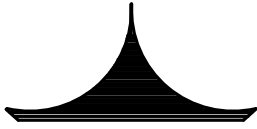


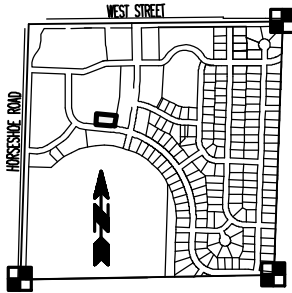
CERTIFIED SURVEY MAP NO.

A PORTION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3939, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



NORTH

SCALE: 1"=40'



LOCALITY MAP:

S.E. 1/4, SEC. 6,  
T. 8 N., R. 15 E.  
SCALE: 1"=2000'

W. 1/4 CORNER,  
SEC. 6-8-15

JEFFERSON CTY. COORD. SYSTEM  
N-626,025.552 E-864,682.624

REMAINDER  
LOT 1  
C.S.M. #3939

N. LINE, S. 1/2, SEC. 6-8-15  
(S89°25'27"W 4870.16')

7.5' WIDE STORM SEWER  
AND DRAINAGE EASEMENT  
(GRANTED TO THE CITY OF  
WATERTOWN)

S89°25'27"W  
1673.50

S02°05'06"W  
769.40

S09°38'32"W  
197.80

(P.O.C.)  
E. 1/4 CORNER,  
SEC. 6-8-15  
JEFFERSON COUNTY COORD. SYSTEM  
N-626,074.507 E-869,552.497

N04°54'52"E  
110.00

LOT 4  
5,060 S.F.  
0.1162 Ac.

N04°54'52"E  
110.00

LOT 3  
5,060 S.F.  
0.1162 Ac.

N04°54'52"E  
110.00

LOT 2  
5,060 S.F.  
0.1162 Ac.

N04°54'52"E  
110.00

LOT 1  
6,884 S.F.  
0.1580 Ac.

P.O.B.

S09°38'32"W  
110.95

LOT 1  
C.S.M. #3940

CURVE DATA:

A = 33.20'  
R = 962.81'  
DELTA = 01°58'31"  
CB = N84°05'52.5"W  
CH = 33.20'  
TAN IN = N83°06'37"W  
TAN OUT = N85°05'08"W

66.00'  
33'  
33'

BELMONT

DRIVE

(66' WIDE PUBLIC R/W)

OWNER:

BIELINSKI DEVELOPMENT, INC.  
1830 MEADOW LANE, STE. A  
PEWAUKEE, WI 53072

LOT 1  
C.S.M. #3942

PIPING LEGEND:

○ - INDICATES "SET" 0.750" O.D. X 18" LONG REINFORCING  
BAR WEIGHING 1.502 LBS. PER LINEAL FOOT.

GENERAL NOTES:

- ALL BEARINGS ARE REFERENCED TO THE JEFFERSON COUNTY COORDINATE SYSTEM IN WHICH THE NORTH LINE OF THE S.E. 1/4 OF SECTION 6, TOWN 8 NORTH, RANGE 15 EAST, BEARS S89°25'27"W.
- ALL ELECTRIC, TELEPHONE, AND COMMUNICATION DISTRIBUTION LINES AND LATERALS INCLUDING CATV CABLES, CONSTRUCTED AFTER THE RECORDING OF THIS CERTIFIED SURVEY MAP SHALL BE PLACED UNDERGROUND.

DRAFTED THIS 17th DAY OF SEPTEMBER, 2024.

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

PREPARED BY:

TRIO ENGINEERING, LLC  
4100 N. CALHOUN RD.  
SUITE 300  
BROOKFIELD, WI 53005  
PHONE: 262-790-1480



JOB NO. 16-046-966-01  
SHEET 1 OF 4

***CERTIFIED SURVEY MAP NO. \_\_\_\_\_***

**A PORTION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3939, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.**

**SURVEYOR'S CERTIFICATE:**

STATE OF WISCONSIN            )  
  )ss  
COUNTY OF WAUKESHA        )

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

I have surveyed, divided and mapped a portion of Lot 1 of Certified Survey Map No. 3939, being located in a part of the Northwest 1/4 of the Southeast 1/4 of Section 6, Town 8 North, Range 15 East, Jefferson County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 6; Thence South 89°25'27" West and along the North line of the South 1/2 of said Section, 1673.50 feet to a point; Thence South 02°05'06" West and along the East line of said Lot 1 of said Certified Survey Map No. 3939 and the Northerly extension thereof, 769.40 feet to a point; Thence South 09°38'32" West and along the said East line of said Lot 1, 197.80 feet to the place of beginning of lands hereinafter described;

Continuing thence South 09°38'32" West and along the said East line of said Lot 1, 110.95 feet to a point on the North Right-of-Way line of "Belmont Drive"; Thence Northwesterly 33.20 feet along the said North Right-of-Way line and the arc of a curve, whose center lies to the Southwest, whose radius is 962.81 feet, whose central angle is 01°58'31", and whose chord bears North 84°05'52.5" West, 33.20 feet to a point of tangency; Thence North 85°05'08" West and along the said North Right-of-Way line, 162.74 feet to a point; Thence North 04°54'52" East, 110.00 feet to a point; Thence South 85°05'08" East, 205.08 feet to the point of beginning of this description.

Said Parcel contains 22,064 Square Feet (or 0.5066 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of **Bielinski Development, Inc.**, owner of said lands.

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 Subdivision Regulations of the City of Watertown in surveying, dividing and mapping the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Grady L. Gosser, P.L.S.  
Professional Land Surveyor, S-2972  
**TRIO ENGINEERING, LLC**  
4100 N. Calhoun Rd. Suite 300  
Brookfield, WI 53005  
Phone: (262)790-1480 Fax: (262)790-1481

**A PORTION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3939, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.**

**Bielinski Development, Inc.,** as owner, does hereby certify that said Limited Liability Company has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Watertown, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

---

Frank Bielinski, Member

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Frank Bielinski, Member, to me known to be the person who executed the foregoing instrument, and to me known to be such Member of said limited liability company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Print Name: \_\_\_\_\_  
 Notary Public, \_\_\_\_\_ County, WI  
 My commission expires: \_\_\_\_\_

***CERTIFIED SURVEY MAP NO. \_\_\_\_\_***

**A PORTION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3939, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.**

**CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE:**

Approved, that the Certified Survey Map, in the City of Watertown, **Bielinski Development, Inc.**, owner, are hereby approved by the Plan Commission.

Approved as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Plan Commission of the City of Watertown.

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