

CSM EXHIBIT

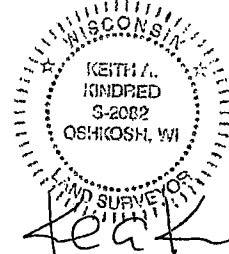
BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8 TOWNSHIP 8
NORTH RANGE 16 EAST, IN THE TOWN OF IXONIA, JEFFERSON COUNTY WISCONSIN

LEGAL DESCRIPTION

Being a part of the SE 1/4 of the NW 1/4 of Section 8 T.8N., R.16E., Town of Ixonia, Jefferson County, Wisconsin

Commencing at a 1 inch diameter Iron Pipe found at the West 1/4 corner of Section 8, Township 8 North, Range 16 East; Thence North 88° 50' 22" East along the South line of the Northwest 1/4 of said Section 8 a distance of 2,156.08 feet; Thence North 1° 7' 39" West, a distance of 319.81 feet to a 1 inch diameter Iron Pipe found at the Northeast Corner of Lot 2 of Certified Survey map No. 2288, also the Point of Beginning (POB) of the hereinafter described lands; thence South 88° 49' 51" West along the North line of Lot 2 of said Certified Survey Map, a distance of 294.75 feet to a 1 inch diameter Iron Pipe found at the Southeast corner of Lot 1 of said Certified Survey Map; thence North 3° 40' 49" West along the East line of said Lot 1 a distance of 349.59 feet to a 1 inch diameter Iron Pipe found at the Northeast corner of Lot 1 of said Certified Survey Map; thence North 88° 50' 29" East a distance of 310.31 feet; thence South 01° 07' 39" East, a distance of 349.20 feet to the Point of Beginning.

Said lands contain 105,652 Square Feet, 2.42 Acres



DATED THIS 12TH DAY OF JANUARY, 2024

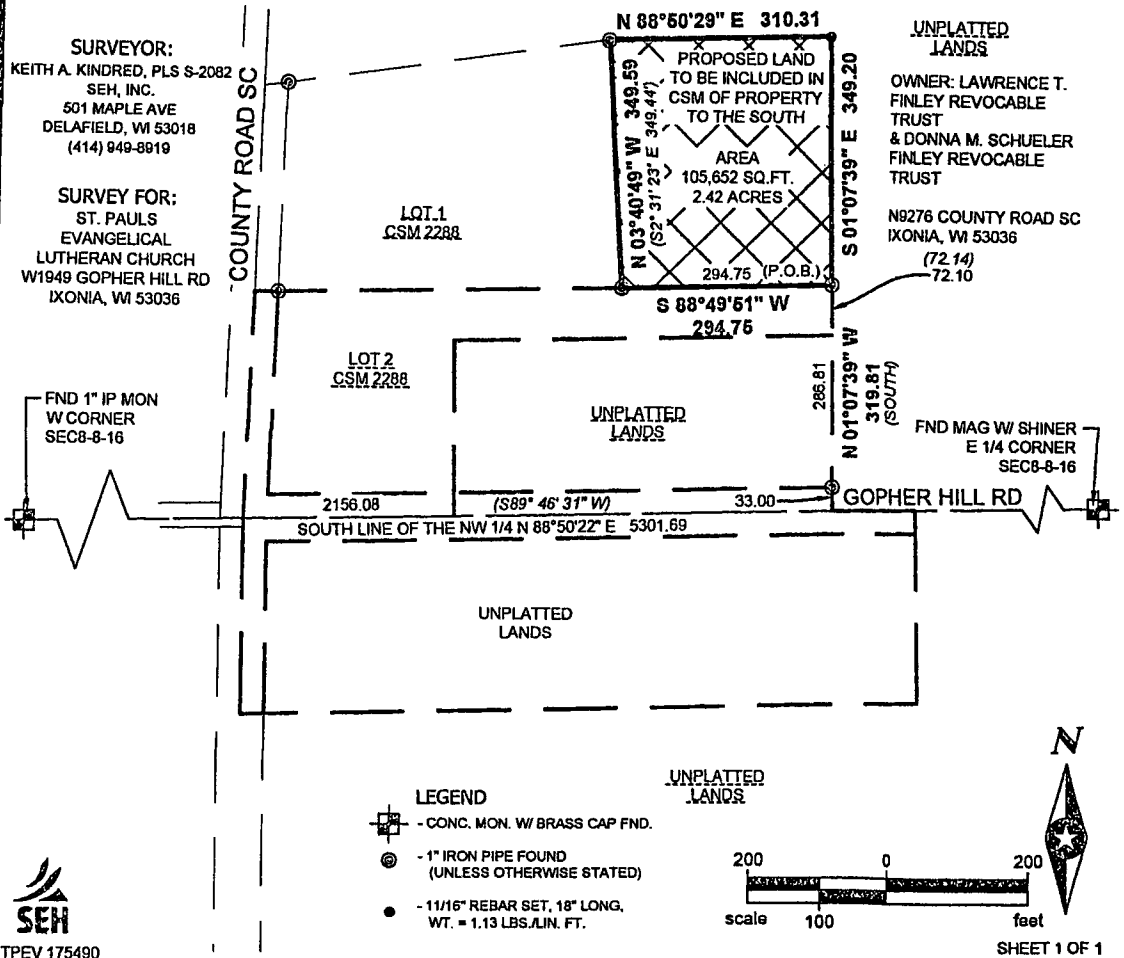
SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE
DELAFIELD, WI 53018
(414) 949-8919

