

OWNER/DEVELOPER:
SPHERIS AND COMPANY, LLC
JON SPHERIS
175 E. WISCONSIN AVE., SUITE A
OCONOMOC, WI 53066
262-261-0758

ENGINEER:
LAKE COUNTRY ENGINEERING
ROB DAVY
PO BOX 144
OCONOMOC, WI 53066
262-569-9331

SURVEYOR:
LANDTECH SURVEYING, LLC
JOHN DOWNING
955 LEXINGTON DR.
OCONOMOC, WI 53066
262-367-7599

REVIEWING AUTHORITIES:
• VILLAGE OF SUSSEX
• WAUKESHA COUNTY DEPT. OF PARKS & LAND USE
• WI DEPARTMENT OF ADMINISTRATION

TOTAL PARCEL AREA
• GROSS: 80.362 ACRES
(3,500,564 S.F.)
• LESS R.O.W.: 79,562 ACRES
(3,465,748 S.F.)

CURRENT ZONING
RS-3 SINGLE FAMILY
RESIDENTIAL DISTRICT
BUILDING LOCATION (SEE DETAIL)
• ROAD SETBACK 30'
• SIDE YARD SETBACK 10'
• REAR SETBACK 25'

LOT SIZE
• MINIMUM AREA: 15,000 S.F.
• MINIMUM AVERAGE WIDTH: 90'

NOTES:

- OUTLOT NO. 1, 2, 3, 4, 5, 6 AND 7 WILL BE OWNED AND MAINTAINED BY THE VILLAGE OF SUSSEX. PORTIONS OF OUTLOTS 1, 2, 3 AND 4 SHALL BE USED FOR STORM WATER MANAGEMENT FACILITIES. OUTLOT 5, 6 AND 7 SHALL BE USED FOR OPEN SPACES.
- THIS DEVELOPMENT WILL BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- ALL LOTS HAVE AT LEAST A 90' MINIMUM AVERAGE WIDTH.
- THE UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY ARE SHOWN PER DIGGER'S HOTLINE MARKINGS AND OR UTILITY PLANS PROVIDED. THE SURVEYOR DOES NOT CERTIFY OR GUARANTEE THE EXACT LOCATIONS OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- DIGGERS HOTLINE LOCATE TICKET NUMBERS: 20254605493, 20253622304.
- ALL WETLANDS AND SECONDARY ENVIRONMENTAL CORRIDOR ARE SHOWN PER DELINEATION COMPLETED BY WETLANDS WATERWAY AND CONSULTING LLC, ON SEPTEMBER 9, 2025 AND FIELD LOCATED BY LANDTECH SURVEYING ON SEPTEMBER 10, 2025.
- EXISTING CONTOURS PER WAUKESHA COUNTY GIS MAPPING AND GPS GRADE CONTROL.
- THE HEIGHT OF ALL PLANTINGS, BERMS, FENCES, SIGNS OR OTHER STRUCTURES WITHIN THE VISION CORNER EASEMENT IS LIMITED TO 24 INCHES ABOVE THE ELEVATION OF THE CENTER OF THE INTERSECTION. NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED WITHIN THE VISION CORNER EASEMENT.
- TITLE COMMITMENT PROVIDED PREPARED BY US TITLE AND CLOSING SERVICES, LLC DATED AUGUST 29, 2025, POLICY NO. 114324 DJR WITH THE FOLLOWING EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL: NONE NOTED.
- PER WAUKESHA COUNTY GIS THE PARCEL CURRENTLY DOES NOT HAVE AN ADDRESS.
- WESTERLY BOUNDARY LINE WAS ESTABLISHED USING EXISTING MONUMENTATION FROM PARTRIDGE HILLS AND THE HISTORICAL LOCATION OF THE SOUTH 1/4 CORNER LOCATED N 68°25'43" E AT A DISTANCE OF 0.92 FEET FROM CURRENT 1/4 CORNER LOCATION PER NOTES ON SEWRPC DOSSIER SHEET. (SEE SECTION CORNER DETAIL)

WETLAND/SECONDARY ENVIRONMENTAL CORRIDOR RESTRICTIONS

THOSE AREAS IDENTIFIED AS A WETLAND/SECONDARY ENVIRONMENTAL CORRIDOR PRESERVATION AREA ON PAGE 1 THROUGH 4 OF THIS SUBDIVISION PLAT SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

