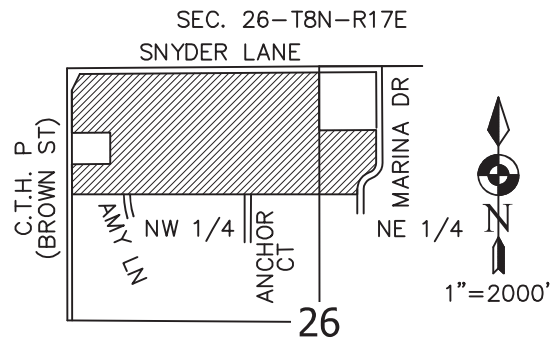


LEGEND

- 1.27" REBAR (#10), 18" LONG, WGT.= 4.3 LBS./FT. SET
0.75" REBAR (#6), 18" LONG, WGT.= 1.5 LBS./FT. SET AT
ALL OTHER LOT & OUTLOT CORNERS
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 2" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- XXXXXX - NO VEHICULAR ACCESS ALLOWED

LOCATION MAP



BEARINGS ARE REFERENCED TO NAD27, WISCONSIN
STATE PLANE, SOUTH ZONE, GRID NORTH ON THE
NORTH LINE OF THE NW 1/4 OF SECTION 26-08-17
AS N89°36'14"E.

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND
MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5"
AND MEASURED TO THE NEAREST 00°00'05"

GENERAL NOTES:

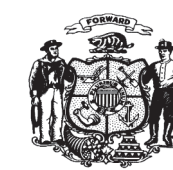
- ALL EASEMENTS ARE GRANTED TO THE MUNICIPALITY UNLESS OTHERWISE STATED.
- THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
- NO DIRECT VEHICULAR ACCESS ALLOWED FROM SNYDER FARM LOTS AND OUTLOTS TO BROWN STREET (C.T.H. "P"), SNYDER LANE OR MARINA DRIVE.
- EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOTS 2-7. WAUKESHA COUNTY OR THE TOWN OF OCONOMOWOC SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT EITHER ENTITY BECOMES THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY THE REASON OF TAX DELINQUENCY.
- NO STRUCTURE IN EXCESS OF TWO (2) FEET IN HEIGHT SHALL BE PLACED IN THE VISION CORNER EASEMENT, EXCEPT FOR NECESSARY TRAFFIC SIGNS, PUBLIC UTILITY LINES AND OPEN FENCES THROUGH WHICH THERE IS CLEAR VISION, NOR SHALL ANY PLANT MATERIAL BE PERMITTED WHICH OBSTRUCTS SAFE VISION OF THE INTERSECTION APPROACHES.
- NO POLES, PADS BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
- PER FIRM MAP NUMBER 55133C0039H REVISED OCTOBER 19, 2023, THIS PROPERTY IS IN ZONE X.
- THIS PROPERTY IS SUBJECT TO A CONDITIONAL REZONE (FILE NO. R272) FROM THE AGRICULTURAL TRANSITION DISTRICT TO THE R-2 RESIDENTIAL DISTRICT.
- ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE MASTER GRADING PLAN ON FILE WITH WAUKESHA COUNTY PLANNING AND ZONING DIVISION. DEVIATIONS FROM THE MASTER GRADING PLAN REQUIRE APPROVALS FROM THE TOWN ENGINEER AND WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE.
- PRELIMINARY TEST PIT LOCATIONS ARE SHOWN ON THE PLAT FOR EACH LOT AND OUTLOT. A "FORM A" SEASONAL HIGH GROUNDWATER REPORT IS ON FILE AT WAUKESHA COUNTY - LAND RESOURCES DIVISION AND A SUMMARY TABLE IS INCLUDED ON SHEET 4 OF THIS PLAT. PROVIDING MINIMUM BASEMENT GRADES FOR EACH LOT. PER WAUKESHA COUNTY - LAND RESOURCES DIVISION'S DETERMINATION, ADDITIONAL SOIL TEST ANALYSIS MAY ALLOW FOR LOWER BASEMENT GRADES FOR A LOT THAN WHAT IS REPORTED ON THE EXISTING "FORM A" REPORT AND SUMMARY TABLE, BUT UNDER NO CIRCUMSTANCES SHALL A BASEMENT FLOOR GRADE BE APPROVED FOR LESS THAN ELEVATION 877.50 FT MSL.

SNYDER FARM

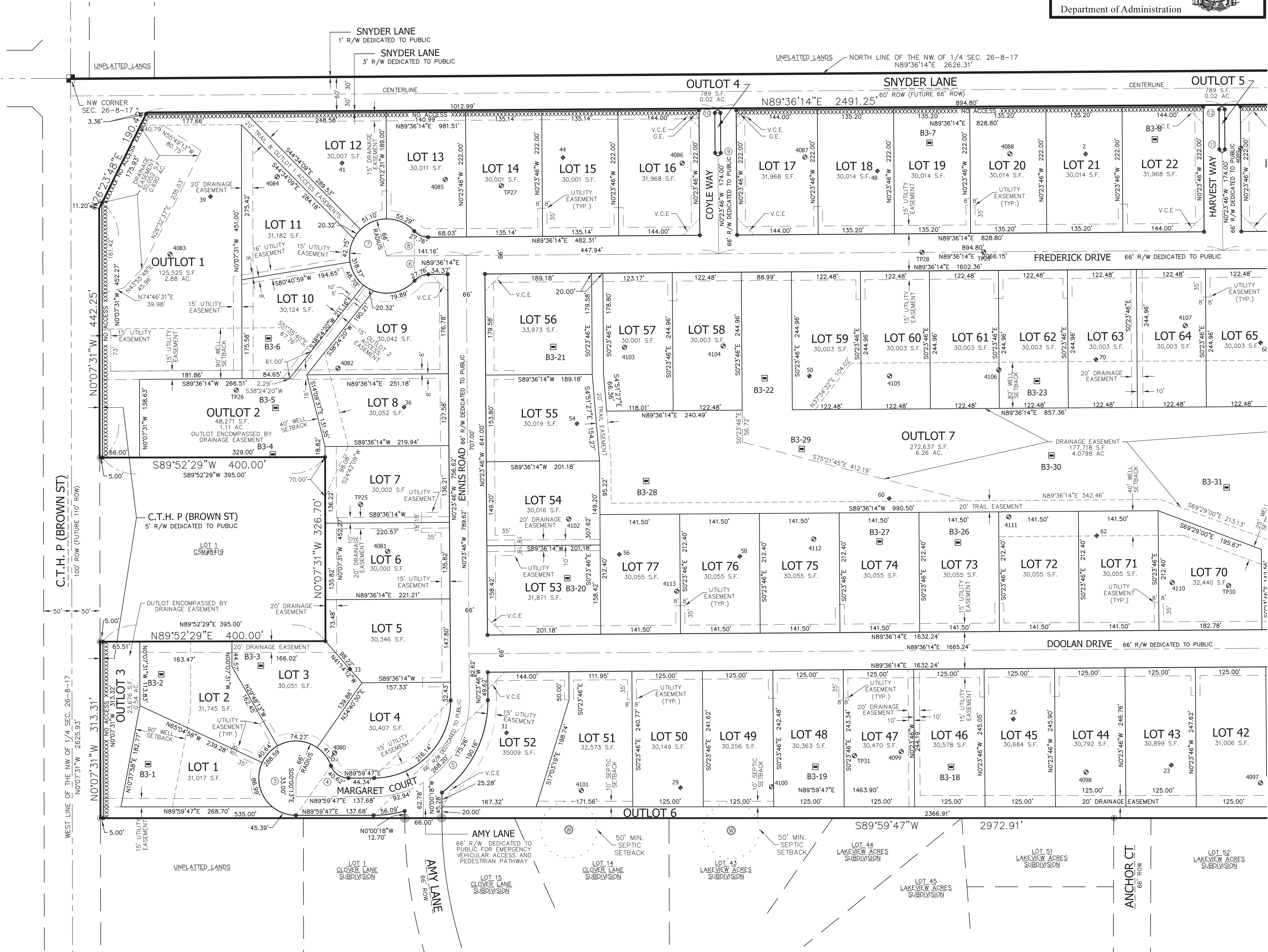
BEING A PART OF THE NW. 1/4 AND NE. 1/4 OF THE NW. 1/4, AND THE NW. 1/4 OF THE NE. 1/4 OF SECTION 26, T.8N., R.17E., TOWN OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN

