

# PRAIRIE CREEK RIDGE ADDITION NO. 8

Being a part of Lot 1 of Certified Survey Map No. 9964 and additional lands in the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 all in Section 22, Township 8 North, Range 17 East, City of Oconomowoc, Waukesha County, Wisconsin

NE CORNER, SE 1/4 SEC. 22 T8N, R17E (FOUND CONC. MON. W/ BRASS CAP) N=420,254.38; E=2,410,849.70 (WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE)

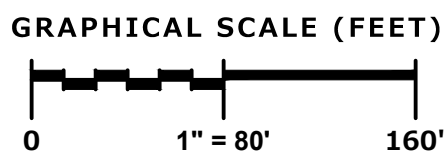
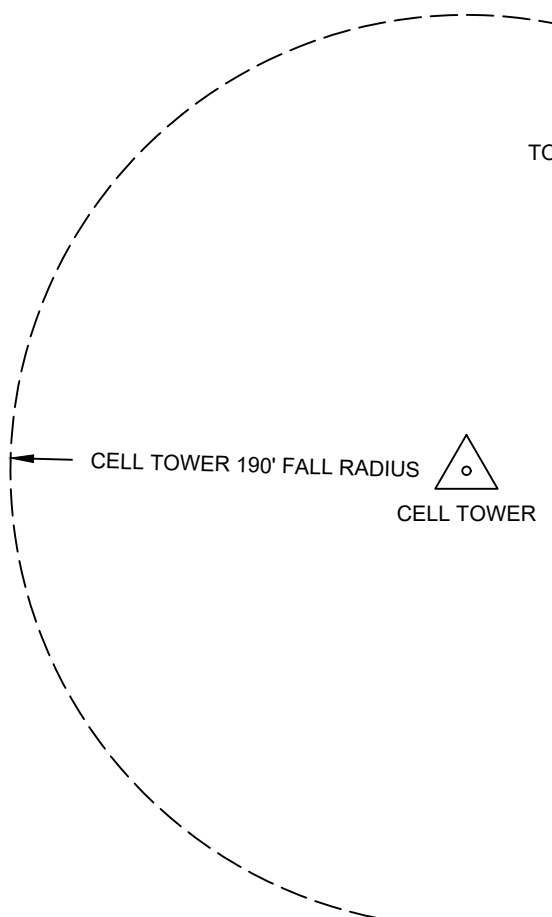
NW CORNER, SW 1/4 SEC. 22, T8N, R17E (FOUND CONC. MON. W/ BRASS CAP) N=420,332.38; E=2,405,591.99 (WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE)

S89°20'44"E 2633.13' MEASURED (S89°20'25"E 2633.13' SEWRPC)

COUNTY TRUNK HIGHWAY "K"

N88°57'15"W 2187.53' NORTH LINE OF THE SE 1/4 SEC. 22, T8N, R17E N88°57'15"W 2625.18' MEASURED (N88°57'13"W 2625.07' SEWRPC)

(REMNANT) LOT 1 C.S.M. NO. 9964



Owner/Subdivider:  
Prairie Creek Ridge, LLC.  
11600 West Lincoln Avenue  
West Allis, WI 53227  
414-321-5300

Prepared by:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888  
WWW.PINNACLE-ENGR.COM

N00°30'15"W 2663.30' MEASURED (N00°30'17"W 2663.30' SEWRPC)

EAST LINE OF THE SW 1/4 OF SEC. 22, T8N, R17E

WEST LINE OF THE SE 1/4 OF SEC. 22, T8N, R17E

N00°13'51"W 157.01'

N89°46'09"E 79.17'

N11°38'28"E 149.03'

N62°02'58"E 92.20'

N85°45'22"W 93.55'

N05°54'45"E 60.02'

N87°09'10"W 84.41'

N03°36'19"W 130.00'

N04°14'38"E 140.00'

N85°46'22"E 118.54'

N85°45'22"E 146.49'

N85°45'22"E 146.49'

