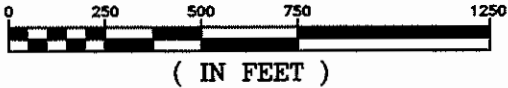


EXHIBIT A

CERTIFIED SURVEY MAP No. _____

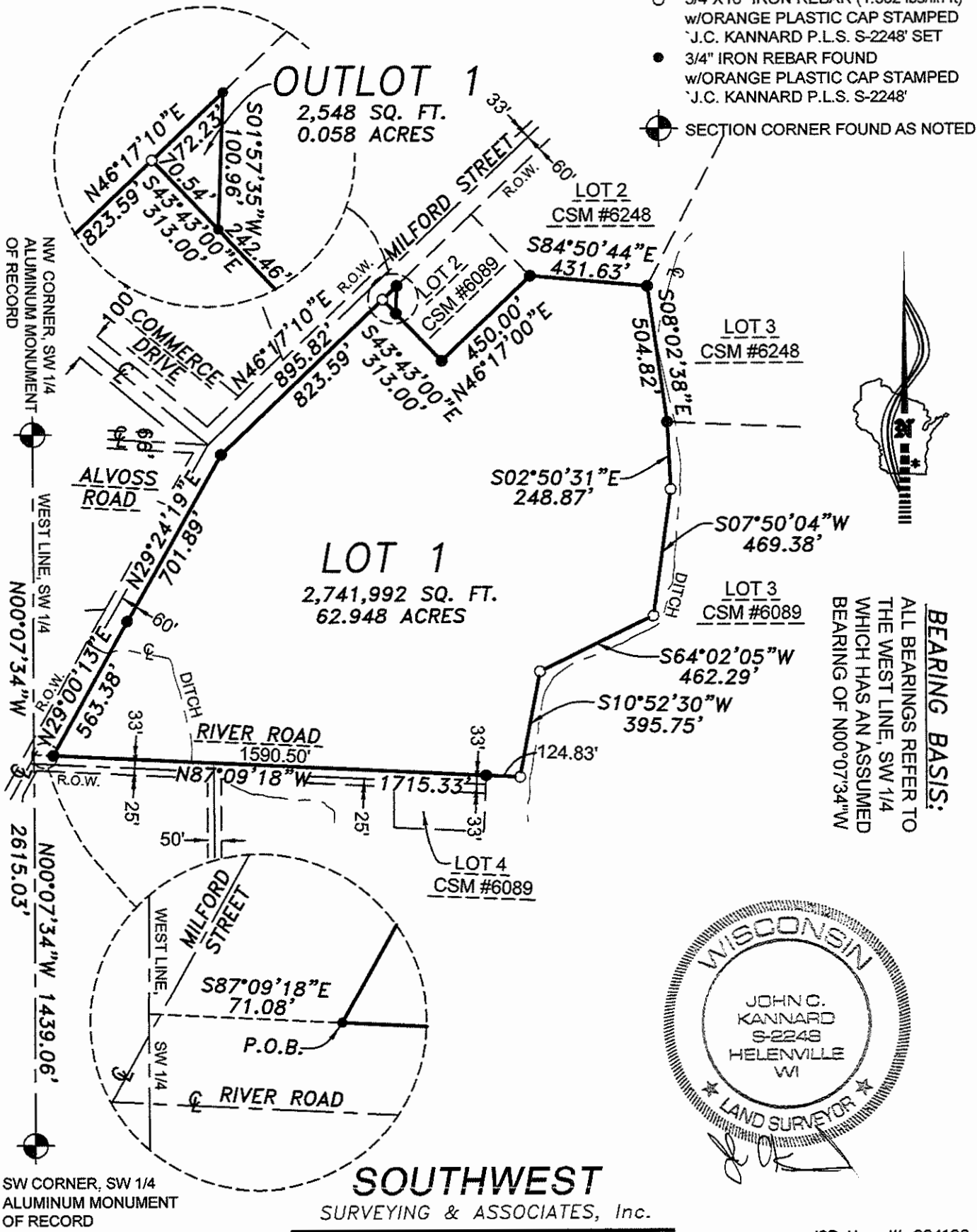
Being a redivision of Lot 3 of Certified Survey Map No. 6089, located in the SE 1/4 and SW 1/4 of the NW 1/4 and the NE 1/4 and NW 1/4 of the SW 1/4 of Section 8, T8N, R15E, City of Watertown, Jefferson County, Wisconsin.