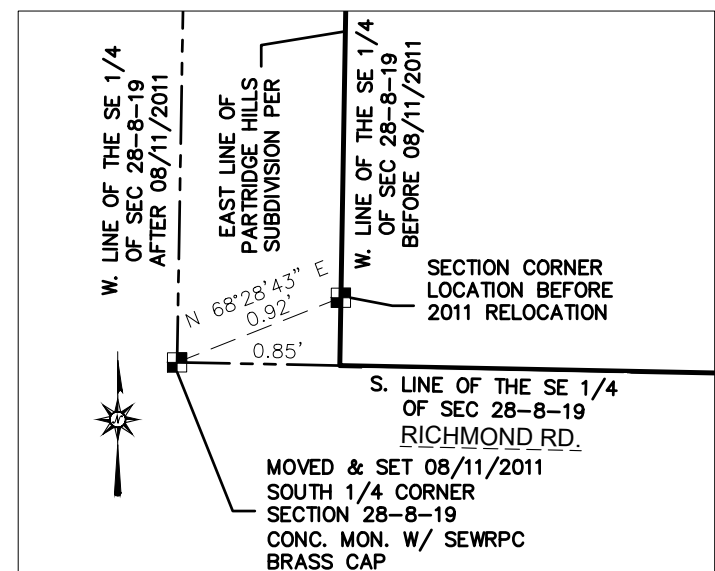
- GRADING, FILLING AND REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY IN WHICH THIS LAND IS LOCATED AND, IF APPLICABLE, THE VILLAGE OF SUSSEX AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
- THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED, WITH THE EXCEPTION THAT INVASIVE, DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER, AND WITH APPROVAL FROM THE VILLAGE OF SUSSEX. SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE VILLAGE OF SUSSEX, SHALL ALSO BE PERMITTED.
- GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC. IS PROHIBITED, UNLESS GRAZING IS CONDUCTED IN ORDER TO MANAGE INVASIVE VEGETATION AND APPROVAL IS OBTAINED BY THE VILLAGE OF SUSSEX.
- THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.
- PONDS ARE PROHIBITED UNLESS DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT. PONDS THAT MAY BE PERMITTED ARE SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE, THE VILLAGE OF SUSSEX, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
- THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

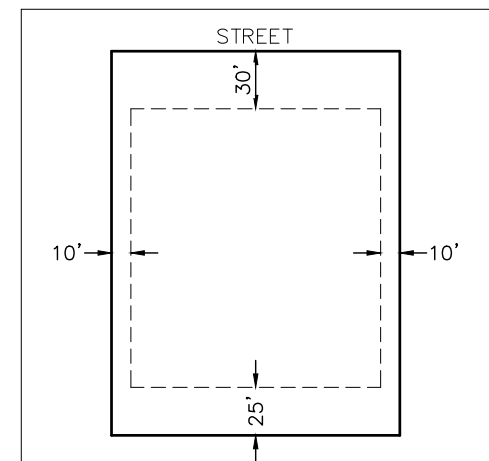
SIGNED: JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR S-2939

SECTION CORNER DETAIL



SOUTH 1/4 CORNER SECTION 28-8-19 CONC. MON. W/ SEWRPC BRASS CAP FND

BUILDING SETBACK DETAIL

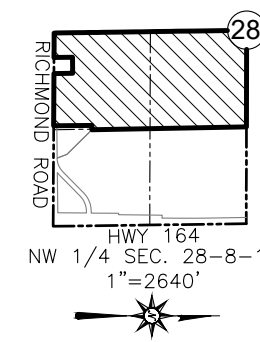


STREET SETBACK = 30'
SIDE YARD SETBACK = 10'
REAR SETBACK = 25'

PRELIMINARY PLAT
OAKRIDGE HEIGHTS

UNPLATTED LANDS BEING PART OF THE SE 1/4, SW 1/4, NW 1/4, AND NE 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, IN TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

