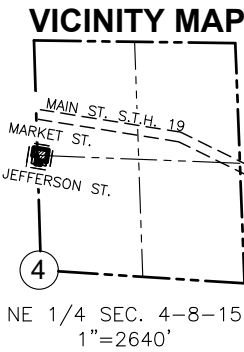


JEFFERSON CO. CERTIFIED
SURVEY MAP NO. _____

LOT 1, LOT 2, PART OF LOT 3, AND PART OF LOT 4, BLOCK 14, PLAT OF
CITY OF WATERTOWN EAST SIDE OF THE ROCK RIVER, BEING PART OF
THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF
SECTION 4, TOWN 8 NORTH, RANGE 15 EAST,
CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



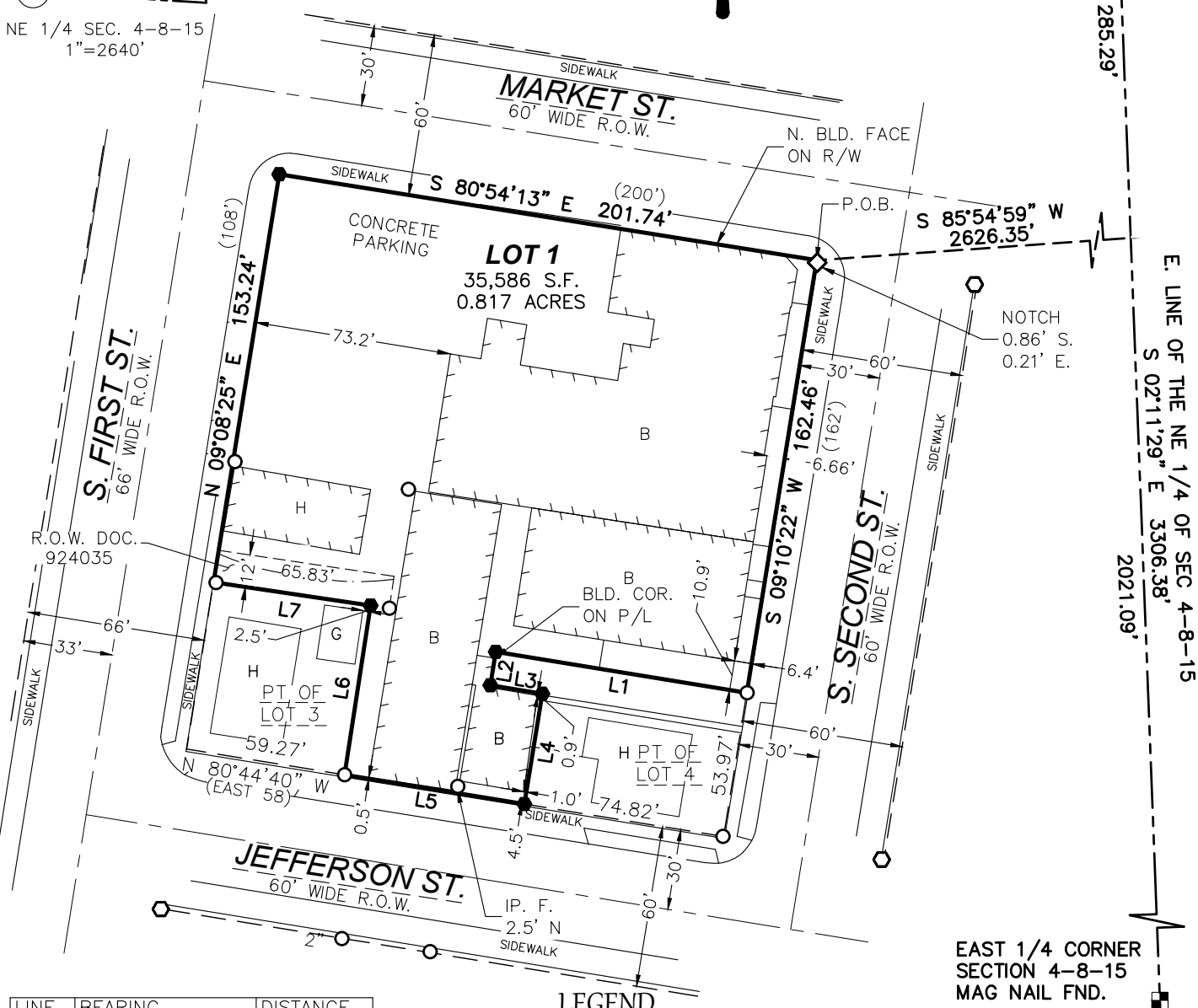
0' 60' 120'