GRAPHIC SCALE



LEGEND

- 3/4"X18" IRON REBAR (1.502 lbs/lin ft) w/ORANGE PLASTIC CAP STAMPED "J.C. KANNARD P.L.S. S-2248" SET
- 3/4" IRON REBAR FOUND w/ORANGE PLASTIC CAP STAMPED "J.C. KANNARD P.L.S. S-2248"
- ⊙ SECTION CORNER FOUND AS NOTED



SOUTHWEST

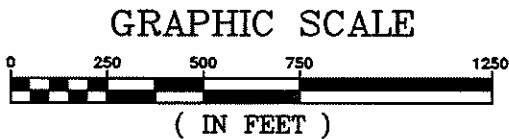
SURVEYING & ASSOCIATES, Inc.

W1065 COUNTY ROAD CI, HELENVILLE, WI. 53137
262-495-4910
920-674-4884

JOB No.: W-224126
DATE: JULY 23, 2024
SHEET 1 OF 3

CERTIFIED SURVEY MAP No. _____

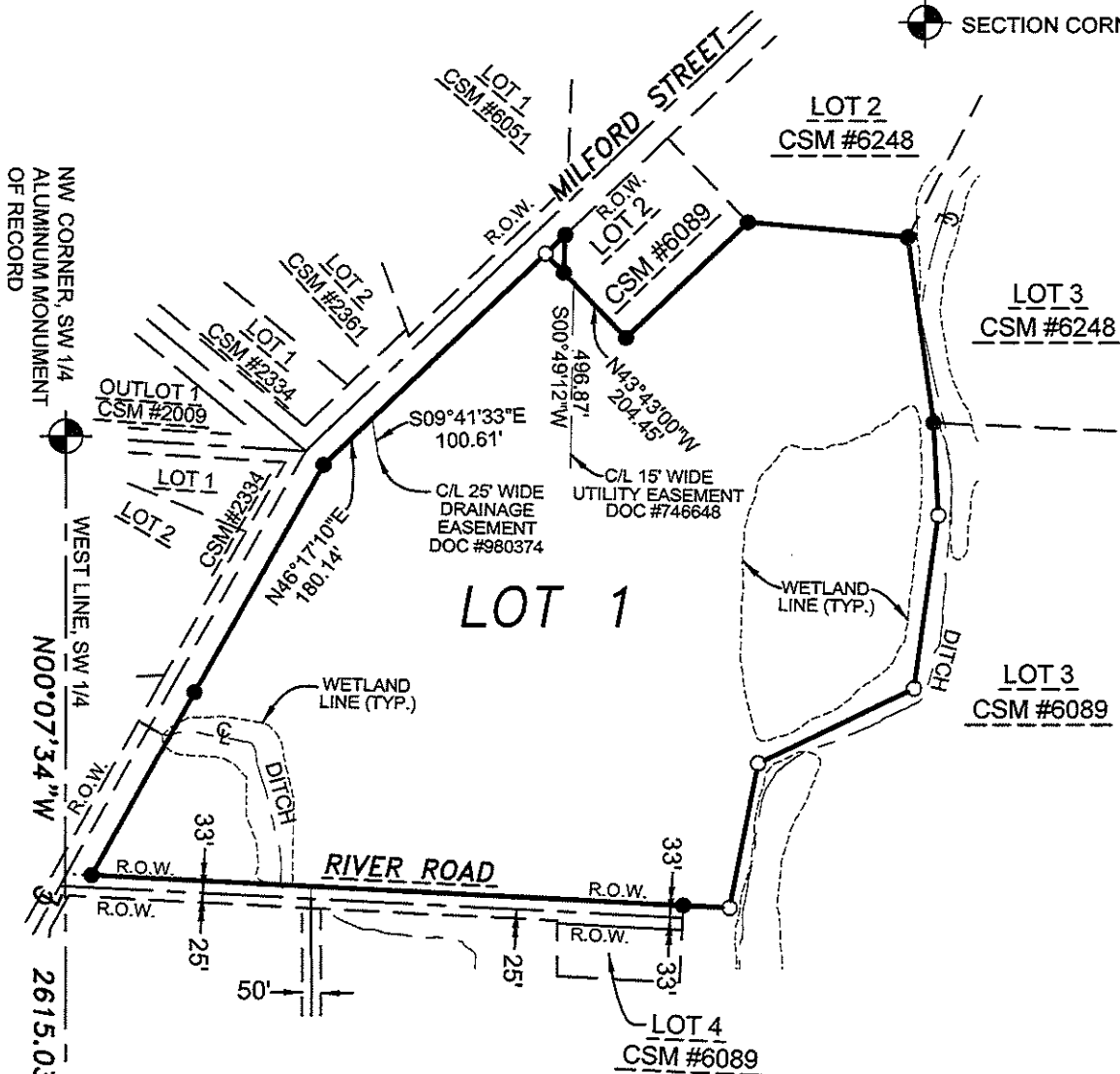
Being a redivision of Lot 3 of Certified Survey Map No. 6089, located in the SE 1/4 and SW 1/4 of the NW 1/4 and the NE 1/4 and NW 1/4 of the SW 1/4 of Section 8, T8N, R15E, City of Watertown, Jefferson County, Wisconsin.