VICINITY MAP



UNPLATTED LANDS
SHERWOOD FOREST INSTINCTORS

CENTER OF SECTION 28-8-19 CONC. MON. W/ SEWRPC BRASS CAP FND



SURVEYOR'S DESCRIPTION

UNPLATTED LANDS BEING PART OF THE SE 1/4, SW 1/4, NW 1/4, AND NE 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, IN TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 28, TOWN 8 NORTH, RANGE 19 EAST, THENCE N 88°52'00" W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 28, 1371.90 FEET TO THE POINT OF BEGINNING; THENCE N 88°52'00" W, CONTINUING ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 28, 718.88 FEET TO THE SOUTHEAST CORNER OF CSM 12; THENCE N 00°51'12" E, ALONG THE EAST LINE OF CSM 12, 260.00 FEET TO THE NORTHEAST CORNER OF CSM 12; THENCE N 88°52'00" W, ALONG THE NORTH LINE OF CSM 12, 220.00 FEET TO THE NORTHWEST CORNER OF CSM 12; THENCE S 00°51'12" W, ALONG THE WEST LINE OF CSM 12, 260.00 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 28; THENCE N 88°52'00" W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 28, 336.30 FEET TO A POINT BEING 0.85 FEET EASTERLY OF THE SOUTH 1/4 CORNER OF SECTION 28 TOWN 8 NORTH RANGE 19 EAST, ALSO THE EAST LINE OF THE EXTENSION OF PARTRIDGE HILLS SUBDIVISION; THENCE N 00°56'39" E, ALONG THE EAST LINE OF PARTRIDGE HILLS SUBDIVISION AND CSM 10854, 2658.78 FEET TO THE CENTER OF SECTION 28; THENCE S 89°20'07" E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 28, 1361.80 FEET TO THE NORTHWEST CORNER OF LOT 2 OF CSM 10012; THENCE S 01°35'27" W, ALONG THE WEST LINE OF LOT 2 OF CSM 10012, 2153.89 FEET TO THE NORTH LINE OF CSM 1132; THENCE N 88°20'59" W, ALONG THE NORTH LINE OF CSM 1132, 60.58 FEET TO THE NORTHWEST CORNER OF CSM 1132; THENCE S 01°09'28" W, ALONG THE WEST LINE OF CSM 1132, 516.62 FEET TO THE POINT OF BEGINNING.

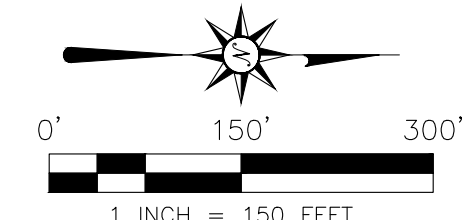
DESCRIBED LANDS HAVING AN AREA OF 3,500,564 SQUARE FEET OR 80.362 ACRES.

LEGAL DESCRIPTION PER TITLE POLICY

ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 28, IN TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH 0°30'50" EAST ALONG THE WEST LINE OF SAID 1/4 SECTION 2658.62 FEET TO THE NORTHWEST CORNER OF SAID 1/4 SECTION; THENCE SOUTH 89°49'20" EAST ALONG THE NORTH LINE OF SAID 1/4 SECTION 1360.47' FEET AT THE NORTHWEST CORNER OF THE STEPHEN J. ZINDL PROPERTY; THENCE SOUTH 108°20' WEST 2154.21 FEET ALONG THE WEST LINE OF SAID ZINDL PROPERTY; THENCE NORTH 89°20'40" WEST 60.00 FEET; THENCE SOUTH 0°39'20" WEST 515.82 FEET TO A POINT ON THE SOUTH LINE OF THE SAID 1/4 SECTION AND CENTERLINE OF RICHMOND ROAD; THENCE NORTH 89°20'40" WEST ALONG SAID SOUTH LINE AND CENTERLINE 719.42 FEET; THENCE NORTH 0°30'50" EAST 260.00 FEET; THENCE NORTH 89°20'40" WEST 220.00 FEET; THENCE SOUTH 0°30'50" WEST 260.00 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE AND CENTERLINE; THENCE NORTH 89°20'40" WEST ALONG THE SOUTH LINE AND CENTERLINE 336.23 FEET TO THE POINT OF COMMENCEMENT AND CONTAINING 80.318 ACRES OF LAND MORE OR LESS.

