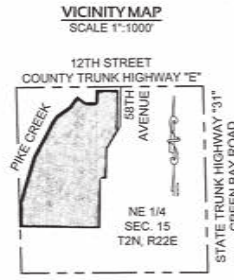


SOMERS CREEK

Being a part of Outlot 1 and all of Lot 1 and Lot 3 of Certified Survey Map No. 2556 and all of vacated Willow Creek Court adjacent thereto, in the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 15, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin

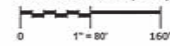
Document #: 1996601
Date: 2024-03-06 Time: 2:45 PM Pages: 5
Fee: \$50.00 County: KENOSHA State: WI
REGISTER OF DEEDS: Jennifer A. Mack
Plat # 6528



BUILDING SETBACK REQUIREMENTS:

STREET YARD C.T.H. "E" = 65 FEET
STREET YARD (LOTS 1-6, 10-22, 24-25, 30-73) = 30 FEET
STREET YARD (LOTS 7-9) = 40 FEET
STREET YARD (LOTS 23 & 26-29) = 45 FEET
SIDE YARD = 10 FEET
REAR YARD = 25 FEET

GRAPHICAL SCALE (FEET)



Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1983/2011). Bearings referenced to the south line of the Northeast 1/4 of Section 15, Township 2 North, Range 22 East which has a bearing of S89°24'19"W.



SUBMITTED: 10/2025
NOVEMBER 25, 2025
REVISED: FEBRUARY 9, 2026

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.

