

DocId:8231569  
Tx: 4159988

**1493047**

MAP #: 6547

Office of Register of Deeds

Jefferson County, WI

RECEIVED FOR RECORD

03/19/2025 10:01:22 AM

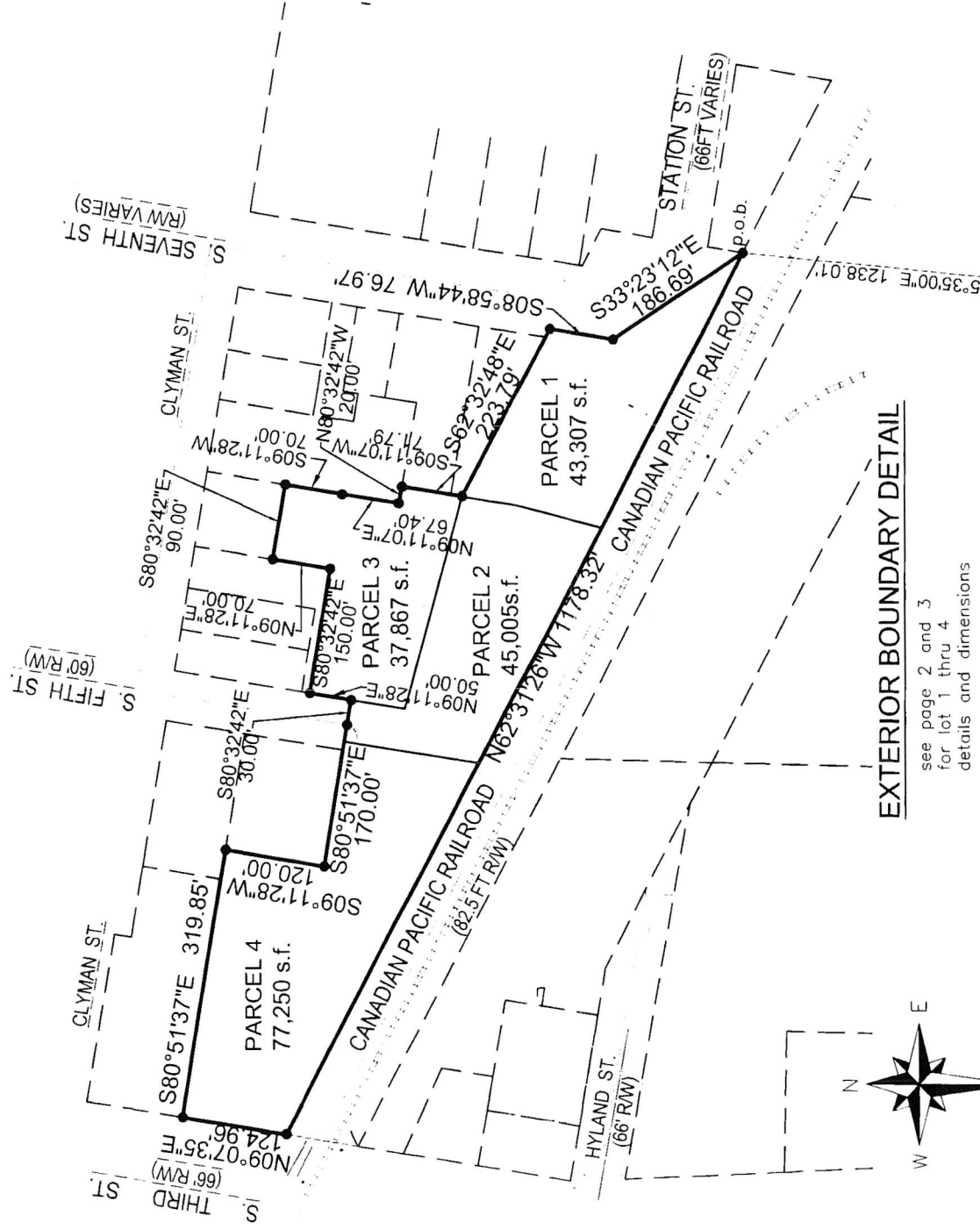
Staci M. Hoffman

Total Pages: 5

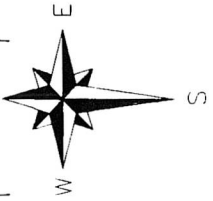
REC FEE: 30.00

**CERTIFIED SURVEY MAP NO - 6547**

BEING UNPLATTED LANDS / PART OF FORMER "RAILROAD STATION" AS SHOWN ON RECORDED PLAT OF PRITCHARDS SECOND ADDITION TO WATERTOWN. A PART OF LOT 1 OF CSM 2295, & LOT 4 OF CSM 2182, ALL LANDS BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4 AND SOUTHWEST 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