LEGEND

SECTION CORNER MONUMENT	UTILITY POLE
FOUND 1" IRON PIPE OR NOTED	OVERHEAD UTILITY
RING IN TREE	WIRE FENCE
CONTROL POINT BENCHMARK	SANITARY SEWER
EXISTING CONTOUR	WATERMAIN
SANITARY MANHOLE	UNDERGROUND GAS
WATER VALVE	UTILITY PULL BOX
HYDRANT	WATER SHUT OFF
CMCP CULVERT	S.E.C.
TV PEDESTAL	WETLANDS
ELECTRIC TRANSF./PEDESTAL	HOUSE
SOIL BORE	BARN
	GARAGE



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCONSIN 2011) AND REFERENCED TO THE NORTH LINE OF THE SE 1/4 OF SEC. 28-8-19 MEASURED AS N89°20'07"W.

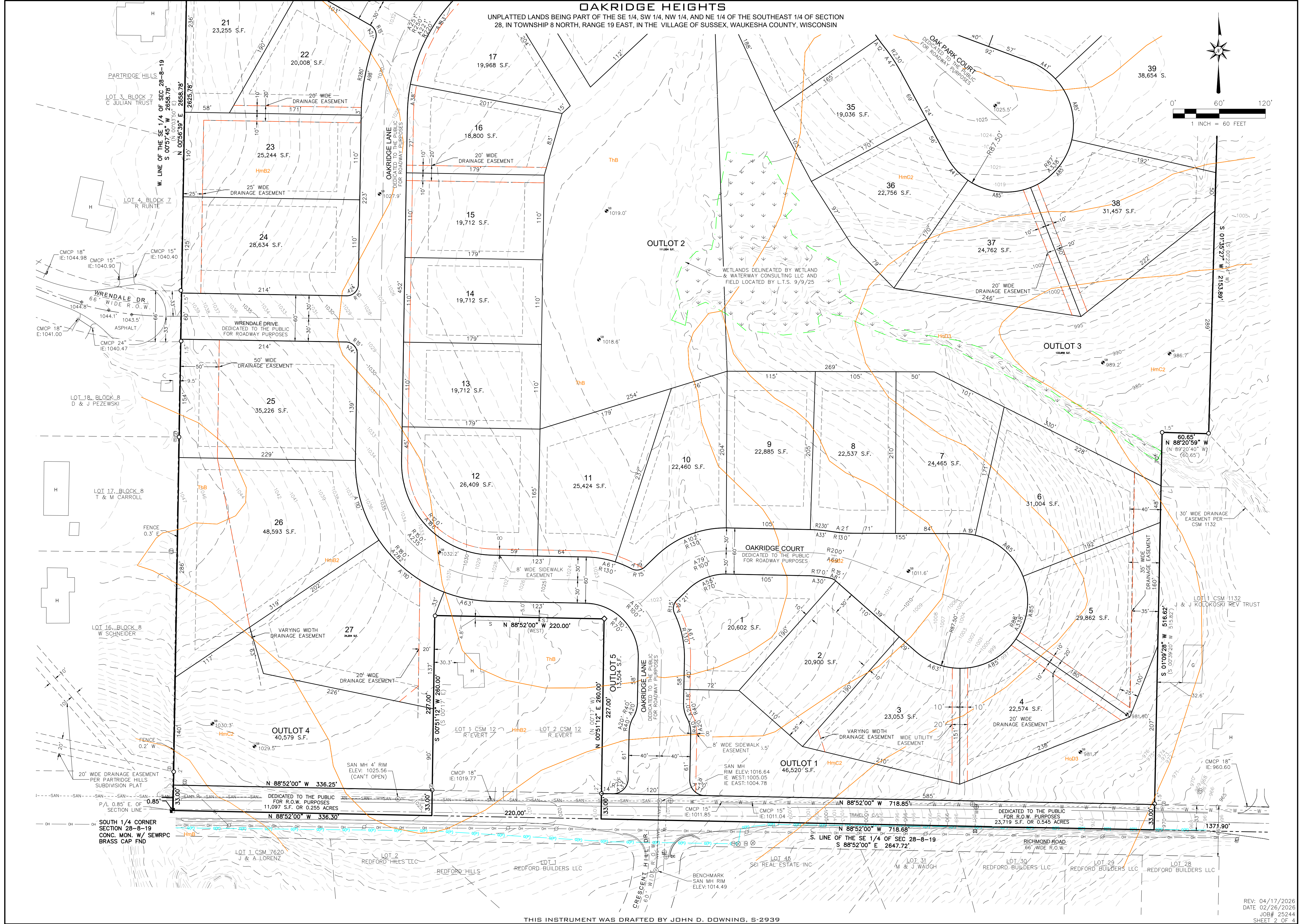
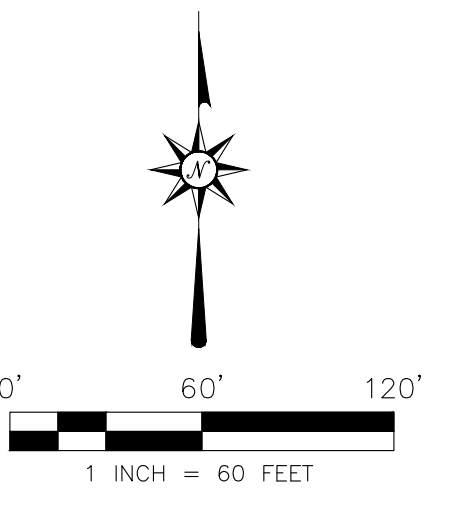
VERTICAL DATUM IS NAVD 88 (GEOID 12A)

THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

REV: 04/17/2026
DATE 02/26/2026
JOB# 25244
SHEET 1 OF 4

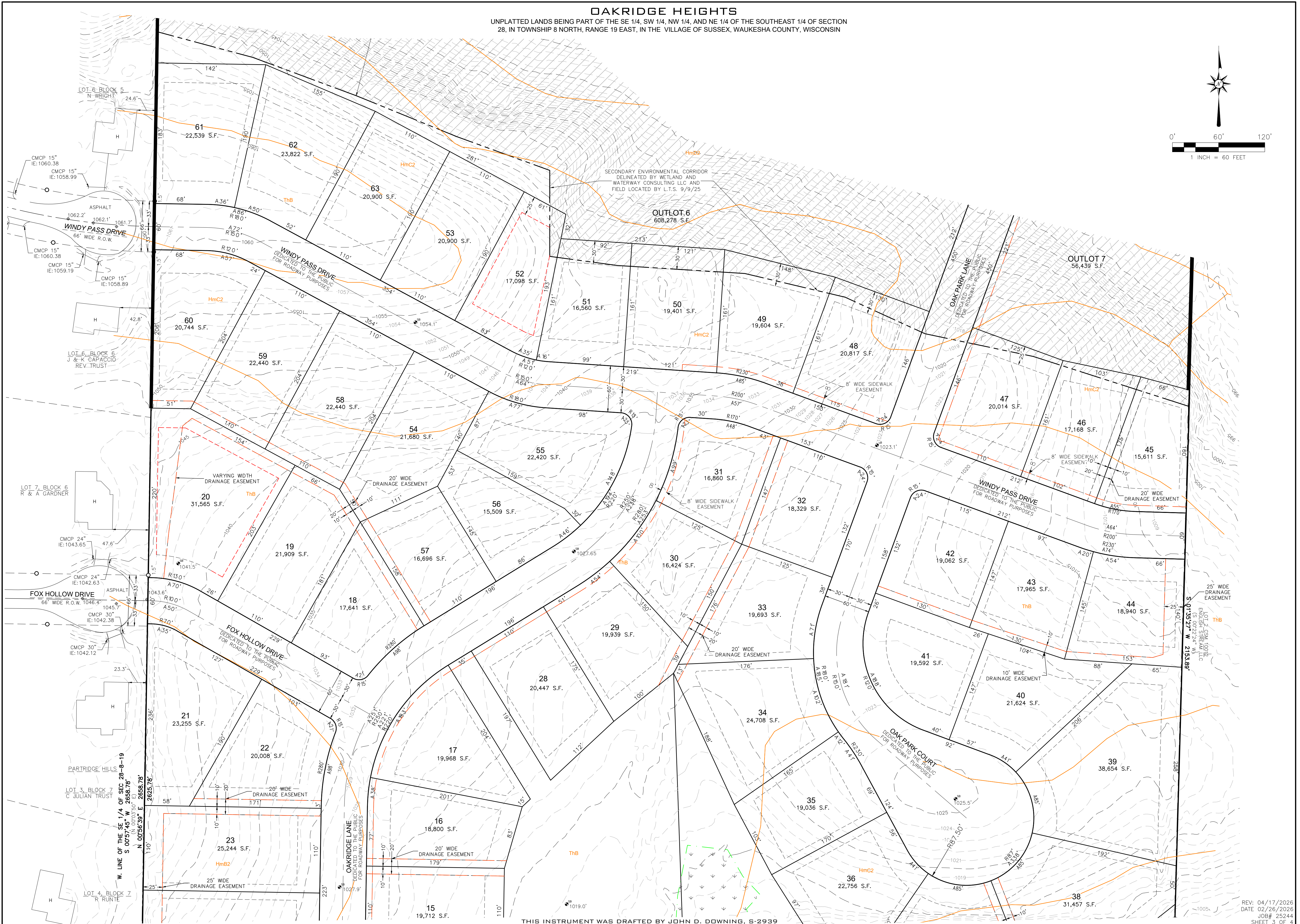
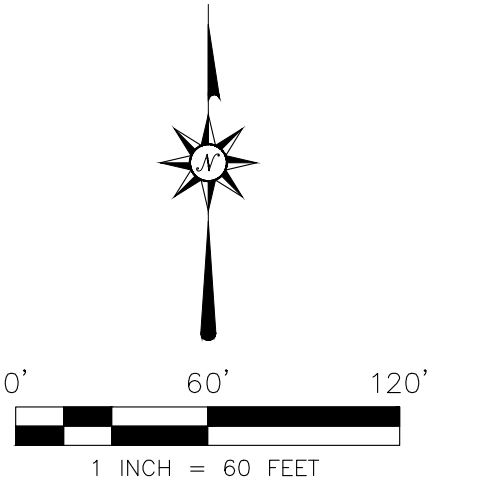
OAKRIDGE HEIGHTS

