

WYNDHAM FIELDS

BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 17 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE VILLAGE OF EAGLE, WAUKESHA COUNTY, WISCONSIN.

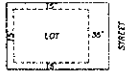
LEGEND

- SECTION CORNER
- PIVOT POINT
- 2" DIAMETER IRON PIPE FOUND OR AS NOTED
- 2"x18" IRON PIPE SET WITHING 3 RS LESS PER LOCAL FOOT. ALL OTHER LOT & OUTLOT CORNERS ARE SET WITH A 1"x18" IRON PIPE WITHING 1-1/2 RS. PER LOCAL FOOT.
- EXTERIOR BOUNDARY LINE
- RIGHT OF WAY LINE
- SECTION LINE
- EXISTING PROPERTY LINE
- CENTERLINE
- HIGHWAY AND IMPROVEMENT SETBACK LINE
- ACCESS CONTROL

GENERAL NOTES:

- ROADWAYS ARE DEDICATED TO THE PUBLIC AS SHOWN HEREON.
- ALL UTILITY FACILITIES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.
- THE CONSTRUCTION OF BUILDINGS FOR HUMAN HABITATION AND THE INSTALLATION OF SOIL ABSORPTION SYSTEMS ON OUTLOTS 1 AND 2 OF THIS PLAT IS PROHIBITED.
- EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVISIBLE FRACTIONAL OWNERSHIP IN OUTLOTS 1, 2 AND 3. WAUKESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT OF THE SUBDIVISION BY REASON OF TAX DELINQUENCY.

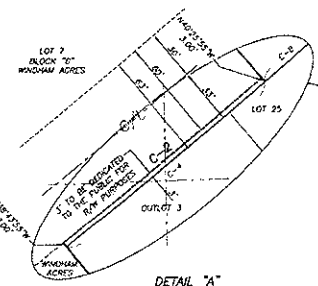
TYPICAL BUILDING SETBACKS BASED ON R-2 ZONING UNLESS OTHERWISE SHOWN.



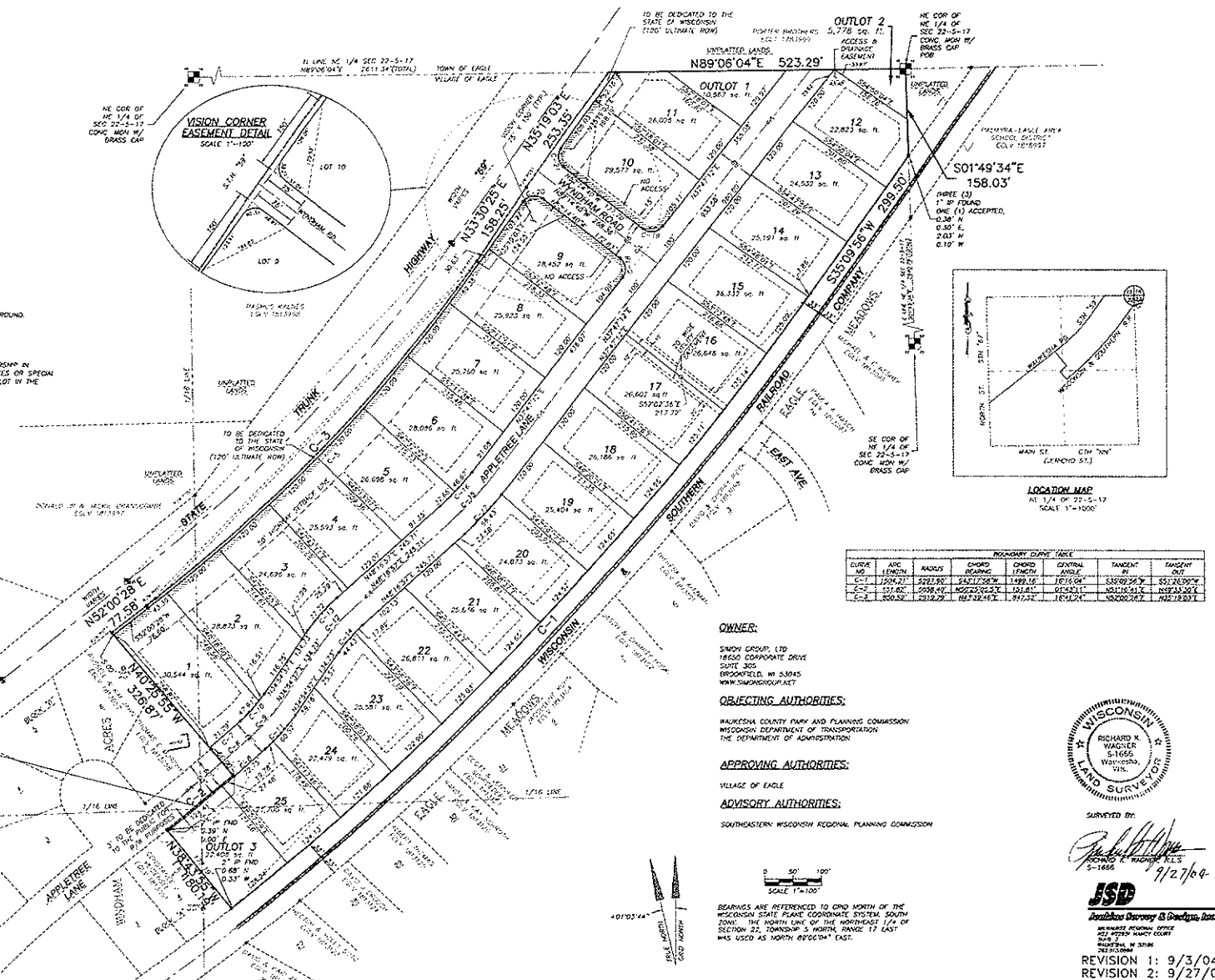
REFER TO DEVELOPER COVENANTS FOR MORE STRINGENT SETBACKS, IF ANY.