EXTERIOR BOUNDARY DETAIL  
see page 2 and 3 for lot 1 thru 4 details and dimensions



**LEGEND**

- ( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- ◻ 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)
- CENTURY FENCE (UNLESS OTHERWISE NOTED)

**NOTE:**

Lots 1, 2, 3 and 4 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)Datum)

*James R. Beaty*  
James R. Beaty, PLS 1834  
DATED: JANUARY 29, 2025

THIS INSTRUMENT WAS DRAFTED BY JAMES R. BEATY PAGE 1 OF 5

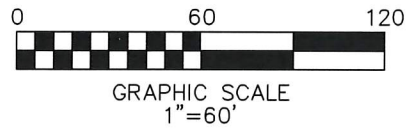
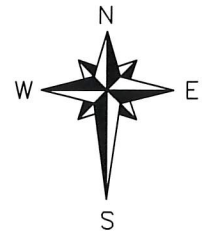
# PLAT OF SURVEY

**LEGAL DESCRIPTION:**

PARCEL 2 OF CSM 6547, SAID CSM BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4 AND SOUTHWEST 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.

KNOWN AS: vacant lands (no address assigned)

TAX KEY PIN: 291-0815-0542-093



**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)Datum)

## LEGEND

( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT

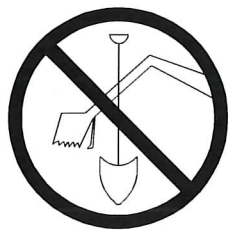
OR SECTION OR 1/4 SECTION CORNER CONC MONU W/ALUM CAP

● 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)

○ 1" DIA. (1.315 O.D.) IRON PIPE SET (UNLESS OTHERWISE NOTED)

X CENTURY FENCE (UNLESS OTHERWISE NOTED)

