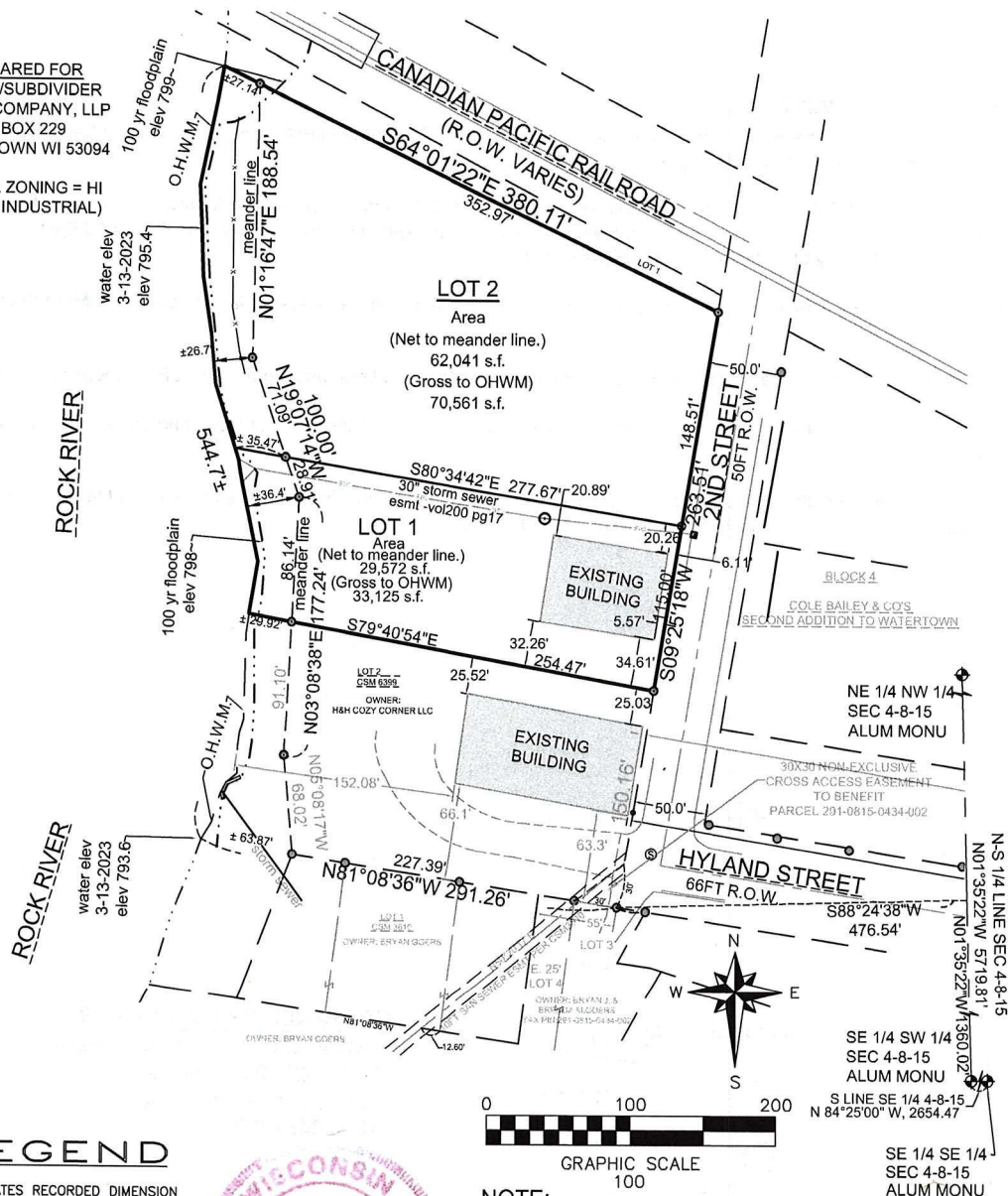


CERTIFIED SURVEY MAP NO -

BEING A REDIVISION OF LOT 1 OF CSM 6399. BEING IN THE SEVENTH WARD OF THE CITY OF WATERTOWN
AND A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4,
ALL LYING IN TOWNSHIP 8 NORTH, RANGE 15 EAST,
IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF WISCONSIN

PREPARED FOR
OWNER/SUBDIVIDER
LOEB & COMPANY, LLP
PO BOX 229
WATERTOWN WI 53094

PARCEL ZONING = HI
(HEAVY INDUSTRIAL)



() INDICATES RECORDED DIMENSION
WHERE DIFFERENT FROM ACTUAL
MEASUREMENT

OR SECTION OR 1/4 SECTION CORNER
 CONC MONU W/ALUM CAP
 1" DIA. IRON PIPE FOUND
 (UNLESS OTHERWISE NOTED)
 1" DIA. (1.315 O.D.) IRON PIPE SET
 (UNLESS OTHERWISE NOTED)

CHAIN LINK FENCE
(UNLESS OTHERWISE NOTED)

100 yr floodplain
lies along bank of river
elevation varies
from ~799 to ~797.8
per FEMA Map No. 55055C0086F
effective date of February 14, 2015

A circular purple ink seal. The outer ring contains the text "WISCONSIN" at the top and "LAND SURVEYOR" at the bottom, separated by two five-pointed stars. The center of the seal contains the text "JAMES R. BEATTY", "8-1834", "WAUSAU, WI". To the left of the seal, the word "OWNER" is partially visible.

