

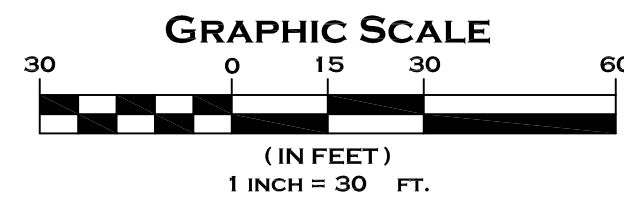
EXHIBIT A

# GATEWAY SUBDIVISION

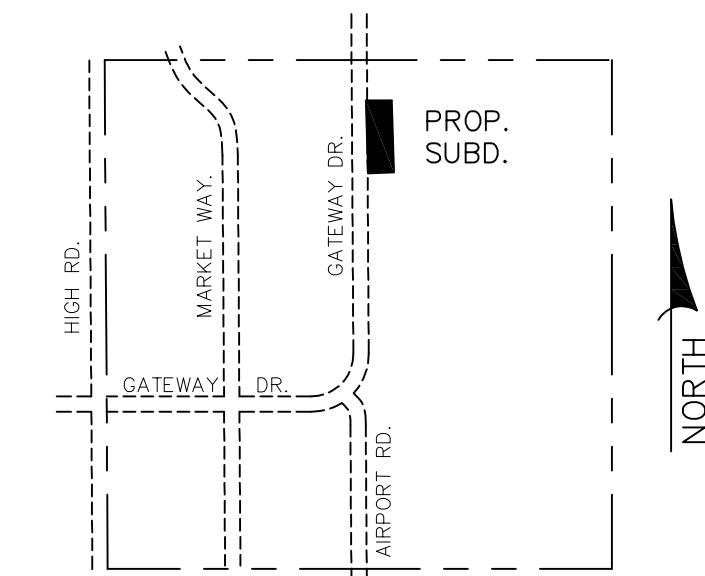
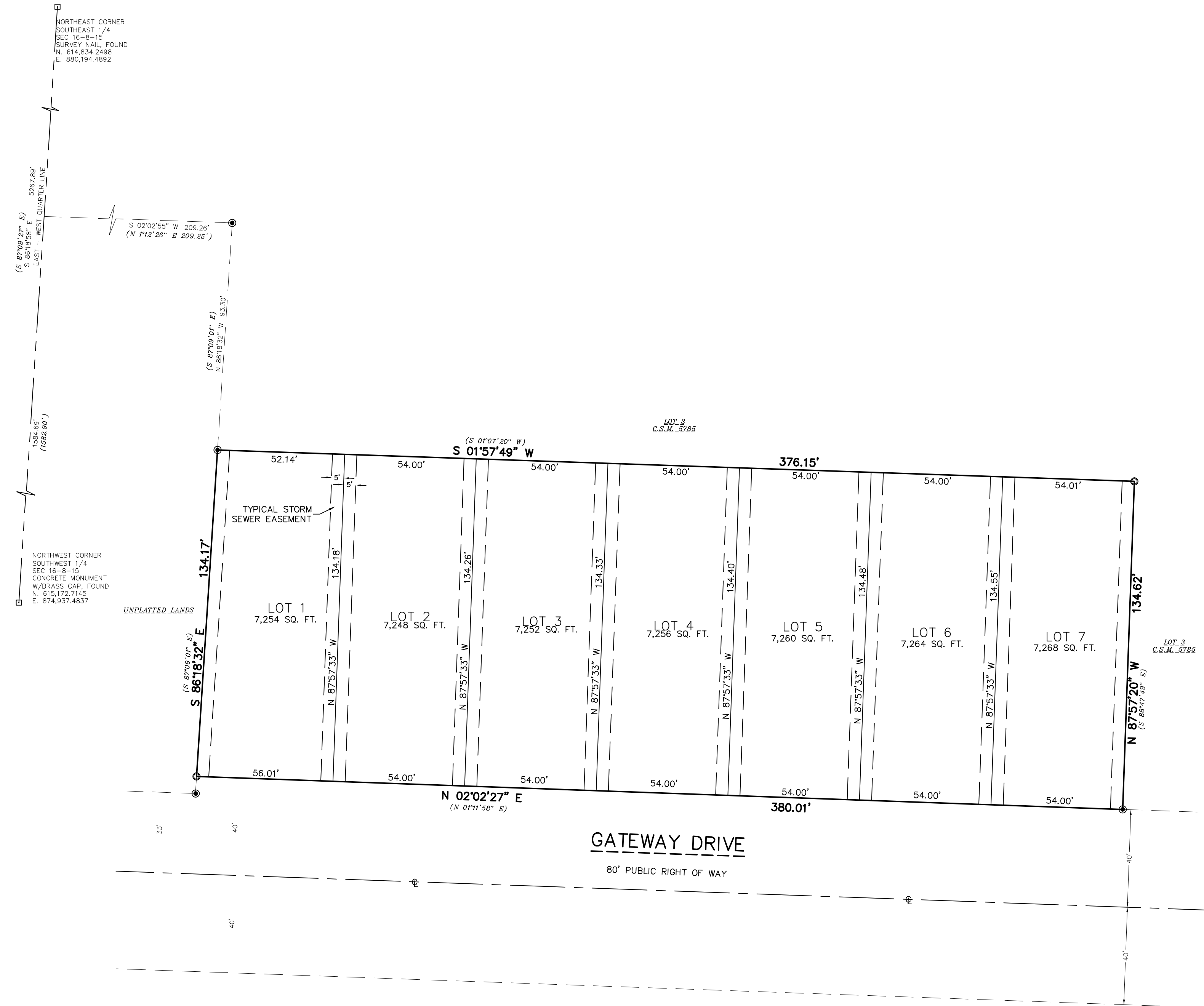
A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5785, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



