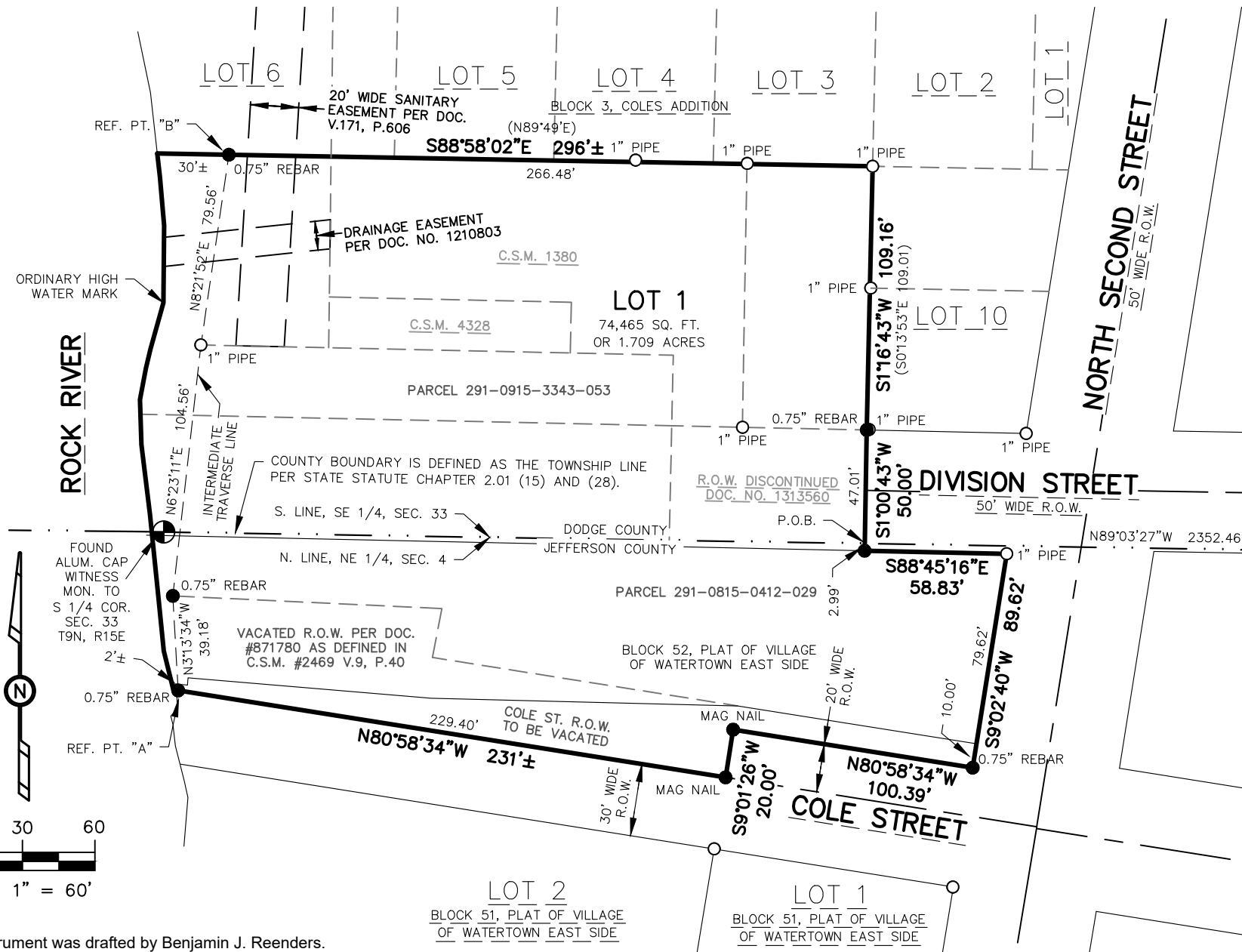
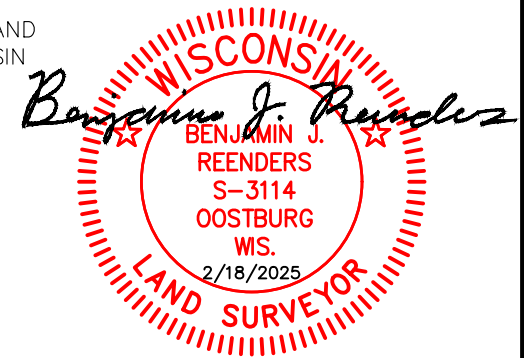


CERTIFIED SURVEY MAP NO. _____

THE SW 1/4 OF THE SE 1/4 OF SECTION 33, T9N, R15E, CITY OF WATERTOWN, DODGE COUNTY, WISCONSIN AND THE NW 1/4 OF THE NE 1/4 OF SECTION 4, T8N, R15E, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN



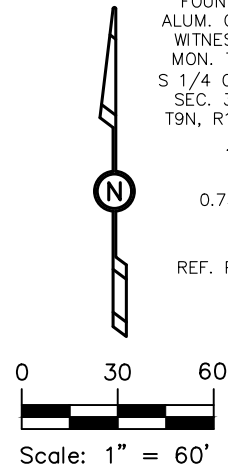
NOTES:

OWNER AND SUBDIVIDER:
CATY EMERALD LLC

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 33, T9N, R15E, AS BEING N89°03'27"W PER THE DODGE COUNTY COORDINATE SYSTEM.

