

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 OWNER'S CERTIFICATE OF DEDICATION e Creek Ridge, LLC. a City of Oconomowoc Wisconsin Department of Administration Waukesha County Parks and Land Use De ired by s.236.10 or s.236.12 of the Wisc sin State Statutes to be submitte

IN WITNESS WHEREOF, the said Prairie Creek Ridge, LLC., has caused these presents to be signed by (name - print) **Michael J. Dicker** (city) **Caabomaao — , Waukesho** County, Wisconsin, on this **4th** day of **Somsory**, 202**5** ence of Prairie Creek Ridge, LLC.

CONSENT OF CORPORATE MORTCACES STATE OF WISCONSIN)

WHATESHA COUNTY) SS

Personally came before me this 9½ day of TRAUARY

liability company, to me known to be the persons who executed the formula acknowledged that they executed the foregoing instrument as such tery Public FAY SCHNEIDER may kay Schneide 8-3-26 CINDY KAY as the des (J.BIOKLER , member, of the above named limited to be such member of said limited liability company iability company, by its authority.

STATE OF WISCONSIN)
COUNTY) SS IN WITNESS WHEREOF, the said
and its corporate seal to be hereunto affixed [>]ersonally came before me this __ foregoing instrument and to me kr ; a corporation duly organized and existing under an hereby consent to the surveying, dividing, mapping and dec Z day of by virtue of the laws of cation of the land descr

tate of Wisconsin N
y Commission Expires: Þ

CITY OF OCONOMOWOC CERTIFICATE

Resolved, that the plat known as PRAIRIE CREEK RIDGE ADDITION No. 9, being a part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 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 Statues.

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

10 UTILITY EASEMENT PROM STREET R.O.W. LINE

1/8/25 Date 19/2025 I hereby certify that the foregoing is a true and correct copy of the day of July 2024, which action be City of Oconomowoc's approval were satisfied as of the 23 ive upon receipt of approval of all other reviewing agencies and all conditions of the

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 のアールのなっています。

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ie Sullivan, Director of Finance

1-8-25 Date

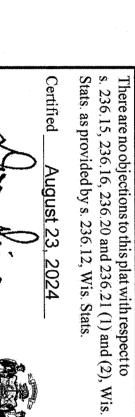
WAUKESHA COUNTY TREASURER'S CERTIFICATE Research Literate In the Couper Beaute Beaute, being duly elected County Treasure of the Coupered tax sales or special assessments as of ☐ Baaaar ADDITION No. 9. by certify that the records in my office show no unpaid taxes and no on any of the lands included in the plat of PRAIRIE CREEK RIDGE

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE

ENGINEERING

GROUP



7.5' UTILITY EASEMENT FROM PROPERTY
LINES BETWEEN LOTS & OUTLOTS

T.5' PROPER

SUBDIVISION BOUNDARY LINE

15' PROPER

T.5' PROPER

T.5' DISTON BOUNDARY LINE

PROPERTY LINE -

PRAIRI П **CREEK RIDGE ADDITION NO. 9**

Being a part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 in Section 22, Township 8 North, Range 17 East, City of Oconomowoc, Waukesha County, Wisconsin

NOTES:

hin this plat shall be dedicated to the public.

IRESTRICTION: Although all the lots in this Subdivision have been reviewed and approved for development with single-family IRESTRICTION: Although all the lots in this Subdivision have been reviewed and approved for development with single-family is in accordance with Section 236 Wisconsin Statutes, they may contain soil conditions that, due to the possible presence of reserve the surface, may require additional soil engineering and foundation design with regard to basement construction. It is not shall avoid hydric soils as much as possible. It is recommended that either a licensed professional engineer or other soils and shall avoid hydric soils as much as possible. It is recommended that either a licensed professional engineer or other soils and shall avoid hydric soils as much as possible. It is recommended that either a licensed professional engineer or other soils and shall avoid hydric soils as much as possible. It is recommended that either a licensed professional engineer or other soils and shall avoid hydric soils as much as possible. It is recommended that either a licensed professional engineer or other soils and shall avoid hydric soils as much as possible. It is recommended that either a licensed professional engineer or other soils and shall series or that special measures be taken. Soil conditions should be subject to each owners special investigation prior to nard no specific representation is made herein.