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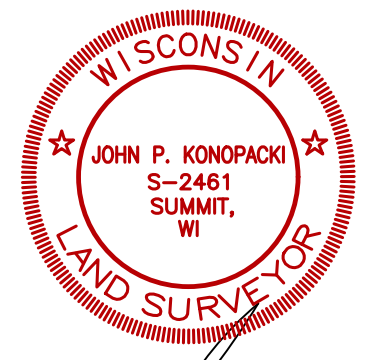
N85°45'22"E 146.49'

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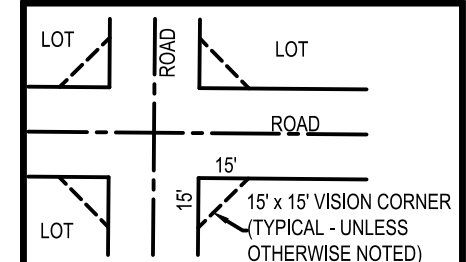
N85°45'22"E 146.49'

N85°45'22"E 146.49'

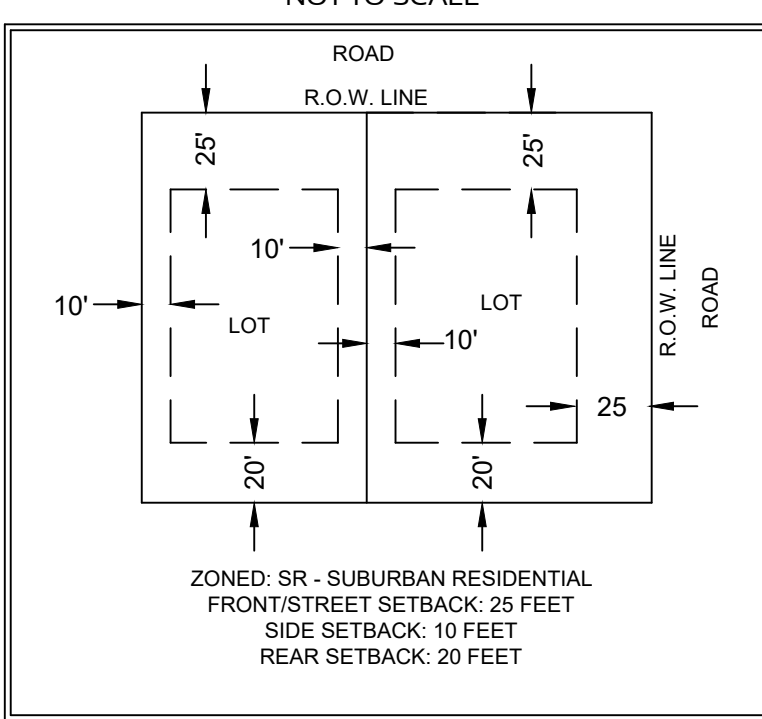


NOVEMBER 16, 2023  
REVISED: DECEMBER 19, 2023  
REVISED: JUNE 12, 2024  
REVISED: JULY 23, 2024

VISION CORNER EASEMENT DETAIL NOT TO SCALE



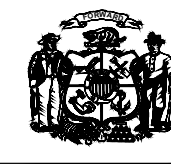
TYPICAL BUILDING SETBACK DETAIL NOT TO SCALE



- LEGEND:
- - Denotes Found 1" - O.D. Iron Pipe.
  - - Denotes Found 1-1/4" X 18" Iron Rod
  - - Denotes Found 3/4" Iron Rod
  - - Denotes Set 1-1/4" X 18" Iron Rebar, 4.30 LBS./FT.
  - SF - Denotes lot areas to the nearest square foot.
- All other corners marked by a set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_



Department of Administration

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Southwest 1/4 of Section 22, Township 8 North, Range 17 East bears S89°20'44"E.

