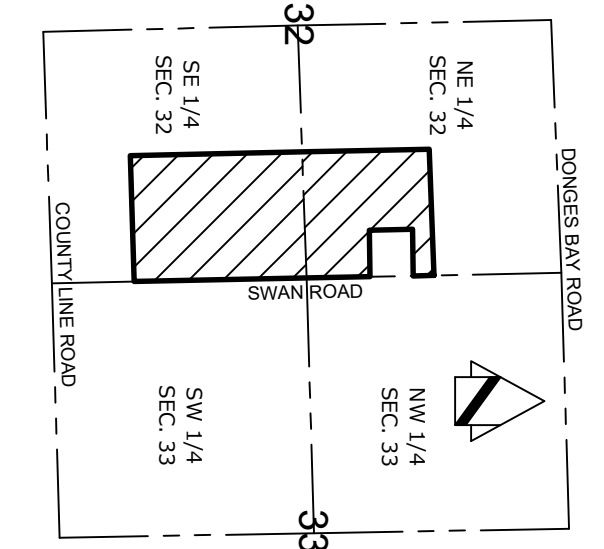
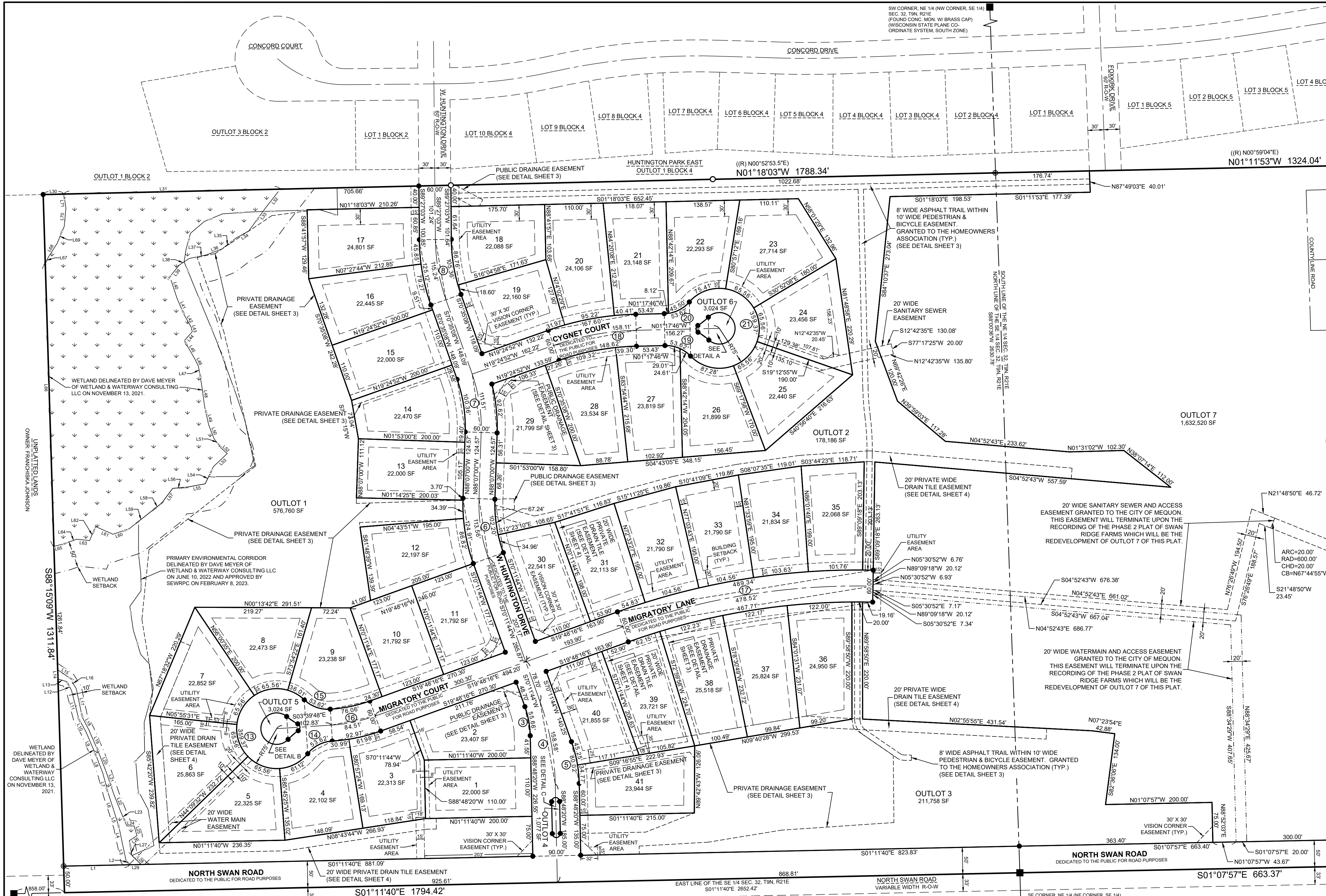
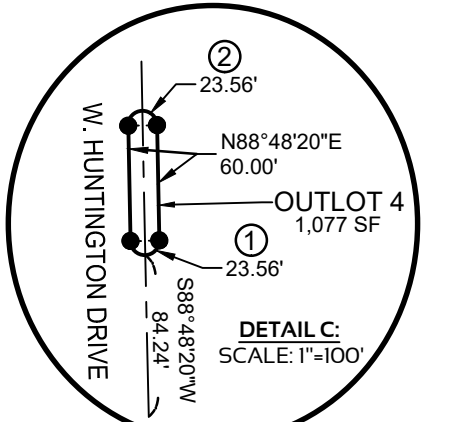
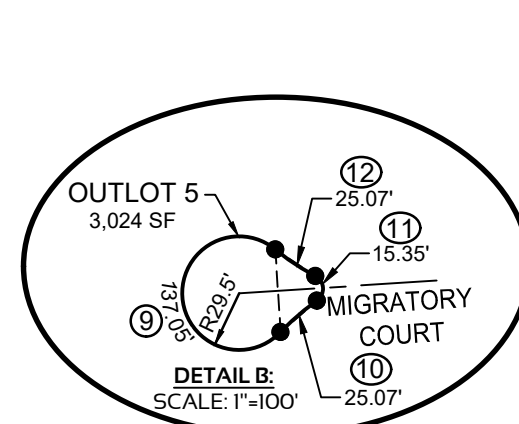
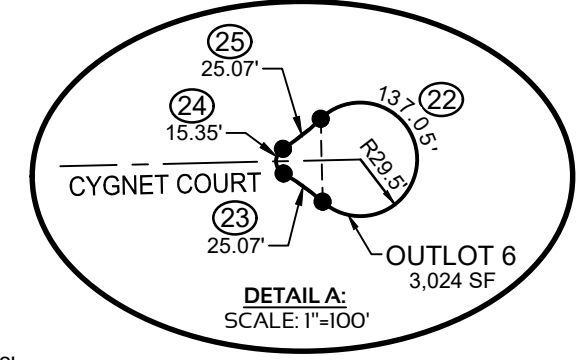


Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The east line of the Southeast 1/4 of Section 32, Township 9 North, Range 21 East has a bearing of S01°14'0"E.

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VICINITY MAP
SEC. 32 & 33, 19N, R21E
SCALE: 1" = 2000'



SE CORNER, NE 1/4 SEC. 32, T9N, R21E (FOUND CONC. MON. W/ BRASS CAP) (WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)

UNPLATTED LANDS
OWNER: CITY OF MEQUON

- LEGEND:**
- - Denotes Found 2" O/D Iron Pipe
 - - Denotes Found 1" O/D Iron Pipe
 - - Denotes Set 1-1/4" X 18" Iron Rebar, 4.3 LBS./FT.
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - SF - Denotes lot areas to the nearest square foot.

- NOTES:**
- SEE ADDITIONAL NOTES ON SHEET 2.
 - SEE DRAINAGE EASEMENTS AND 10' WIDE PEDESTRIAN & BICYCLE EASEMENTS ON SHEET 3.
 - SEE DRAIN TIE EASEMENTS ON SHEET 4.
 - SEE ADDITIONAL NOTES, AND CURVE DATA ON SHEET 5.
 - SEE WETLAND LINE TABLE ON SHEET 5.

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD 1 SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888
WWW.PINNACLE-ENGR.COM

Owner/Subdivider
MK/S-EP, LLC
Attn: Michael J. Kaerch
11600 West Lincoln Avenue
West Allis, WI 53227
414-321-5300

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____



DATE: SEPTEMBER 20, 2024
REVISED: DECEMBER 5, 2024

Department of Administration

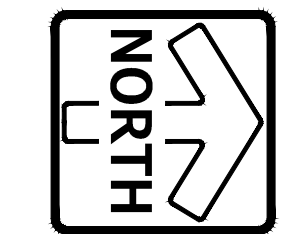


PEG JOB# 2165.00W1
SHEET 1 OF 5

This instrument drafted by John P. Konopacki, PL5-Registration No. S-2461
PINNACLE ENGINEERING GROUP

SWAN RIDGE FARMS

BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 32, T9N, R21E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