1 INCH = 60 FEET

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, JEFFERSON COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SEC. 4-8-15 MEASURED AS S02°11'29"E.



NE CORNER
SECTION 4-8-15
BERNTSEN DURANAIL
MON. FND.



LINE	BEARING	DISTANCE
L1	N 80°43'37" W	94.27'
L2	S 09°15'20" W (S 11°13'00" W)	12.55'
L3	S 80°44'40" E (S 78°45'00" E)	19.52'
L4	S 09°15'20" W (S 11°13' W)	41.45'
L5	N 80°44'40" W (WEST)	67.52'
L6	N 08°44'43" E (NORTH)	63.50' (63')
L7	N 81°35'05" W (EAST)	58.83'

- LEGEND**
- FOUND 3/4 REBAR" OR NOTED
 - FOUND 1" IRON PIPE OR NOTED
 - ◇ FOUND AS NOTED
 - SET 0.75" O.D. X 18" REBAR
 - H EXISTING HOUSE
 - B EXISTING BUILDING
 - (R) RECORD DIMENSION



PREPARED FOR:
DYLAN ERSEL, LLC
200S SECOND ST.
WATERTOWN, WI 53094

LAND SURVEYING • LAND PLANNING
955 LEXINGTON DRIVE
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

REV 07/18/2025
DATED 05/15/2025
JOB# 24275
SHEET 1 OF 4

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

JEFFERSON CO. CERTIFIED SURVEY MAP NO. _____

LOT 1, LOT 2, PART OF LOT 3, AND PART OF LOT 4, BLOCK 14, PLAT OF CITY OF WATERTOWN EAST SIDE OF THE ROCK RIVER, BEING PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O’ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING LOT 1, LOT 2, PART OF LOT 3, AND PART OF LOT 4, BLOCK 14, PLAT OF CITY OF WATERTOWN EAST SIDE OF THE ROCK RIVER, BEING PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST, JEFFERSON COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST; THENCE S 02°11’29” E, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 4, 1285.29 FEET; THENCE S 85°54’59” W, 2626.35 FEET TO THE NORTHEAST CORNER OF LOT 1 OF PLAT OF CITY OF WATERTOWN EAST SIDE OF ROCK RIVER ALSO BEING THE POINT OF BEGINNING; THENCE S 09°10’22” W, ALONG THE WEST RIGHT-OF-WAY OF SOUTH SECOND STREET, 162.46 FEET; THENCE N 80°43’37” W, 94.27 FEET; THENCE S 09°15’20” W, 12.55 FEET; THENCE S 80°44’40” E, 19.52 FEET; THENCE S 09°15’20” W, 41.45 FEET TO THE NORTH RIGHT-OF-WAY OF JEFFERSON STREET; THENCE N 80°44’40” W, ALONG THE NORTH RIGHT-OF-WAY OF JEFFERSON STREET, 67.52 FEET; THENCE N 08°44’43” E, 63.50 FEET; THENCE N 81°35’05” W, 58.83 FEET TO THE EAST RIGHT-OF-WAY OF SOUTH FIRST STREET; THENCE N 09°08’25” E, ALONG THE EAST RIGHT-OF-WAY OF SOUTH FIRST STREET, 153.24 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE S 80°54’13” E, ALONG THE SOUTH RIGHT-OF-WAY OF MARKET STREET, 201.74 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 35,586 SQUARE FEET OR 0.817 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF DYLAN ERSEL, LLC OWNER OF SAID LANDS.