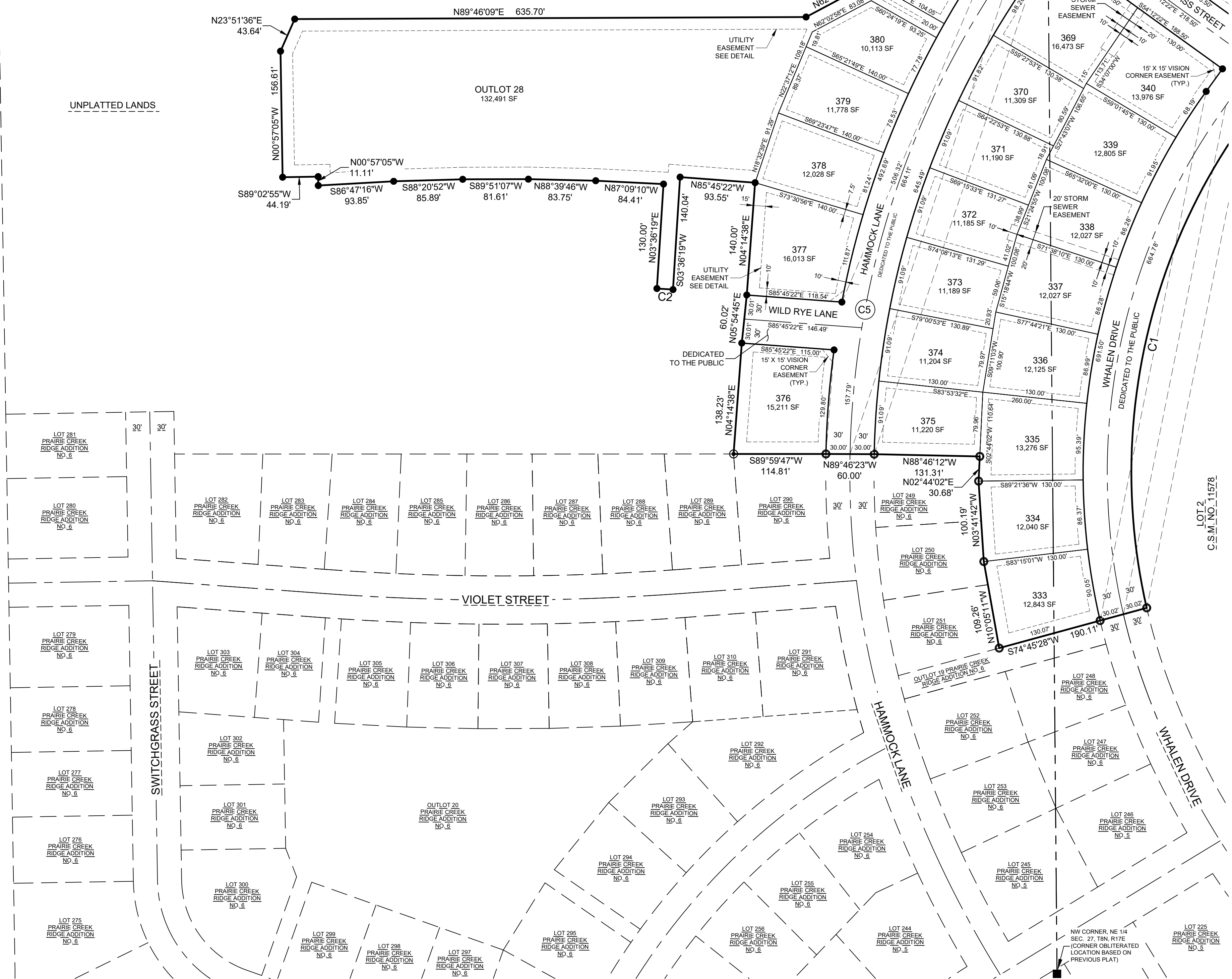
This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461  
**PINNACLE ENGINEERING GROUP**