**BEARING BASIS:**  
ALL BEARINGS REFER TO NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, WHICH HAS A WISCONSIN COUNTY COORDINATE SYSTEM, JEFFERSON COUNTY, BEARING OF N 86°18'58" W



- LEGEND**
- - INDICATES A 1 1/4"x18" IRON ROD WEIGHING 3.65 LBS/FT, SET
  - - INDICATES IRON PIPE FOUND AND ACCEPTED UNLESS NOTED OTHERWISE
- ALL OTHER CORNERS ARE MONUMENTED BY AN 3/4"x18" IRON ROD WEIGHING 1.68 LBS/FT., SET



**VICINITY MAP**  
1" = 1000'  
SW 1/4 16-8-15

**OWNER/SUBDIVIDER:**  
HOFFMAN MATZ, LLC  
672 JOHNSON ST. STE. 300  
WATERTOWN, WI 53094

**SURVEYOR:**  
CAPITOL SURVEY ENTERPRISES  
2015 LA CHANDELLE CT.  
BROOKFIELD, WI 53045  
262-786-6000

**NOTES**  
AIRPORT APPROACH PROTECTION NOTE:  
ALL LOTS IN THIS SUBDIVISION HAVE AN AIRPORT APPROACH PROTECTION ZONE ELEVATION LIMIT OF 968 FEET ABOVE MEAN SEA LEVEL FOR ALL BUILDINGS, STRUCTURES AND OBJECTS OF NATURAL GROWTH.  
DEPTH TO BEDROCK IS ESTIMATED AT GREATER THAN 15' BELOW GRADE BASED ON THE BEDROCK GEOLOGIC MAP OF WISCONSIN.  
DEPTH TO GROUNDWATER IS ESTIMATED TO BE GREATER THAN 8' BELOW GRADE BASED ON NRCS MAPPING

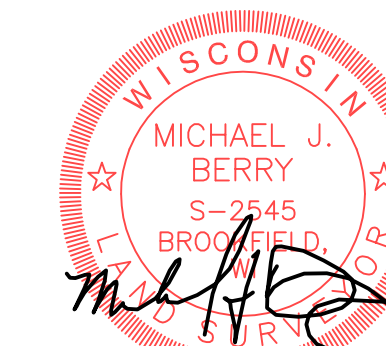
**UTILITY EASEMENT RESTRICTION**  
UTILITY EASEMENTS SET FORTH HEREIN ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS SUBDIVISION. NO UTILITY POLE, PEDESTAL OR CABLE SHALL BE PLACED SO AS TO DISTURB ANY SURVEY MONUMENT OR OBSTRUCT VISION ALONG ANY LOT OR STREET LINE. THE UNAUTHORIZED DISTURBANCE OF A SURVEY MONUMENT IS A VIOLATION OF S.236.32 OF WISCONSIN STATUTES.

Office of the Register of Deeds  
County, Wisconsin  
Received for Record \_\_\_\_\_, 20\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M as document # \_\_\_\_\_  
Register of Deeds

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified \_\_\_\_\_, 20\_\_\_\_  
Department of Administration

**CSE**  
CAPITOL SURVEY ENTERPRISES  
2015 LA CHANDELLE CT.  
BROOKFIELD, WI 53045  
PH: (262) 796-6600  
FAX: (414) 786-6608  
WWW.CAPITOLSURVEY.COM

PROJECT NO. 25-170



FEBRUARY 11, 2026  
REVISED: 2/18/26

THIS INSTRUMENT DRAFTED BY MICHAEL J BERRY

SHEET 1 OF 2

# GATEWAY SUBDIVISION

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5785, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS  
WAUKESHA COUNTY)

I, MICHAEL J BERRY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5785, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