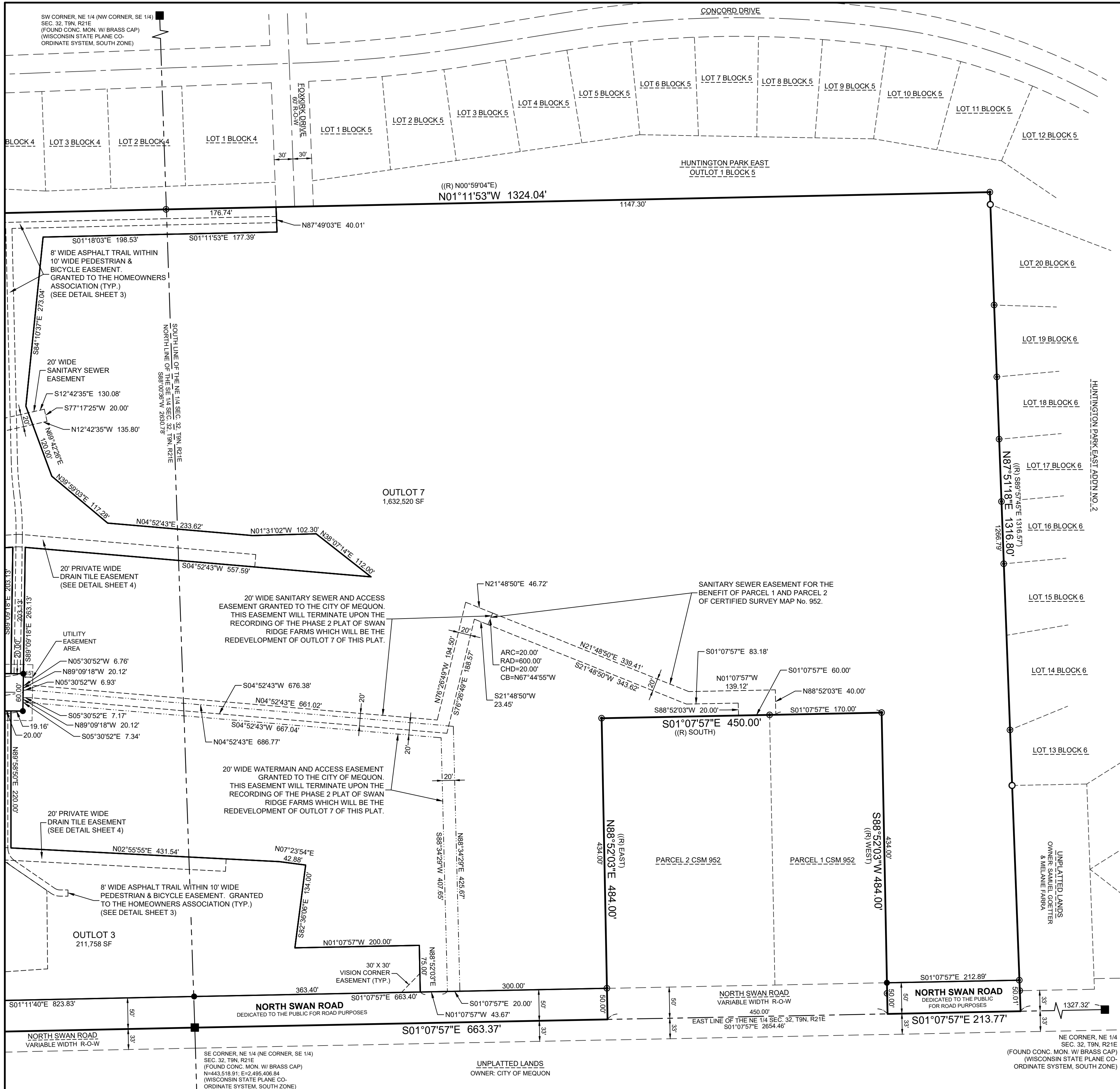


GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The east line of the Southeast 1/4 of Section 32, Township 9 North, Range 21 East has a bearing of S01°14'0"E.

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NOTES:

- FLOOD ZONE CLASSIFICATION: THE PROPERTY LIES WITH IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 550890234F WITH AN EFFECTIVE DATE OF DECEMBER 4, 2007. ZONE "X" AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (12), (NAVD88). CONTOURS ARE SHOWN AT A 1' INTERVAL BASED ON ACTUAL GROUND SURVEY OF THE CURRENT TERRAIN. REFERENCE BENCHMARK: CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 SECTION 32, TOWN 9 NORTH, RANGE 21 EAST, ELEVATION = 752.49.
- VISION CORNER EASEMENT: NO OBSTRUCTIONS GREATER THAN THREE FEET IN HEIGHT (WITH THE EXCEPTIONS OF NECESSARY STREET SIGNS AND PUBLIC UTILITY LINES) ABOVE THE ELEVATION OF THE STREET INTERSECTION SHALL BE PERMITTED WITHIN THE TRIANGULAR SPACE FORMED BY ANY TWO EXISTING OR PROPOSED INTERSECTION LOCAL OR COLLECTOR STREET, RIGHT-OF-WAY LINES AND A LINE JOINING POINTS ON SUCH LINES LOCATED A MINIMUM OF 30 FEET FROM THEIR INTERSECTION.
- OUTLOT STATEMENT: EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOTS 1 THROUGH 6. OZAUKEE COUNTY AND CITY OF MEQUON SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY. OWNERSHIP OF OUTLOT 7 SHALL BE RETAINED BY MKS-EP, LLC FOR FUTURE DEVELOPMENT.
- THE PLAY AREA, SHELTER AND FIRE PIT ARE A PRIVATE NEIGHBORHOOD AMENITY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THERE IS NO OFF-STREET PARKING. THE ASPHALT TRAILS IN THE OUTLOTS ARE PRIVATE, OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THE PLAT OF SWAN RIDGE FARMS IS SUBJECT TO THE DECLARATION OF TREE PRESERVATION COVENANT, RECORDED BY SEPARATE DOCUMENT, AND THE CITY OF MEQUON TREE PRESERVATION ORDINANCE AND RESTRICTIONS:
 - It shall be unlawful to remove, injure, destroy, or undertake any procedure that may cause the death or substantial destruction of any specimen tree located anywhere on any land in the city without the express written permission of the city forester or his representative. Authorization for removal of any specimen tree located on any land in the city may be granted for dead or dying trees, diseased trees, damaged/injured trees to the extent that it is likely to die or become diseased or where removal will avoid or alleviate unreasonable difficulty or hardship or it constitutes a hazard to persons or property.
 - Documentation requesting removal shall be submitted to the city forester and planning commission as part of a landscape plan that shall provide for tree removal, tree replacement and additional tree planting.
 - If a specimen tree is proposed to be removed in the buildable area on any land in the city, the city forester shall review the site for any alternative building locations in order to preserve the specimen trees. If it is found that construction cannot occur on the platted lot, without removal of the specimen tree, the city forester and planning commission, may allow the tree(s) to be removed, and if necessary, the city forester may recommend the homeowner/developer seek setback and/or offset variances at the board of appeals in order to preserve specimen trees.
 - In the event the tree is unlawfully removed in violation with this subdivision, the forester will direct replacement based upon the replacement value as determined in accordance with the tree preservation guidelines.
- WETLANDS WERE DELINEATED BY WETLAND & WATERWAY CONSULTING, LLC, DAVE MEYER (WDNR ASSURED WETLAND DELINEATION) ON NOVEMBER 13, 2021. SEE NOTES ON PLANS REGARDING US ARMY CORPS OF ENGINEER AND WDNR JURISDICTION ON NORTHERN MOST WETLANDS. WETLAND RESTRICTIONS:
 - Grading and filling shall be prohibited unless specifically authorized by the municipality in which they are located and, if applicable, Ozaukee County, the Wisconsin Department of Natural Resources, and the Army Corps of Engineers.
 - The removal of topsoil or other earthen materials shall be prohibited.
 - The removal or destruction of any native vegetative cover, i.e., trees, shrubs, grasses, etc., shall be prohibited, with the exception of the removal of dead, dying or diseased vegetation, non-indigenous species, or noxious weeds (as defined by local ordinance) at the discretion of a forester or naturalist and the approval of Ozaukee County.
 - Grazing by domesticated animals, i.e., horses, cows, etc., shall be prohibited.
 - The introduction of plant material not indigenous to the existing environment of the wetland area or primary environmental corridor shall be prohibited.
 - Creation of a mown landscape, gardening, cultivating, or depositing yard waste of any type shall be prohibited.
 - Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Ozaukee County, the Wisconsin Department of Natural Resources, and the Army Corps of Engineers.
 - Construction of buildings within the wetland boundary is prohibited.
- PRIMARY ENVIRONMENTAL CORRIDOR (PEC) DELINEATED BY DAVE MEYER OF WETLAND & WATERWAY CONSULTING LLC ON JUNE 10, 2022 AND APPROVED BY SEWRPC ON FEBRUARY 8, 2023.
- ALL RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE CITY "GUIDELINES FOR RESIDENTIAL STRUCTURES" AND ARE SUBJECT TO THE CITY ARCHITECTURAL REVIEW BOARD.
- ALL LOTS SHALL BE SERVED BY MUNICIPAL SANITARY SEWER SUBJECT TO AN AMENDMENT TO THE CITY OF MEQUON SEWER SERVICE AREA, AND WATER.
- ALL PUBLIC DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF MEQUON. ALL PRIVATE DRAINAGE EASEMENTS AND DRAIN TILE EASEMENTS ARE GRANTED TO THE SWAN RIDGE FARMS HOMEOWNERS ASSOCIATION AND THE CITY OF MEQUON.