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



LEGEND

- 1.27" REBAR (#10), 18" LONG, WGT.= 4.3 LBS./FT. SET
0.75" REBAR (#6), 18" LONG, WGT.= 1.5 LBS./FT. SET
AT ALL OTHER LOT & OUTLOT CORNERS
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 2" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

XXXXXX - NO VEHICULAR ACCESS ALLOWED

OUTLOT OWNERSHIP AND MAINTENANCE

THE TITLEHOLDER OF LOT 1 OF THE CERTIFIED SURVEY MAP #8419 SHALL HOLD 100% DIVIDABLE INTEREST IN OUTLOT 1. OUTLOT 1 MUST BE OWNED BY AN ABUTTING PROPERTY OWNER UNLESS A SUBSEQUENT REZONING IS APPROVED ALLOWING IT TO BE CONVEYED SEPARATELY. TITLEHOLDERS OF LOTS 1 THROUGH 77 OF THE SNYDER FARM SUBDIVISION EACH SHALL HOLD 1/77 UNDIVIDABLE INTEREST IN OUTLOTS 2, 3, 6, & 7, WHERE THE STORM WATER MANAGEMENT PRACTICES ARE LOCATED, AND OUTLOTS 4 & 5, WHICH ARE LANDSCAPE ISLANDS WITHIN THE RIGHTS-OF-WAY. THERE ARE ONE OR MORE SEPARATE DOCUMENTS RECORDED ON THE PROPERTY TITLE THROUGH THE WAUKESHA COUNTY REGISTER OF DEEDS ENTITLED "STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT" ("MAINTENANCE AGREEMENT") THAT APPLY TO OUTLOTS 2, 3, 6, & 7. THE MAINTENANCE AGREEMENT SUBJECTS THIS SUBDIVISION PLAT, AND ALL LOT OWNERS THEREIN, TO COVENANTS, CONDITIONS AND RESTRICTIONS NECESSARY TO ENSURE THE LONG-TERM MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICE. THE DEVELOPERS AGREEMENT RECORDED ON THE PROPERTY TITLE THROUGH THE WAUKESHA COUNTY REGISTER OF DEEDS SHALL INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS NECESSARY TO ENSURE THE LONG-TERM MAINTENANCE OF THE RIGHT-OF-WAY LANDSCAPE ISLANDS AND TRAIL EASEMENT; TRAIL EASEMENT SHALL ALSO SERVE AS OUTLOT 1 ACCESS EASEMENT FOR THE MUNICIPALITIES' USE. THESE AGREEMENTS ALSO OUTLINE A PROCESS BY WHICH THE TOWN OF OCONOMOWOC MAY LEVY AND COLLECT SPECIAL ASSESSMENTS OR CHARGES FOR ANY SERVICES THE COMMUNITY MIGHT PROVIDE RELATING TO ENFORCEMENT OF THESE MAINTENANCE AGREEMENTS.

IN ACCORDANCE WITH CHAPTER 14 - ARTICLE VIII OF THE WAUKESHA COUNTY CODE OF ORDINANCES ("STORM WATER ORDINANCE"), THE STORM WATER PERMIT HOLDER IS RESPONSIBLE FOR CONSTRUCTING THE STORM WATER MANAGEMENT PRACTICES FOLLOWING PLANS APPROVED BY WAUKESHA COUNTY OR TOWN OF OCONOMOWOC AND IS RESPONSIBLE FOR MAINTAINING THE STORM WATER PRACTICES UNTIL PERMIT TERMINATION BY WAUKESHA COUNTY OR TOWN OF OCONOMOWOC. UPON TERMINATION OF THE STORM WATER PERMIT, THE OWNERS OF LOTS 1-77 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT.

EASEMENTS

ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORM WATER COLLECTION, CONVEYANCE, TREATMENT OR INFILTRATION. NO BUILDINGS OR OTHER STRUCTURES ARE ALLOWED IN THESE AREAS. NO GRADING OR FILLING IS ALLOWED IN THESE AREAS THAT MAY INTERRUPT STORM WATER FLOWS IN ANY WAY. THE MAINTENANCE AGREEMENT MAY CONTAIN SPECIFIC MAINTENANCE REQUIREMENTS FOR THESE AREAS. THE TOWN OF OCONOMOWOC, WAUKESHA COUNTY 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.

ALL LANDS WITHIN AREAS LABELED "SEPTIC SETBACK" ARE RESTRICTED FROM THE PLACEMENT OF ANY SEPTIC SYSTEM DUE TO POTENTIAL RISK OF CONTAMINATION TO EXISTING POTABLE WELLS IN ACCORDANCE WITH WAUKESHA COUNTY ORDINANCES AND WISCONSIN ADMINISTRATIVE CODES.