UNPLATTED LANDS BEING PART OF THE SE 1/4, SW 1/4, NW 1/4, AND NE 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, IN TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN



OAKRIDGE HEIGHTS

UNPLATTED LANDS BEING PART OF THE SE 1/4, SW 1/4, NW 1/4, AND NE 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, IN TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN



W. LINE OF THE SE 1/4 OF SEC 28-8-19
S 0°57'45" W 2688.78'
N 0°58'39" E 2688.78'
(N 0003°50' E)

THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

REV: 04/17/2026
DATE 02/26/2026
JOB# 25244
SHEET 3 OF 4

OAKRIDGE HEIGHTS

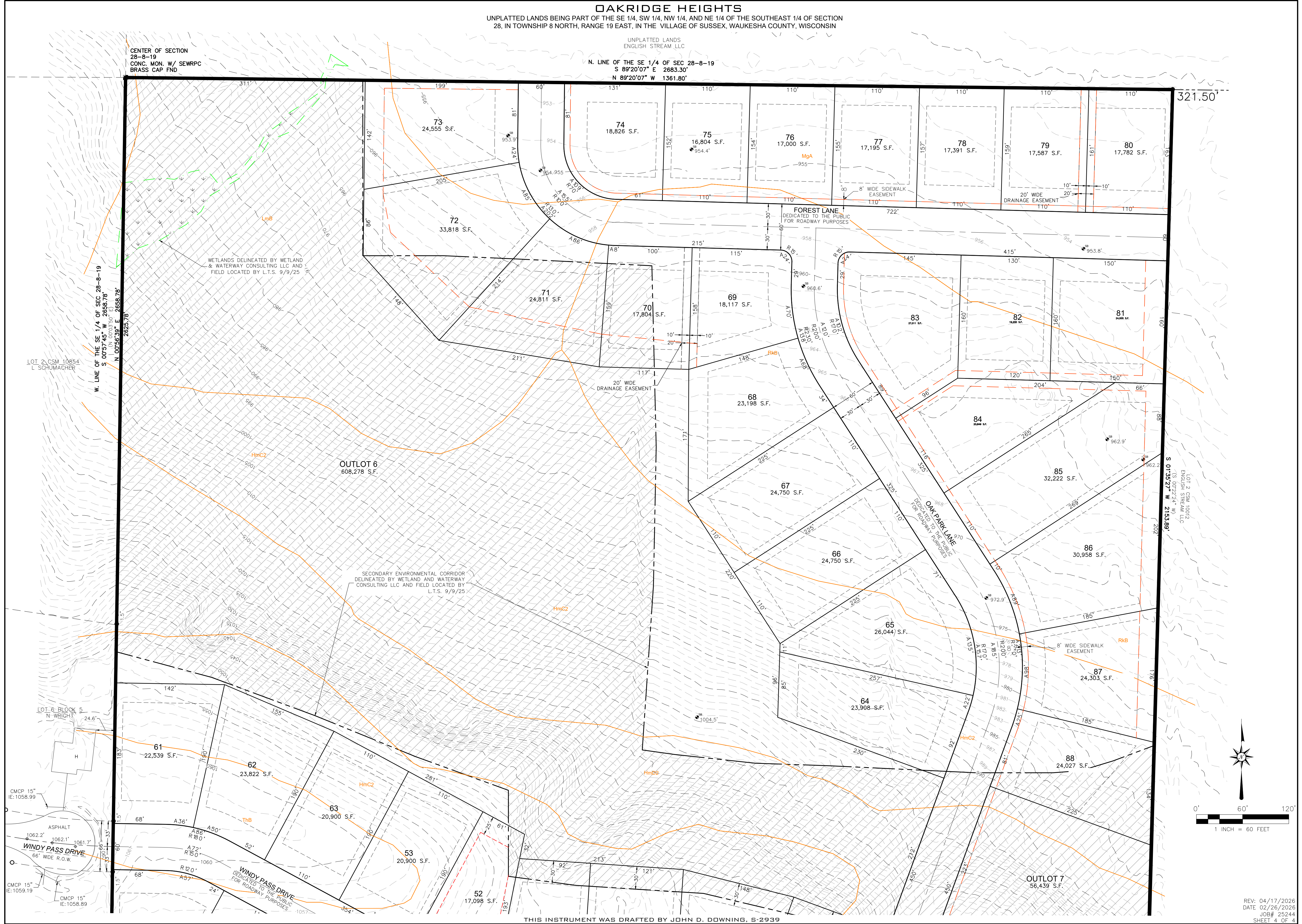
UNPLATTED LANDS BEING PART OF THE SE 1/4, SW 1/4, NW 1/4, AND NE 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, IN TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