LEGEND

- 3/4"X18" IRON REBAR (1.502 lbs/lin ft) w/ORANGE PLASTIC CAP STAMPED "J.C. KANNARD P.L.S. S-2248" SET
- 3/4" IRON REBAR FOUND w/ORANGE PLASTIC CAP STAMPED "J.C. KANNARD P.L.S. S-2248"

SECTION CORNER FOUND AS NOTED



BEARING BASIS:
ALL BEARINGS REFER TO THE WEST LINE, SW 1/4 WHICH HAS AN ASSUMED BEARING OF N00°07'34"W

Notes:

- 1) Lot 1 and Outlot 1 have an Airport Protection Zone elevation limit ranging from 903 to 968 feet above mean sea level for all buildings, structures and objects of natural growth; whether or not such buildings, structures and objects of natural growth are in existence.
- 2) Wetland lines shown is a graphic only representation of the GIS data supplied by the Jefferson County Land Information Office and were not field verified.



SW CORNER, SW 1/4
ALUMINUM MONUMENT
OF RECORD

SOUTHWEST
SURVEYING & ASSOCIATES, Inc.

W1065 COUNTY ROAD CI, HELENVILLE, WI. 53137
262-495-4910
920-674-4884

JOB No.: W-224126
DATE: JULY 23, 2024
SHEET 2 OF 3

CERTIFIED SURVEY MAP No. _____

Being a redivision of Lot 3 of Certified Survey Map No. 6089, located in the SE 1/4 and SW 1/4 of the NW 1/4 and the NE 1/4 and NW 1/4 of the SW 1/4 of Section 8, T8N, R15E, City of Watertown, Jefferson County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, John C. Kannard, Professional Land Surveyor No. 2248, hereby certify: That I have surveyed, divided, mapped this Certified Survey Map being a Being a redivision of Lot 3 of Certified Survey Map No. 6089, located in the SE 1/4 and SW 1/4 of the NW 1/4 and the NE 1/4 and NW 1/4 of the SW 1/4 of Section 8, T8N, R15E, City of Watertown, Jefferson County, Wisconsin, bounded and described as follows:

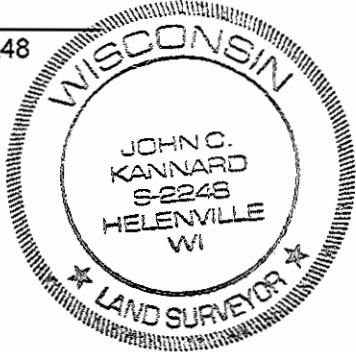
Commencing at the Aluminum Monument that marks the Southwest corner of the SW 1/4 of said Section 8; Thence N00°07'34"W, along the West line of said SW 1/4, a distance of 1439.06 feet; Thence S87°09'18"E, a distance of 71.08 feet, to a Found 3/4" Iron Rebar with Orange Plastic Cap stamped J.C. Kannard P.L.S. S-2248" (3/4" F.I.R.) that marks the the Easterly Right of Way (R.O.W.) of Milford Street and Northerly Right of Way of River Road, said point also being the POINT OF BEGINNING of the lands to be described: Thence N29°00'13"E, along said Easterly R.O.W. line, a distance of 563.38 feet, to a 3/4" F.I.R.; Thence N29°24'19"E, along said Easterly R.O.W. line, a distance of 701.89 feet, to a 3/4" F.I.R.; Thence N46°17'10"E, along said Easterly R.O.W. line, a distance of 895.82 feet, to a 3/4" F.I.R. that marks the Southerly line of Lot 2 of Certified Survey Map No. 6089 as recorded in the Jefferson County Register of Deeds Office in Volume 35 of Certified Survey Maps on Pages 278-285 as Document No. 1428519; Thence S01°57'35"W, along said Southerly line, a distance of 100.96 feet, to a 3/4" F.I.R. that marks an angle point; Thence S43°43'00"E, along said Southerly line, a distance of 242.46 feet, to a 3/4" F.I.R.; Thence N46°17'00"E, along the Easterly Line of said Lot 2, a distance of 450.00 feet, to a 3/4" F.I.R. that marks the Northeasterly corner of said Lot 2; Thence S84°50'44"E, along the Southerly line of Lot 2 of Certified Survey Map No. 6248 as recorded in the Jefferson County Register of Deeds Office in Volume 36 of Certified Survey Maps on Pages 352-355 as Document No. 1456740, a distance of 431.63 feet, to a 3/4" F.I.R. that marks the Southeast corner of said Lot 2 and the Westerly line of Lot 3 of said Certified Survey Map No. 6248; Thence S08°02'38"E, along said Westerly line, a distance of 504.82 feet, to a 3/4" F.I.R. that marks the Southwesterly corner of Lot 3 of said Certified Survey Map No. 6248; Thence S02°50'31"E, a distance of 248.87 feet, to a Set 3/4"x18" Iron Rebar (1.502 lbs/ lin ft) with an orange plastic cap stamped "J.C. Kannard P.L.S. S-2248" (Set 3/4" Rebar); Thence S07°50'04"W, a distance of 469.38 feet, to a Set 3/4" Rebar; Thence S64°02'05"W, a distance of 462.29 feet, to a Set 3/4" Rebar; Thence S10°52'30"W, a distance of 395.75 feet, to a Set 3/4" Rebar; Thence N87°09'18"W, along the Northerly R.O.W. of River Road, and said line extended, a distance of 1715.33 feet, to the POINT OF BEGINNING, containing 2,744,547 square feet or 63.006 acres of land, more or less.

Subject to all rights, reservations, restrictive covenants and easements of record.

I further certify that I have made this survey and map under the direction of City of Watertown, owner of said lands, and that this Certified Survey Map is a correct representation of the boundary surveyed and described and that I have complied fully with the provisions of Chapter 236.34 of the State of Wisconsin Statutes, and the Subdivision Ordinance of Jefferson County, Wisconsin in surveying and mapping same.

Certified this 23rd day of July, 2024


John C. Kannard, P.L.S. 2248



CITY OF WATERTOWN PLAN COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Plan Commission of the City of Watertown.

Dated this ____ day of _____, 2024
Emily McFarland, Mayor

I hereby certify that the foregoing is a true and correct copy of a Certified Survey Map adopted by the Plan Commission of the City of Watertown.

Dated this ____ day of _____, 2024
Megan Dunneisen, City Clerk