DRAFTED BY: ST

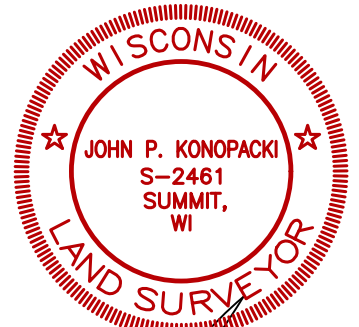
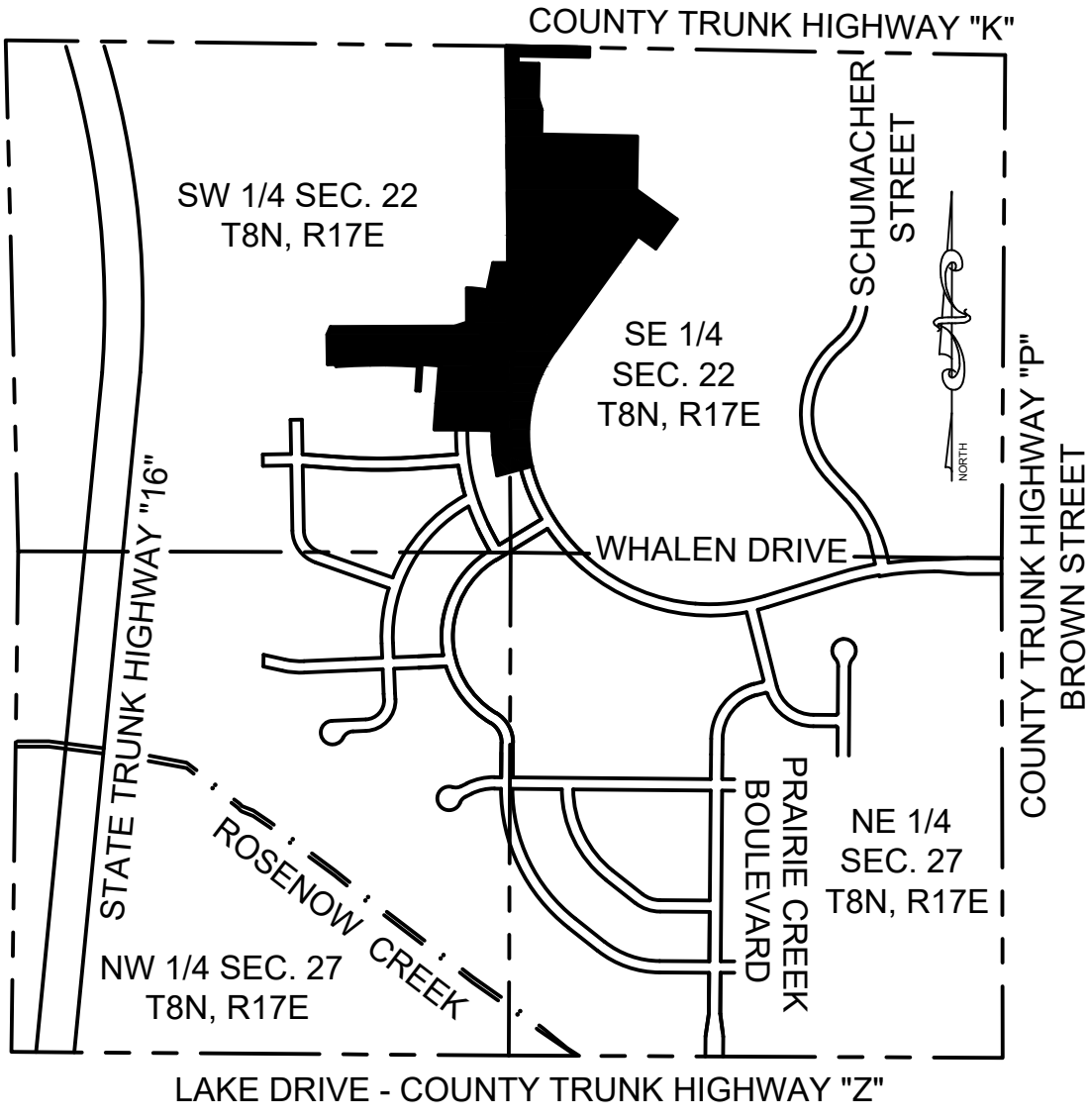
# PRAIRIE CREEK RIDGE ADDITION NO. 8

Being a part of Lot 1 of Certified Survey Map No. 9964 and additional lands in the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 all in Section 22, Township 8 North, Range 17 East, City of Oconomowoc, Waukesha County, Wisconsin

www.pinnacle-engr.com



VICINITY MAP  
SCALE 1"=1000'