LEGEND:

- - Denotes Found 2" O/D Iron Pipe
- - Denotes Found 1" O/D Iron Pipe
- - Denotes Found 1-1/4" X 18" Iron Rebar, 4.3 LBS./FT.
- - Denotes Set 1-1/4" X 18" Iron Rebar, 1.5 LBS./FT.
- SF - Denotes lot areas to the nearest square foot.

All measurements have been made to the nearest one-hundredth of a foot.
All angular measurements have been made to the nearest one second.

This instrument drafted by John P. Konopacki, PL5-Registration No. S-2461
PINNACLE ENGINEERING GROUP

SWAN RIDGE FARMS

BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 32, T9N, R21E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

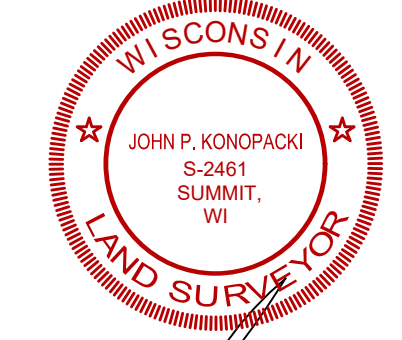
Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD 1 SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888
WWW.PINNACLE-ENGR.COM

Owner/Subdivider
MK/S-EP, LLC
Attn: Michael J. Kaerek
11600 West Lincoln Avenue
West Allis, WI 53227
414-321-5300

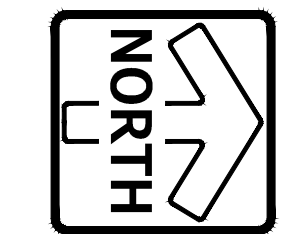
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

