N78°27'13"W
	OUTLOT 1	1130.00	17°31'13"	345.54	344.19	N68°53'16"W	N60°07'40"W	N77°38'53"W
	SOUTH R/W	1070.00	17°22'55"	324.61	323.36	N68°49'07.5"W	N60°07'40"W	N77°30'35"W
	OUTLOT 4	1070.00	0°48'20"	15.04	15.04	N77°06'25"W	N76°42'15"W	N77°30'35"W
	OUTLOT 3	1070.00	16°34'35"	309.56	308.49	N68°24'57.5"W	N60°07'40"W	N76°42'15"W
19	C/L	550.00	25°51'26"	248.21	246.11	N73°03'23"W	N85°59'06"W	N60°07'40"W
	OUTLOT 1	520.00	24°45'52"	224.75	223.01	N72°30'36"W	N84°53'32"W	N60°07'40"W
	OUTLOT 3	580.00	25°05'34"	254.01	251.99	N72°40'27"W	N85°13'14"W	N60°07'40"W
20	OUTLOT 1	100.00	8°08'45"	14.22	14.21	S88°57'54.5"E	S84°53'32"E	N86°57'43"E
21	OUTLOT 3	100.00	6°18'00"	11.00	10.99	N82°04'14"W	N78°55'14"W	N85°13'14"W
22	OUTLOT 1	100.00	7°03'11"	12.31	12.30	S89°30'41.5"E	N86°57'43"E	S85°59'06"E
23	OUTLOT 3	100.00	7°03'52"	12.33	12.32	N82°27'10"W	N85°59'06"W	N78°55'14"W
24	OUTLOT 3	15.00	89°47'00"	23.51	21.17	N41°05'36"W	N03°47'54"E	N85°59'06"W
25	1	15.00	96°14'56"	25.20	22.34	N51°39'07"E	N03°31'39"E	S80°13'25"E
26	OUTLOT 1	640.00	8°39'50"	96.78	96.68	N81°39'11"W	N77°19'16"W	N85°59'06"W