UNPLATTED LANDS
ENGLISH STREAM LLC

N. LINE OF THE SE 1/4 OF SEC 28-8-19
S 89°20'07" E 2683.30'
N 89°20'07" W 1361.80'

CENTER OF SECTION
28-8-19
CONC. MON. W/ SEWRPC
BRASS CAP FND

321.50'



WETLANDS DELINEATED BY WETLAND & WATERWAY CONSULTING LLC AND FIELD LOCATED BY L.T.S. 9/9/25

OUTLOT 6
608,278 S.F.

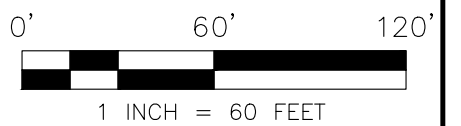
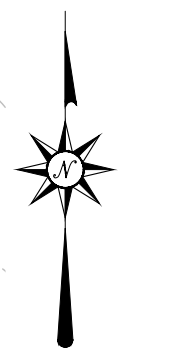
SECONDARY ENVIRONMENTAL CORRIDOR
DELINATED BY WETLAND AND WATERWAY
CONSULTING LLC AND FIELD LOCATED BY
L.T.S. 9/9/25

FOREST LANE
DEDICATED TO THE PUBLIC
FOR ROADWAY PURPOSES

OAK PARK LANE
DEDICATED TO THE PUBLIC
FOR ROADWAY PURPOSES

LOT 6 BLOCK 9
N. WRIGHT

LOT 2 CSM 10012
ENGLISH STREAM LLC
(S. 0272'24" W)
S 01°35'27" W 2153.89'



REV: 04/17/2026
DATE: 02/26/2026
JOB#: 25244
SHEET 4 OF 4