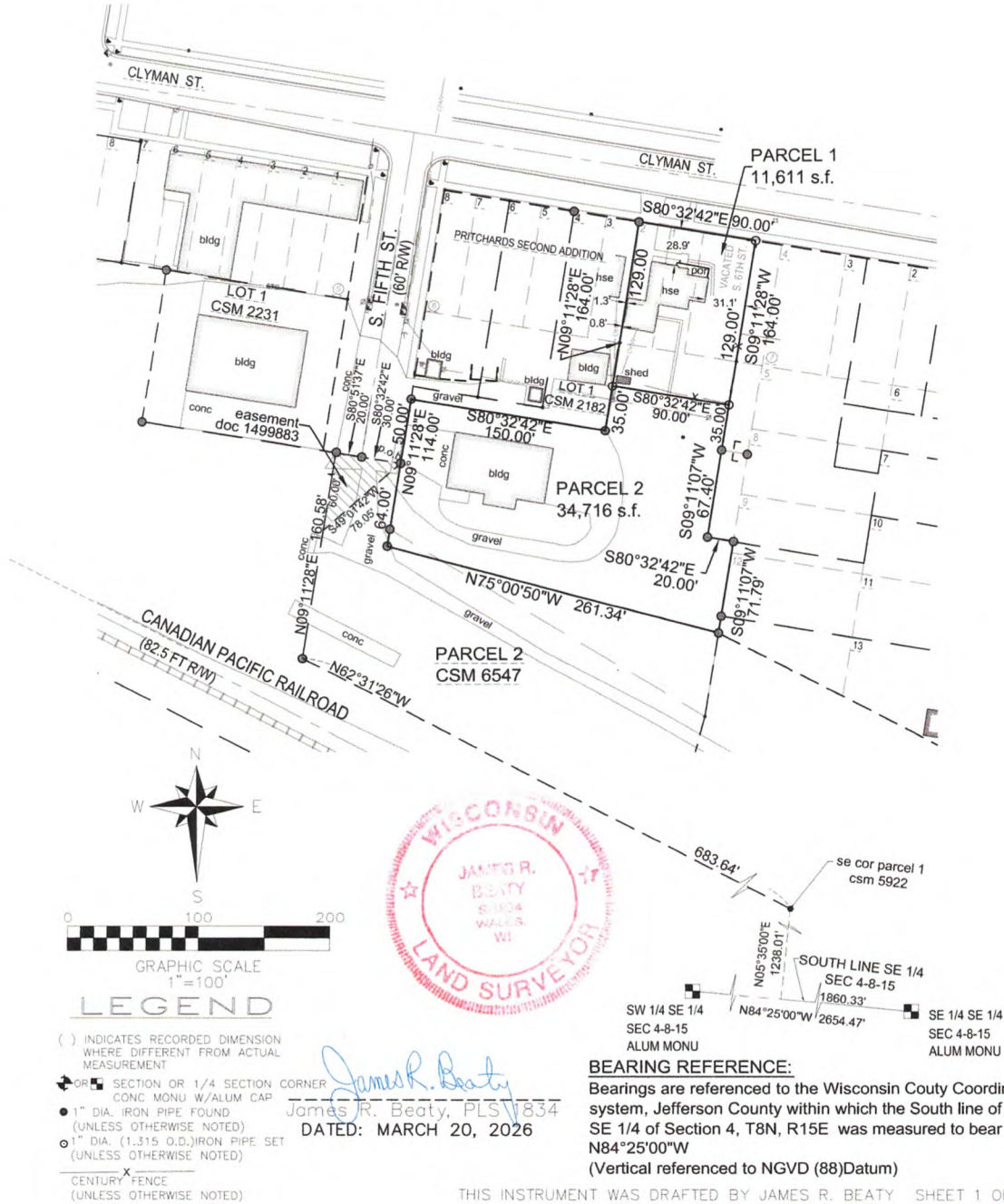


CERTIFIED SURVEY MAP NO - \_\_\_\_\_

BEING A REDIVISION OF A PART OF PARCEL 3 OF CSM 6547, AND LOTS 1 & 2 OF BLOCK 6 OF PRITCHARD'S 2ND ADDITION TO WATERTOWN, TOGETHER WITH THE WESTERLY 40 FEET OF VACATED S. 6TH STREET LYING ADJACENT THERETO, AFORESAID LANDS BEING A PART THE NORTHWEST 1/4 OF THE SOUTHEAST 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

**NOTE:**

Parcel's 1 & 2 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)

CERTIFIED SURVEY MAP NO - \_\_\_\_\_

BEING A REDIVISION OF A PART OF PARCEL 3 OF CSM 6547, AND LOTS 1 & 2 OF BLOCK 6 OF PRITCHARD'S 2ND ADDITION TO WATERTOWN, TOGETHER WITH THE WESTERLY 40 FEET OF VACATED S. 6TH STREET LYING ADJACENT THERETO, AFORESAID LANDS BEING A PART THE NORTHWEST 1/4 OF THE SOUTHEAST 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, land division and map, being a redivision of a part of Parcel 3 of CSM 6547, and Lots 1 & 2 of Block 6 of Pritchard's 2nd Addition to Watertown, together with the westerly 40 feet of vacated s. 6th street lying adjacent thereto, aforesaid lands being a part the northwest 1/4 of the southeast 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. Said Described Lands Being bounded and described as follows:

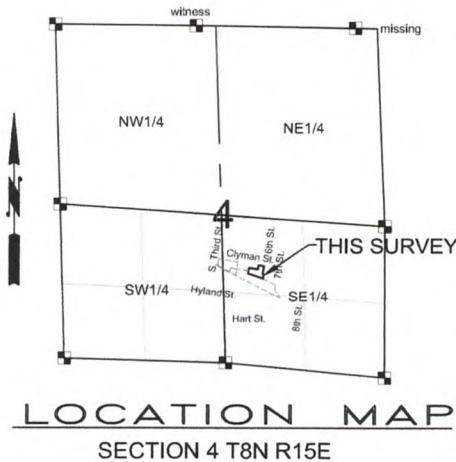
Beginning at the found aluminum monument marking the Southeast corner of the Southeast 1/4 of said Section 4; thence North 84°25'00" West, a distance of 1860.33 feet along the South line of said Southeast 1/4 of said Section 4 to a point; thence North 05°35'00" East, a distance of 1238.01 feet to a found 1" iron pipe marking the southeast corner of Parcel 1 of CSM 5922, on the northerly line of Canadian Pacific Railroad right of way; thence North 62°31'26" West, 683.64 feet along the north right of way line of the Canadian Pacific Railroad to the southwest corner of Parcel 2 of CSM 6547 thence N09°11'28"E, a distance of 160.58 feet; thence S80°51'37"E, a distance of 20.00 feet; thence S80°32'42"E, a distance of 30.00 feet to a point on the east r.o.w. line of S. 5TH Street and the point of beginning of the lands hereinafter described; Thence N09°11'28"E, a distance of 50.00 feet along the east right of way line of S. Fifth St.; thence South 80°32'42" East, a distance of 150.00 feet to a point; thence N09°11'28"E, a distance of 129.00 feet to a point on the south line of Clyman St; thence S80°32'42"E, a distance of 90.00 feet along said south line; thence S09°11'28"W, a distance of 129.00 feet; thence S09°11'07"W, a distance of 67.40 feet; thence S80°32'42"E, a distance of 20.00 feet to a point; thence S09°11'07"W, a distance of 71.79 feet to a point; thence N 75°00'50"W, a distance of 261.34 feet; thence N09°11'28"E, a distance of 64.00 feet to the point of beginning; Said described lands containing 46,327s.f. (1.0635 Acres), more or less of land.

That I have made this survey, land division and map by the direction of the Albert J. Beal Estate and Heritage Military Music Foundation Inc., 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: MARCH 20, 2026

CERTIFIED SURVEY MAP NO - \_\_\_\_\_

BEING A REDIVISION OF A PART OF PARCEL 3 OF CSM 6547, AND LOTS 1 & 2 OF BLOCK 6 OF PRITCHARD'S 2ND ADDITION TO WATERTOWN, TOGETHER WITH THE WESTERLY 40 FEET OF VACATED S. 6TH STREET LYING ADJACENT THERETO, AFORESAID LANDS BEING A PART THE NORTHWEST 1/4 OF THE SOUTHEAST 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

Heritage Military Music Foundation Inc, a Wisconsin Corporation 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, Heritage Military Music Foundation Inc, 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 Heritage Military Music Foundation Inc, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, on this \_\_\_\_\_, day of \_\_\_\_\_, 2026.

In the presence of:

Heritage Military Music Foundation Inc  
Corporate Name

Sarah Wendorf  
Sarah Wendorf, President

STATE OF WISCONSIN)  
(SS  
JEFFERSON COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, Sarah Wendorf, 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 President 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 \_\_\_\_\_, 2026



James R. Beaty  
James R. Beaty, PLS 1834  
DATED: MARCH 20, 2026

CERTIFIED SURVEY MAP NO - \_\_\_\_\_

BEING A REDIVISION OF A PART OF PARCEL 3 OF CSM 6547, AND LOTS 1 & 2 OF BLOCK 6 OF PRITCHARD'S 2ND ADDITION TO WATERTOWN, TOGETHER WITH THE WESTERLY 40 FEET OF VACATED S. 6TH STREET LYING ADJACENT THERETO, AFORESAID LANDS BEING A PART THE NORTHWEST 1/4 OF THE SOUTHEAST 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

OWNERS CERTIFICATE

As owner(s), I (we) do hereby certify that we caused said lands to be certified, combined, and mapped, as shown on this map.

As owner(s), I (we) also certify that this Certified Survey Map must be submitted to the following for approval or rejection; City of Watertown

WITNESS the hand and seal of said Vicki Jurgella- Personal Rep of the Albert J. Beal Estate, owner(s) this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Vicki Jurgella- Personal Rep

STATE OF WISCONSIN)  
COUNTY OF WAUKESHA) (SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, the above named Vicki Jurgella- Personal Rep of the Albert J. Beal Estate, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Wisconsin  
My commission expires \_\_\_\_\_

CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE

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

Approved on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Date \_\_\_\_\_  
\_\_\_\_\_  
Robert Stocks, Mayor

I Hereby certify that the forgoing is a true and correct copy of a Certified Survey Map adopted by the Plan Commission of the City of Watertown.

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



*James R. Beaty*  
James R. Beaty, PLS 1834  
DATED: MARCH 20, 2026