NOVEMBER 16, 2023  
REVISED: DECEMBER 19, 2023  
REVISED: JUNE 12, 2024  
REVISED: JULY 23, 2024

- LEGEND:
- ⊗ - Denotes Found 1" - O.D. Iron Pipe.
  - ⊙ - Denotes Found 1-1/4" X 18" Iron Rod.
  - ⊕ - Denotes Found 3/4" Iron Rod.
  - - Denotes Set 1-1/4" X 18" Iron Rebar, 4 30 LBS./FT.
  - SF - Denotes lot areas to the nearest square foot.

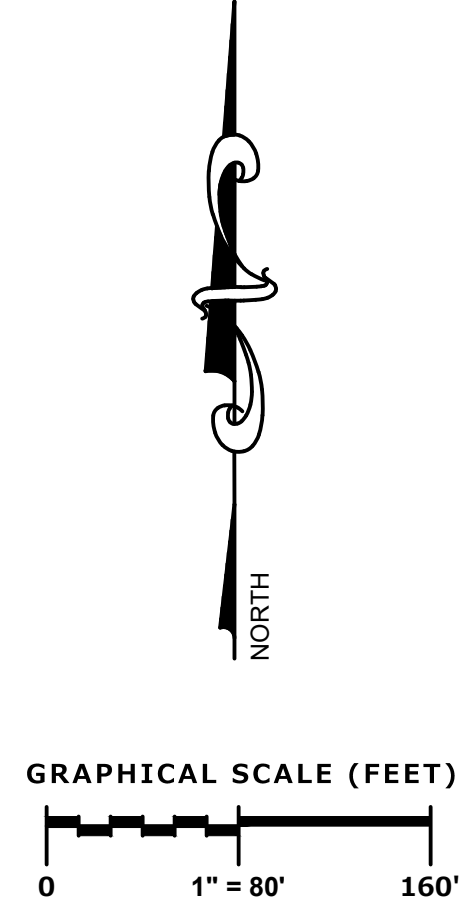
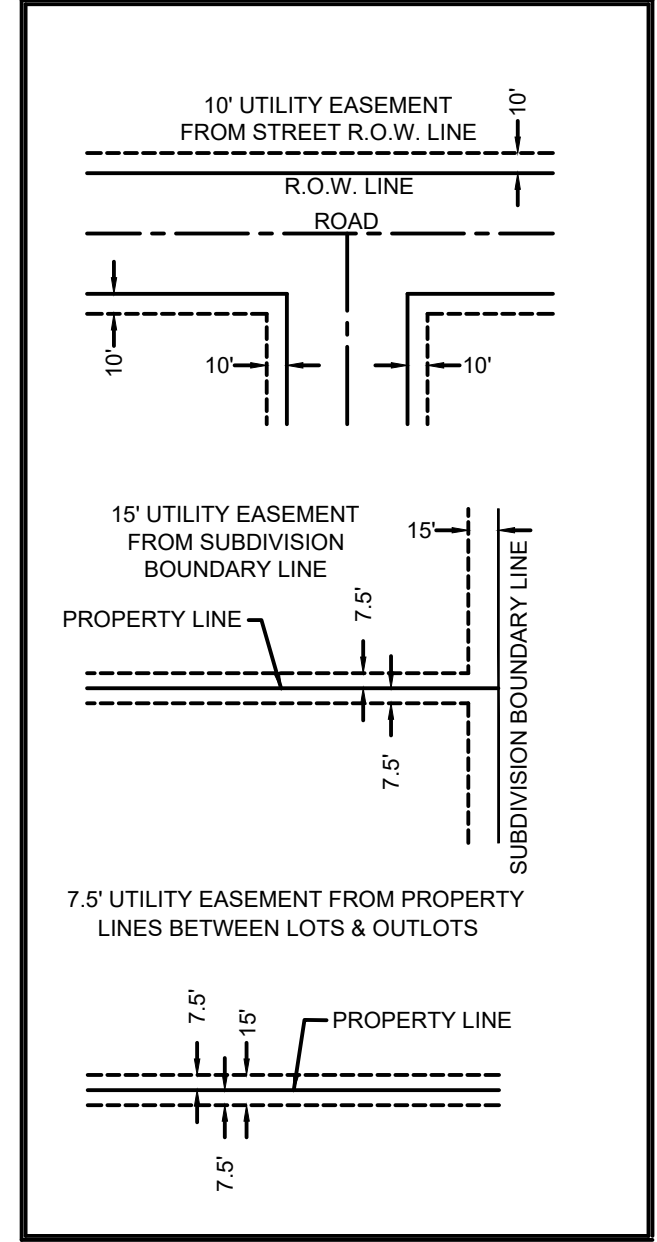
All other corners marked by a set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_  
Department of Administration