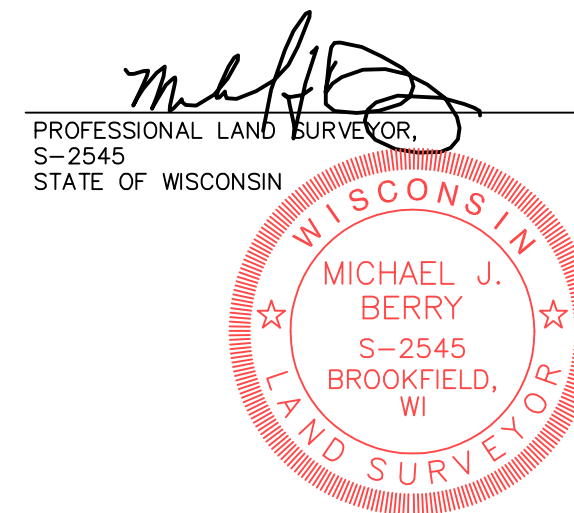
CONTAINING: 50,802 SQUARE FEET. OR 1.1663 ACRES

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF HOFFMAN MATZ LLC, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN, THE ORDINANCES OF THE CITY OF WATERTOWN, AND THE ORDINANCES OF JEFFERSON COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 11TH DAY OF FEBRUARY, 2026.



## CORPORATE OWNER'S CERTIFICATE

HOFFMAN MATZ, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFY THAT THEY HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED, AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF WATERTOWN.

IN WITNESS WHEREOF, HOFFMAN MATZ, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY GWCHF HOLDINGS, LLC, SOLE MEMBER AT \_\_\_\_\_, WISCONSIN, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

BENJAMIN WEHMEIER,  
PRESIDENT & C.E.O.

STATE OF WISCONSIN)  
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 BENJAMIN WEHMEIER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC  
STATE OF WISCONSIN  
MY COMMISSION EXPIRES: \_\_\_\_\_



CAPITOL SURVEY ENTERPRISES  
2015 LA CHANDELLE CT.  
BROOKFIELD, WI 53045  
PH: (262) 786-6600  
FAX: (414) 786-6608  
WWW.CAPITOLSURVEY.COM

## CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE

APPROVED, THAT THE PLAT OF GATEWAY SUBDIVISION, IN THE CITY OF WATERTOWN, HOFFMAN MATZ LLC, OWNER, IS HEREBY APPROVED BY THE PLAN COMMISSION.

APPROVED AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

DATE: \_\_\_\_\_  
ROBERT STOCKS, MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE PLAN COMMISSION OF THE CITY OF WATERTOWN.

DATE: \_\_\_\_\_  
MEGAN DUNNEISEN, CITY CLERK

## CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)  
JEFFERSON COUNTY) SS

I, \_\_\_\_\_ BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF WATERTOWN, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAX SALES OR SPECIAL ASSESSMENTS AS OF \_\_\_\_\_ (DATE) ON ANY LAND INCLUDED IN THE PLAT OF GATEWAY SUBDIVISION.

\_\_\_\_\_  
(DATE) CITY OF WATERTOWN TREASURER

## CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)  
JEFFERSON COUNTY) SS

I, \_\_\_\_\_ BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF JEFFERSON, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF \_\_\_\_\_ (DATE) AFFECTING THE LANDS INCLUDED IN THE PLAT OF GATEWAY SUBDIVISION.

\_\_\_\_\_  
(DATE) TREASURER

## UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by \_\_\_\_\_, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee.

\_\_\_\_\_, Grantee, and

\_\_\_\_\_, Grantee

\_\_\_\_\_, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

## Drainage and Stormwater Note:

"Maintenance of the drainage easements are the responsibility of the property owner. No permanent structures or items that may prevent or block stormwater flows shall be placed within the easements per Chapter 453, Municipal Code, as set forth in EXHIBIT A."

## EXHIBIT A

### § 453-39 Drainage and stormwater utility easements.

- Easements: Stormwater utility/drainage easements should be identified on the preliminary and final plats, maintenance agreement or other document and recorded with the local county register of deeds to run in perpetuity with the property.
- Access: The City has the authority to enter the easement area to access the stormwater utility/drainage swale and/or the stormwater BMP to inspect and perform maintenance.
- Maintenance responsibilities: The owner(s) is responsible for the ongoing routine maintenance activities including but not limited to mowing and removal of debris within the stormwater utility/drainage swale. Items that are prohibited from being stored within the stormwater utility/drainage swale or easement include:
  - Brush and compost bins and piles, fertilizers.
  - Wood piles.
  - Permanent structural landscaping features including but not limited to fences, retaining walls, raised garden beds, trees, shrubs, and filling or grading or land.
  - Recreational furniture and equipment including but not limited to swing sets, sandboxes, firepits, and above ground pools.
  - Grills.
  - Vehicles, trailers, boats or campers.
  - Sheds and other storage structures.
  - Any items that may prevent or block the managed flow of stormwater during a rain or snow melt event whether resting in place or by floating downstream.
- The City is authorized to perform the corrected actions identified in the inspection report if the owner(s) does not make the required corrections in the specified time period. The City may perform corrective maintenance in the event of an emergency without prior notification to the owner. The costs of this work shall be charged back to the owner per § 453-39D.

## Parkland Fee in Lieu of Dedication:

The residential units created by this development have satisfied the requirement for parkland dedication via a Fee in Lieu of Dedication paid at the time of CSM/Plat approval.