SURVEY FOR:
ST. PAULS
EVANGELICAL
LUTHERAN CHURCH
W1949 GOPHER HILL RD
IXONIA, WI 53036

**UNPLATTED
LANDS**

OWNER: LAWRENCE T.
FINLEY REVOCABLE
TRUST
& DONNA M. SCHUELER
FINLEY REVOCABLE
TRUST

N9276 COUNTY ROAD SC
IXONIA, WI 53036
(72.14)
72.10



CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2288 AND LANDS BEING A PART OF THE SE 1/4 OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 8, T.8N., R.16E., TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN

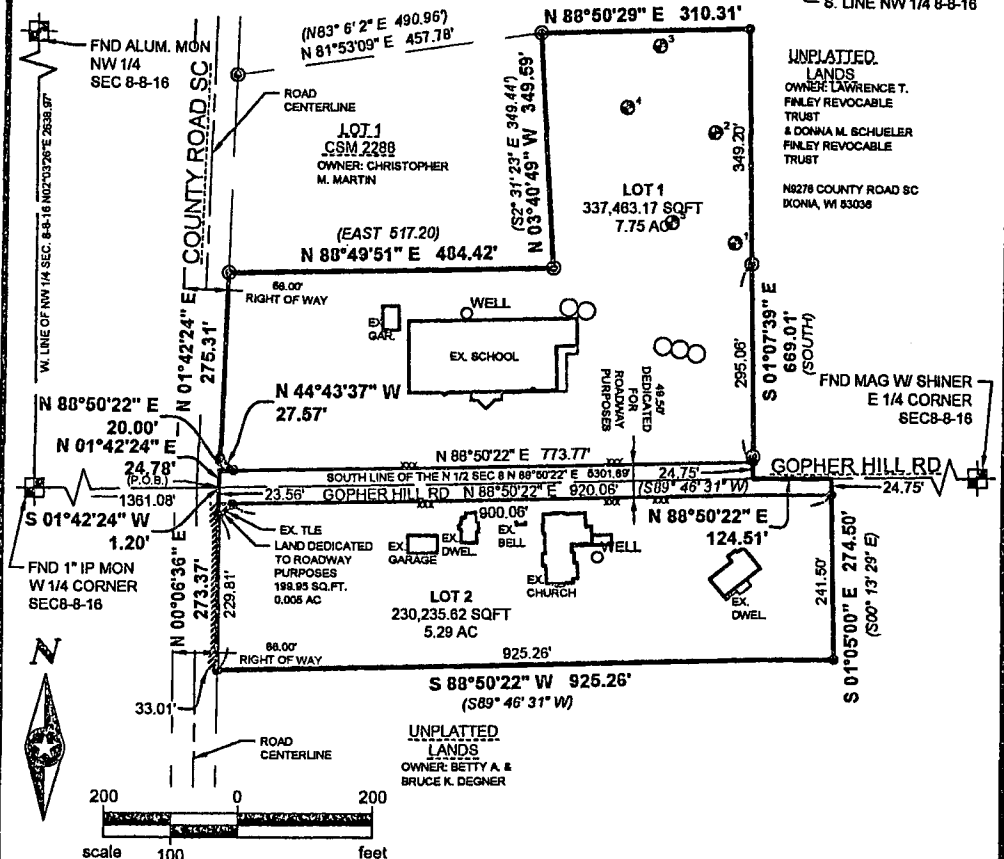
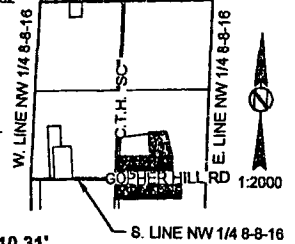
LEGEND