In the City of Coonomowoc shall be maintained by the Prairie Creek Ridge Estates Home Owners Association in an unobstructed condition as at the maintained by the Prairie Creek Ridge Estates Home Owners Association for storm water management the City of coshould become the owner of any lot or cutlot in the subdivision by reason of tax delinquency. The Homeowners Association of any building, grading, or filling ots is prohibited and unless approved by the city of Coonomowoc. The Homeowners Association and collected as a special heapting the propo

ban Residential Building Setbacks: Front / Street Setback = 25 Feet; Side Setback = 10 Feet; Rear Setback = 20 Feet.

Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0038H and 19H with an effective date of OCTOBER 19, 2023.

Stop valves shall not be in driveway nor sidewalk.

INNER EASEMENT RESTRICTION (LOTS 394, 406, 407 & 425); Within the area of the vision corner easement, the height of all terms, fencing, signs, any other structure shall be limited to 24 inches above the intersection elevation. No access to any roadway mitted over the vision corners from the adjacent lots.

INNER EASEMENT RESTRICTION (LOTS 394, 406, 407 & 425); Within the area of the vision corner easement, the height of all terms, fencing, signs, any other structure shall be limited to 24 inches above the intersection elevation. No access to any roadway mitted over the vision corners from the adjacent lots.

INNER EASEMENT RESTRICTION (LOTS 394, 406, 407 & 425); Within the area of the vision corner easement, the height of all terms, for the vision corners from the adjacent lots.

INNER EASEMENT RESTRICTION (LOTS 394, 406, 407 & 425); Within the area of the vision corner easement, the height of all terms, for electric, natural gas, and communications lnc., lits Manager their properties successors and assigns, to construct, install, lot, and replace from time to time, facilities used in connection with underground transmission and distribution of and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the signated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, in and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to time or cut down trees, roots as may be reas

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

SURVEYOR'S CERTIFICATE

That I have surveyed, mapped and divided part of the Northeast 1/4 and the Southeast Township 8 North, Range 17 East, City of Oconomowoc, Waukesha County, Wisconsin

ommencing at the northwest corner of the Southwest 1/4 of said Section 22; thence So outhwest 1/4, 2633.13 feet to the northwest corner of the Southeast 1/4 of said Section st line of said Southwest 1/4, 1140.49 feet to the north line of Prairie Creek Ridge Add outh 89°46'09" West along said north line, 79.17 feet to the Point of Beginning; uth 89°20'44" East along the north line of said 22; Thence South 00°30'15" East along the ition No. 8, a recorded subdivision; Thence

nce along the west line of said Prairie Creek Ridge Addition No. 8 the following cour

South 11°58′28" West, 149.03 feet to a point on a curve; Northwesterly 108.63 feet along the radius is 560.00 feet and whose chord bears North 83°34′58" West, 108.46 feet; South 00°13 62°02′58" West, 2.20 feet; South 89°46′09" West, 635.70 feet; South 23°51′36" West, 43.64 feet; North 89°02′55" East, 44.19 feet; South 00°57′05" East, 11.11 feet; North 86°47′16" East 85.89 feet; North 89°51′07" East, 81.61 feet; South 88°39′46" East, 83.75 feet; South 87°09′1 West, 130.00 to a point on a curve; Southeasterly 20.00 feet along the arc of said curve to the and whose chord bears South 86°12′27" East, 20.00 feet; North 03°36′19" East, 140.04 feet; South 04°14′38" West, 140.00 feet; South 05°54′45" West, 60.02 feet; South 04°14′38" West, Prairie Creek Ridge Addition No. 6, a recorded subdivision;

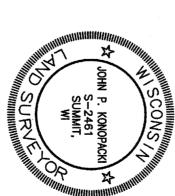
Thence South 89°59'47" West along said north line, 694.99 feet; Thence North 00°57'05' Thence South 89°02'55" As along said north line, 209.00 feet to the west line of the Ea Thence North 00°57'05" West along said west line, 822.65 feet; Thence North 89°46'09" "West along said north line, 52.96 feet; st 1/2 of the Southwest 1/4 of said Section 22; East, 1228.09 feet to the Point of Beginning.