ALL LANDS WITHIN AREAS LABELED "WELL SETBACK" ARE RESTRICTED FROM POTABLE WELL PLACEMENT TO ENSURE WELLS ARE NOT WITHIN 100 FEET OF HIGH WATER CONDITIONS FOR THE PROPOSED INFILTRATION FACILITIES IN ACCORDANCE WITH THE STORM WATER ORDINANCE AND WISCONSIN ADMINISTRATIVE CODES.

ALL LANDS WITHIN AREAS LABELED "TRAIL EASEMENT" SHALL BE DEDICATED TO THE TITLEHOLDERS OF LOTS 1 THROUGH 77 OF THE SNYDER FARM SUBDIVISION. EACH SHALL HOLD 1/77 UNDIVIDABLE INTEREST. MAINTENANCE RESPONSIBILITIES OF TRAIL SHALL BE BY SEPARATE DOCUMENT.

ALL LANDS WITHIN AREAS LABELED "OUTLOT 1 ACCESS EASEMENT" AND "OUTLOT 2 ACCESS EASEMENT" SHALL BE GRANTED TO THE TOWN OF OCONOMOWOC, WAUKESHA COUNTY OR THEIR DESIGNEE FOR AUTHORIZED ACCESS TO OUTLOT 1 AND OUTLOT 2.

THE HEIGHT OF ALL PLANTINGS, BERMS, FENCES, SIGNS OR OTHER STRUCTURES WITHIN ALL LANDS WITHIN AREAS LABELED "VISION CORNER EASEMENTS" (V.C.E.) IS LIMITED TO 24 INCHES ABOVE THE ELEVATION OF THE CENTER OF THE INTERSECTION. NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED WITHIN THE V.C.E.

ALL LANDS WITHIN AREAS LABELED "GRADING EASEMENT" (G.E.) SHALL BE GRANTED TO THE TOWN OF OCONOMOWOC OR THEIR DESIGNEE FOR AUTHORIZED DITCH GRADING ACTIVITIES ASSOCIATED WITH THE TOWN OF OCONOMOWOC'S RIGHTS-OF-WAY MAINTENANCE.

ALL LANDS WITHIN AREAS LABELED "TEMPORARY TURNAROUND EASEMENT" SHALL BE USED AS TEMPORARY EXTENSIONS OF THE PUBLIC RIGHT-OF-WAY UNTIL SUCH TIME AS THE ACTUAL PUBLIC RIGHT-OF-WAY IS EXTENDED VIA DEDICATION INTO THE ADJACENT PROPERTY TO THE EAST. SUBSEQUENTLY, ALL "TEMPORARY TURNAROUND EASEMENT" LANDS SHALL BE VACATED AT THAT TIME.

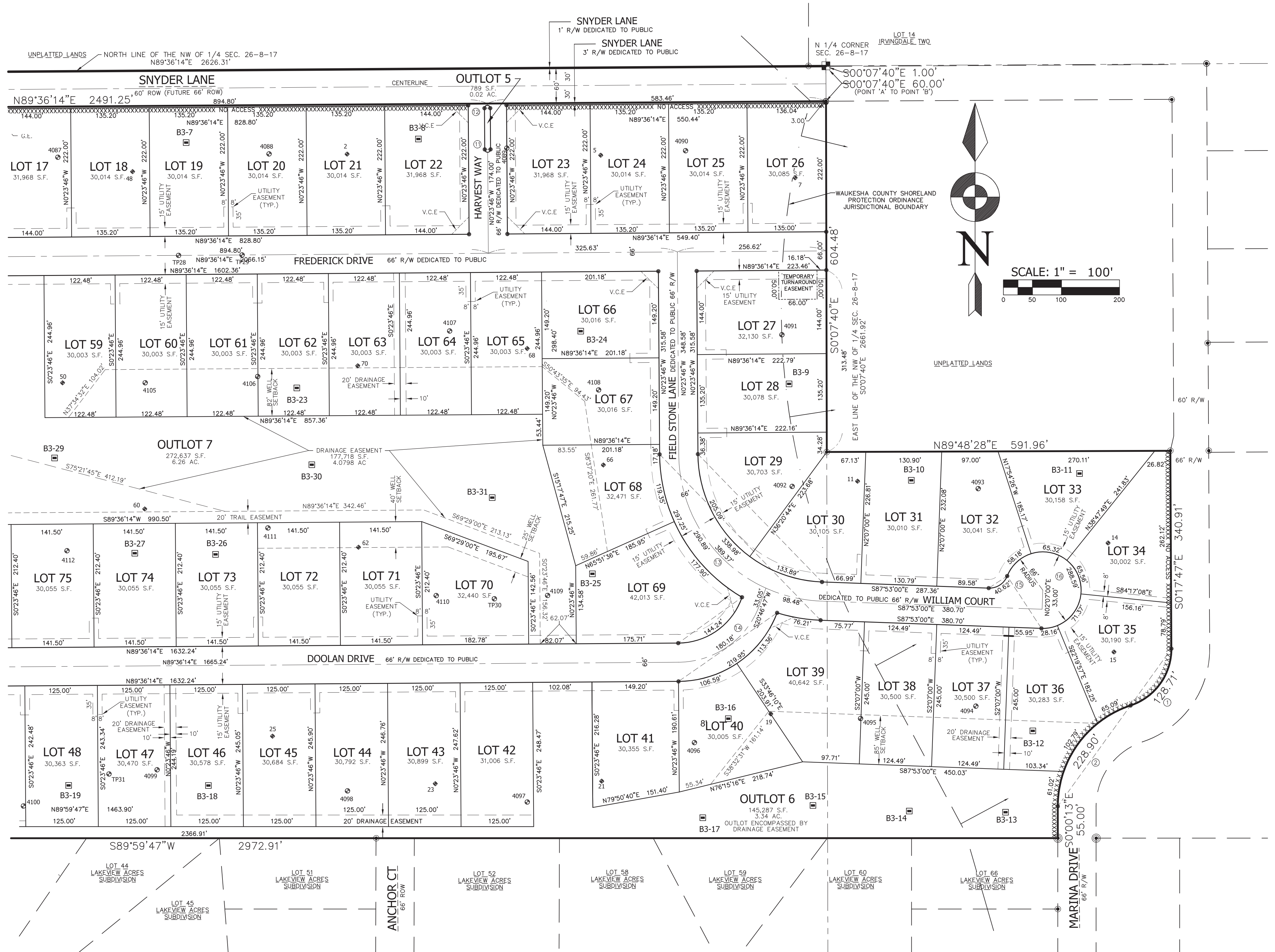


REVISED 03NOV2023
REVISED 27DEC2023

PROJECT #2934.00

SNYDER FARM

BEING A PART OF THE NW. 1/4 AND NE. 1/4 OF THE NW. 1/4, AND THE NW. 1/4 OF THE NE. 1/4 OF SECTION 26, T.8N., R.17E., TOWN OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN



THIS INSTRUMENT DRAFTED BY MARK AUGUSTINE

SHEET 2 OF 4

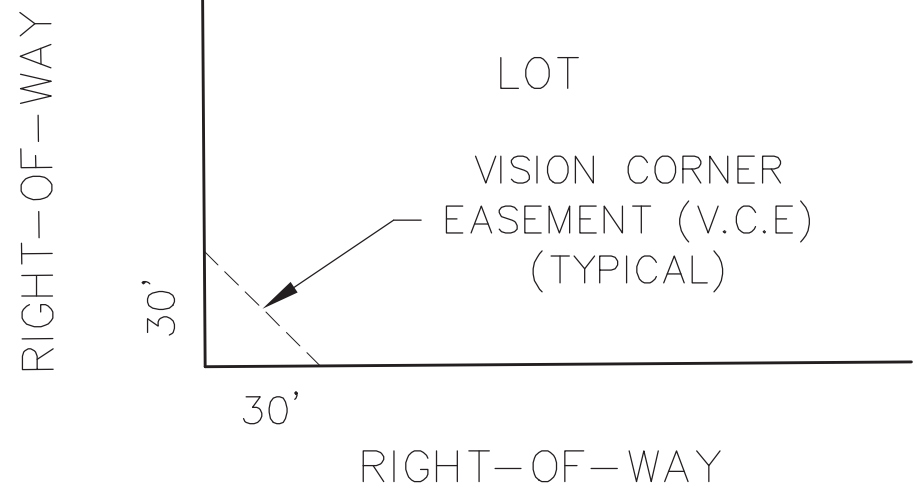
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XXXXXX - NO VEHICULAR ACCESS ALLOWED

VISION CORNER EASEMENT DETAIL

FOR ALL LOTS AT STREET INTERSECTIONS
(NOT TO SCALE)



UTILITY EASEMENT PROVISIONS

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

F&M Snyder Family LLC

, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee,

Spectrum Mid-America, LLC

, Grantee, and

Wisconsin Bell, Inc., doing business as

AT&T Wisconsin, a Wisconsin Corporation

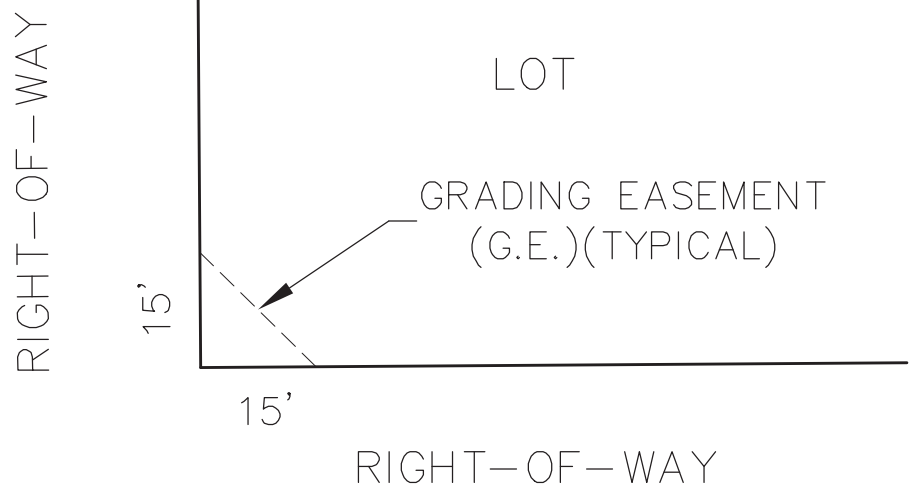
, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. 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.

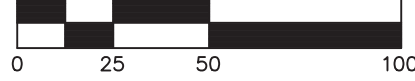
GRADING EASEMENT DETAIL

FOR 16 & 17 LOTS AT INTERSECTION OF SNYDER LANE AND COYLE WAY
(NOT TO SCALE)