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

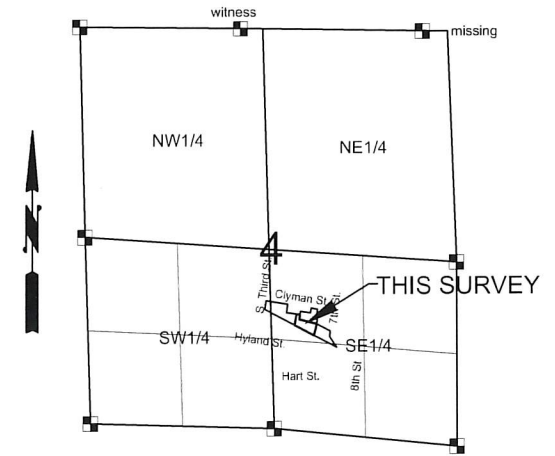
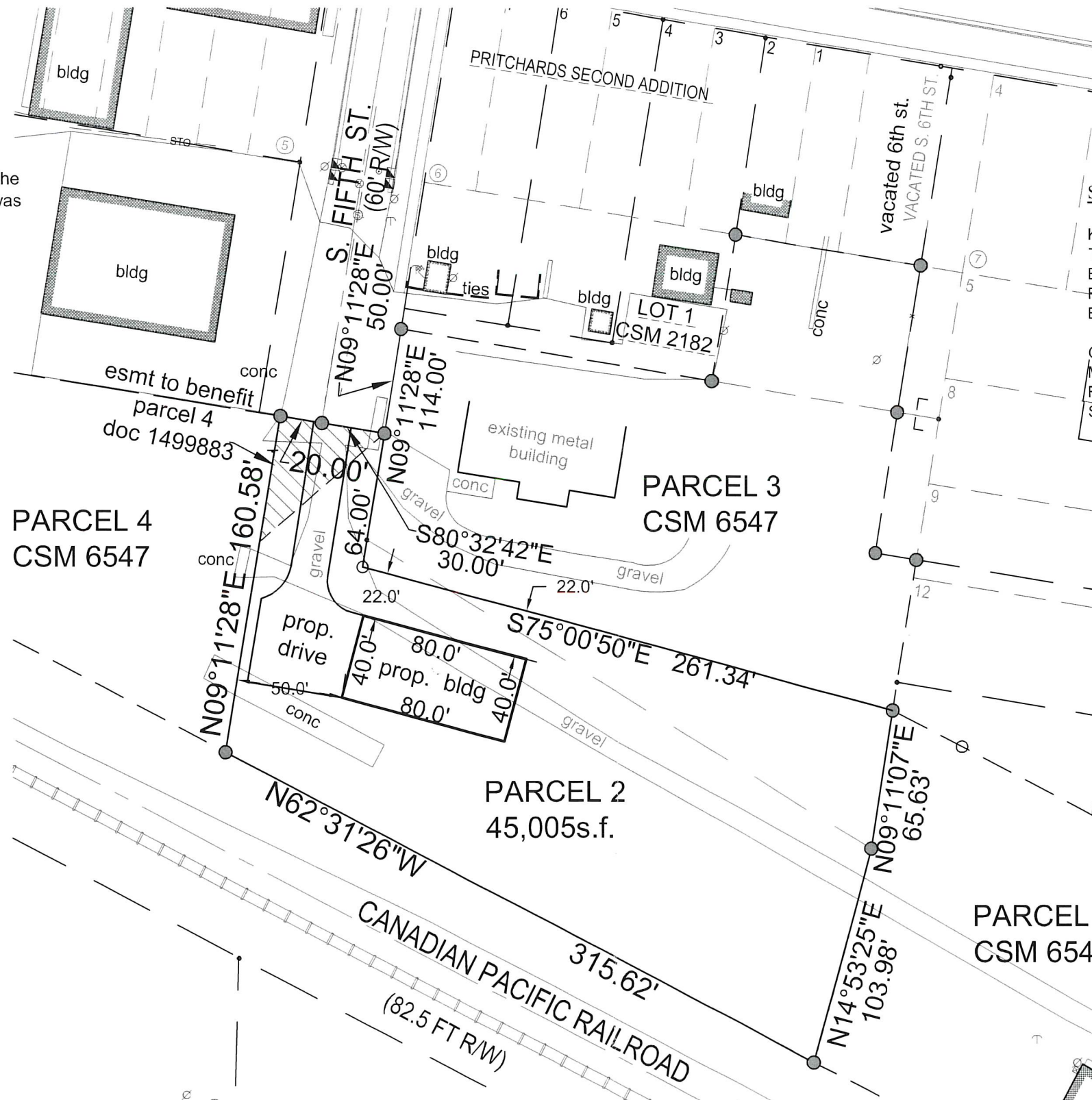


CALL DIGGERS HOTLINE  
1-800-242-8511  
TOLL FREE

WIS STATUTE 182.0175(1974)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.



LOCATION MAP  
SECTION 4 T8N R15E

**SURVEYORS CERTIFICATE**

"I HAVE SURVEYED THE ABOVE PROPERTY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF, AND TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP."

FIELD WORK COMPLETED THE 13TH DAY OF NOVEMBER, 2025  
DATED THIS 7TH DAY OF FEBRUARY, 2026 AT WALES, WI.

