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, Waukesha County, Wisconsin

4801567
REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON
January 16, 2025 10:46 AM
James R Behrend
Register of Deeds
2 PGS
TOTAL FEE:$50.00
TRANS FEE:$0.00
Book 56 Page 111-112

S89°20'44"E 2633.13' MEASURED
(S89°20'25"E 2633.13' SEWRPC)
NORTH LINE OF THE SW 1/4 OF SEC. 22, T8N, R17E

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)

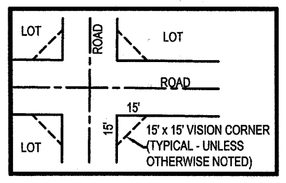
NE CORNER, SW 1/4 SEC. 22 T8N, R17E (FOUND CONC. MON. W/ BRASS CAP)

S00°30'15"E 1140.49'

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 I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888
WWW.PINNACLE-ENGR.COM

VISION CORNER EASEMENT DETAIL
NOT TO SCALE



UNPLATTED LANDS

N89°46'09"E 1228.09'

S89°46'09"W 79.17'

P.O.B.

S11°59'29"W 149.03'

N89°46'09"E 674.34'

SWITCHGRASS STREET
DEDICATED TO THE PUBLIC

OAKMOUNT ROAD
DEDICATED TO THE PUBLIC

HAMMOCK LANE

SWITCHGRASS STREET

WILD RYE LANE
DEDICATED TO THE PUBLIC

WILD RYE LANE

WHALEN DRIVE

VIOLET STREET

HAMMOCK LANE

SWITCHGRASS STREET

UNPLATTED LANDS

S89°02'55"W 209.00'

N00°57'05"W 52.96'

S89°59'47"W 694.99'

S89°46'09"W 635.70'

S23°51'36"W 43.64'

S62°02'58"W 92.20'

N89°02'55"E 44.19'

6,286 SF OUTLOT 30

S00°57'05"E 11.11'

2,800 SF OUTLOT 29

N00°57'05"W 822.65'

S00°57'05"E 156.61'

S00°13'51"E 157.01'

N89°46'09"E 575.24'

N89°46'09"E 425.34'

N89°46'09"E 189.00'

N89°46'09"E 674.34'

S89°45'22"W 419.20'

S85°45'22"W 216.27'

S85°45'22"W 187.94'

S04°14'38"W 138.23'

S05°54'45"W 60.02'

S04°14'38"W 140.00'

S03°36'19"W 130.00'

N03°36'19"E 140.04'

S85°45'22"E 93.55'

N86°47'16"E 93.85'

N88°20'52"E 85.89'

N89°51'07"E 81.61'

S88°39'46"E 83.75'

S87°09'10"E 84.41'

S00°30'15"E 2663.80' MEASURED
(S00°30'01"E 2663.59' SEWRPC)
EAST LINE OF THE SW 1/4 OF SEC. 22, T8N, R17E

401 23,294 SF	402 32,750 SF	403 19,520 SF	404 13,987 SF	405 10,640 SF	406 13,300 SF	407 13,300 SF	408 11,837 SF	409 11,837 SF	410 11,837 SF	411 12,175 SF	412 14,123 SF			
400 16,113 SF	421 12,823 SF	420 11,200 SF	419 11,200 SF	418 11,200 SF	417 11,200 SF	416 11,200 SF	415 11,200 SF	414 11,200 SF	413 9,676 SF					
399 13,112 SF	422 13,296 SF	423 12,082 SF	424 11,900 SF											
398 13,112 SF														
397 13,112 SF	425 12,892 SF	426 10,445 SF	427 9,799 SF	428 10,922 SF	429 10,380 SF	430 10,651 SF	431 10,734 SF	432 12,988 SF						
396 13,112 SF														
395 13,112 SF	394 14,127 SF	393 12,095 SF	392 12,892 SF	391 12,604 SF	390 12,619 SF	389 12,622 SF	388 12,441 SF	387 12,185 SF						

OUTLOT 27 PRAIRIE CREEK RIDGE ADDITION NO. 8
OUTLOT 28 PRAIRIE CREEK RIDGE ADDITION NO. 8
OUTLOT 29
OUTLOT 30

LOT 386 PRAIRIE CREEK RIDGE ADDITION NO. 8
LOT 385 PRAIRIE CREEK RIDGE ADDITION NO. 8
LOT 384 PRAIRIE CREEK RIDGE ADDITION NO. 8
LOT 383 PRAIRIE CREEK RIDGE ADDITION NO. 8
LOT 382 PRAIRIE CREEK RIDGE ADDITION NO. 8
LOT 381 PRAIRIE CREEK RIDGE ADDITION NO. 8
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LOT 341 PRAIRIE CREEK RIDGE ADDITION NO. 8
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LOT 338 PRAIRIE CREEK RIDGE ADDITION NO. 8
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LOT 334 PRAIRIE CREEK RIDGE ADDITION NO. 8
LOT 281 PRAIRIE CREEK RIDGE ADDITION NO. 6
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LOT 249 PRAIRIE CREEK RIDGE ADDITION NO. 6
LOT 250 PRAIRIE CREEK RIDGE ADDITION NO. 6
LOT 251 PRAIRIE CREEK RIDGE ADDITION NO. 6

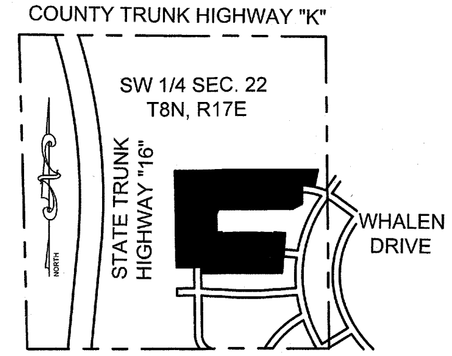
NW CORNER, NE 1/4 SEC. 27, T8N, R17E (CORNER OBLITERATED LOCATION BASED ON PREVIOUS PLAT)

NORTH

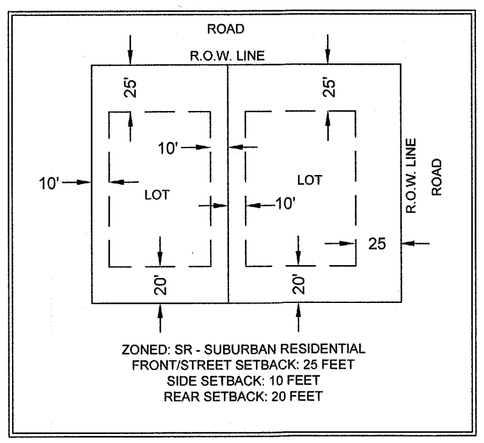
GRAPHICAL SCALE (FEET)
0 1" = 80' 160'

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.

VICINITY MAP
SCALE 1":1000'



TYPICAL BUILDING SETBACK DETAIL
NOT TO SCALE



ZONED: SR - SUBURBAN RESIDENTIAL
FRONT/STREET SETBACK: 25 FEET
SIDE SETBACK: 10 FEET
REAR SETBACK: 20 FEET

LEGEND:
⊙ - Denotes Found 1-1/4" X 18" Iron Rod
● - Denotes Set 1-1/4" X 18" Iron Rod, 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 s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified August 23, 2024

Department of Administration

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

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

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

PINNACLE ENGINEERING GROUP

DRAFTED BY:

PEG JOB#218.90WI
SHEET 1 OF 2

www.pinnacle-engr.com