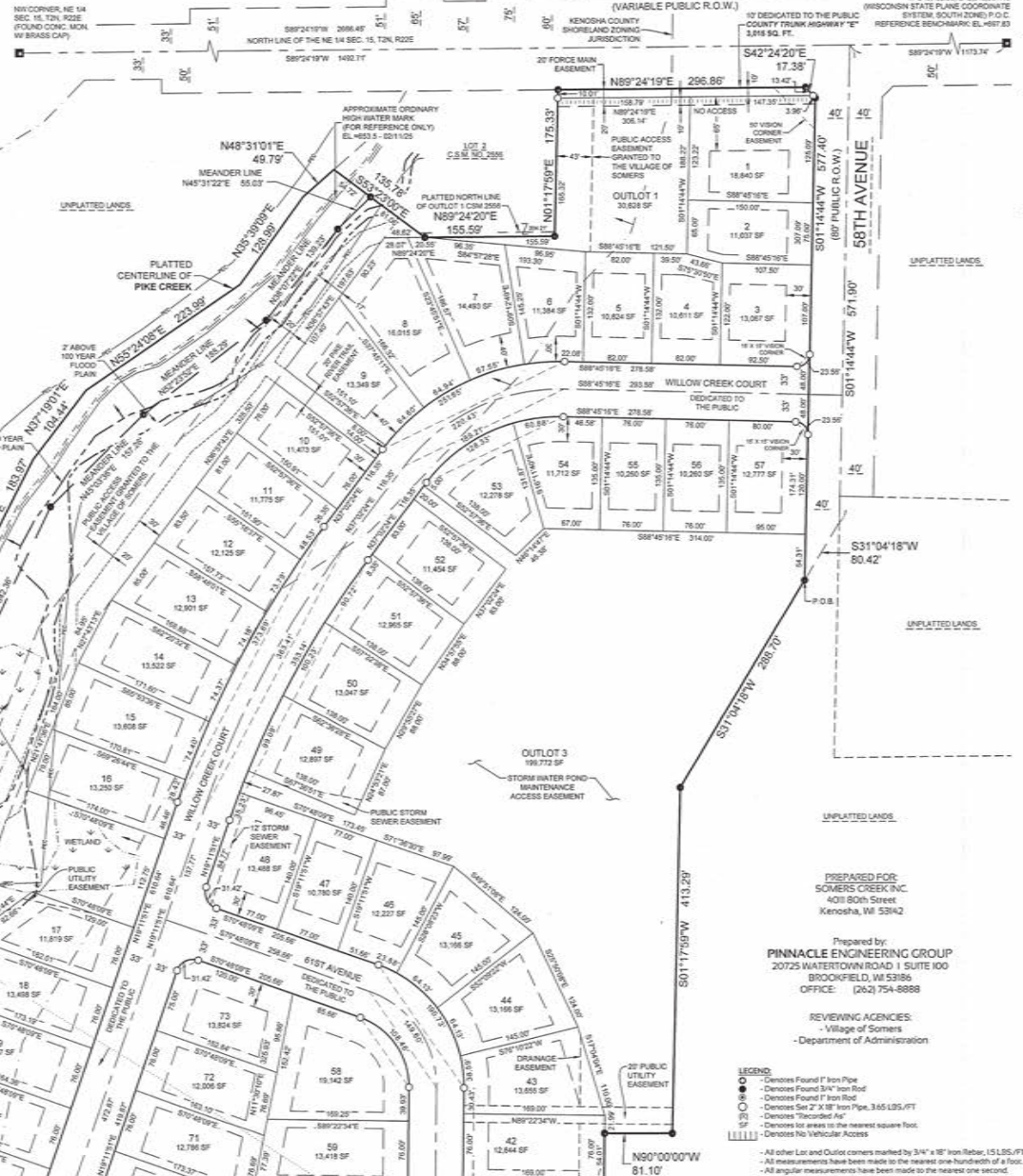
Certified February 27, 2026

John P. Konopacki
Department of Administration

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

PINNACLE ENGINEERING GROUP

DRAFTED BY:



PREPARED FOR:
SOMERS CREEK, INC.
4011 80th Street
Kenosha, WI 53142

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

REVIEWING AGENCIES:
- Village of Somers
- Department of Administration

LEGEND:

- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Rod
- Denotes Found 1" Iron Rod
- Denotes Set 2" X 8" Iron Pipe, 3.45 LBS./FT.
- Denotes "Recorded" Air
- Denotes lot areas to the nearest square foot.
- Denotes No Vehicular Access
- All other Lot and Outlot corners marked by 3/4" x 18" Iron Rebar, 15 LBS./FT.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.

SOMERS CREEK

Being a part of Outlot 1 and all of Lot 1 and Lot 3 of Certified Survey Map No. 2556 and all of vacated Willow Creek Court adjacent thereto, in the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 15, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin

Document #: 1996681
Date: 2025-02-26 Time: 2:45 PM Page: 5
Ref: 550.00 Curv: KENOSHA State: WI
RECORD OF DEEDS: Jennifer A. Nick
Plat # 6528

BUILDING SETBACK REQUIREMENTS:

STREET YARD C.T.H. "E" = 65 FEET
STREET YARD (LOTS 1-6, 10-22, 24-25, 30-37) = 30 FEET
STREET YARD (LOTS 7-9) = 40 FEET
STREET YARD (LOTS 23 & 26-29) = 45 FEET
SIDE YARD = 10 FEET
REAR YARD = 25 FEET

GRAPHICAL SCALE (FEET)

0 1" = 80' 150'

Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1983/2011). Bearings referenced to the north line of the Northeast 1/4 of Section 15, Township 2 North, Range 22 East which has a bearing of S89°24'19"W.