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 *Richard K. Wagner* 25 20 04
 Richard K. Wagner
 Department of Administration



DETAIL "A"
SCALE 1"=40'



CURVE DATA TABLE							
CURVE NO.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	TANGENT IN	TANGENT OUT
C-1	1292.72	2222.90	S44°12'26"E	1489.16	121°05'11"	S33°02'24"W	S51°20'00"E
C-2	151.60	2998.40	N82°22'22"E	121.81	61°24'11"	N81°16'21"E	N67°33'26"E
C-3	806.52	2212.29	N87°32'41"E	947.52	114°17'14"	S80°02'27"E	N42°28'03"E

OWNER:
 SINOX GROUP, LTD
 1850 CORPORATE DRIVE
 SUITE 305
 BROOKFIELD, WI 53005
 WWW.SINOXGROUP.COM

OBJECTING AUTHORITIES:
 WAUKESHA COUNTY PARK AND PLANNING COMMISSION
 WISCONSIN DEPARTMENT OF TRANSPORTATION
 THE DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES:
 VILLAGE OF EAGLE

ADVISORY AUTHORITIES:
 SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION



SURVEYED BY:
Richard K. Wagner
 RICHARD K. WAGNER
 S-1626
 9/27/04



REVISION 1: 9/3/04
 REVISION 2: 9/27/04
 SHEET 1 OF 2

DATED THIS THE 8TH DAY OF JULY, 2004

WYNDHAM FIELDS

BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 17 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE VILLAGE OF EAGLE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, RICHARD K. WAGNER, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 235 OF THE WISCONSIN STATE STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF EAGLE, I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF WYNDHAM FIELDS, LOCATED IN THE NORTHEAST 1/4, THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 17 EAST, THE VILLAGE OF EAGLE, WAUKESHA COUNTY, WISCONSIN, AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXISTING ENCUMBRANCES AND THE SUBDIVISION OF LANDS SURVEYED, AND THAT THIS LAND IS LOCATED AND DESCRIBED TO WIT:

ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 17, EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE VILLAGE OF EAGLE, WAUKESHA COUNTY, WISCONSIN

COMMENCING AND BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 22, MARKED BY A CONCRETE MONUMENT WITH BONES CAP THEREON SOUTH 01°43'24" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, 158.03 FEET TO THE NORTHWEST CORNER OF A 64-FOOT WIDE WISCONSIN SOUTHWEST QUARTER QUARTER ROAD-OF-WAY, THENCE SOUTH 35°09'56" WEST ALONG SAID NORTHWEST LINE, 299.20 FEET TO A POINT ON A CURVE, THENCE SOUTHWESTERLY 154°24'11 FEET ALONG SAID NORTHWEST LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, WHOSE RADIUS IS 529.90 FEET AND WHOSE CHORD BEARS SOUTH 41°15'25" WEST, 1408.16 FEET TO THE NORTHEAST CORNER OF LOT 4 OF BLOCK "A" OF WYNDHAM ACRES, THENCE NORTH 38°43'55" WEST ALONG THE NORTHERLY LINE OF SAID LOT 4, 180.19 FEET TO THE NORTHERN CORNER OF SAID LOT 4, THE SOUTHERLY RIGHT-OF-WAY LINE OF APPLEBY LANE AND A POINT ON A CURVE, THENCE NORTHEASTERLY 151.80 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, WHOSE RADIUS IS 5048.40 FEET AND WHOSE CHORD BEARS NORTH 50°25'05" EAST, 151.81 FEET TO THE NORTHERLY LINE OF SAID WYNDHAM ACRES, THENCE NORTH 40°55'15" WEST ALONG SAID NORTHERLY LINE AND ALONG THE NORTHERLY LINES OF LOT 2 AND LOT 6 OF BLOCK "B" OF SAID WYNDHAM ACRES, 536.67 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WYNDHAM ROAD (STATE TOWN HIGHWAY "59"), THENCE NORTH 52°00'08" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 73.58 FEET TO A POINT OF CURVE, THENCE NORTHEASTERLY 850.52 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, WHOSE RADIUS IS 2819.28 FEET AND WHOSE CHORD BEARS NORTH 43°39'46" EAST, 847.52 FEET TO A POINT OF TANGENT AND A WISCONSIN DEPARTMENT OF TRANSPORTATION STATE PILE, THENCE NORTH 33°02'17" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 156.25 FEET THENCE NORTH 33°19'03" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 253.33 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, THENCE NORTH 89°06'04" EAST ALONG SAID NORTH LINE, 523.29 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 621,032 SQUARE FEET (16,848 ACRES) OF LANDS, MORE OR LESS.

Richard K. Wagner
 REGISTERED PROFESSIONAL LAND SURVEYOR
 DATE: 9/26/04



VILLAGE BOARD APPROVAL CERTIFICATE

RECEIVED THAT THE PLAT OF WYNDHAM FIELDS IN THE VILLAGE OF EAGLE, SMON GROUP, LLC, OWNER, IS HEREBY APPROVED BY THE VILLAGE BOARD.
 DATE: _____ APPROVED: RICHARD SPURRELL, VILLAGE OF EAGLE PRESIDENT

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF EAGLE.

SHIRLEY MEALE, CLERK, VILLAGE OF EAGLE DATE: _____

STATE OF WISCONSIN)
 WAUKESHA COUNTY) 55

I, SHIRLEY MEALE, BEING THE DULY APPOINTED, QUALIFIED AND ACTING CLERK OF THE VILLAGE OF EAGLE, WAUKESHA COUNTY DO HEREBY CERTIFY THAT THE VILLAGE BOARD OF THE VILLAGE OF EAGLE PASSED RESOLUTION NUMBER _____ AUTHORIZING ME TO ISSUE A CERTIFICATE OF APPROVAL OF THE FINAL PLAT OF WYNDHAM FIELDS, SMON GROUP, LLC, OWNER, UPON SATISFACTION OF CERTAIN CONDITIONS, AND I DO HEREBY CERTIFY THAT ALL CONDITIONS WERE SATISFIED AND THE APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ DAY OF _____, 2004.