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
27	C/L	600.00	12°31'20"	131.13	130.87	N79°43'26"W	N73°27'46"W	N85°59'06"W
	C/L-WEST	600.00	1°00'18"	10.52	10.52	N85°28'57"W	N84°58'48"W	N85°59'06"W
	C/L-EAST	600.00	11°31'02"	120.61	120.40	N79°13'17"W	N73°27'46"W	N84°58'48"W
28	OUTLOT 1	100.00	10°02'40"	17.53	17.51	N72°17'56"W	N67°16'36"W	N77°19'16"W
29	OUTLOT 1	100.00	6°11'10"	10.80	10.79	N70°22'11"W	N73°27'46"W	N67°16'36"W
30	C/L	250.00	3°32'55"	15.48	15.48	N75°14'13.5"W	N77°00'41"W	N73°27'46"W
31	C/L	700.00	4°45'25"	58.12	58.10	N02°38'18.5"E	N00°15'36"E	N05°01'01"E
	OUTLOT 3	730.00	3°32'18"	45.08	45.07	N02°01'45"E	N00°15'36"E	N03°47'54"E
	1	670.00	3°16'03"	38.21	38.21	N01°53'37.5"E	N00°15'36"E	N03°31'39"E
32	C/L	425.00	14°17'13"	105.98	105.70	N07°24'12.5"E	N14°32'49"E	N00°15'36"E
	24	395.00	10°39'43"	73.50	73.40	N05°35'27.5"E	N10°55'19"E	N00°15'36"E
	EAST R/W	455.00	14°17'13"	113.46	113.16	N07°24'12.5"E	N14°32'49"E	N00°15'36"E
	2	455.00	2°46'33"	22.05	22.04	N01°38'52.5"E	N03°02'09"E	N00°15'36"E
	3	455.00	11°30'40"	91.41	91.26	N08°47'29"E	N14°32'49"E	N03°02'09"E
33	24	15.00	91°57'31"	24.07	21.57	N56°54'04.5"E	S77°07'10"E	N10°55'19"E
34	6	15.00	91°50'32"	24.04	21.55	N31°22'27"W	N14°32'49"E	N77°17'43"W
35	C/L	350.00	14°31'20"	88.71	88.47	N07°17'09"E	N00°01'29"E	N14°32'49"E
	6	380.00	14°31'20"	96.32	96.06	N07°17'09"E	N00°01'29"E	N14°32'49"E
	EAST R/W	320.00	14°31'20"	81.11	80.89	N07°17'09"E	N00°01'29"E	N14°32'49"E
	4	320.00	1°59'34"	11.13	11.13	N13°33'02"E	N12°33'15"E	N14°32'49"E
	5	320.00	12°31'46"	69.98	69.84	N06°17'22"E	N00°01'29"E	N12°33'15"E
36	C/L	650.00	14°28'38"	164.24	163.80	N82°41'30"W	N75°27'11"W	N89°55'49"W
	NORTH R/W	680.00	12°48'29"	152.01	151.69	N83°31'34"W	N77°07'20"W	N89°55'49"W
	23	680.00	5°40'42"	67.39	67.36	N87°05'28"W	N84°15'07"W	N89°55'49"W
	24	680.00	7°07'47"	84.62	84.56	N80°41'13"W	N77°07'20"W	N84°15'07"W
	SOUTH R/W	620.00	12°37'55"	136.69	136.41	N83°36'52"W	N77°17'54"W	N89°55'49"W
	7	620.00	2°21'39"	25.55	25.55	N88°44'59"W	N87°34'10"W	N89°55'49"W
	6	620.00	10°16'15"	111.14	110.99	N82°26'02"W	N77°17'54"W	N87°34'10"W
37	20	15.00	127°18'07"	33.33	26.88	N26°16'45.5"W	N89°55'49"W	N37°22'18"E
38	TOTAL	60.00	64°30'46"	67.56	64.04	N05°06'56"E	N37°22'19"E	N27°08'27"W
	19	60.00	29°02'06"	30.41	30.08	N12°37'24"W	N01°53'39"E	N27°08'27"W
	20	60.00	35°28'40"	37.15	36.56	N19°37'59"E	N37°22'19"E	N01°53'39"E
39	TOTAL	85.00	125°34'40"	186.30	151.19	S89°55'49"E	N27°16'51"E	S27°08'29"E
	16	85.00	19°59'33"	29.66	29.51	N37°16'37.5"E	N27°16'51"E	N47°16'24"E
	17	85.00	42°51'42"	63.59	62.11	N68°42'15"E	N47°16'24"E	S89°51'54"E
	18	85.00	42°45'36"	63.43	61.97	S68°29'06"E	S89°51'54"E	S47°06'18"E
	19	85.00	19°57'49"	29.62	29.47	S37°07'23.5"E	S47°06'18"E	S27°08'29"E
40	TOTAL	60.00	64°30'46"	67.56	64.05	N04°58'32"W	N37°13'55"W	N27°16'51"E
	16	60.00	28°58'29"	30.34	30.02	N12°47'36.5"E	N01°41'38"W	N27°16'51"E
	15	60.00	35°32'17"	37.22	36.62	N19°27'46.5"W	N37°13'55"W	N01°41'38"W
41	15	15.00	127°18'06"	33.33	26.88	N26°25'08"E	S89°55'49"E	N37°13'55"W
42	C/L	250.00	21°24'35"	93.42	92.87	N79°13'31.5"W	N89°55'49"W	N68°31'14"W
	15	220.00	21°24'35"	82.21	81.73	N79°13'31.5"W	N89°55'49"W	N68°31'14"W
	SOUTH R/W	280.00	21°24'35"	104.63	104.02	N79°13'31.5"W	N89°55'49"W	N68°31'14"W
	OUTLOT 4	280.00	6°20'46"	31.01	31.00	N71°41'37"W	N74°52'00"W	N68°31'14"W
	14	280.00	15°03'49"	73.62	73.40	N82°23'54.5"W	N89°55'49"W	N74°52'00"W

BASEMENT RESTRICTION - GROUNDWATER NOTE:

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

BASEMENT RESTRICTION - BEDROCK NOTE:

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions which, due to the possible presence of bedrock near the ground surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert be consulted regarding the construction of basements in these areas where bedrock may be present near the ground surface. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

PRESERVATION RESTRICTIONS:

Those areas identified as WETLAND, FLOODPLAIN, SECONDARY ENVIRONMENTAL CORRIDOR AND ISOLATED NATURAL RESOURCE AREA on this Plat shall be subject to the following restrictions:

1. Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, except as may be used for a Recreational Trail and with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and land Use-Planning and Zoning Division shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Wetland and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
3. Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited within the Wetland area.
4. The introduction of plant material not indigenous to the existing environment is prohibited.
5. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
6. The construction of buildings is prohibited.