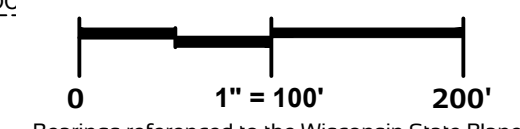
Department of Administration



DATE: SEPTEMBER 20, 2024
REVISED: DECEMBER 5, 2024

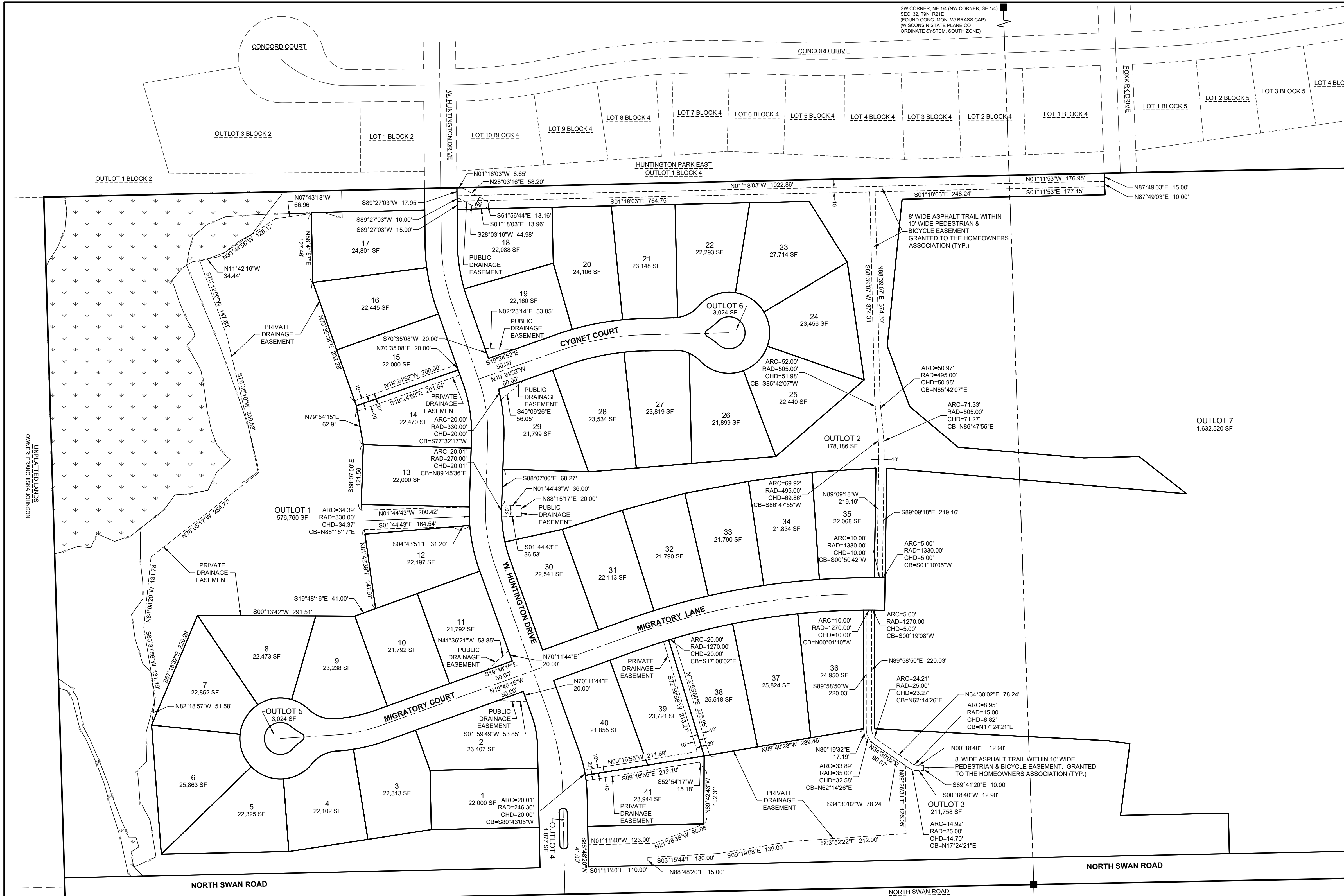


GRAPHICAL SCALE (FEET)



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The east line of the Southeast 1/4 of Section 32, Township 9 North, Range 21 East has a bearing of S01°14'0"E.

www.pinnacle-engr.com



SE CORNER, SE 1/4 SEC. 32, T9N, R21E (FOUND CONC. MON. W/ BRASS CAP) (WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)

UNPLATTED LANDS OWNER: CITY OF MEQUON

SE CORNER, NE 1/4 (NE CORNER, SE 1/4) SEC. 32, T9N, R21E (FOUND CONC. MON. W/ BRASS CAP) N=443,518.91; E=2,495,406.84 (WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE) REFERENCE BENCHMARK: EL.=752.49 - F.O.B.

UNPLATTED LANDS OWNER: CITY OF MEQUON

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

SWAN RIDGE FARMS

BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 32, T9N, R21E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD 1 SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888
WWW.PINNACLE-ENGR.COM

Owner/Subdivider
MK/S-EP, LLC
Attn: Michael J. Kaerek
11600 West Lincoln Avenue
West Allis, WI 53227
414-321-5300

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



DATE: SEPTEMBER 20, 2024
REVISED: DECEMBER 5, 2024



GRAPHICAL SCALE (FEET)
 0 1" = 100' 200'
 Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The east line of the Southeast 1/4 of Section 32, Township 9 North, Range 21 East has a bearing of S01°14'0"E.

www.pinnacle-engr.com



SE CORNER, SE 1/4
 SEC. 32, T9N, R21E
 (FOUND CONC. MON. W/ BRASS CAP)
 (WISCONSIN STATE PLANE CO-
 ORDINATE SYSTEM, SOUTH ZONE)

UNPLATTED LANDS
 OWNER: CITY OF MEQUON

SE CORNER, NE 1/4 (NE CORNER, SE 1/4)
 SEC. 32, T9N, R21E
 (FOUND CONC. MON. W/ BRASS CAP)
 N=443,518.91; E=2,495,406.84
 (WISCONSIN STATE PLANE CO-
 ORDINATE SYSTEM, SOUTH ZONE)
 REFERENCE BENCHMARK:
 EL.=752.49 - P.O.B.