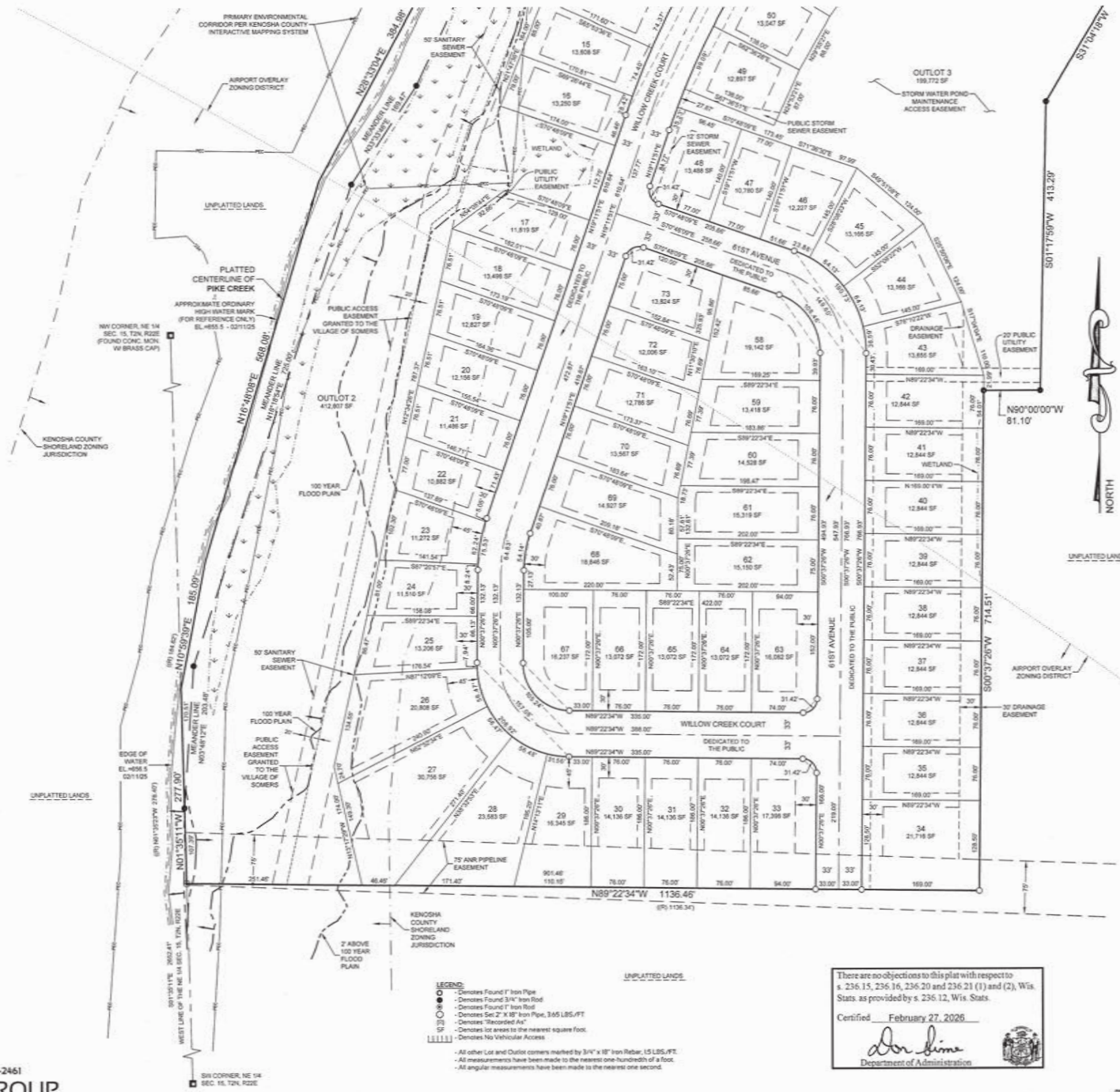
NOTES:

- Vertical Datum: North American Vertical Datum of 1988 (1988), (NAVD83). Reference Benchmark: Concrete monument with aluminum cap at the northeast corner of the Northeast 1/4 Section 15, Town 2 North, Range 22 East. Elevation = 897.83.
- No direct vehicular access shall be allowed onto 12th Street - County Trunk Highway "T" from any residential lot.
- Flood Zone Classification: The property lies within Zone "X" and Zone "AE" of the Flood Insurance Rate Map Community Panel No. 5505000000 with an effective date of JUNE 15, 2012. Zone "X" areas are determined to be suitable for the 500-year annual chance floodplain. Zone "AE" areas are Special Flood Hazard Areas with Base Flood Elevations determined.
- Any and below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- Where the property being surveyed includes a water boundary, the parties relying on the survey should be aware that: (1) laws regarding the delineation between the ownership of the bed of navigable waters and the upland owner differ from state to state; (2) water boundaries are typically subject to change due to natural causes; and (3) as a result, the boundary shown herein may or may not represent the actual location of the limit of title. The centerline of the Pike Creek shown herein is based on Certified Survey Map No. 2556 recorded December 8, 2006. The edge of water of the Pike Creek was located on February 11, 2025.
- Wetlands delineated by Heartland Ecological Group, Inc. on September 11, 2024 per Assured Wetland Delineation Report dated March 25, 2025.
- OUTLOT OWNERSHIP AND PURPOSE: Outlot 1 shall be maintained by the Developer. Outlot 2 of the plat of SOMERS CREEK shall be maintained by the SOMERS CREEK Homeowners Association for open space purposes. Outlot 3 shall be maintained for storm water retention purposes and open space and is entirely covered by a Storm Water Pond Maintenance Access Easement. The Homeowners Association shall maintain said Outlots in an undeveloped condition so as to maintain their intended purpose. Construction of any building, grading, or filling in said Outlots is prohibited unless approved by the Village of Somers. The Homeowners Association grants to the Village the right (but not the responsibility) to enter upon the Outlots in order to inspect, repair, or restore said Outlots to their intended purpose. Expense incurred by the Village 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 Village.
- WETLAND PRESERVATION AND PRIMARY ENVIRONMENTAL CORRIDOR RESTRICTION
 - Grading and filling shall be prohibited unless specifically authorized by the municipality in which they are located and, if applicable, Kenosha County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
 - The removal of topsoil or other earth materials shall be prohibited.
 - The removal or destruction of any native vegetation 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 the Village of Somers.
 - 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 garbage of any type shall be prohibited.
 - Fuels may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Kenosha County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
 - Construction of buildings within the wetland boundary is prohibited.
- VISION CORNER EASEMENT RESTRICTION: Within the area of the vision corner easement, the height of all plantings, trees, shrubs, signs, any other structure shall be limited to 12 inches above the intersection elevation. No access to any roadway shall be permitted by the vision corner easement from the adjacent lots.
- 43' Sanitary Sewer Access Easement, 50' Sanitary Sewer Easement, and Public Utility Easements granted to the Village of Somers.
- Public Access Easement granted to the Village of Somers.