WISCONSIN
JAMES A. TRANDEL, JR.
S-4069
MILWAUKEE
WI
LAND SURVEYOR

3/3/2026
11/13/2026

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TRIO
CIVIL ENGINEERING

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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 November 13, 2026

Department of Administration

WILDFLOWER

BEING A REDIVISION OF A PORTION OF VACATED "PEWAUKEE ROAD" BY RESOLUTION NO. 26-04 AND UNPLATTED LANDS, BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF MILWAUKEE)

I, James A. Trandel, Jr., Professional Land Surveyor, do hereby certify:

That I have surveyed, divided, and mapped a redivision of a portion of vacated "Pewaukee Road" by resolution No. 26-04, recorded in the Office of the Register of Deeds for Waukesha County on April 17, 2026 as Document No. 4871214, and Unplatted Lands, being a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 27, Town 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northwest corner of said Section 27; Thence North 89°45'28" East and along the North line of said Northwest 1/4 Section, 71.56 feet to the place of beginning of lands hereinafter described;

Continuing thence North 89°45'28" East and along the said North line, 1571.61 feet to a point; Thence South 56°00'22" East, 98.97 feet to a point; Thence North 89°51'38" East, 249.91 feet to a point; Thence South 50°52'51" East, 68.73 feet to a point; Thence South 00°54'22" East, 118.36 feet to a point; Thence Southwesterly 83.39 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 380.00 feet, whose central angle is 12°34'25", and whose chord bears South 31°29'09.5" West, 83.22 feet to a point of tangency; Thence South 37°46'22" West, 335.07 feet to a point of curvature; Thence Southwesterly 168.22 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 1070.00 feet, whose central angle is 09°00'29", and whose chord bears South 33°16'07.5" West, 168.05 feet to a point; Thence South 59°02'52" East, 133.74 feet to a point; Thence South 11°58'08" West, 258.30 feet to a point; Thence South 74°32'49" East, 141.41 feet to a point; Thence South 67°34'00" East, 201.34 feet to a point; Thence South 60°50'30" East, 166.23 feet to a point; Thence South 86°16'01" East, 432.49 feet to a point on the East line of the said Northwest 1/4 Section; Thence South 00°15'36" West and along the said East line, 732.66 feet to a point on the North line of "Stone Ridge Estates Addition No. 1" (a Subdivision Plat of Record); Thence North 89°55'49" West and along the said North line and the Westerly extension thereof, 1190.44 feet to a point; Thence South 29°35'29" West, 474.76 feet to a point; Thence North 60°24'31" West, 33.00 feet to a point on the West Right-of-Way line of "Pewaukee Road"; Thence South 29°35'29" West and along the said West Right-of-Way line, 67.06 feet to a point on the North line of Lot 1 of Certified Survey Map No. 1832; Thence North 89°49'31" West and along the said North line, 491.32 feet to a point; Thence South 00°10'29" West and along the West line of said Lot 1, 200.35 feet to a point on the South line of said Northwest 1/4 Section; Thence North 89°49'31" West and along the said South line, 595.74 feet to a point on the East Right-of-Way line of S.T.H. "164"; Thence North 00°20'25" West and along the said East Right-of-Way line, 1172.82 feet to a point; Thence North 89°39'27" East and along the said East Right-of-Way line, 10.00 feet to a point; Thence North 00°20'25" West and along the said East Right-of-Way line, 1100.85 feet to a point; Thence Northeasterly 340.70 feet along the said East Right-of-Way line and the arc of a curve, whose center lies to the Southeast, whose radius is 11371.56 feet, whose central angle is 01°43'00", and whose chord bears North 00°31'05" East, 340.69 feet to the point of beginning of this description.

Said Parcel contains 4,818,369 Square Feet (or 110.6145 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of WILDFLOWER, LLC, owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Sussex, Waukesha County, Wisconsin in surveying, dividing and mapping the same.

Dated this 3RD Day of MARCH, 20 26.
REVISED 11/13/2026

WISCONSIN ☆ JAMES A. TRANDEL, JR. S-4069 MILWAUKEE WI ☆ LAND SURVEYOR

James A. Trandel, Jr., P.L.S.
Professional Land Surveyor, S-4069
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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 November 13, 2026

Department of Administration

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

WILDFLOWER, LLC., a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability Company has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:
1. Village of Sussex

AGENCIES WHO MAY OBJECT:
1. State of Wisconsin, Department of Administration
2. State of Wisconsin, Department of Transportation
3. Waukesha County, Department of Parks and Land Use

Witness the hand and seal of said Owner this 16 day of November, 2026.