SHIRLEY MEALE, CLERK, VILLAGE OF EAGLE

CERTIFICATE OF VILLAGE TREASURER

STATE OF WISCONSIN)
 WAUKESHA COUNTY) 55

I, SHIRLEY MEALE, BEING THE DULY APPOINTED, QUALIFIED AND ACTING TREASURER OF THE VILLAGE OF EAGLE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNRECORDED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF WYNDHAM FIELDS.

SHIRLEY MEALE, TREASURER DATE: _____

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
 WAUKESHA COUNTY) 55

I, PAMELA F. REEVES, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF WAUKESHA, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNRECORDED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF WYNDHAM FIELDS.

PAMELA F. REEVES, TREASURER DATE: _____

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

SMON GROUP, LTD., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DESIGNATED AS REPRESENTED ON THIS PLAT.

SMON GROUP, LTD. DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION
 VILLAGE BOARD OF THE VILLAGE OF EAGLE
 WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE

IN WITNESS WHEREOF, THE SAID SMON GROUP, LTD. HAS CAUSED THESE PRESENTS TO BE SIGNED BY SCOTT SMON, OFFICER, AT EAGLE, WISCONSIN, ON THIS 26th DAY OF September, 2004.

IN THE PRESENCE OF:
Scott Smon
 SCOTT SMON, OFFICER



STATE OF WISCONSIN)
 WAUKESHA COUNTY) 55

PERSONALLY CAME BEFORE ME ON THIS 26th DAY OF October, 2004, SCOTT SMON, OFFICER OF THE ABOVE NAMED CORPORATION, TO WHOM I HAVE TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO BE KNOWN TO BE SUCH OFFICERS OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

Maia Christman
 MAIA CHRISTMAN
 NOTARY PUBLIC, MADISON, WISCONSIN
 MY COMMISSION EXPIRES 1/31/11

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 *October 20*, 2004
Ronan M. Pano
 Department of Administration