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

PINNACLE ENGINEERING GROUP

DAUGHT BY:



LEGEND:

- Denotes Found 1" Iron Pipe
 - Denotes Found 3/4" Iron Pipe
 - Denotes Found 1" Iron Pipe
 - Denotes Sec 2" x 18" Iron Pipe, 3.65 LBS/FT
 - Denotes "Recorded As"
 - Denotes lot area to the nearest square foot.
 - Denotes No Vehicular Access
- All other Lot and Outlot corners marked by 3/4" x 18" Iron Rebar, 15 LBS/FT.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.

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 February 27, 2026

John P. Konopach
Department of Administration



Being a part of Outlot I and all of Lot I and Lot 3 of Certified Survey Map No. 2556 and all of vacated Willow Creek Court adjacent thereto, in the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 15, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin

Document #: 1996601
Date: 2026-03-06 Time: 2:45 PM Pages: 5
Fee: \$50.00 County: KENOSHA State: WI
REGISTER OF DEEDS: Jennifer A. Mack

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S82°32'15"E	51.00'
L2	N18°24'37"E	108.10'
L3	S68°10'28"E	18.41'
L4	N21°47'36"E	171.01'
L5	N0°12'53"E	83.46'
L6	N60°11'33"E	58.82'
L7	N41°12'06"E	53.61'
L8	N32°34'11"E	60.19'
L9	N36°57'43"E	115.00'
L10	N48°43'32"E	46.50'
L11	R70°24'37"E	50.00'



Coordinates referenced to the Wisconsin State Plane
Coordinate System, South Zone (NAD, 1983/2011).
Bearings referenced to the north line of the Northeast
1/4 of Section 15, Township 2 North, Range 22 East
which has a bearing of S89°24'0"W.

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.