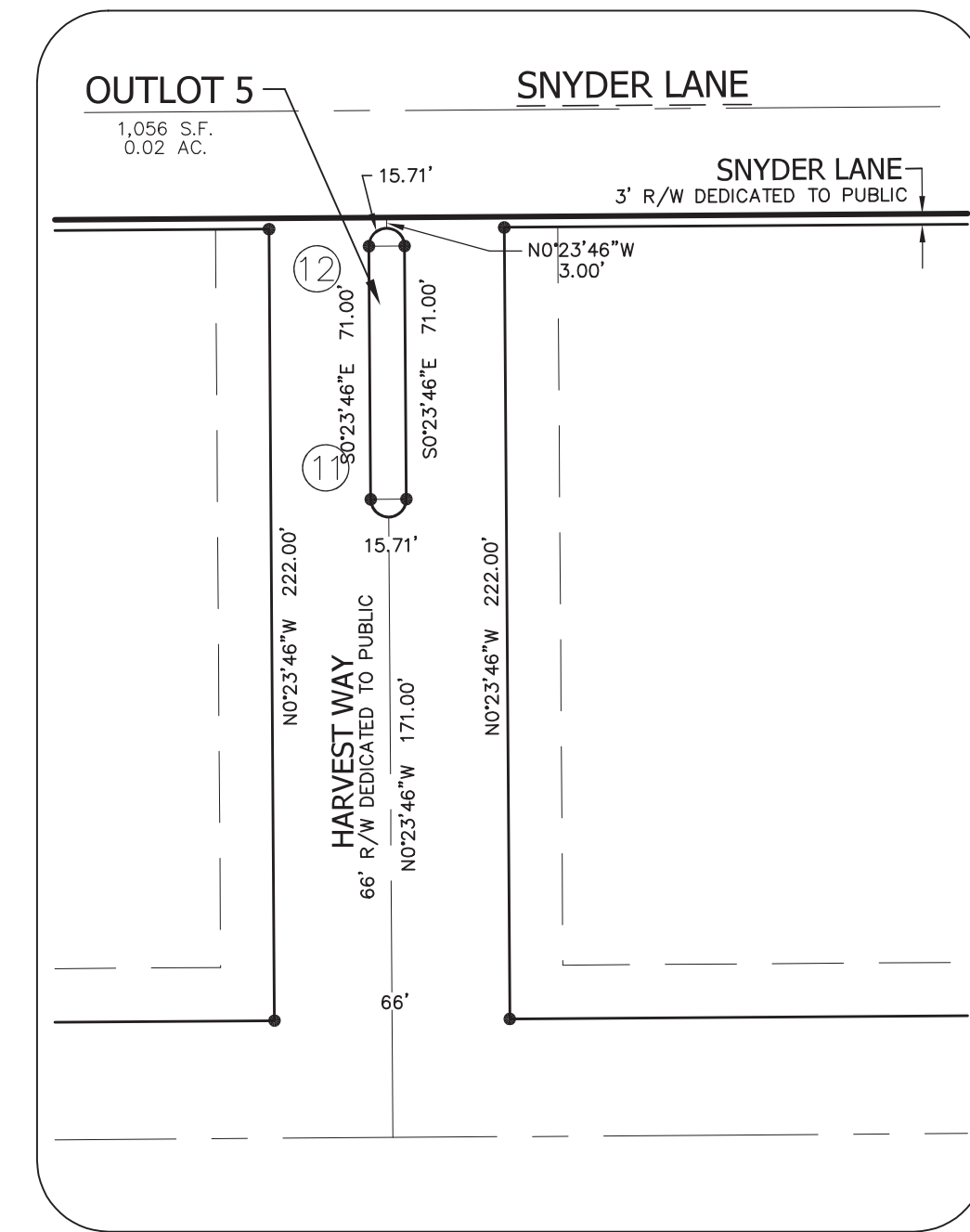
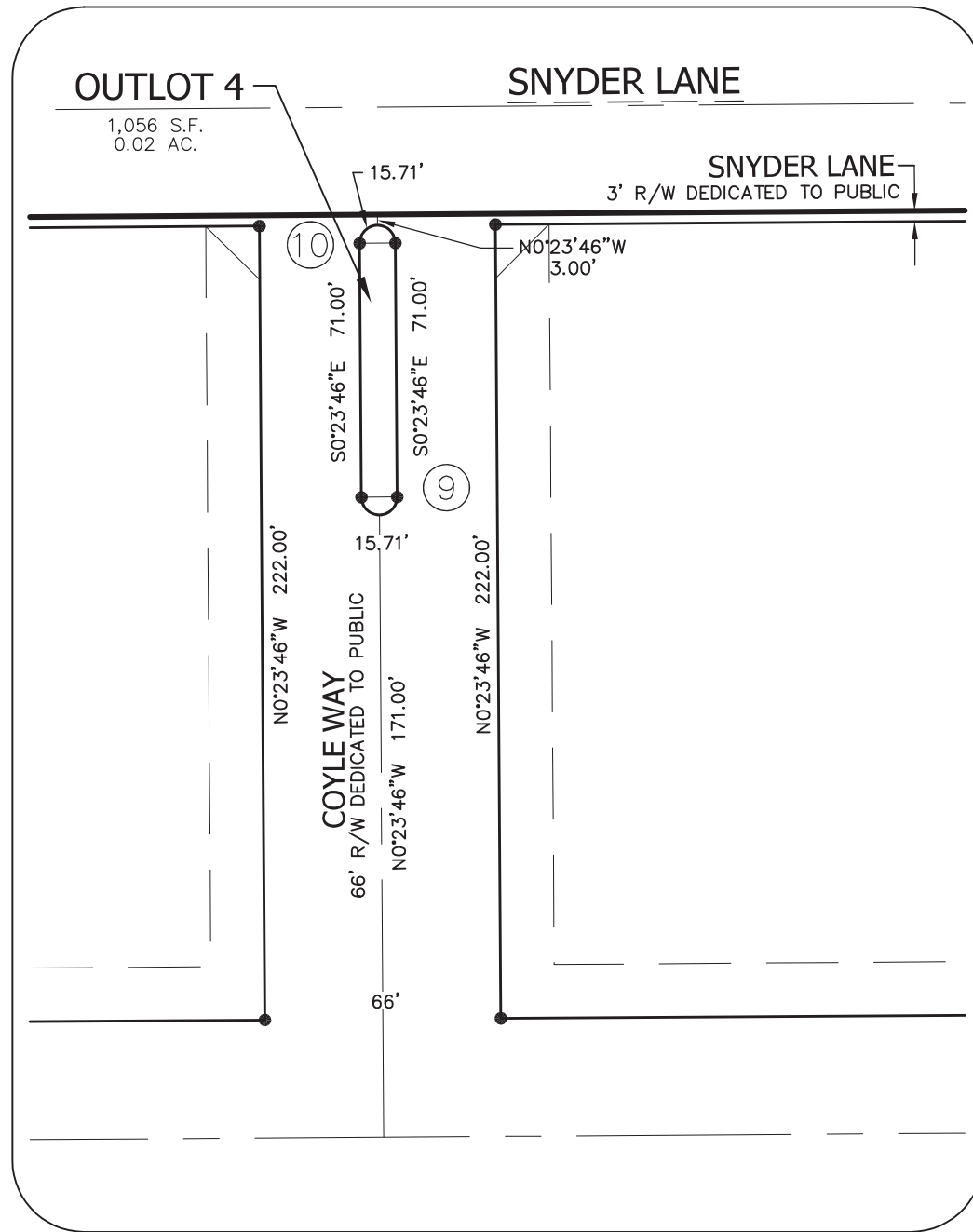
OUTLOT DETAILS

SCALE: 1" = 50'