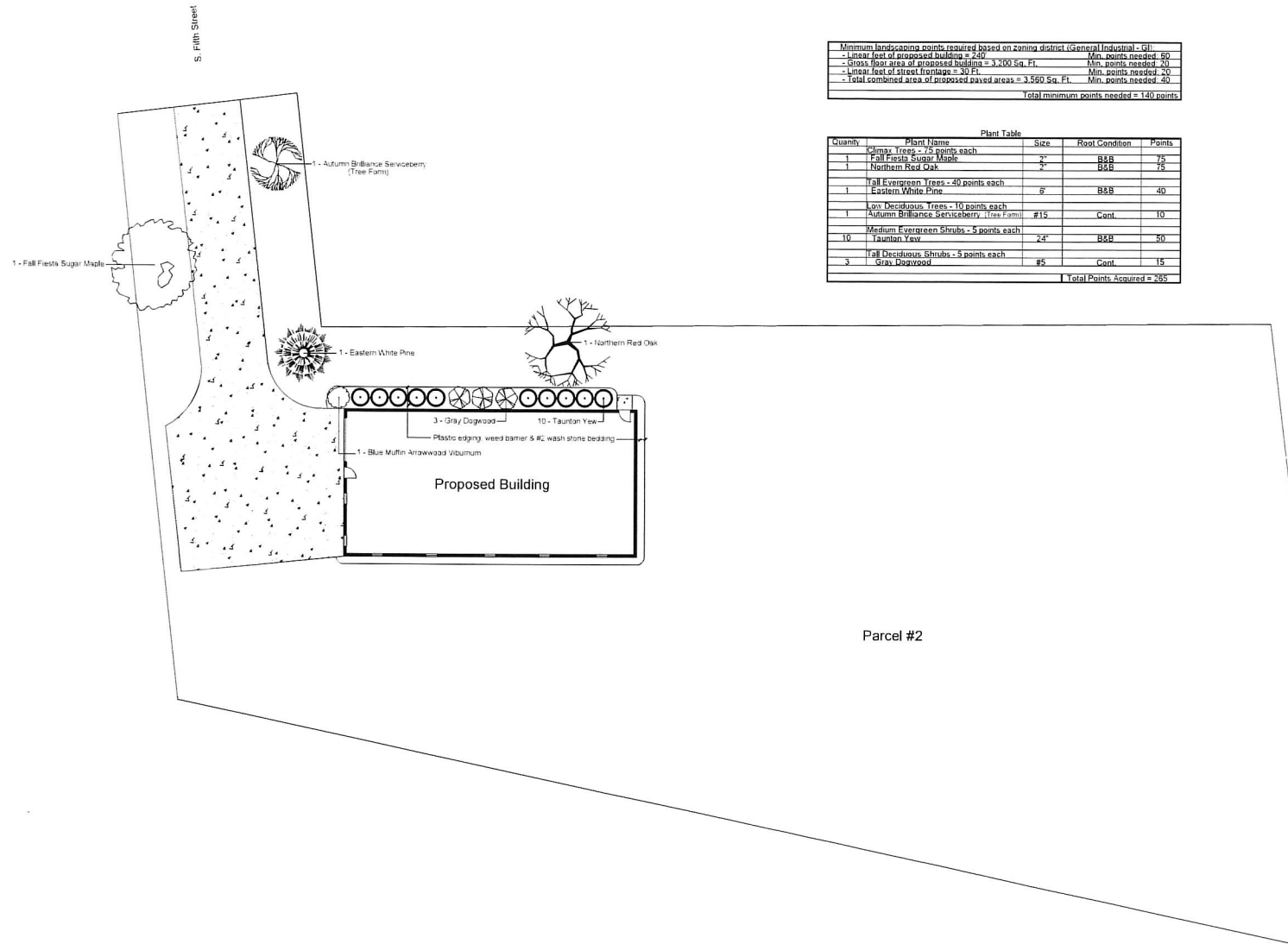


James R. Beaty, PLS 1834

PREPARED BY:  
HORIZON LAND DEVELOPMENT SERVICES, LLC  
JAMES R. BEATY, RLS 8-1834  
W313 S2562 PENNY LN.  
WALES, WI 53183  
1-262-349-1575  
www.horizonlanddevelopmentservices.com

**NOTE:**

Lots 1, 2, 3 and 4 of csm 6547 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



Minimum landscaping points required based on zoning district (General Industrial - GI):

- Linear feet of proposed building = 250	Min. points needed: 50
- Gross floor area of proposed building = 3,700 Sq. Ft.	Min. points needed: 20
- Linear feet of street frontage = 30 Ft.	Min. points needed: 10
- Total combined area of proposed paved areas = 3,550 Sq. Ft.	Min. points needed: 40
Total minimum points needed = 140 points	