DATED THIS THE 8TH DAY OF JULY, 2004

CURVE NOS.	LOT NOS.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE IN	TANGENT IN	TANGENT CUT
C-1	TOTAL	1504.21	5297.00	S64°17'58"W	1439.14	16.848°	S55°02'56"W	517.6200"W
	LOT 14	2.86	5297.00	N38°12'42"E	7.82	0°00'00"	S51°28'00"W	530.1500"W
	LOT 15	135.00	5297.00	N38°25'31"E	375.59	01°21'30"	S52°13'04"W	530.3612"W
	LOT 16	122.14	5297.00	N37°16'49"E	340.14	01°21'34"	S50°05'10"W	532.7574"W
	LOT 17	128.11	5297.00	N38°12'58"E	376.11	01°21'11"	S37°02'24"W	532.1835"W
	LOT 18	124.00	5297.00	N37°22'52"E	362.85	01°17'35"	S37°18'35"W	532.2040"W
	LOT 19	128.43	5297.00	N41°02'55"E	374.65	01°20'53"	S50°19'50"W	532.0133"W
	LOT 20	128.37	5297.00	N37°40'28"E	374.52	01°20'50"	S46°00'13"W	542.7121"W
	LOT 21	128.50	5297.00	N44°01'43"E	374.60	01°20'51"	S43°21'53"W	544.4216"W
	LOT 22	120.00	5297.00	N42°22'02"E	375.00	01°21'06"	S44°42'16"W	543.0074"W
	LOT 23	122.20	5297.00	N40°41'15"E	373.00	01°19'25"	S46°03'24"W	542.7308"W
	LOT 24	121.68	5297.00	N48°02'41"E	371.80	01°19'05"	S42°24'09"W	548.4914"W
	LOT 25	124.12	5297.00	N59°22'03"E	374.12	01°20'33"	S38°45'14"W	550.0978"W
	OUTLINE 3	128.24	5297.00	N50°44'23.5"E	378.24	01°21'13"	S50°02'47"W	551.2800"W
	E-0	151.92	5058.29	N59°22'26.5"E	371.81	01°19'11"	N51°16'11"E	N43.1329"E
	E-1	690.02	2016.29	N45°38'56"E	602.26	1°05'30"	N50°09'28"E	N31.5918"E
	E-2	151.69	5051.40	N50°24'59.2"E	371.69	01°14'10"	N51°16'41"E	N43.1329"E
	E-3	122.41	5061.40	N50°24'59.2"E	374.41	01°12'50"	N51°16'41"E	N43.2212"E
	E-4	122.41	5061.40	N50°24'59.2"E	374.41	01°12'50"	N51°16'41"E	N43.2212"E
	E-5	122.41	5061.40	N50°24'59.2"E	374.41	01°12'50"	N51°16'41"E	N43.2212"E
	E-6	122.41	5061.40	N50°24'59.2"E	374.41	01°12'50"	N51°16'41"E	N43.2212"E
	E-7	122.41	5061.40	N50°24'59.2"E	374.41	01°12'50"	N51°16'41"E	N43.2212"E
	E-8	122.41	5061.40	N50°24'59.2"E	374.41	01°12'50"	N51°16'41"E	N43.2212"E
	E-9	122.41	5061.40	N50°24'59.2"E	374.41	01°12'50"	N51°16'41"E	N43.2212"E
	E-10	122.41	5061.40	N50°24'59.2"E	374.41	01°12'50"	N51°16'41"E	N43.2212"E
	E-11	122.41	5061.40	N50°24'59.2"E	374.41	01°12'50"	N51°16'41"E	N43.2212"E
	E-12	122.41	5061.40	N50°24'59.2"E	374.41	01°12'50"	N51°16'41"E	N43.2212"E
	E-13	122.41	5061.40	N50°24'59.2"E	374.41	01°12'50"	N51°16'41"E	N43.2212"E
	E-14	122.41	5061.40	N50°24'59.2"E	374.41	01°12'50"	N51°16'41"E	N43.2212"E
	E-15	122.41	5061.40	N50°24'59.2"E	374.41	01°12'50"	N51°16'41"E	N43.2212"E
	E-16	122.41	5061.40	N50°24'59.2"E	374.41	01°12'50"	N51°16'41"E	N43.2212"E
	E-17	122.41	5061.40	N50°24'59.2"E	374.41	01°12'50"	N51°16'41"E	N43.2212"E
	E-18	122.41	5061.40	N50°24'59.2"E	374.41	01°12'50"	N51°16'41"E	N43.2212"E
	E-19	122.41	5061.40	N50°24'59.2"E	374.41	01°12'50"	N51°16'41"E	N43.2212"E
	E-20	122.41	5061.40	N50°24'59.2"E	374.41	01°12'50"	N51°16'41"E	N43.2212"E
	E-21	122.41	5061.40	N50°24'59.2"E	374.41	01°12'50"	N51°16'41"E	N43.2212"E

HIGHWAY SETBACK -- TRANS 233.05:
 NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BARRIERS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 233.03, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

ACCESS -- TRANS 233.05
 ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OR OTHER LEGAL INTEREST FROM OR EXCESS TO ANY HIGHWAY LINE WITHIN THE RIGHT-OF-WAY OF S.L.H. 59 OR E. WAUKESHA ROAD, IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.09A, STATUTES, AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRAINWAY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE.

NOISE -- TRANS 233.105
 THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 236.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ALLEVIATING NOISE FROM EXISTING STATE, FEDERAL HIGHWAYS OR CONGESTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAYS THROUGH-LANE CAPACITY.

VISION CORNERS -- TRANS 233.105
 NO STRUCTURE OR IMPROVEMENT OF ANY KIND IS PERMITTED WITHIN THE VISION CORNER. NO VEGETATION WITHIN THE VISION CORNER MAY EXCEED 30 INCHES IN HEIGHT.



REVISION 1: 9/3/04
 REVISION 2: 9/27/04
 SHEET 2 OF 2