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Southwest 1/4 of Section 22, Township 8 North, Range 17 East bears S89°20'44"E.

TYPICAL UTILITY EASEMENTS FOR ALL LOTS & OUTLOTS UNLESS OTHERWISE NOTED NOT TO SCALE



This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461  
**PINNACLE ENGINEERING GROUP**

# PRAIRIE CREEK RIDGE ADDITION NO. 8

Being a part of Lot 1 of Certified Survey Map No. 9964 and additional lands in the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 all in Section 22, Township 8 North, Range 17 East, City of Oconomowoc, Waukesha County, Wisconsin.

### OWNER'S CERTIFICATE OF DEDICATION

Prairie Creek Ridge, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Prairie Creek Ridge, LLC also certifies that this plat is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1. City of Oconomowoc
2. Wisconsin Department of Administration
3. Waukesha County Parks and Land Use Department

IN WITNESS WHEREOF, the said Prairie Creek Ridge, LLC, has caused these presents to be signed by (name - print) \_\_\_\_\_, its member, at (city) \_\_\_\_\_ County, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

In the presence of: Prairie Creek Ridge, LLC.

Member - signature \_\_\_\_\_

STATE OF WISCONSIN)
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, (name) \_\_\_\_\_, member, of the above named limited liability company, to me known to be the persons who executed the foregoing instrument, and to me known to be such member of said limited liability company and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
Name: \_\_\_\_\_
State of Wisconsin
My Commission Expires: \_\_\_\_\_

### CONSENT OF CORPORATE MORTGAGEE

\_\_\_\_\_ a corporation duly organized and existing under and 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 dedication of the land described on this plat and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Date \_\_\_\_\_ name - title \_\_\_\_\_

STATE OF WISCONSIN)
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: \_\_\_\_\_
State of Wisconsin
My Commission Expires: \_\_\_\_\_

### CITY OF OCONOMOWOC CERTIFICATE

Resolved, that the plat known as PRAIRIE CREEK RIDGE ADDITION NO. 8, being a part of Lot 1 of Certified Survey Map No. 9964 and additional lands in the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 all in Section 22, Township 8 North, Range 17 East, City of Oconomowoc, which has been filed for approval, be and is hereby approved as required by Chapter 236 of the Wisconsin State Statutes.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of Oconomowoc, Wisconsin on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, which action becomes effective upon receipt of approval of all other reviewing agencies and all conditions of the City of Oconomowoc's approval were satisfied as of the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Date \_\_\_\_\_ Robert P. Magnus, Mayor

Date \_\_\_\_\_ Diane Coenen, City Clerk

### CITY OF OCONOMOWOC TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Laurie Sullivan, being duly appointed, qualified and acting Director of Finance and Administrative Services of the City of Oconomowoc, do hereby certify in accordance with the records in my office, there are no unpaid taxes or special assessments as of \_\_\_\_\_, 2024 on any of the lands included in the plat of PRAIRIE CREEK RIDGE ADDITION NO. 8.

Date \_\_\_\_\_ Laurie Sullivan, Director of Finance

### WAUKESHA COUNTY TREASURER'S CERTIFICATE

I, Pamela Reeves, being duly elected County Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unpaid taxes and no unredeemed tax sales or special assessments as of \_\_\_\_\_, 2024 on any of the lands included in the plat of PRAIRIE CREEK RIDGE ADDITION NO. 8.