UNPLATTED LANDS
 OWNER: CITY OF MEQUON



DATE: SEPTEMBER 20, 2024
 REVISED: DECEMBER 5, 2024

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

SWAN RIDGE FARMS

BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 AND SE 1/4 OF THE SE 1/4
 OF SECTION 32, T9N, R21E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

Prepared by:
PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD 1 SUITE 100
 BROOKFIELD, WI 53186
 OFFICE: (262) 754-8888
 WWW.PINNACLE-ENGR.COM

Owner/Subdivider
 MK/S-EP, LLC
 Attn: Michael J. Kaerek
 11600 West Lincoln Avenue
 West Allis, WI 53227
 414-321-5300

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



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 the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 32, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin, described as follows:

Beginning at the northeast corner of the Southeast 1/4 of said Section 32; thence South 01°11'40" East along the east line of said Southeast 1/4, 1794.42 feet; thence South 88°15'09" West, 1311.84 feet to the east line of Huntington Park East, a recorded subdivision; thence North 01°18'03" West along said east line, 1788.34 feet; thence North 01°11'53" West along said east line, 1324.04 feet; thence North 87°51'18" East along a south line of said Huntington Park East and then along the south line of Huntington Park East Addition No. 2, a recorded subdivision, 1316.80 feet to the east line of the Northeast 1/4 of said Section 32; thence South 01°10'57" East along said east line, 213.77 feet; thence South 88°52'03" West and then along the north line of Certified Survey Map No. 952, 484.00 feet; thence South 01°07'57" East along the west line of said Certified Survey Map, 450.00 feet; thence North 88°52'03" East along the south line of said Certified Survey Map, 484.00 feet to the aforesaid east line of the Northeast 1/4; thence South 01°07'57" East along said east line, 663.37 feet to the Point of Beginning.

Dedicating that portion of subject property as graphically shown for public right of way purposes.

Containing 3,879,369 square feet (89.0581 acres) of land Gross and 3,745,800 square feet (85.9917 acres) of land Net more or less.

That I have made such survey, land division and map by the direction of MK/S-EP, LLC, owner of said land.

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 requirements of Chapter 236 of the Wisconsin State Statutes and the City of Mequon Land Division Ordinance in surveying, mapping and dividing the land within the subdivision.

Date: SEPTEMBER 20, 2024
Revised: DECEMBER 5, 2024



John P. Konopacki
Professional Land Surveyor S-2461

OWNER'S CERTIFICATE OF DEDICATION

MK/S-EP, 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.

MK/S-EP, LLC, as owner, does further certify 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 Mequon
2. Department of Administration

IN WITNESS WHEREOF, the said MK/S-EP, LLC has caused these presents to be signed by Michael J. Kaerek, its Member, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 20__.

In the presence of: MK/S-EP, LLC

Michael J. Kaerek - Member

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20__, Michael J. Kaerek - 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, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

UTILITY EASEMENT PROVISIONS

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

MK/S-EP, 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. Structures 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.

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Mequon, Wisconsin, on this _____ day of _____, 202__.

Date _____ Andrew Nerburn, Mayor

Date _____ Caroline Fochs, City Clerk

CITY OF MEQUON FINANCE CERTIFICATE

I, Brenda Arnett, being the duly elected, qualified, and Director of Finance for the City of Mequon, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 202__, on any of the land included in the plat of SWAN RIDGE FARMS.

Date _____ Brenda Arnett, Director of Finance

OZAUKEE COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
OZAUKEE COUNTY) SS

I, Sandra Tretow, being duly elected, qualified and acting Treasurer of Ozaukee County, do hereby certify in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____ day of _____, 202__, on any of the lands in the plat of SWAN RIDGE FARMS.

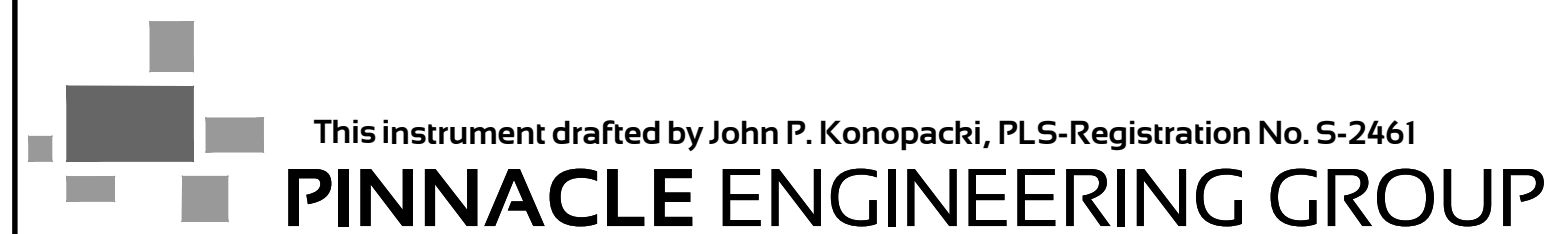
Date _____ Sandra Tretow, Ozaukee County Treasurer

Table with 3 columns: LINE NO., BEARING, DISTANCE. Contains 36 rows of wetland line data.

Table with 3 columns: LINE NO., BEARING, DISTANCE. Contains 36 rows of wetland line data.

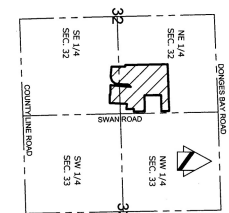
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Certified _____, 20__
Department of Administration

Large CURVE TABLE with 9 columns: CURVE NO., LOT NO., ARC, RADIUS, DELTA, CHORD BEARING, CH LENGTH, TANGENT IN, TANGENT OUT. Contains 25 rows of curve data.