LEGEND

- = Set 3/4"x18" Rebar min. 1.13 lbs. per foot
- = Found Iron Pipe
- ⊙ = Section Corner Monument
- (##.##) = Recorded Dimension



This instrument was drafted by Benjamin J. Reenders.

CEDAR CREEK SURVEYING, LLC
ENGINEERS • SURVEYORS • DRAFTERS
www.cedarcreeksurveying.com

100 South 10th Street
Oostburg, WI 53070
920-547-0599

CERTIFIED SURVEY MAP NO. _____

THE SW 1/4 OF THE SE 1/4 OF SECTION 33, T9N, R15E, CITY OF WATERTOWN, DODGE COUNTY, WISCONSIN AND THE NW 1/4 OF THE NE 1/4 OF SECTION 4, T8N, R15E, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Benjamin J. Reenders, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped part of Lots 1, 2, and 3, of C.S.M. No. 1380, Lot 1, C.S.M. 4329, Lot 1, C.S.M. 4328, Outlots 2 and 3 of the Sixth Ward of the City of Watertown, Part of Block 3, Coles Add to the City of Watertown, Part of Block 52 of Cole Bailey Company's Plat of Watertown, Vacated Division Street, and Vacated Cole Street, all located in the Southwest 1/4 of the Southeast 1/4 of Section 33, T9N, R15E, City of Watertown, Dodge County, Wisconsin and the Northwest 1/4 of the Northeast 1/4 of Section 4, T8N, R15E, City of Watertown, Jefferson County, Wisconsin, described as:

Commencing at the Southeast corner of said Section 33; thence N89°03'27"W 2352.46 feet along the South Township Line also being the County Line to the POINT OF BEGINNING of this description; thence S1°00'43"W 2.99 feet along the East line of R.O.W. Discontinued per Document No 1313560; thence S88°45'16"E 58.83 feet along the South R.O.W. line of Division Street; thence S9°02'40"W 89.62 feet along the West R.O.W. line of N. Second Street; thence N80°58'34"W 100.39 feet; thence S9°01'26"W 20.00 feet; thence N80°58'34"W 229.40 feet along the Centerline of Cole Street to Reference Point "A"; thence N80°58'34"W 2 feet more or less to the ordinary high watermark of Rock River; thence Northerly along said ordinary high watermark to its intersection with a line bearing N88°58'02"W from Reference Point "B", Reference Point "B" is located N3°13'34"W 39.18 feet; thence N6°23'11"E 104.56 feet; thence N8°21'52"E 79.56 feet along an intermediate traverse line from said Reference Point "A"; thence S88°58'02"E 30 feet more or less to Reference Point "B"; thence S88°58'02"E 266.48 feet along the North line of Lots 1 and 2 of C.S.M. No. 1380; thence S1°16'43"W 109.16 feet along the East line of said Lot 1 of C.S.M. No. 1380 to the North R.O.W. line of Division Street; thence S1°00'43"W 47.01 feet along the East line of R.O.W. Discontinued per Document No 1313560 to the point of beginning.


This parcel contains 74,465 square feet or 1.709 acres, more or less.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with provisions of Section 236.34 of the Wisconsin Statutes and the subdivision regulation of the City of Watertown in surveying, dividing and mapping the same.

Benjamin J. Reenders Dated this 18th day of February, 2025
Benjamin J. Reenders PLS S-3114



 100 South 10th Street
Oostburg, WI 53070
920-547-0599

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CERTIFIED SURVEY MAP NO. _____

THE SW 1/4 OF THE SE 1/4 OF SECTION 33, T9N, R15E, CITY OF WATERTOWN, DODGE COUNTY, WISCONSIN AND THE NW 1/4 OF THE NE 1/4 OF SECTION 4, T8N, R15E, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

Cady Emerald, LLC as owner, does hereby certify they have caused the lands described herein to be surveyed, divided, and mapped as represented on this map. Cady Emerald, LLC further certifies that this map is required by section 236.20 or 236.12 to be submitted to the following for approval or objection: City of Watertown.

Managing Member

WITNESS the hand and seal of said Owner on this ____ day of _____, 2025.

STATE OF _____)
_____ COUNTY) ss

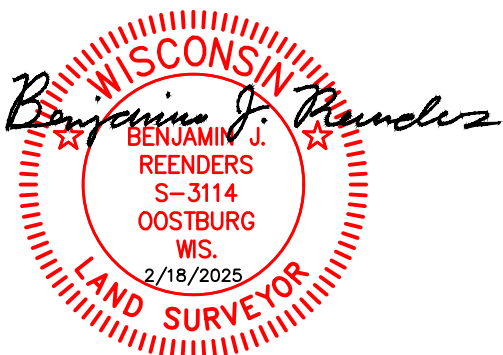
PERSONALLY came before me on this ____ day of _____, 2025
managing member to me known to be the persons who executed the foregoing certificate and
acknowledged the same.

Notary Public My Commission Expires _____

CITY OF WATERTOWN PLANNING COMMISSION APPROVAL

APPROVED by the City of Watertown Planning Commission on this ____ day of _____, 2025.

Planner



100 South 10th Street
Oostburg, WI 53070
920-547-0599

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