James R. Beaty, PLS 1834
DATED: MAY 13, 2024

NOTE:

Lots 1, and 2 of this CSM have an Airport Approach Protection Zone Elevation limit of 968 above mean sea level for all buildings, structures and objects of natural growth; whether or not such buildings, structures and objects of natural growth are in existence

BEARING REFERENCE:

Bearings are referenced to the Wisconsin County Coordinate system, Jefferson County within which the South line of the SE 1/4 of Section 4, T8N, R15E was measured to bear N84°25'00"W
Vertical referenced to NGVD (88) & FEMA Datum

PRELIMINARY DRAFT PENDING
AUTHORITIES REVIEW/APPROVAL
NOT TO BE RECORDED

CERTIFIED SURVEY MAP NO - _____
BEING A REDIVISION OF LOT 1 OF CSM 6399. BEING IN THE SEVENTH WARD OF THE CITY OF WATERTOWN
AND A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4,
ALL LYING IN TOWNSHIP 8 NORTH, RANGE 15 EAST,
IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

I, James R. Beaty, Professional Land Surveyor, do hereby certify that at the direction of the Owner(s), I have made this survey, being lands described as follows:

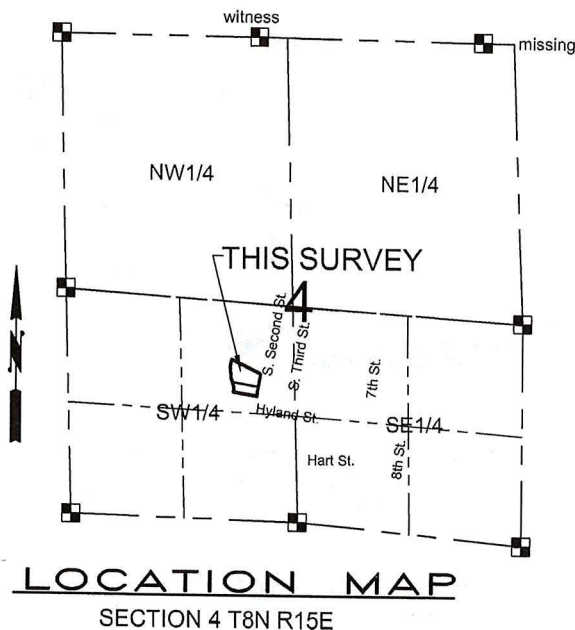
Lot 1 of CSM 6399, being in the Seventh Ward of the City of Watertown, Jefferson County, Wisconsin. All lands being a part of the Northeast 1/4 of the Southwest 1/4 of Section 4, lying in Township 8 North, Range 15 East, in the City of Watertown, County of Jefferson, State of Wisconsin.

Gross area of described lands containing 103,686 s.f. (2.3803 Acres), more or less of land to the (OHWM) of the Rock River.

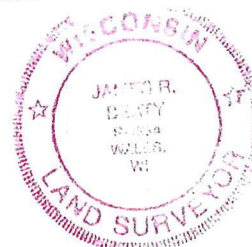
That I have made this survey, land division and map by the direction of Loeb and Company, LLP, Owner(s) of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the City of Watertown ordinances in surveying, dividing and mapping and dedicating of same.



PREPARED BY / SURVEYOR:
Horizon Land Development Services, LLC
W313 S2562 Penny Lane
Wales, Wisconsin 53183
1-262-349-1575



James R. Beaty
James R. Beaty, PLS 1834
DATED: MAY 13, 2024

PRELIMINARY DRAFT PENDING
AUTHORITIES REVIEW/APPROVAL
NOT TO BE RECORDED

CERTIFIED SURVEY MAP NO - _____

BEING A REDIVISION OF LOT 1 OF CSM 6399. BEING IN THE SEVENTH WARD OF THE CITY OF WATERTOWN
AND A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4,
ALL LYING IN TOWNSHIP 8 NORTH, RANGE 15 EAST,
IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF WISCONSIN

CORPORATE OWNER'S CERTIFICATE

Loeb and Company, LLP, a Wisconsin limited liability partnership organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this plat to be surveyed, divided, and mapped as represented on this plat.
Aforesaid owner, Loeb and Company, LLP, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: City of Watertown

IN WITNESS WHEREOF, the said Loeb and Company, LLP, has caused these presents to be signed by Bruce Loeb, its Partner, on this _____, day of _____, 2024.

In the presence of:

Loeb and Company, LLP
Corporate Name

Bruce Loeb, Partner

STATE OF WISCONSIN)
(SS
JEFFERSON COUNTY)

Personally came before me this _____ day of _____, 2024, Bruce Loeb, of the above named company, to me known to be the person(s) who executed the foregoing instrument, and to me known to be such Partner of said company, and acknowledged that they executed the foregoing instrument as such officers as the deed of said company, by its authority.

name Notary Public: Jefferson, Wisconsin

My commission expires _____, 20

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Watertown this _____ day of _____, 2024.

Emily McFarland, Chair

James R. Beaty, PLS 1834
DATED: MAY 13, 2024