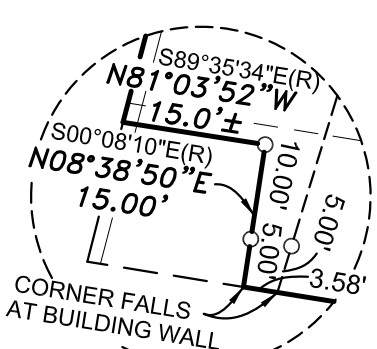
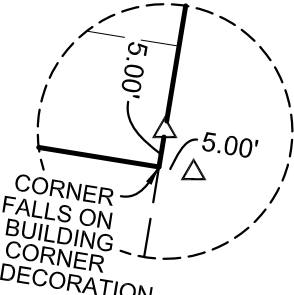


CERTIFIED SURVEY MAP No. _____

BEING VACATED JONES STREET AND LOTS 1-7 AND A PART OF LOT 8
OF BLOCK 4 OF CITY OF WATERTOWN EAST SIDE LOCATED IN
GOVERNMENT LOT 1 OF SECTION 4, T8N, R15E, CITY OF
WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

SEE
DETAIL "A"

SEE
DETAIL "B"

PRELIMINARY

NE CORNER, NW 1/4
ALUMINUM MONUMENT
OF RECORD

SE CORNER, SW 1/4
MAG NAIL
OF RECORD

LOT 3
S80°54'05"E
78.5'±
56.00'

BLOCK 50

LOT 4

N80°54'05"W
30.93'

R.O.W.

JONES STREET

R.O.W.

LOT 3

BLOCK 3

LOT 4

R.O.W.

E. MADISON STREET

R.O.W.

LOT 2

BLOCK 5

LOT 3

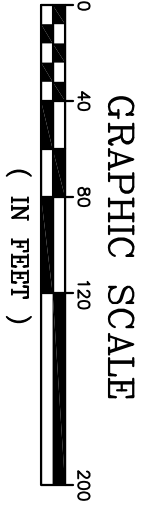
LOT 6

R.O.W.

LEGEND

- 3/4"x18" IRON REBAR (1.502 lbs/lin ft)
w/ORANGE PLASTIC CAP STAMPED
'J.C. KANNARD P.L.S. S-2248' SET
- SECTION CORNER FOUND AS NOTED
- △ MAG NAIL SET
- (R) RECORDED AS

BEARING BASIS:
ALL BEARINGS REFER
TO THE NORTH-SOUTH
1/4 LINE WHICH HAS
AN ASSUMED BEARING
OF S01°35'05"E



SOUTHWEST

SURVEYING & ASSOCIATES, Inc.

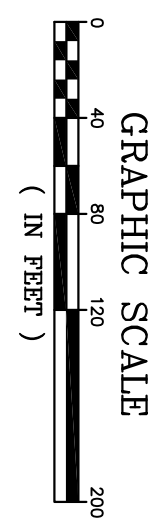
W1065 COUNTY ROAD CI, HELENVILLE, WI. 53137
262-495-4910
920-674-4884

JOB No.: W-224130
DATE: NOVEMBER 18, 2024
REVISED: JANUARY 27, 2025
SHEET 1 OF 4

BEING VACATED JONES STREET AND LOTS 1-7 AND A PART OF LOT 8 OF BLOCK 4 OF CITY
OF WATERTOWN EAST SIDE LOCATED IN GOVERNMENT LOT 1 OF SECTION 4, T8N, R15E,
CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



BEARING BASIS:
ALL BEARINGS REFER
TO THE NORTH-SOUTH
1/4 LINE WHICH HAS
AN ASSUMED BEARING
OF S01°35'05"E



PRELIMINARY

W1065 COUNTY ROAD CI, HELENVILLE, WI. 53137
262-495-4910
920-674-4884

JOB No.: W-224130
DATE: NOVEMBER 18, 2024
REVISED: JANUARY 24, 2025
SHEET 2 OF 4

CERTIFIED SURVEY MAP No. _____

BEING VACATED JONES STREET AND LOTS 1-7 AND A PART OF LOT 8 OF BLOCK 4 OF CITY OF WATERTOWN EAST SIDE LOCATED IN GOVERNMENT LOT 1 OF SECTION 4, T8N, R15E, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

NOTES:

- 1) Lot 1 contains 53,421± Square Feet or 1.226± Acres
- 2) Any land below the ordinary high water marks of lake or navigable stream is subject to the public trust in navigable waters that is established under Article IX, Section 1, of the State Constitution.
- 3) Approximate Ordinary High Water Mark is shown for reference only.
- 5) Flood Plain elevation varies. See Flood Insurance Study of Jefferson County and Incorporated Areas, Revised February 4, 2015.
- 5) Lot 1 has an Airport Protection Zone elevation limit of 968 feet above sea mean level for all buildings, structures and objects of natural growth; whether or not such buildings, structures and objects of natural growth are in existence.
- 6) This lot includes those certain rights articulated in Document Number 668628.
- 7) The following reserved future easement areas are to be created at time of transfer by separate document:
 - A.) A 60 foot Easement covering vacated Jones Street
 - B.) Storm sewer easement
 - C.) An easement for the riverwalk (approx. the western 20 feet of Lot 1 along the Rock River)

SURVEYOR'S CERTIFICATE

I, John C. Kannard, Professional Land Surveyor No. 2248, hereby certify:

That I have surveyed, divided, mapped this Certified Survey Map being vacated Jones Street and Lots 1-7 and a part of Lot 8 of Block 4 of City of Watertown East side located in Government Lot 1 of Section 4, T8N, R15E, City of Watertown, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the Aluminum Monument that marks the Northeast corner of the NW 1/4 of said Section 4; Thence S01°35'05"E, along the North-South 1/4 line, a distance of 595.50 feet, to the Northerly Right of Way line of Jones Street; Thence N80°54'05"W, along said Northerly Right of Way Line, a distance of 30.93 feet, to the Northeast corner of Vacated Jones Street and to a Set MAG Nail that marks the the POINT OF BEGINNING of the lands to be described; Thence S09°24'12"W, along the Westerly Right of Way line of N. First Street, a distance of 469.40 feet, to the South line of the North 17 feet of Lot 8 of Block 4 of the City of Watertown East Side (a recorded subdivision); Thence N80°48'52"W, along the South line of the North 17 feet of said Lot 8, a distance of 117.97 feet, to a Meander line (said meander being N16°55'16"E 473.62 feet); Thence continue N80°48'52"W, along said line, a distance of 3.57 feet, to the Easterly line of lands described in Quit Claim Deed Document No. 1181889; Thence N08°38'50"E, along said Easterly line, a distance of 15.00 feet, to the Northerly line of said Document No. 1181889 and to a Set 3/4"x18" Iron Rebar (1.502 lbs/ lin ft) with an orange plastic cap stamped "J.C. Kannard P.L.S. S-2248(Set 3/4"Rebar); Thence N81°03'52"W, along said Northerly line, a distance of 15.0 feet, more or less, to the Rock River; Thence Northeasterly long said Rock River, a distance of 469.3 feet more or less, to the North line of Vacated Jones Street; Thence S80°54'05"E, along said North line, a distance of 22.5 feet, more or less, to a Set 3/4" Rebar that marks a Meander line; Thence continue S80°54'05"E, along said North line, a distance of 56.00 feet, to the POINT OF BEGINNING, containing 53,421square feet or 1.226 acres of land, more or less.

Subject to all rights, reservations, restrictive covenants and easements of record.

CERTIFIED SURVEY MAP No._____

BEING VACATED JONES STREET AND LOTS 1-7 AND A PART OF LOT 8 OF BLOCK 4 OF CITY OF WATERTOWN EAST SIDE LOCATED IN GOVERNMENT LOT 1 OF SECTION 4, T8N, R15E, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

I further certify that I have made this survey and map under the direction of City of Watertown, owner of said lands, and that this Certified Survey Map is a correct representation of the boundary surveyed and described and that I have complied fully with the provisions of Chapter 236.34 of the State of Wisconsin Statutes, and the Subdivision Ordinance of Jefferson County, Wisconsin in surveying and mapping same.

Certified this 18th day of November, 2024
Revised this 27th day of January, 2025

John C. Kannard, P.L.S. 2248

PRELIMINARY

CITY OF WATERTOWN PLAN COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Plan Commission of the City of Watertown.

Dated this ____ day of _____, 2025

Emily McFarland, 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.

Dated this ____ day of _____, 2025

Megan Dunneisen, City Clerk