- CONC. MON. W/ BRASS CAP FND.
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 11/16" REBAR SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.
- (XXXXXX) - RECORDED AS
- CONCRETE SEPTIC TANK LID
- WELL
- RESTRICTED VEHICULAR ACCESS
- EXISTING ACCESS TO PUBLIC RIGHT OF WAY
- SOIL BORING

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE
DELAFIELD, WI 53018
(414) 949-8919

SURVEY FOR:
ST. PAUL'S EVANGELICAL
LUTHERAN CHURCH
ATTN: BILL HOEFER
W1949 GOPHER HILL RD
IXONIA, WI 53036

LOCATION MAP



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 8-8-16 WHICH IS ASSUMED TO BEAR N02°03'26"E.

NOTE:

- LOTS 1 AND 2 ZONED AS A-2
- CHECK FOR SUBSEQUENT ZONING CHANGES WITH THE JEFFERSON COUNTY PLANNING AND ZONING DEPARTMENT
- DEDICATED ROADWAY AREA 42,826.01 SQ.FT. 0.98 AC



PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT NO. STPEV 175490

THIS INSTRUMENT DRAFTED BY KEN BRAUNLING

DATED THIS 27th DAY OF DECEMBER, 2023

SHEET 1 OF 5

CERTIFIED SURVEY MAP NO.

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2288 AND LANDS BEING A PART OF THE SE 1/4 OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 8, T.8N., R.16E., TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided, dedicated and mapped all of Lot 2 of Certified Survey Map No. 2288 and lands being a part of the Southeast 1/4 of the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 8, Town 8 North, Range 16 East, Town of Ixonia, Jefferson County, Wisconsin bounded and described as follows:

Commencing at a 1 inch diameter Iron Pipe marking the West 1/4 Corner of Section 8, Township 8 North, Range 16 East; thence North 88° 50' 22" East along the South line of the Northwest 1/4 of said Section, a distance of 1,361.08 feet to the point of Beginning (P.O.B.); Thence North 1°42'24" East, a distance of 24.78 feet; Thence North 88°50'22" East, a distance of 20.00 feet; Thence North 44°43'37" West, a distance of 27.57 feet to a point on the East Right of Way of County Road SC; Thence North 1°42'24" East along the East Right of Way of County Road SC, 275.31 feet to the Southwest Corner of Lot 1 of Certified Survey Map 2288; Thence North 88°49'51" East along the South line of Said Lot 1, a distance of 484.42 feet to the Southeast corner of Said Lot 1; Thence North 3°40'49" West along the East line of Said Lot 1, a distance of 349.59 feet to the Northeast corner of said lot 1; thence North 88°50'29" East, a distance of 310.31 feet; thence South 1°07'39" East, a distance of 669.01 feet to a point along the South Line of the Northwest 1/4 of Section 8; thence North 88°50'22" East along the South Line of Said Northwest 1/4, a distance of 124.51 feet; thence South 1°05'0" East, a distance of 274.50 feet; Thence South 88°50'22" West, a distance of 925.26 feet to a point on the East Right of Way of County Road SC; Thence North 0°6'36" East along the East Right of Way of County Road SC, 273.37 feet; Thence North 1°42'24" East, a distance of 1.20 feet to the Point of Beginning;

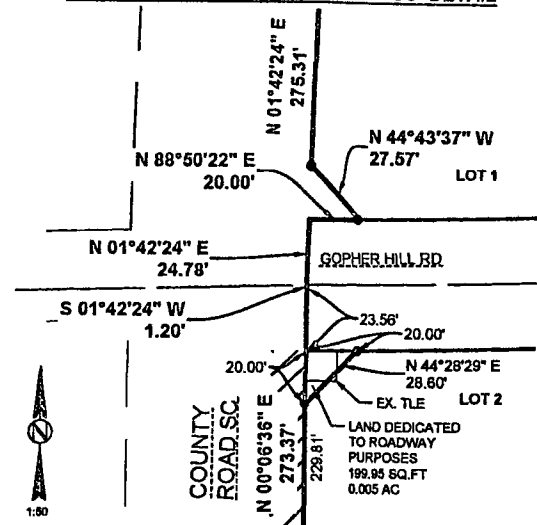
Said Lands Contain 610,324.85 Square Feet, 14.01 Acres

Land Dedicated for Roadway Purpose Contain 42,426.06 Square Feet, 0.97 Acres

That I have made such survey, land division and Certified Survey Map by the direction of St. Paul's Evangelical Lutheran Church That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Town of Ixonia and Jefferson County in surveying, dividing and mapping the same.

