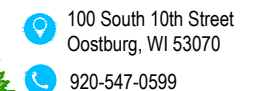


THE SW 1/4 OF THE SE 1/4 OF SECTION 33, T9N, R15E, CITY OF WATERTOWN, DODGE COUNTY, WISCONSIN AND  
THE NW 1/4 OF THE NE 1/4 OF SECTION 4, T8N, R15E, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN



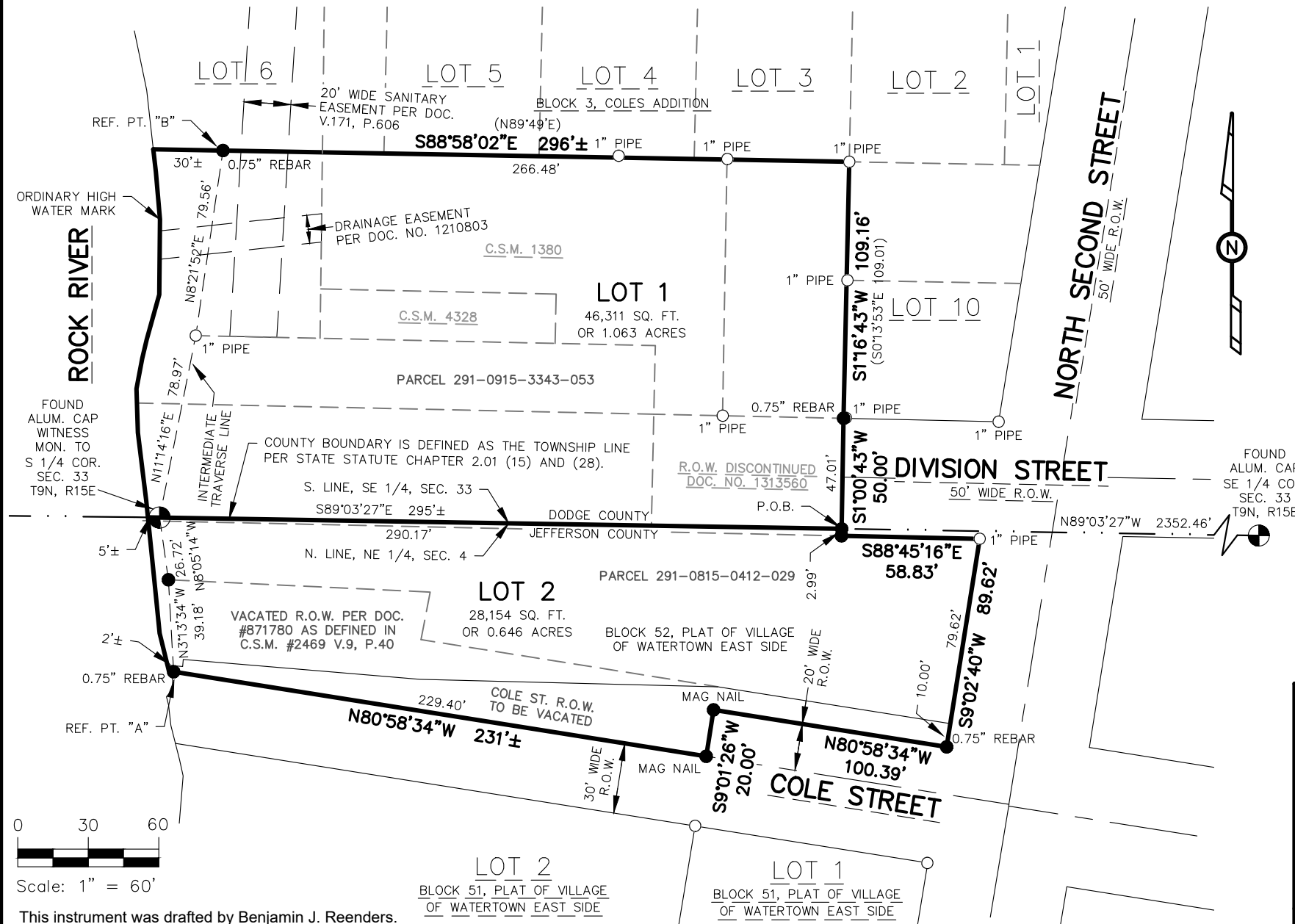
**PARKLAND FEE IN LIEU OF DEDICATION:**  
The Residential units created by this development have satisfied the requirement for parkland dedication via a Fee in Lieu of Dedication paid at the time of CSM approval.

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



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FILE No.: 2025022S DATE: 7/8/2025 PAGE: 1 OF 3



# 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 N08°05'14"W 26.72 feet to the South line of said Section 33; thence N11°14'16"E 78.97 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 8th day of July, 2025  
Benjamin J. Reenders PLS S-3114



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

CEDAR CREEK SURVEYING, LLC  
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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 the 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 WATERTWON PLANNING COMMISSION APPROVAL**

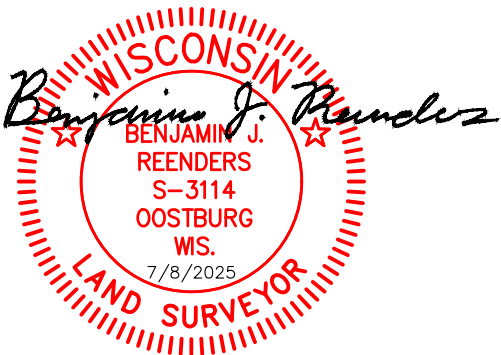
This Certified Survey Map, in the City of Watertown, is hereby approved by the Planning Commission of the City of Watertown.

Approved as of this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Date: \_\_\_\_\_  
Emily McFarland, Mayor

I hereby certify that the foregoing is a true a correct copy of a Certified Survey Map adopted the the Planning Commission of the City of Watertown.

Date: \_\_\_\_\_  
Megan Dunneisen, City Clerk





100 South 10th Street  
Oostburg, WI 53070

920-547-0599

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