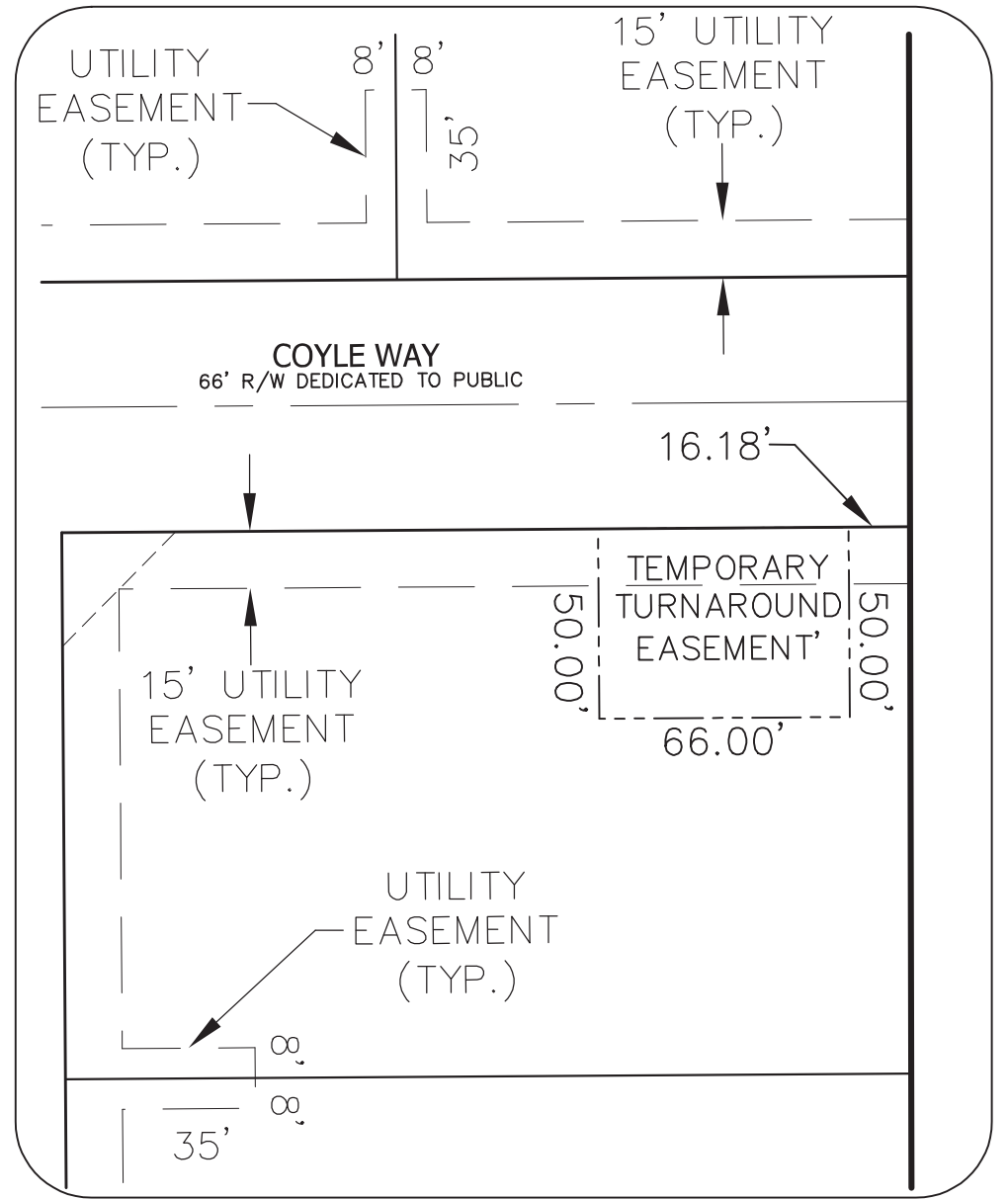


SNYDER FARM

BEING A PART OF THE NW. 1/4 AND NE. 1/4 OF THE NW. 1/4, AND THE NW. 1/4 OF THE NE. 1/4 OF SECTION 26, T.8N., R.17E., TOWN OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN



UTILITY EASEMENT AND TEMPORARY TURNAROUND EASEMENT DETAILS



CURVE TABLE

CURVE	LOT	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN. BEARING 1	TAN. BEARING 2
1	EXT	102.48'	71°57'36"	128.71'	120.41'	S 35°41'01" W	S 0°17'47" E	S 71°39'49" W
2	EXT	183.00'	71°40'02"	228.90'	214.27'	S 35°49'48" W	S 71°39'49" W	S 0°00'13" E
2	35	183.00'	20°22'49"	65.09'	64.75'	S 61°28'24" W	S 71°39'49" W	—
2	36	183.00'	32°10'59"	102.79'	101.45'	S 35°11'31" W	—	—
2	OL 6	183.00'	19°06'14"	61.02'	60.73'	S 9°32'54" W	—	S 0°00'13" E
3	R/W	66.00'	196°31'47"	288.59'	107.78'	N 35°15'40.5" E	S 89°59'47" W	S 19°28'26" E
3	OL 3	66.00'	39°24'02"	45.39'	44.50'	N 70°18'12" W	S 89°59'47" W	—
3	1	66.00'	75°31'13"	86.99'	80.83'	N 12°50'34.5" W	—	—
3	2	66.00'	35°16'45"	40.64'	40.00'	N 42°33'24.5" E	—	—
3	3	66.00'	64°28'43"	74.27'	70.42'	S 87°33'51.5" E	—	—
3	4	66.00'	35°51'04"	41.30'	40.63'	S 37°23'58" E	—	S 19°28'26" E
4	R/W	33.00'	70°31'47"	40.62'	38.11'	S 54°44'19.50" E	S 19°28'26" E	N 89°59'47" E
5	R/W N	137.00'	90°23'33"	216.14'	194.41'	N 44°48'00.5" E	N 89°59'47" E	N 0°23'46" W
5	C/L	170.00'	90°23'33"	268.20'	241.24'	N 44°48'00.5" E	N 89°59'47" E	N 0°23'46" W
5	C/L S	170.00'	31°19'24"	92.94'	91.79'	N 74°20'05" E	N 89°59'47" E	—
5	C/L N	170.00'	59°4'09"	175.26'	167.60'	N 29°08'18.5" E	—	N 0°23'46" W
5	R/W S	203.00'	15°49'50"	56.09'	55.91'	N 82°04'52" E	N 89°59'47" E	N 74°09'57" E
5	R/W S	203.00'	53°40'18"	190.16'	183.28'	N 26°26'23" E	N 53°16'32" E	N 0°23'46" W
6	R/W	33.00'	48°11'23"	27.76'	26.94'	S 65°30'32.5" W	S 89°36'14" W	S 41°24'51" W
7	R/W	66.00'	276°22'46"	318.37'	88.00'	N 0°23'46" W	S 41°24'51" W	S 42°12'23" E
7	9	66.00'	69°21'06"	79.89'	75.10'	S 76°05'24" W	S 41°24'51" W	—
7	OL 2	66.00'	17°38'23"	20.32'	20.24'	N 60°24'51.5" W	—	—
7	10	66.00'	42°16'39"	48.70'	47.60'	N 30°27'20.5" W	—	—
7	11	66.00'	37°06'29"	42.75'	42.00'	N 9°14'13.5" E	—	—
7	OL 1	66.00'	17°38'23"	20.32'	20.24'	N 36°36'39.5" E	—	—
7	12	66.00'	44°21'38"	51.10'	49.83'	N 67°36'40" E	—	—
7	13	66.00'	48°00'08"	55.29'	53.69'	S 66°12'27" E	—	S 42°12'23" E
8	R/W	33.00'	48°11'23"	27.76'	26.94'	S 66°18'04.5" E	S 42°12'23" E	N 89°36'14" E
9	OL 4	5.00'	180°00'00"	15.71'	10.00'	S 89°36'14" W	S 0°23'46" E	N 0°23'46" W
10	OL 4	5.00'	180°00'00"	15.71'	10.00'	N 89°36'14" E	N 0°23'46" W	S 0°23'46" E
11	OL 5	5.00'	180°00'00"	15.71'	10.00'	S 89°36'14" W	S 0°23'46" E	N 0°23'46" W
12	OL 5	5.00'	180°00'00"	15.71'	10.00'	N 89°36'14" E	N 0°23'46" W	S 0°23'46" E
13	R/W E	222.00'	87°29'14"	333.98'	307.00'	S 44°08'23" E	S 0°23'46" E	S 87°53'00" E
13	29	222.00'	53°15'30"	208.09'	197.88'	S 26°51'44" E	S 0°23'46" E	—
13	30	222.00'	34°13'44"	133.89'	131.87'	S 70°36'21" E	—	S 87°53'00" E
13	C/L	255.00'	87°29'14"	389.37'	352.63'	N 89°36'14" E	S 0°23'46" E	S 87°53'00" E
13	C/L N	255.00'	65°21'38"	290.89'	275.37'	S 33°04'35" E	S 0°23'46" E	—
13	C/L S	255.00'	22°7'36"	98.48'	97.87'	S 76°49'12" E	—	S 87°53'00" E
13	R/W NW	288.00'	59°8'11"	297.25'	284.23'	S 29°57'51.5" E	S 0°23'46" E	S 59°31'57" E
13	68	288.00'	23°44'38"	119.35'	118.50'	S 12°16'05" E	S 0°23'46" E	—
13	69	288.00'	35°23'33"	177.90'	175.09'	S 41°50'10.5" E	—	S 59°31'57" E
13	R/W SW	288.00'	15°9'38"	76.21'	75.98'	S 80°18'11" E	S 72°43'22" E	S 87°53'00" E
14	R/W N	117.00'	70°38'02"	144.24'	135.28'	N 54°17'13" E	N 89°36'14" E	N 18°58'12" E
14	C/L	150.00'	68°49'27"	180.18'	169.54'	N 55°11'30.5" E	N 89°36'14" E	N 20°46'47" E
14	R/W S	183.00'	68°51'49"	219.95'	206.95'	N 55°10'19.5" E	N 89°36'14" E	N 20°44'25" E
14	40	183.00'	33°22'23"	106.59'	105.09'	N 72°55'02.5" E	N 89°36'14" E	—
14	39	183.00'	35°29'26"	113.36'	111.55'	N 38°29'08" E	—	N 20°44'25" E
15	32	33.00'	70°31'48"	40.62'	38.11'	N 56°51'06" E	S 87°53'00" E	N 21°35'12" E
16	R/W	66.00'	250°31'48"	288.59'	107.78'	S 33°08'54" E	N 21°35'12" E	N 87°53'00" W
16	32	66.00'	50°30'22"	58.18'	56.31'	N 46°50'23" E	N 21°35'12" E	—
16	33	66.00'	56°42'15"	65.32'	62.69'	S 79°33'18.5" E	—	—
16	34	66.00'	56°55'03"	65.56'	62.90'	S 22°44'39.5" E	—	—
16	35	66.00'	61°57'12"	71.37'	67.94'	S 36°41'28" W	—	—
16	36	66.00'	24°26'56"	28.16'	27.95'	S 79°53'32" W	—	N 87°53'00" W

SNYDER FARM

BEING A PART OF THE NW. 1/4 AND NE. 1/4 OF THE NW. 1/4, AND THE NW. 1/4 OF THE NE. 1/4 OF SECTION 26, T.8N., R.17E., TOWN OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, MARK AUGUSTINE, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped all that being a part of the NW. 1/4 and NE. 1/4 of the NW. 1/4, and the NW. 1/4 of the NE. 1/4 of Section 26, T.8N., R.17E., Town of Oconomowoc, Waukesha County, Wisconsin, more fully described as follows:

Beginning at the NW Corner of Section 26; thence N89°36'14"E, along the North line of the NW 1/4 of said section, 2626.31 feet to the North 1/4 Corner of said Section; thence S00°07'40"E, along the East line of the NW 1/4 of said section, 1.00 feet to POINT 'A'; thence continuing S00°07'40"E, along the East line of the NW 1/4 of said section, 60.00 feet to POINT 'B'; thence continue S0°07'40"E, along the East line of the NW 1/4 of said section, 604.48 feet; thence N89°48'28"E, 591.96 feet; thence S01°7'47"E, along the westerly right-of-way of Marina Drive, 340.91 feet; thence along said westerly right-of-way and the arc of a curve to the right with a radius of 102.41 feet whose chord bears S35°41'01"W, 120.41 feet; thence along said westerly right-of-way and the arc of a curve to the left with a radius of 183.00 feet whose chord bears S35°49'47"W, 214.27 feet; thence S0°00'13"E, along said westerly right-of-way, 55.00; thence S89°59'47"W, along the northerly line of Lakeview Acres Subdivision, 2972.91 feet; thence N0°07'31"W, along the easterly right-of-way of Brown Street, 313.31 feet; thence N89°52'29"E, along the southerly line of C.S.M.#8419, 400.00 feet; thence N0°07'31"W, along the easterly line of said C.S.M., 326.70 feet; thence S89°52'29"W, along the northerly line of said C.S.M., 400.00 feet; thence N0°07'31"W, along the easterly right-of-way of Brown Street, 442.25 feet; thence N26°23'48"E, 190.49 feet; thence N89°36'14"E, along the southerly right-of-way line of Snyder Lane, 2491.25 feet to POINT 'B'; thence N00°07'40"W, along the East line of the NW 1/4 of said section, 60.00 feet to POINT 'A'; thence S89°36'14"W, along said North right-of-way line of said Snyder Lane, 2626.31 feet; thence N0°07'31"W, along the West line of the NW 1/4 of said section, 1.00 foot to the point of beginning of hereinafter described lands. Said lands containing 3,467,927 Sq.Ft. (79.61 Acres).

That I have made such survey, land division and plat by the direction of F&M SNYDER FAMILY, LLC, owner of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the TOWN OF OCONOMOWOC AND WAUKESHA COUNTY in surveying, dividing and mapping the same. That I have also complied with the provisions of the Waukesha County Shoreland and Floodland Subdivision Control Ordinance.