Date \_\_\_\_\_ Pamela Reeves, County Treasurer

### SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of Lot 1 of Certified Survey Map No. 9964, as recorded in the Register of Deeds office for Waukesha County as Document No. 3246931, and additional lands in the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and part of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 all in Section 22, Township 8 North, Range 17 East, City of Oconomowoc, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 22; thence South 89°20'44" East along the north line of said Southwest 1/4, 2633.13 feet to the northwest corner of the Southeast 1/4 of said Section 22 and the Point of Beginning;

Thence South 88°57'15" East along the north line of said Southeast 1/4, 437.65 feet; thence South 01°02'45" West, 50.00 feet to the south right of way line of County Trunk Highway "K"; thence North 88°57'15" West, 376.28 feet; thence South 00°30'15" East, 40.01 feet; thence South 88°57'15" East, 109.93 feet; thence South 01°02'45" West, 182.00 feet; thence South 17°22'50" East, 63.24 feet; thence South 01°02'45" West, 130.00 feet; thence South 89°57'15" East, 505.00 feet; thence South 01°02'45" West, 282.11 feet; thence South 54°12'22" East, 176.00 feet; thence South 35°47'38" West, 190.00 feet to the northerly line of Lot 2 of Certified Survey Map No. 11518; thence North 54°12'22" West along said northerly line, 27.15 feet; thence South 35°47'38" West along the westerly line of said Lot 2, 745.07 feet to a point of curvature; thence southwesterly 638.05 feet along the arc of said curve to the left, whose radius is 750.00 feet and whose chord bears North 11°25'20" West, 618.98 feet to the north line of Prairie Creek Ridge Addition No. 6, a recorded subdivision; thence South 74°45'28" West along said north line, 190.11 feet; thence North 10°05'11" West along said north line, 109.26 feet; thence North 03°41'42" West along said north line, 100.19 feet; thence North 02°44'02" East along said north line, 30.68 feet; thence North 88°46'12" West along said north line, 131.31 feet; thence North 89°49'23" West along said north line, 60.00 feet; thence South 89°59'47" West along said north line, 114.81 feet; thence North 04°14'38" East, 138.23 feet; thence North 05°54'45" East, 60.02 feet; thence North 04°14'38" East, 140.00 feet; thence North 85°45'22" West, 93.55 feet; thence South 03°36'19" West, 140.04 feet to a point on a curve; thence northwesterly 20.00 feet along the arc of said curve to the left, whose radius is 3060.00 feet and whose chord bears North 86°12'27" West, 20.00 feet; thence North 03°36'19" East, 130.00 feet; thence North 88°39'46" West, 83.75 feet; thence South 89°51'07" West, 81.61 feet; thence South 88°20'52" West, 85.89 feet; thence South 86°47'16" West, 93.85 feet; thence North 00°57'05" West, 11.11 feet; thence South 89°02'55" West, 44.19 feet; thence North 00°57'05" West, 156.61 feet; thence North 23°51'36" East, 43.94 feet; thence North 89°46'09" East, 635.70 feet; thence North 62°02'58" East, 92.20 feet; thence North 00°13'51" West, 157.01 feet to a point on a curve; thence southeasterly 108.63 feet along the arc of said curve to the right, whose radius is 560.00 feet and whose chord bears South 83°34'58" East, 108.46 feet; thence North 11°58'28" East, 149.03 feet; thence North 89°46'09" East, 79.17 feet to the west line of the Southeast 1/4 of said Section 22; thence North 00°30'15" West along said west line, 1140.49 feet to the Point of Beginning.

Containing 1,234,768 square feet (28.3464 acres) of land Gross, and 926,649 square feet (21.2730 Acres) of land Net, more or less.

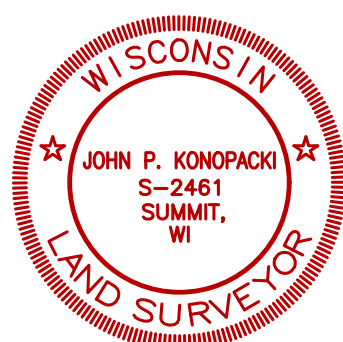
That I have made such survey, land division and map by the direction of Prairie Creek Ridge, LLC, owner of said land.