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 S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF WATERTOWN IN SURVEYING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O’ROURKE, S-2771

NOTES:

- THIS PARCEL IS SUBJECT TO ALL OTHER EASEMENTS, INCLUDING UTILITY EASEMENTS AND RESTRICTIONS, EITHER RECORDED OR UNRECORDED, IF ANY.
- LOT 1 HAS AN AIRPORT APPROACH PROTECTION ZONE ELEVATION LIMIT OF 968 FEET ABOVE MEAN SEA LEVEL FOR ALL BUILDINGS, STRUCTURES AND OBJECT OF NATURAL GROWTH, WEATHER OR NOT SUCH BUILDINGS, STRUCTURES AND OBJECT OF NATURAL GROWTH ARE IN EXISTENCE.

JEFFERSON CO. CERTIFIED SURVEY MAP NO. _____

LOT 1, LOT 2, PART OF LOT 3, AND PART OF LOT 4, BLOCK 14, PLAT OF CITY OF WATERTOWN EAST
SIDE OF THE ROCK RIVER, BEING PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF
SECTION 4, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER DYLAN ERSEL, LLC WE HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED AND MAPPED
AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR
APPROVAL: CITY OF WATERTOWN.
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

DYLAN ERSEL – MEMBER

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20_____, THE ABOVE NAMED DYLAN
ERSEL, LLC, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

CONSENT OF MORTGAGEE

I, _____, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DO HEREBY CONSENT TO
THE SURVEYING AND MAPPING OF THE LAND DESCRIBED ON THIS CSM, AND I DO HEREBY CONSENT TO THE ABOVE
CERTIFICATE OF DYLAN ERSEL, LLC, OWNER.

WITNESS THE HAND AND SEAL OF, _____, MORTGAGEE,
THIS _____ DAY OF _____, 20_____.

IN THE PRESENCE OF:

_____ (SEAL)

MORTGAGEE

STATE OF WISCONSIN)
_____COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____20_____,
THE ABOVE NAMED _____, TO ME KNOWN TO BE THE PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

JEFFERSON CO. CERTIFIED SURVEY MAP NO. _____

LOT 1, LOT 2, PART OF LOT 3, AND PART OF LOT 4, BLOCK 14, PLAT OF CITY OF WATERTOWN EAST
SIDE OF THE ROCK RIVER, BEING PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF
SECTION 4, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

BANK FIRST, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE
OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING AND
MAPPING OF THE LAND DESCRIBED ON THIS CSM, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF
DYLAN ERSEL, LLC, OWNER.

IN WITNESS WHEREOF, BANK FIRST
HAS CAUSED THIS MAP TO BE SIGNED BY, _____ITS _____,

AT _____WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS
____DAY OF _____, 20____.

IN THE PRESENCE OF:

CORPORATE NAME

PRINT TITLE: DATE

CORPORATE MORTGAGEE NOTARY CERTIFICATE

STATE OF WISCONSIN)
____COUNTY)SS

PERSONALLY CAME BEFORE ME THIS ____DAY OF _____20____,
_____, _____ OF THE ABOVE NAMED CORPORATION, TO ME
KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH
____ OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING
INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY SIGNATURE _____
PRINT NAME _____
MY COMMISSION EXPIRES _____

CITY OF WATERTOWN PLAN COMISSION APPROVAL CERTIFICATE

THIS CERTIFIED SURVEY MAP, IN THE CITY OF WATERTOWN, IS HEREBY APPROVED BY THE PLAN COMMISSION OF
THE CITY OF WATERTOWN.

APPROVED AS OF THIS ____ DAY OF _____, 20____.

DATE: _____
ROBERT STOCKS, 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.

DATE: _____
MEGAN DUNNEISEN, CITY CLERK