Dated this 27TH day of DECEMBER, 2023

MARK AUGUSTINE, PLS S-2780



CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

F&M SNYDER FAMILY, 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.

F&M SNYDER FAMILY, LLC does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- Department of Administration
- Waukesha County
- Town of Oconomowoc
- City of Oconomowoc

IN WITNESS WHEREOF, said F&M SNYDER FAMILY, LLC, has caused these presents to be signed by Elizabeth A. Ruelle, Member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____
In Presence of:

Elizabeth A. Ruelle, Member

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Elizabeth A. Ruelle, Member, of the above named limited liability company, 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

_____ County, Wisconsin

My Commission Expires _____

CONSENT OF CORPORATE MORTGAGEE:

Waukesha State Bank, 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 Certified Survey Map, and does hereby consent to the above certificate of F&M Snyder Family, LLC, Owner.

IN WITNESS WHEREOF, said Waukesha State Bank has caused these presents to be signed by Jeff Lightfoot, its VP Commercial Banking Officer, and countersigned by _____, its _____ at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20_____.
In presence of:

Jeff Lightfoot, VP Commercial Banking Officer

STATE OF WISCONSIN)

_____ COUNTY) SS)

Personally came before me this _____ day of _____, 20_____, the above named _____

_____ and _____ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public

_____ County, Wisconsin

My Commission Expires _____

CITY OF OCONOMOWOC COMMON COUNCIL EXTRA-TERRITORIAL APPROVAL CERTIFICATE:

Resolved that the Plat of SNYDER FARM, in the Town of Oconomowoc, F&M SNYDER FAMILY, LLC, owner, is hereby approved by the Common Council of the City of Oconomowoc.

All conditions have been met as of the _____ day of _____, 20_____.

Date: _____ Signed _____
Robert Magnus, Mayor

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Common Council of the City of Oconomowoc.

Date: _____ Signed _____
Diane Coenen, City Clerk

CITY OF OCONOMOWOC PLAN COMMISSION EXTRA-TERRITORIAL APPROVAL CERTIFICATE:

APPROVED, that the Plat of SNYDER FARM, in the Town of Oconomowoc, F&M SNYDER FAMILY, LLC, owner, is hereby approved by the Plan Commission of the City of Oconomowoc.

Approved as of the _____ day of _____, 20_____.

Date: _____ Signed _____
Mayor Robert Magnus, Chairperson

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the City of Oconomowoc.

Date: _____ Signed _____
Diane Coenen, City Clerk

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)

WAUKESHA COUNTY) SS

I, Pamela Reeves, being duly elected, qualified and acting Treasurer of Waukesha County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in the Plat of SNYDER FARM.

Date _____
Pamela Reeves, County Treasurer

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE:

The above Plat of SNYDER FARM, in the Town of Oconomowoc, Wisconsin, which has been filed for approval as required by Chapter 236 of the Wisconsin State Statutes, is hereby approved on this _____ day of _____, 20_____.

Dale R. Shaver, Director

ALLOWABLE MINIMUM BASEMENT ELEVATIONS:

LOT #	TEST PIT #	FORM A ALLOWABLE MIN. GRADE	LOT #	TEST PIT #	FORM A ALLOWABLE MIN. GRADE	LOT #	TEST PIT #	FORM A ALLOWABLE MIN. GRADE	LOT #	TEST PIT #	FORM A ALLOWABLE MIN. GRADE
1	B3-1	877.50*	22	B3-8	884.38	43	23	880.8	64	4107	885.1
2	B3-2	877.50*	23	4089	884.5	44	4098	881.7	65	68	885.4
3	B3-3	877.50*	24	5	881.9	45	25	880.8	66	B3-24	884.58
4	4080	877.6	25	4090	884.4	46	B3-18	879.42	67	4108	886.3
5	33	878.5	26	7	884.2	47	TP-31	879.9	68	66	886.0
6	4081	877.50*	27	4091	884.3	48	B3-19	878.63	69	B3-25	882.16
7	TP-25	877.50*	28	B3-9	884.25	49	4100	879.6	70	4110 & TP30	878.1
8	36	878.0	29	4092	883.3	50	29	878.9	71	62	878.2
9	4082	877.50*	30	11	880.4	51	4101	880.9	72	4111	879.8
10	B3-6	877.81	31	B3-10	882.16	52	31	878.0	73	B3-26	880.80
11	4084	880.2	32	4093	881.5	53	B3-20	878.76	74	B3-27	881.01
12	41	880.0	33	B3-11	882.02	54	4102	879.4	75	4112	880.8
13	4085	882.4	34	14	880.5	55	54	880.2	76	58	877.8
14	TP-27	882.9	35	15	880.9	56	B3-21	881.23	77	56 & 4113	877.6
15	44	881.8	36	B3-12	881.0	57	4104	884.8			
16	4086	882.8	37	4094	880.6	58	B3-22	882.25			
17	4087	884.1	38	4095	879.4	59	50	883.3			
18	48	882.1	39	19	879.7	60	4105	884.8			
19	B3-7	882.62	40	B3-16	880.45	61	4106	882.3			
20	4088	881.0	41	21	881.4	62	B3-23	882.61			
21	2	883.7	42	4097	880.8	63	70	885.0			

*NOTE:
UNDER NO CIRCUMSTANCES SHALL ANY LOT BASEMENT FLOOR GRADE BE APPROVED FOR LOWER THAN ELEVATION 877.50 FT MSL, PER WAUKESHA COUNTY - PARKS AND LAND USE DEPARTMENT, LAND USE DIVISION.

TOWN BOARD APPROVAL CERTIFICATE:

Resolved that the Plat of SNYDER FARM, in the Town of Oconomowoc, F&M SNYDER FAMILY, LLC, owner, is hereby approved by the Town Board.

All conditions have been met as of the _____ day of _____, 20_____.

Date: _____ Signed _____
Robert C. Hultquist, Chairman

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

Date: _____ Signed _____
Lori Opitz, Clerk/Treasurer

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Plat of SNYDER FARM, in the Town of Oconomowoc, F&M SNYDER FAMILY, LLC, owner, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 20_____.

Date: _____ Signed _____
Robert Peregrine, Chairperson

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the Town of Oconomowoc.

Date: _____ Signed _____
Lori Opitz, Clerk/Treasurer James Navin, Secretary

CERTIFICATE OF TOWN TREASURER:

STATE OF WISCONSIN)

WAUKESHA COUNTY) SS

I, Lori Opitz, being the duly appointed, qualified and acting Town Treasurer of the Town of Oconomowoc, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any of the land in the Plat of SNYDER FARM.

Dated _____
Lori Opitz, Clerk/Treasurer