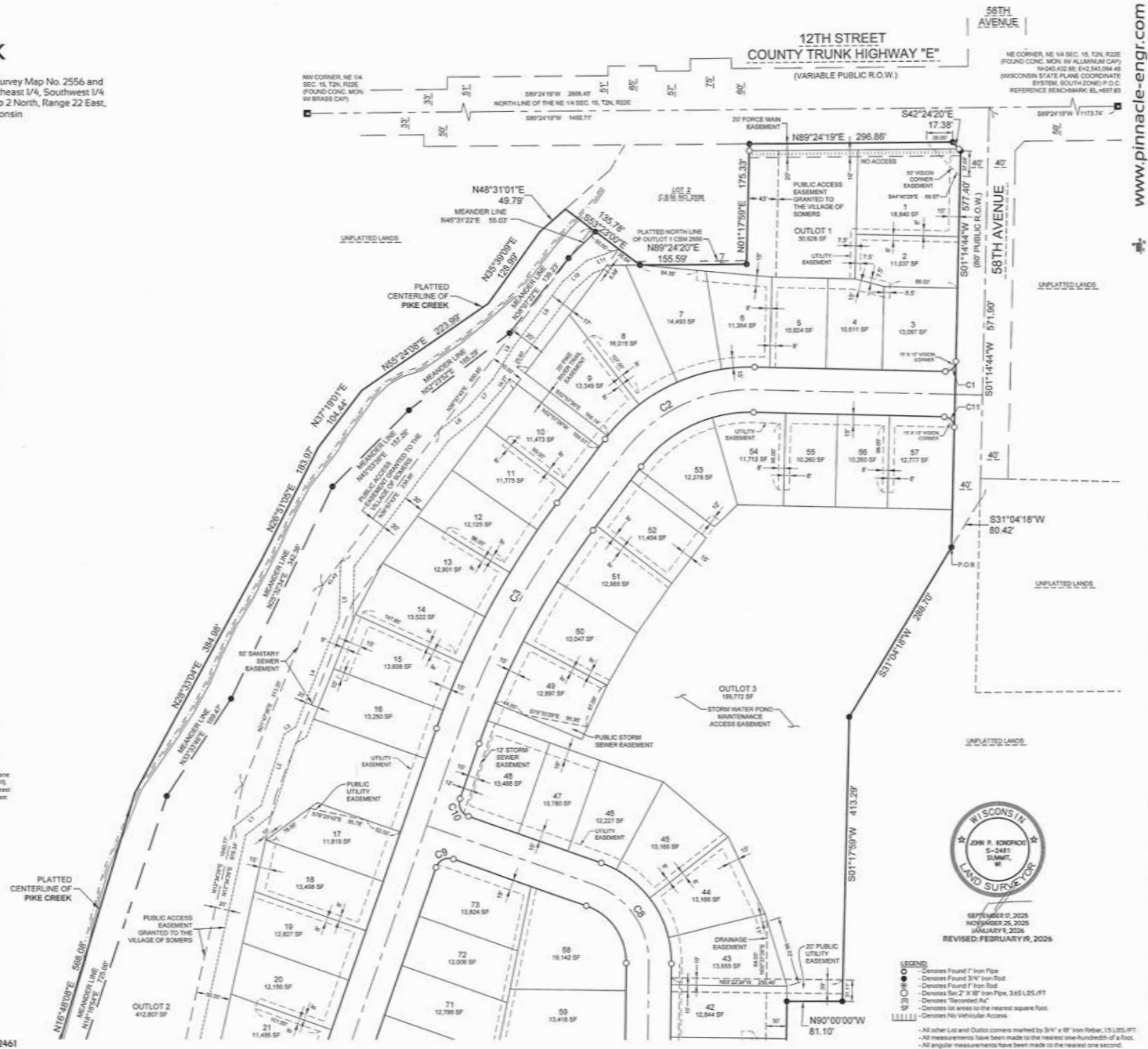
Certified February 27, 2026

Don Sims
Department of Administration

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

PINNACLE ENGINEERING GROUP

DRAFTED BY:



LEGEND

- - Denotes Found 1" Iron Pipe
- - Denotes Found 3/4" Iron Rod
- - Denotes Found 2" Iron Rod
- - Denotes Found 2" x 18" Iron Pipe, 3.65 LBS./FT.
- - Denotes "Accorded"
- - Denotes Lot Areas to the nearest square foot.
- - Denotes No Vehicular Access.



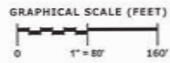
- All other Lot and Outlot corners marked by 3/4" x 18" Iron Pipe, 3.65 LBS./FT.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.

PEC JOB#167.00
SHEET 3 OF 5

SOMERS CREEK

Being a part of Outlot 1 and all of Lot 1 and Lot 3 of Certified Survey Map No. 2556 and all of vacated Willow Creek Court adjacent thereto, in the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 15, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin

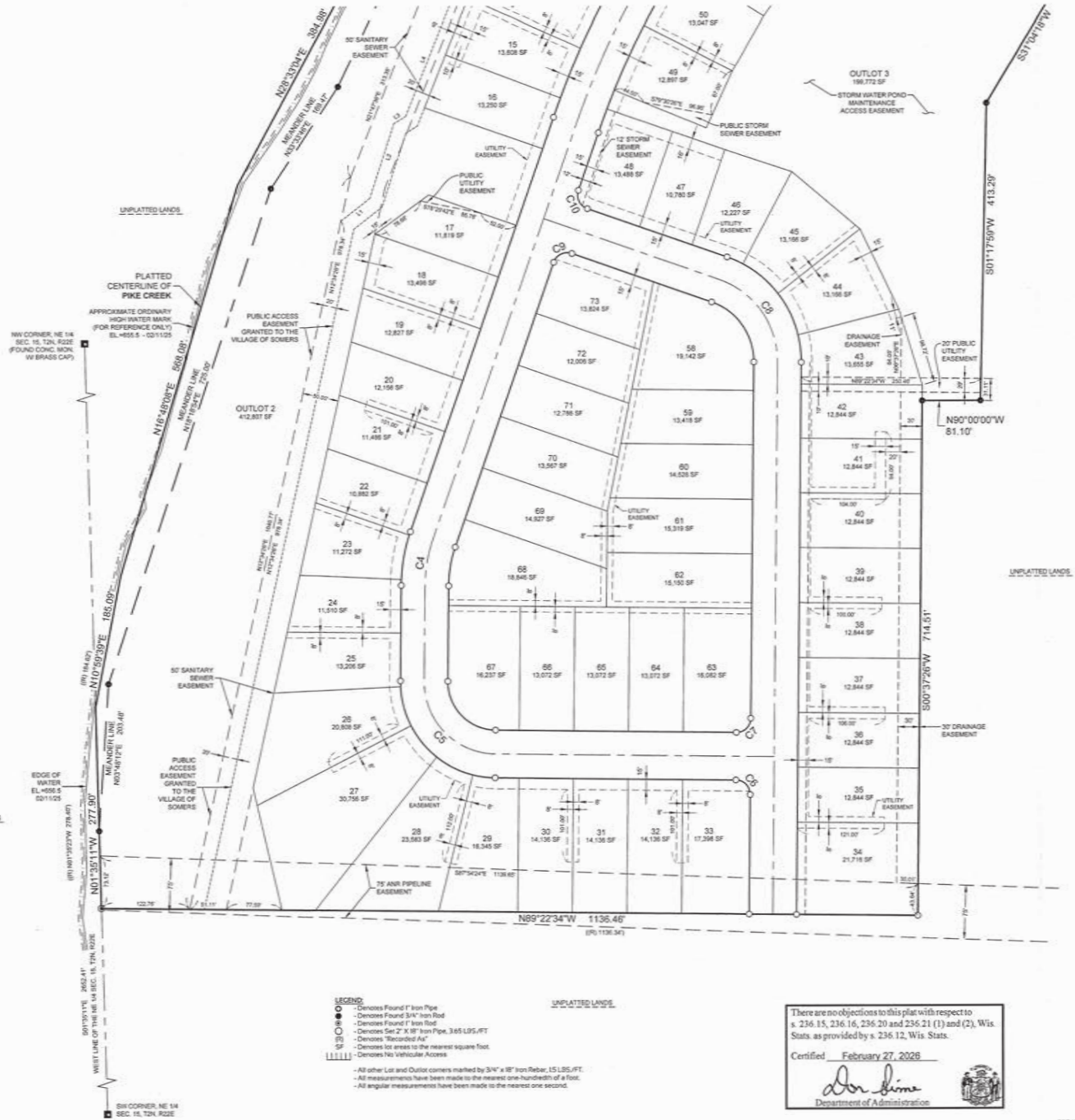
Document #: 1996681
Date: 2026-03-06 Time: 2:45 PM Pages: 5
For: \$50.00 County: KENOSHA State: WI
REGISTER OF DEEDS: Jennifer A. Mack
Plat #: 6528



Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1983/2011). Bearings referenced to the north line of the Northeast 1/4 of Section 15, Township 2 North, Range 22 East which has a bearing of S89°24'19" W.



SEPTEMBER 17, 2025
NOVEMBER 25, 2025
JANUARY 9, 2026
REVISED: FEBRUARY 19, 2026



- LEGEND:**
- Denotes Found 1" Iron Pipe
 - Denotes Found 3/4" Iron Rod
 - Denotes Found 7" Iron Rod
 - Denotes Set 2" x 18" Iron Pipe, 3.65 LBS./FT.
 - Denotes "Recorded" 4"
 - Denotes lot areas to the nearest square foot.
 - ||||| Denotes No Vehicular Access
 - All other Lot and Outlot corners marked by 3/4" x 18" Iron Rebar, 15 LBS./FT.
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 - All angular measurements have been made to the nearest one second.

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 February 27, 2026

John P. Konopach
Department of Administration