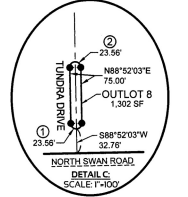
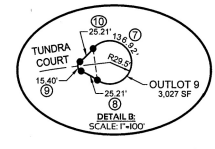
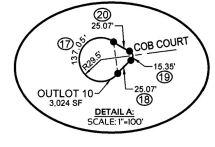


SWAN RIDGE FARMS
BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 32, T9N, R21E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

1181044



GRAPHICAL SCALE (FEET)
 0 1" = 100' 200'
 Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The east line of the Southeast 1/4 of Section 32, Township 9 North, Range 21 East has a bearing of S01°40'E.



UNPLATTED LANDS
OWNER: CITY OF MEQUON

UNPLATTED LANDS
OWNER: CITY OF WAUWATOSA

LEGEND:
 ○ Denotes Found 2" O/D Iron Pipe
 ● Denotes Found 1" O/D Iron Pipe
 ▲ Denotes Found 3/4" O/D Iron Rod
 ◆ Denotes Found 1/4" O/D Iron Rod
 ◆ Denotes Set 1/4" x 18" Iron Rebar, 4.3 LBS./FT.
 ◆ Denotes Set 3/4" x 18" Iron Rebar, 15 LBS./FT.
 SF Denotes lot areas to the nearest square foot.

NOTES:
 1 SEE ADDITIONAL NOTES ON SHEET 2.
 2 SEE DRAINAGE EASEMENTS AND 10' WIDE PEDESTRIAN & BICYCLE EASEMENT ON SHEET 2.
 3 SEE ADDITIONAL NOTES, AND CURVE DATA ON SHEET 3.

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

SWAN RIDGE FARMS ADDITION No. 1

BEING ALL OF OUTLOT 7 OF SWAN RIDGE FARMS, PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 32, T9N, R21E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

Prepared by:
PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD 1 SUITE 100
 BROOKFIELD, WI 53086
 OFFICE: (262) 754-8888
 WWW.PINNACLE-ENGR.COM

Owner/Subdivider:
 MK/S-EP, LLC
 Attn: Michael J. Kjaereth
 11600 West Lincoln Avenue
 West Allis, WI 53227
 414-321-5300

JENNIFER J. LAURIN
 OZAUKEE COUNTY
 REGISTER OF DEEDS
 PORT WASHINGTON, WI

RECORDED ON
 03/03/2026 10:10 AM

Jennifer J. Laurin



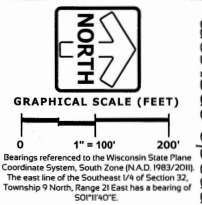
There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified August 24, 2025

John P. Konopacki
 Department of Administration

DATE: JUNE 3, 2025
 REVISED: AUGUST 5, 2025

1181044



www.pinnacle-engr.com

- NOTES:**
- FLOOD ZONE CLASSIFICATION: THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 8008002044 WITH AN EFFECTIVE DATE OF DECEMBER 4, 2007. ZONE "X" AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (12), (NAVD88). CONTOURS ARE SHOWN AT A 1' INTERVAL BASED ON ACTUAL GROUND SURVEY OF THE CURRENT GROUND TERRAIN. REFERENCE BENCHMARK: CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 SECTION 32, TOWN 9 NORTH, RANGE 21 EAST, ELEVATION = 752.49.
 - VISION CORNER EASEMENT: NO OBSTRUCTIONS GREATER THAN THREE FEET IN HEIGHT (WITH THE EXCEPTIONS OF NECESSARY STREET SIGNS AND PUBLIC UTILITY LINES) ABOVE THE ELEVATION OF THE STREET INTERSECTION SHALL BE PERMITTED WITHIN THE TRIANGULAR SPACE FORMED BY ANY TWO EXISTING OR PROPOSED INTERSECTION LOCAL OR COLLECTOR STREET, RIGHT-OF-WAY LINES AND A LINE JOINING POINTS ON SUCH LINES LOCATED A MINIMUM OF 30 FEET FROM THEIR INTERSECTION.
 - OUTLOT STATEMENT: EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOTS 8 THROUGH 11, OZAUKEE COUNTY AND CITY OF MEQUON SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
 - THE ASPHALT TRAILS IN THE OUTLOTS ARE PRIVATE, OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - THE PLAT OF SWAN RIDGE FARMS ADDITION NO. 1 IS SUBJECT TO THIS DECLARATION OF TREE PRESERVATION COVENANT AND THE CITY OF MEQUON TREE PRESERVATION ORDINANCE AND RESTRICTIONS:
 - It shall be unlawful to remove, injure, destroy, or undertake any procedure that may cause the death or substantial destruction of any specimen tree located anywhere on any land in the city without the express written permission of the city forester or his representative. Authorization for removal of any specimen tree located on any land in the city may be granted for dead or dying trees, diseased trees, damaged/injured trees to the extent that it is likely to die or become diseased or where removal will avoid or alleviate unreasonable difficulty or hardship or it constitutes a hazard to persons or property.
 - Documentation requesting removal shall be submitted to the city forester and planning commission as part of a landscape plan that shall provide for tree removal, tree replacement and additional tree planting.
 - If a specimen tree is proposed to be removed in the suitable area on any land in the city, the city forester shall review the site for any alternative building locations in order to preserve the specimen trees. If it is found that construction cannot occur on the platted lot, without removal of the specimen tree, the city forester and planning commission, may allow the tree(s) to be removed, and if necessary, the city forester may recommend the homeowner/developer seek setback and/or other variances at the board of appeals in order to preserve specimen trees.
 - In the event the tree is unlawfully removed in violation with this subdivision, the forester will direct replacement based upon the replacement value as determined in accordance with the tree preservation guidelines.
 - ALL RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE CITY "GUIDELINES FOR RESIDENTIAL STRUCTURES" AND ARE SUBJECT TO THE CITY ARCHITECTURAL REVIEW BOARD.
 - ALL LOTS SHALL BE SERVED BY MUNICIPAL SANITARY SEWER, SUBJECT TO AN AMENDMENT TO THE CITY OF MEQUON SEWER SERVICE AREA, AND WATER.
 - ALL PUBLIC DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF MEQUON, ALL PRIVATE DRAINAGE EASEMENTS ARE GRANTED TO THE SWAN RIDGE FARMS HOMEOWNERS ASSOCIATION, INC. AND THE CITY OF MEQUON.