That I have made such survey, land division and map by the direction of Prairie Creek Ri aining 746,716 square feet (17.1422 acres) of land Gross, and 607,934 square feet (13.9562 Acres) of land Net, more or less. idge, LLC, owner of said land.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State S Division and Platting Ordinance in surveying, mapping and dividing the lands within the s That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

Date: MAY 16, 2024 REVISED: JUNE 12, 2024 REVISED: AUGUST 13, 2024

John P Konopacki Professional Land Surveyor S-2461



									СЗ			-										-				22				-			C1	CURVE NO.	
LOT 421	ROW SOUTH	LOT 404	LOT 403	LOT 402	LOT 401	LOT 400	LOT 399	ROW NORTH	CENTERLINE	LOT 432	LOT 431	LOT 430	LOT 429	LOT 428	LOT 427	OUTLOT 30	ROW NORTH	LOT 392	LOT 391	LOT 390	LOT 389	LOT 388	LOT 387	ROW SOUTH	CENTERLINE	BOUNDARY	ROW SOUTH	CENTERLINE	ROW NORTH	LOT 411	LOT 412	ROW NORTH	BOUNDARY		
109.02'	300.84'	72.32'	80.53'	80.46	80.18'	76.95'	5.40'	395.84'	348.34'	14.10'	80.97	80.34	78.29'	82.39'	77.18'	20.03'	419.20'	90.11'	85.97'	85.38'	86.00'	86.69'	10.26'	444.41	448.85'	20.00'	10.66'	10.66'	10.66'	29.59'	89.70'	119.29'	108.63'	LENGTH	
190.00'	190.00'	250.00'	250.00'	250.00'	250.00'	250.00'	250.00'	250.00'	220.00'	3060.00'	3060.00'	3060.00'	3060.00'	3060.00'	3060.00'	3060.00'	3060.00'	3000.00'	3000.00'	3000.00'	3000.00'	3000.00'	3000.00'	3000.00'	3030.00'	3060.00'	500.00'	530.00'	560.00'	560.00'	560.00'	560.00'	560.00'	RADIUS	
032°52'39"	090°43'14"	016°34'32"	018°27'22"	018°26'21"	018°22'34"	017°38'07"	001°14'17"	090°43'14"	090°43'14"	000°15'50"	001°30'58"	001°30'16"	001°27'57"	001°32'34"	001°26'42"	000°22'30"	007°50'57"	001°43'16"	001°38'31"	001°37'50"	001°38'33"	001°39'21"	000°11'45"	008°29'15"	008°29'15"	000°22'28"	001°13'18"	001°09'09"	001°05′26"	003°01'41"	009°10'38"	012°12'19"	011°06'53"	DELTA	C ₂
S73°19'49"W	N44°24'32"E	N81°28'53"E	N63°57'55"E	N45°31'04"E	N27°06'37"E	N09°06'16"E	N00°19'56"W	N44°24'32"E	N44°24'32"E	S85°53'18"E	S87°09'10"E	S88°39'46"E	N89°51'07"E	N88°20'52"E	N86°51′14"E	N85°56'38"E	S89°40'51"W	S86°37'00"W	S88°17'53"W	S89°56'04"W	N88°25'45"W	N86°46'48"W	N85°51'15"W	M.00.00.06N	M.00,00.06N	S86°12'27"E	S89°37'12"E	S89°39'17"E	N89°41'08''W	N88°43'01"W	N82°36'51"W	N84°07'42"W	N83°34'58"W	CHORD BEARING	CURVE TABLE
107.54'	270.38'	72.07'	80.18'	80.11'	79.84'	76.65'	5.40'	355.77'	313.08'	14.10'	80.97'	80.34'	78.29'	82.39'	77.17'	20.03'	418.87'	90.11'	85.96'	85.38'	85.99'	86.69'	10.26'	444.00'	448.44'	20.00'	10.66'	10.66'	10.66'	29.59'	89.60'	119.07'	108.46'	CHORD LENGTH	
	M90,25,00N							N00°57'05"W	N00°57'05"W		-						N86°23'41"W							N85°45'22"W	N85°45'22"W	S86°23'41"E	N89°46'09"E	N89°46'09"E	N89°46'09"E			N78°04'32"W	N78°01'32"W	TANGENT IN	
	N89°46'09"E							N89°46'09"E	N89°46'09"E								S85°45'22"W				·			S85°45'22"W	S85°45'22"W	S86°01'13"E	S89°00′34"E	S89°04'43"E	S89°08'25"E			S89°46'09"W	N89°08'25"W	TANGENT OUT	