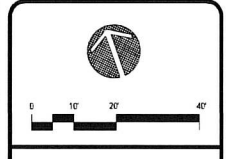
Plant Table

Quantity	Plant Name	Size	Rest Condition	Points
1	Juniper Tree - 7.5 points each	3"	BBB	75
1	Fall Fiesta Sugar Maple	5"	BBB	75
1	Northern Red Oak			
1	Tall Evergreen (trees - 40 points each)		BBB	40
1	Eastern White Pine			
1	Low Deciduous Trees - 10 points each			
1	Autumn Brilliance Serviceberry (Tree #15)	#15	Cont	10
10	Medium Evergreen Shrubs - 5 points each			
10	Taunton Yew	24"	BBB	50
3	Tall Deciduous Shrubs - 5 points each			
3	Gray Dogwood	#5	Cont	15
				<b>Total Points Acquired = 285</b>



James Collar, PLA  
 Landscape Architect  
 LEED AP BD+C  
 920-478-8539  
 jcollar@mckaynursery.com  
 750 S. Monroe St.  
 Waterloo, WI

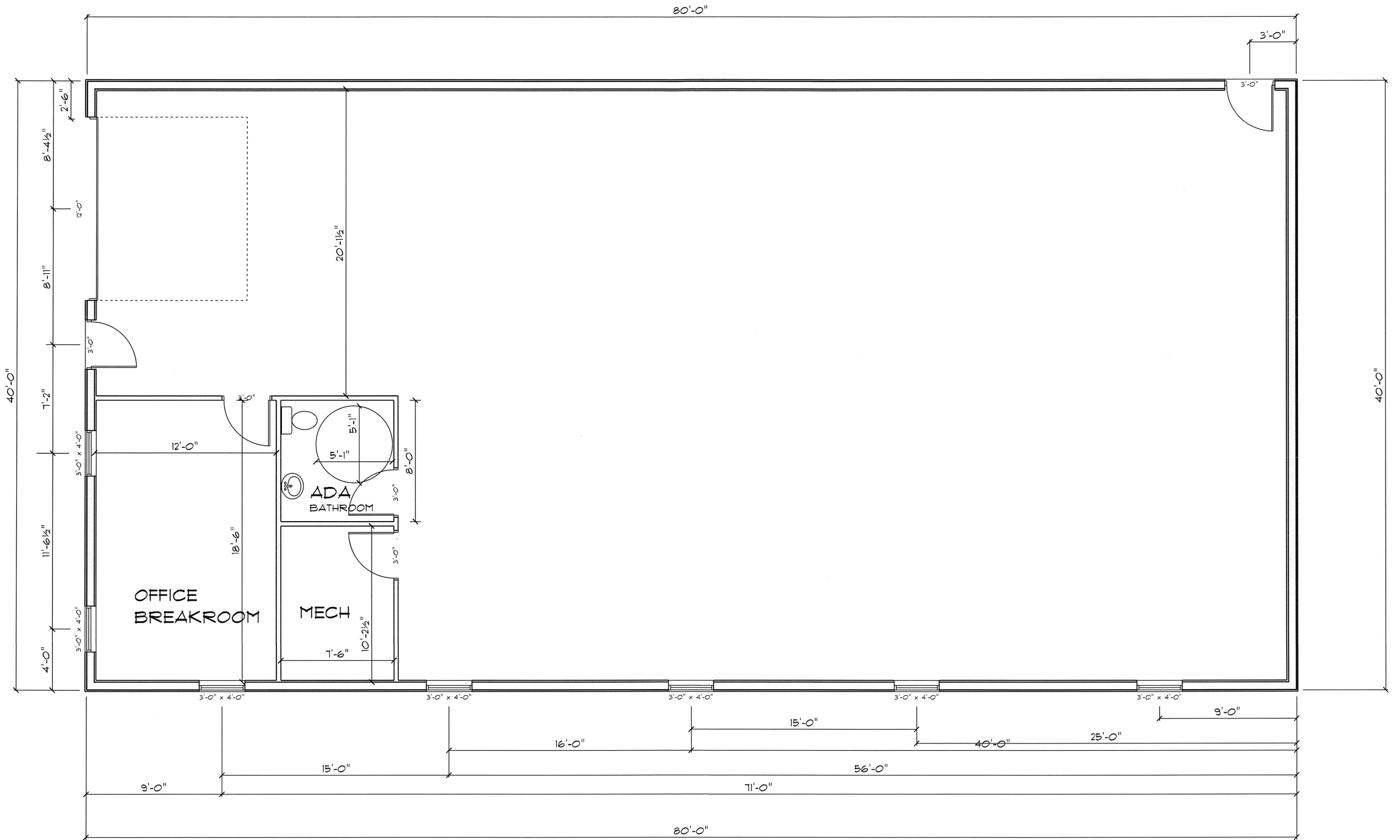
Landscape Design for:  
**Ultimate Construction - Jagler Site**  
 Parcel # 2  
 Watertown, Wisconsin

