

Exhibit A
Subject Property Information (continued)

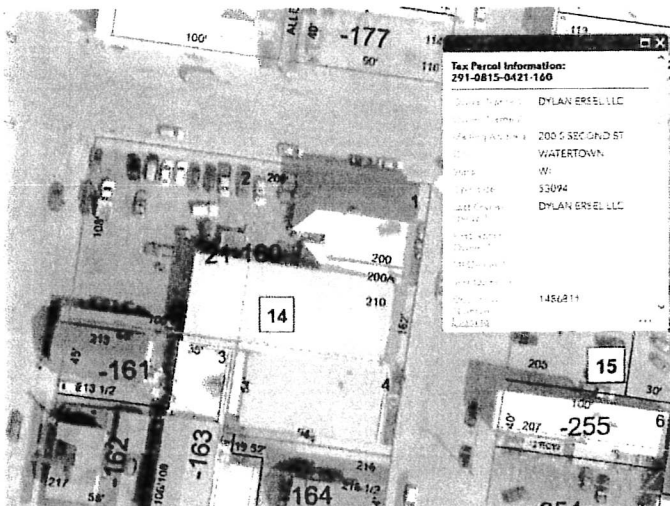
Property Address(es):

Parcel A:



213 and 213 S. 1st Street, Watertown, WI 53094 (291-0815-0421-161)

Parcel B:



200 S. 2nd Street, Watertown, WI 53094 (291-0815-0421-160)

Parcel C:



106 Jefferson Street, Watertown, WI 53094 (291-0815-0421-163)

Proposed Project:

Combination of Parcels A, B, and C into one parcel via certified survey map;

Rezone combined parcel from Multi-Family Residential (MR-8) to Central Business District (CB);

Demolition of existing structure located on Parcel A; and

Construction of expanded parking lot on Parcel A.

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.

VICINITY MAP



NE 1/4 SEC. 4-8-15
1"=2640'

0' 60' 120'

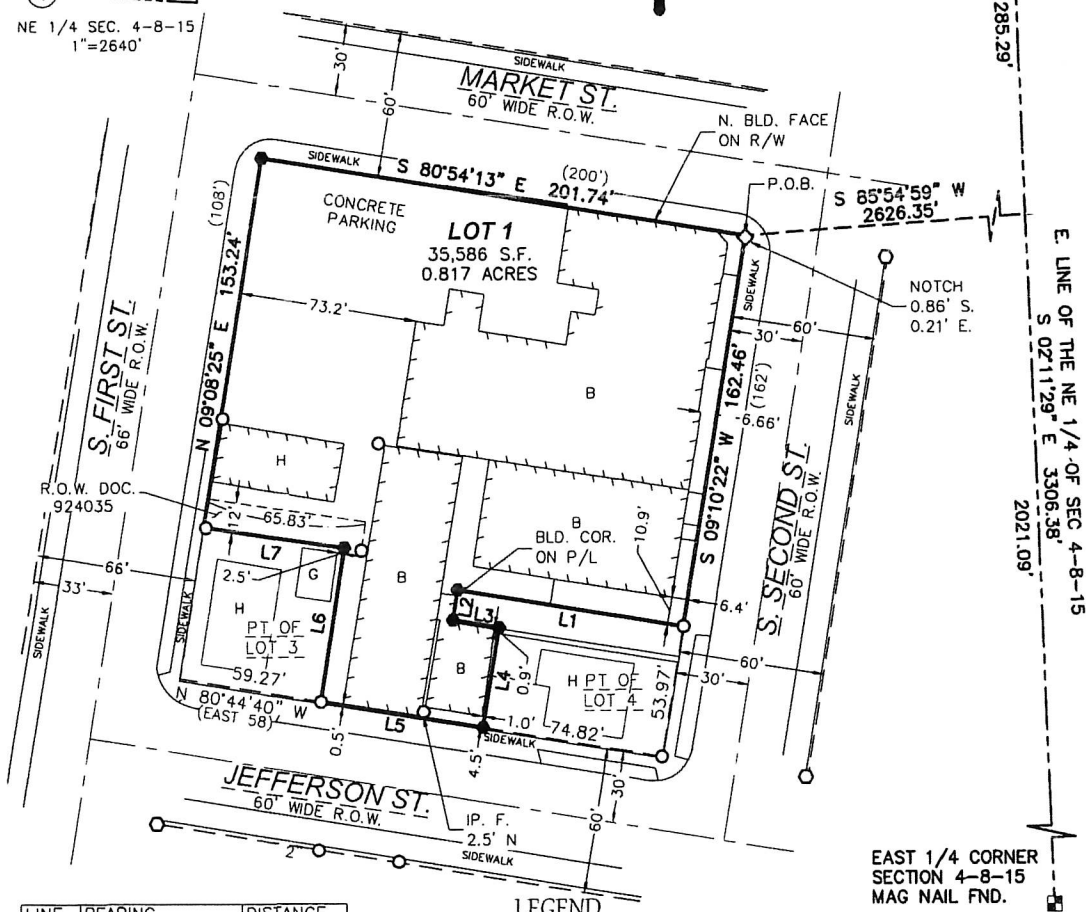


1 INCH = 60 FEET

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.



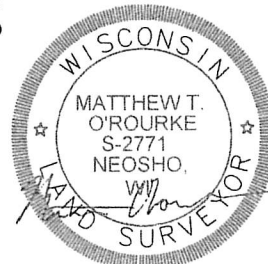
LINE	BEARING	DISTANCE
L1	N 80°43'37" W	94.27'
L2	S 09°15'20" W	12.55'
	(S 11°13'00" W)	
L3	S 80°44'40" E	19.52'
	(S 78°45'00" E)	
L4	S 09°15'20" W	41.45'
	(S 11°13' W)	
L5	N 80°44'40" W	67.52'
	(WEST)	
L6	N 08°44'43" E	63.50'
	(NORTH)	(63')
L7	N 81°35'05" W	58.83'
	(EAST)	

LEGEND

- FOUND 3/4 REBAR" OR NOTED
- FOUND 1" IRON PIPE OR NOTED
- FOUND AS NOTED
- SET 0.75" O.D. X 18" REBAR
- WEIGHING 1.502 LBS/FT.
- H EXISTING HOUSE
- B EXISTING BUILDING
- (R) RECORD DIMENSION



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



PREPARED FOR:
DYLAN ERSEL, LLC
2005 SECOND ST.
WATERTOWN, WI 53094

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.

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

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

DATED THIS _____ DAY OF _____, 20____.

EMILY McFARLAND, MAYOR (PLAN COMMISSION CHAIRPERSON)

MEGAN DUNNEISEN, CLERK