WILDFLOWER, LLC.

Theresa Weitermann, Member

STATE OF WISCONSIN)
) SS
COUNTY OF Washington)

Personally came before me this 16th day of November, 20 26, the above named Theresa Weitermann, Member of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such Member of said Limited Liability Company, and acknowledged that she executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

CYNTHIA SCHMITT NOTARY PUBLIC STATE OF WISCONSIN

Print Name: Cynthia Schmitt
Public, Washington County, WI
My Commission Expires: 4/10/2029

CONSENT OF CORPORATE MORTGAGEE:

National Exchange BANK & TRUST, a corporation duly organized and existing 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 dedicating of the land described on this Plat, and does hereby consent to the above certificate of WILDFLOWER, LLC., owner, this 16th day of November, 20 26.

Glen J. STADLER, SR Vice President

STATE OF WISCONSIN)
) SS
COUNTY OF Washington)

Personally came before me this 16th day of November, 20 26, the above named Glen J. Stadler, SR Vice President of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such SR Vice President 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 STATE OF WISCONSIN

Print Name: Cynthia Schmitt
Public, Washington County, WI
My Commission Expires: 4/10/2029

Ⓖ UTILITY EASEMENT PROVISIONS:

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

WILDFLOWER, LLC, Grantor, to

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

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. Buildings 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.

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Jennifer Grant, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this 18TH Day of November, 20 26 on any of the land included in the Plat of "WILDFLOWER".

Dated this 18 Day of November, 20 26.

Jennifer Grant, County Treasurer

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, ~~Taylor Watts~~ Melanie Van Kauwenberg, being duly appointed, qualified and acting Treasurer of the Village of Sussex, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this 17th Day of November, 20 26 on any of the land included in the Plat of "WILDFLOWER".

Dated this 17th Day of November, 20 26.

~~Taylor Watts~~, Village Treasurer ~~Finance Director~~ TV
Melanie Van Kauwenberg

VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Plat of "WILDFLOWER", in the Village of Sussex, Wildflower, LLC., owner, is hereby approved by the Village Board.

All conditions have been met as of this 17th Day of November 20 26.

Anthony J. LeQuenne, Village President

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Village Board of the Village of Sussex.

~~Denise Cresper~~, Village Clerk ~~Deputy Clerk~~ TV
Melanie Van Kauwenberg

PUBLIC EASEMENT PROVISIONS:

Permanent non-exclusive easements granted to the Village of Sussex ("Village") upon, within, and beneath the land identified on this final plat as:

1. Purpose: The purpose of these Easements is to:

Ⓓ – 20' Wide Public Storm Sewer and Drainage Easement:
- Install, operate, maintain, and replace underground storm sewer utility facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the Village, all to transmit storm water.
- Surface storm water conveyance.

Ⓔ – 8' Wide Public Sidewalk Easement:
- Construct, maintain, repair, and replace pedestrian sidewalks.

Ⓕ – Public Access and Utility Easement:
- Install, operate, maintain and replace underground sanitary sewer and water main facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the Village.

2. Access: The Village, and its employees, agents, and independent contractors shall have the right to enter upon the easement area for the purpose of exercising its rights in the easement area.
   - The general public shall have the right to traverse the "8' Wide Public Sidewalk Easement" area for use as a public sidewalk.
3. Buildings and Other Structures. The land owner agrees that no structures will be erected in the easement area, or in such close proximity to the facilities, such as to prevent the Village from exercising its rights under this easement.
4. Elevation. The land owner agrees that the elevation of the existing ground surface within the easement area will not be altered by more than four (4) inches without the written consent of the Village.
5. Restoration. The Village agrees to restore or cause to have restored the land owner's land to grade and replace sod or grass disturbed. This restoration, however, does not apply to the initial installation or to any trees, bushes, branches, or roots which may interfere with the Village's use of the easement area.
6. Exercise of Rights: It is agreed that the complete exercise of rights herein conveyed may be gradual and not fully exercised until some time in the future, and that none of the rights herein granted shall be lost by non-use.
7. These Easement shall run with the land and shall be binding upon and inure to the benefit of and be enforceable by the land owner and the Village and their respective heirs, personal representatives, successors and assigns.