SE CORNER, SE 1/4
SEC. 32, T9N, R21E
(FOUND CONC. MON. W/ BRASS CAP)
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)

UNPLATTED LANDS
OWNER: CITY OF MEQUON

SE CORNER, NE 1/4 NE CORNER, SE 1/4
SEC. 32, T9N, R21E
(FOUND CONC. MON. W/ BRASS CAP)
N442.0181 S1. S+2.491.0000 S4
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)
REFERENCE BENCHMARK:
EL. +72.46, P.O.B.

UNPLATTED LANDS
OWNER: CITY OF MEQUON

NE CORNER, NE 1/4
SEC. 32, T9N, R21E
(FOUND CONC. MON. W/ BRASS CAP)
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)

SWAN RIDGE FARMS ADDITION No. 1
BEING ALL OF OUTLOT 7 OF SWAN RIDGE FARMS, PART OF THE SE 1/4 OF THE
NE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 32, T9N, R21E,
CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

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

Owner/Subdivider:
MK/S-EP, LLC
Attn: Michael J. Konepach
11600 West Lincoln Avenue
West Allis, WI 53227
414-321-5300

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 24, 2025

Don J. Konepach
Department of Administration



DATE: JUNE 3, 2025
REVISED: AUGUST 5, 2025

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

1181044

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN
WAUKESHA COUNTY) 55

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

That I have surveyed, mapped and redivided all of Outlot 7 of Swan Ridge Farms, a recorded subdivision, part of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 32, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

Dedicating that portion of subject property as graphically shown for public right of way purposes.

Containing 1,832,520 square feet (37.4775 acres) of land Net more or less.

That I have made such survey, land division and map by the direction of MKS-EP, LLC, owner of said land.

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 requirements of Chapter 236 of the Wisconsin State Statutes and the City of Mequon Land Division Ordinance in surveying, mapping and dividing the land within the subdivision.

Date: JUNE 3, 2025
Revised: AUGUST 5, 2025



John P. Konopacki
Professional Land Surveyor S-2461

OWNER'S CERTIFICATE OF DEDICATION

MKS-EP, 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.

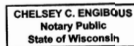
MKS-EP, LLC, as owner, does further certify that this plat is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1. City of Mequon
- 2. Department of Administration

IN WITNESS WHEREOF, the said MKS-EP, LLC has caused these presents to be signed by Michael J. Kaereh - Member, at (city) West Allis, WISCONSIN County, Wisconsin, on this 11th day of December, 2025

In the presence of: MKS-EP, LLC

Michael J. Kaereh - Member



STATE OF WISCONSIN
WAUKESHA COUNTY) 55

Personally came before me this 11 day of December, 2025 Michael J. Kaereh - 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, by its authority.

Chelsey C. Engobous
Name: Chelsey C. Engobous
State of Wisconsin
My Commission Expires: 3/15/2027

UTILITY EASEMENT PROVISIONS

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

MKS-EP, 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 Grantee agrees 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 Grantee 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. Structures shall not be placed over Grantee's facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantee. 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.

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Mequon, Wisconsin, on this 11th day of December, 2025

December 22, 2025

December 22, 2025

Andrew Nerburn, Mayor
Caroline Fuchs, City Clerk

CITY OF MEQUON FINANCE CERTIFICATE

I, Brenda Arnatt, being the duly elected, qualified, and Director of Finance for the City of Mequon, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 11th day of December, 2025 on any of the land included in the plat of SWAN RIDGE FARMS ADDITION No. 1.

12/19/2025

Brenda Arnatt, Director of Finance

OZAUKEE COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN
OZAUKEE COUNTY) 55

I, Sandra Tretow, being duly elected, qualified and acting Treasurer of Ozaukee County, do hereby certify in accordance with the records in my office, there are no unpaid taxes or special assessments as of 11th day of February, 2026 on any of the lands in the plat of SWAN RIDGE FARMS ADDITION No. 1.

2/27/2026

Sandra Tretow, Treasurer

Table with columns: CURVE NO., LOT NO., ARC, RADIUS, DELTA, CHORD BEARING, CH LENGTH, TANGENT IN, TANGENT OUT. Contains 20 rows of curve data.

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888
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Owner/Subdivider
MKS-EP, LLC
Attn: Michael J. Kaereh
11600 West Lincoln Avenue
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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 August 24, 2025
Department of Administration



SWAN RIDGE FARMS ADDITION No. 1
BEING ALL OF OUTLOT 7 OF SWAN RIDGE FARMS, PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 32, T9N, R21E, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

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