That such plat 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 requirements of Chapter 236 of the Wisconsin State Statutes and the City of Oconomowoc Land Division and Platting Ordinance in surveying, mapping and dividing the lands within the subdivision.

Date: NOVEMBER 16, 2023
REVISED: DECEMBER 19, 2023
REVISED: JUNE 12, 2024
REVISED: JULY 23, 2024

John P. Konopacki
Professional Land Surveyor S-2461



### NOTES:

- 1. All measurements have been made to the nearest one-hundredth of a foot and all angular measurements have been made to the nearest one second.
2. Dimensions along curves are arc lengths.
3. All roads within this plat shall be dedicated to the public.
4. BASEMENT RESTRICTION: Although all the lots in this Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, they may 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. Basement floor surfaces shall be built a minimum of one (1) foot above the seasonal high water table elevation, as documented in the soil evaluation and shall avoid hydric soils as much as possible. It is recommended that either a licensed professional engineer or other soils expert design a basement and foundation which will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that special measures be taken. Soil conditions should be subject to each owners special investigation prior to construction and no specific representation is made herein.
5. Utility Easements are granted to the City of Oconomowoc for all utilities including electric, phone, gas, sanitary, water, cable tv, storm and storm water management. The placement of decks, patios, fences, or any type of decorative landscaping, driveways, or additional hard surfaces within any part of a utility easement is prohibited. An easement infringement agreement may be entered into with the City, if approved.
6. The Drainage and Utility Easements shall be maintained by the Prairie Creek Ridge Estates Home Owners Association in an unobstructed condition so as to maintain its intended purpose.
7. Outlot 25, Outlot 27 and Outlot 28 shall be maintained by the Prairie Creek Ridge Estates Home Owners Association for storm water management purposes and open space. Outlot 26 shall be maintained by the Prairie Creek Ridge Estates Homeowners Association for open space. Each individual lot owner shall have an undividable fractional ownership of Outlot 25, Outlot 26, Outlot 27 and Outlot 28 and Waukesha County and the City of Oconomowoc shall not be liable for any fees or special assessments in the event Waukesha County or the City of Oconomowoc should become the owner of any lot or outlot in the subdivision by reason of tax delinquency. The Homeowners Association shall maintain said Outlots in an unobstructed condition so as to maintain its intended purpose. Construction of any building, grading, or filling in said Outlots is prohibited unless approved by the City of Oconomowoc. The Homeowners Association grants to the City the right (but not the responsibility) to enter upon the Outlots in order to inspect, repair, or restore said Outlots to its intended purpose. Expense incurred by the City for said inspection, repair, or restoration of said Outlots may be placed against the tax roll for said association and collected as a special charge by the City.
8. SR - Suburban Residential Building Setbacks: Front / Street Setback = 25 Feet; Side Setback = 10 Feet; Rear Setback = 20 Feet.
9. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0038H and 55133C0039H with an effective date of OCTOBER 19, 2023.
10. Water curb stop valves shall not be in driveway nor sidewalk.
11. VISION CORNER EASEMENT RESTRICTION: Within the area of the vision corner easement, the height of all plantings, berms, fencing, signs, any other structure shall be limited to 24 inches above the intersection elevation. No access to any roadway shall be permitted over the vision corners from the adjacent lots.
12. An easement for electric, natural gas, and communications service is hereby granted by Prairie Creek Ridge, LLC, Grantor, to WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee, City of Oconomowoc Utilities, Grantee, and SPECTRUM MID-AMERICA, LLC, Grantee, by Charter Communications Inc., its Manager their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with 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, excluding any decorative landscaping, fencing, or retaining walls. 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.

Table with 9 columns: CURVE NO., BOUNDARY, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH, TANGENT IN, TANGENT OUT. Contains data for curves C1, C2, C3, C4, and C5.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_
Department of Administration