Dated this 27th day of December, 2023.



Keith A Kindred, PLS 2082



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501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT NO. STPEV 175490

THIS INSTRUMENT DRAFTED BY KEN BRAUNLING

SHEET 2 OF 5

LEGAL DESCRIPTION

Commencing at a 1 inch diameter Iron Pipe marking the West 1/4 Corner of Section 8, Township 8 North, Range 16 East; thence North 88° 50' 22" East along the South line of the Northwest 1/4 of said Section, a distance of 1,361.08 feet to the point of Beginning (P.O.B.); Thence North 1°42'24" East, a distance of 24.78 feet; Thence North 88°50'22" East, a distance of 20.00 feet; Thence North 44°43'37" West, a distance of 27.57 feet to a point on the East Right of Way of County Road SC; Thence North 1°42'24" East along the East Right of Way of County Road SC, 275.31 feet to the Southwest Corner of Lot 1 of Certified Survey Map 2288; Thence North 88°49'51" East along the South line of Said Lot 1, a distance of 484.42 feet to the Southeast corner of Said Lot 1; Thence North 3°40'49" West along the East line of Said Lot 1, a distance of 349.59 feet to the Northeast corner of said lot 1; thence North 88°50'29" East, a distance of 310.31 feet; thence South 1°07'39" East, a distance of 669.01 feet to a point along the South Line of the Northwest 1/4 of Section 8; thence North 88°50'22" East along the South Line of Said Northwest 1/4, a distance of 124.51 feet; thence South 1°05'0" East, a distance of 274.50 feet; Thence South 88°50'22" West, a distance of 925.26 feet to a point on the East Right of Way of County Road SC; Thence North 0°6'36" East along the East Right of Way of County Road SC, 273.37 feet; Thence North 1°42'24" East, a distance of 1.20 feet to the Point of Beginning;

Said Lands Contain 610,324.85 Square Feet, 14.01 Acres
Land Dedicated for Roadway Purpose Contain 42,426.06 Square Feet, 0.97 Acres

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2288 AND LANDS BEING A PART OF THE SE 1/4 OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 8, T.8N., R.16E., TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

Randy Tietz, congregation president, as representative of St. Paul's Evangelical Lutheran Church, we hereby certify that we caused that land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1) Town of Ixonia
- 2) Jefferson County
- 3) City of Watertown

Date: _____ Signed: _____

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named _____ to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public

_____ County, Wisconsin

My Commission Expires _____



PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT NO. STPEV 175490

DATED THIS 27TH DAY OF DECEMBER, 2023

THIS INSTRUMENT DRAFTED BY KEN BRAUNLING

SHEET 3 OF 5

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2288 AND LANDS BEING A PART OF THE SE 1/4 OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 8, T.8N., R.16E., TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN

TOWN BOARD APPROVAL CERTIFICATE:

Resolved that this Certified Survey Map, in the Town of Ixonia is hereby approved by the Town Board. By approving this Certified Survey Map the Road Right of Way Dedication of Gopher Hill Road is also approved.

All conditions have been met as of the _____ day of _____, 20____.

Date: _____ Signed _____
Perry T. Goetsch, Chairman

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Town Board of the Town of Ixonia.

Date: _____ Signed _____
Nancy Zastrow, Clerk/Treasurer

PLANNING AND ZONING COMMITTEE APPROVAL CERTIFICATE:

This Certified Survey Map is hereby approved by the Planning and Zoning Committee of Jefferson County.

Date: _____ Signed _____
Matt Zangl, Director



PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-0351
www.sehinc.com

PROJECT NO. STPEV 175490

DATED THIS 27TH DAY OF DECEMBER, 2023

THIS INSTRUMENT DRAFTED BY KEN BRAUNLING

SHEET 4 OF 5

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2288 AND LANDS BEING A PART OF THE SE 1/4 OF THE NW 1/4
AND NE 1/4 OF THE SW 1/4 OF SECTION 8, T.8N., R.16E., TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN

CITY OF WATERTOWN EXTRATERRITORIAL APPROVAL CERTIFICATE:

APPROVED, that this Certified Survey Map, in the Town of Ixonia is hereby approved by the city of Watertown.

Approved as of the _____ day of _____, 20__.

Date: _____ Signed _____
Emily McFarland

Date: _____ Signed _____
Megan Dunnelsen



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DELAFIELD, WI 53018-9351
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PROJECT NO. STPEV 175490

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THIS INSTRUMENT DRAFTED BY KEN BRAUNLING

SHEET 5 OF 5