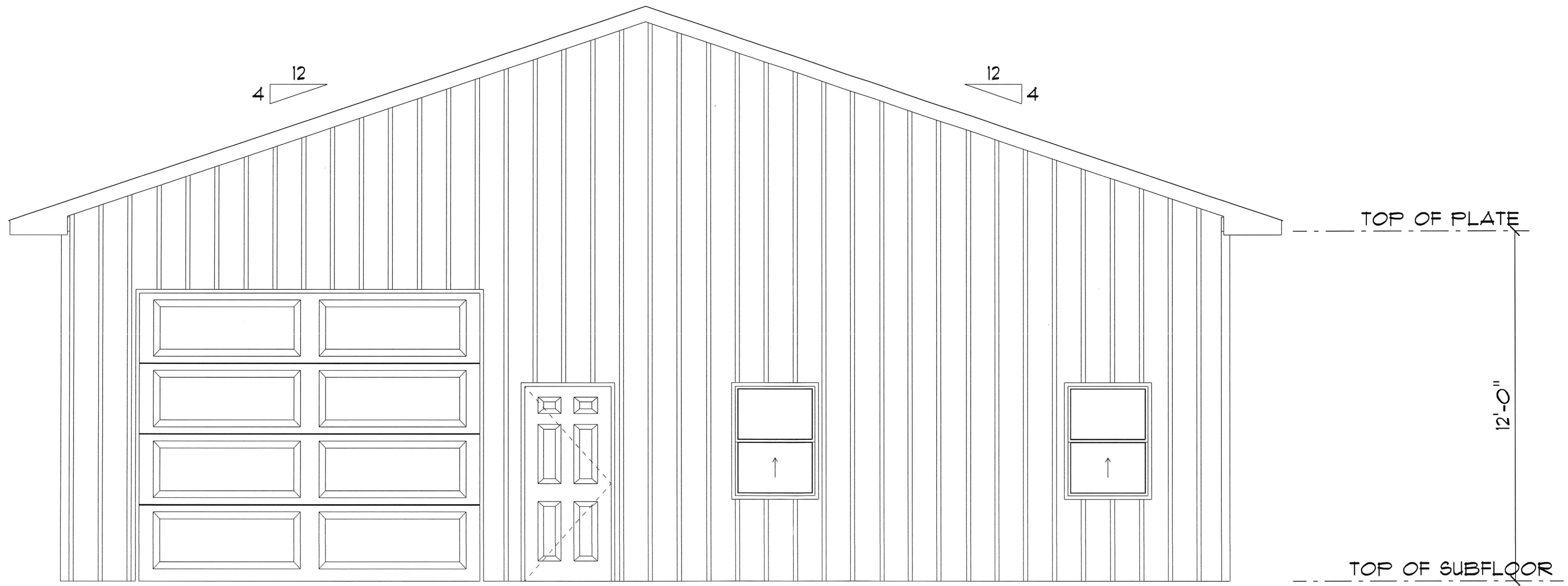


**811**  
 Know what's below.  
 Call before you dig.

This drawing remains the property of the undersigned and no use or modification made without their consent. The undersigned and McKay Nursery Company assume no responsibility for its use, copying, reproduction, structural integrity and all other use and alterations.

DRAWN BY	JC
DATE	3.5.2026
REVISION DATE	
PROJECT NUMBER	X
CAD FILE	2026 Projects
SCALE	1" = 20'
SHEET	1 OF 1
SHEET NUMBER	<b>L1</b>





4 12

12 4

TOP OF PLATE

12'-0"

TOP OF SUBFLOOR

