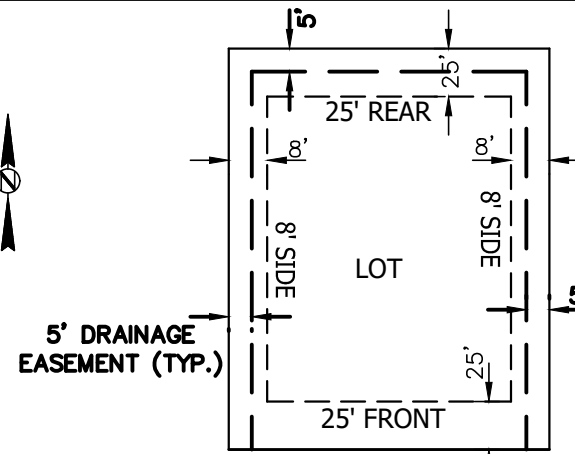
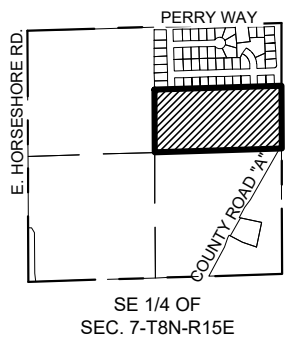
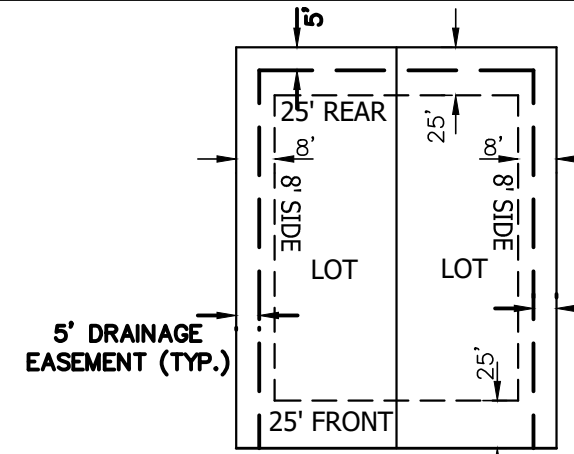


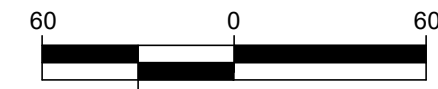
LOCATION MAP



LOT SETBACK DETAIL FOR SR-4
ZONING (N.T.S.)
LOTS 1-10, 13-16, 19-30, 39, 40, & 43-55



LOT SETBACK DETAIL FOR TR-6
ZONING (N.T.S.)
LOTS 11, 12, 17, 18, 31-38, 41, & 42



BEARINGS ARE REFERENCED TO THE JEFFERSON COUNTY
COORDINATE SYSTEM OF WHICH THE EAST LINE OF THE SE 1/4
OF SECTION 7-8-15 IS ASSUMED TO BEAR S00°07'35"E.
VERTICAL DATUM BASED ON NGVD 88.

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND
MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND
MEASURED TO THE NEAREST 00°00'00.5"

EDGE FIELD

EXHIBIT A

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, T.8N.,
R.15E., CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR:

KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:

GREMAR LLC
LAND OWNER AND DEVELOPER
435 VILLAGE WALK LANE 2A
JOHNSON CREEK, WI 53038
920-543-5403

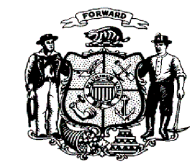
LEGEND

- 1 1/4" REBAR SET, 18" LONG, WT. = 4.3 LBS./LIN. FT.
- 11/16" REBAR, 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL
OTHER LOT & OUTLOT CORNERS
- CONCRETE MONUMENT W/ ALUMINUM CAP FOUND
- 2" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



FND ALUM MON
E 1/4 CORNER
SEC 7-8-15
ELEV 831.57

HEPP HEIGHTS-PHASE 3
STORMWATER
DRAINAGE EASEMENT
OUTLOT 3

UNPLATTED LANDS
OWNER: TRI
INVESTMENT LLC

MILFORD ST
COUNTY ROAD "A"
RIGHT OF WAY WIDTH VARIES

RIVER ROAD

SNELLS
ADDITION

FND ALUM MON
SOUTHEAST CORNER
SEC 7-8-15
ELEV 813.36

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped a part of the Northeast 1/4 of the Southeast 1/4 of Section 7, Township 8 north, Range 15 East, in the City of Watertown, Jefferson County, Wisconsin, more particularly described as follows:

Commencing at the East 1/4 corner of said section 7, thence South 00°07'35" East along the East line of the Southeast 1/4 of said Section 7 a distance of 653.78 feet to a point on the South line of Outlot 3 in Hepp Heights Phase 3, also the point of beginning; thence continuing along the East line of said Section 7, South 00°07'35" East, 653.78 feet to the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 7; thence South 88°15'14" West along said South line, 154.12 feet to the Southeast corner of Certified Survey Map No. _____; thence North 29°46'46" East along the East line of Said Certified Survey Map, 123.05 feet; thence continuing along the Noth line of said Certified Survey Map, 72.47 feet along the arc of a curve to the left, with a radius of 767.00 feet, whose chord bears North 68°01'23" West, 72.44 feet; thence continuing along said North line of said Certified Survey Map North 70°43'47" West, 101.58 feet; thence continuing along said Certified Survey Map, 18.61 feet along the arc of a curve to the left, with a radius of 15.00 feet, whose chord bears South 73°43'47" West, 17.44 feet; continuing along the Northwesterly line of said Certified Survey Map, 74.75 feet along the arc of a curve to the right, with a radius of 133.00 feet, whose chord bears South 54°17'44" West, 73.77 feet; thence South 19°36'13" East along the West line of said Certified Survey Map, 63.70 feet; thence South 01°44'23" East along the West line of said Certified Survey Map, 64.26 feet to the Southwest corner of said Certified Survey Map also a point on the South line of the Northeast 1/4 of the Southeast 1/4 of Said Section 7; thence South 88°15'14" West along said South line, 1,013.02 feet; thence North 00°12'00" West along the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 7, a distance of 653.91 feet to the Southwest corner of Lot 27 of Hepp Heights Phase 2; thence North 88°15'37" East along the South line of Hepp Heights Phase 2 and 3, a distance of 1,323.31 feet to the point of beginning;

Said lands contain 835,939 square feet, 19.19 acres;

That I have made such survey, land division and plat by the direction of the owner (s) of said lands. That such survey is a correct representation of all exterior boundaries of the lands surveyed and the division thereof made. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the subdivision regulations of the City of Watertown in surveying, dividing and mapping the same.

Dated this 28th day of February, 2025

Revised this 10th day of March, 2025

Revised this 18th day of March, 2025

Keith A. Kindred, PLS

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

GREMAR LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as WE Energies, Grantee,

Grantee, and

Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots, also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

PLAN COMMISSION APPROVAL CERTIFICATE:

Resolved that the plat of EDGE FIELD, in the City of Watertown, Gremar LLC, Land owner and Developer, is hereby approved by the Plan Commission.

Approved as of the ____ day of _____, 20____.

Date: _____ Signed _____
Emily McFarland, Chairperson

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

Date: _____ Signed _____
Megan Dunneisen, City Clerk

GENERAL NOTES:

1) ALL EASEMENTS ARE GRANTED TO THE CITY OF WATERTOWN UNLESS OTHERWISE STATED.

2) OUTLOT 1 AND OUTLOT 2 ARE COMPLETELY ENCOMPASSED BY A STORM WATER AND DRAINAGE EASEMENT

3) NO POLES, PADS BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.

4) AREA SHOWN IS ZONE X, AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 55055C0087F, EFFECTIVE DATE FEBRUARY 4, 2015.

5) THE OVERALL AREA OF THIS PLAT IS 836,517 SQ. FT., 19.20 ACRES

6) ALL ROADS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC.

7) ALL LOTS TO BE SERVED BY PUBLIC SEWER AND WATER.

8) EACH INDIVIDUAL LOT OWNER SHALL HAVE UNDIVIDABLE FRACTIONAL OWNERSHIP OF OUTLOTS 1 AND 2 AND SHALL EACH BE LIABLE FOR AN EQUAL AND UNDIVIDABLE FRACTIONAL SHARE OF THE COST TO MAINTAIN SAID OUTLOTS. CITY OF WATERTOWN AND JEFFERSON COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.

9) THE PLAT IS LOCATED WITHIN THE AIRPORT APPROACH PROTECTION ZONE WITH MINIMUM ELEVATIONS OF 968 FEET ABOVE MEAN SEA LEVEL FOR ALL BUILDINGS AND VEGETATION.

10) GROUNDWATER NOTE:
SECTION 288-18(6)(E)1): BASEMENT FLOOR SURFACES SHALL BE BUILT A MINIMUM OF ONE FOOT ABOVE THE HIGHEST GROUNDWATER TABLE ELEVATION, AS DOCUMENTED IN THE SUBMITTED SOIL EVALUATIONS IN ACCORDANCE WITH CITY STANDARDS. ON SLOPED SITES, BASEMENTS MAY BE ALLOWED PARTIALLY BELOW THE HIGHEST GROUNDWATER TABLE ONLY ON THE UPSLOPE SIDE IF THEY MEET CITY DRAINAGE SYSTEM STANDARDS FOR DESIGN, DISCHARGE, ENGINEERING OVERSIGHT, AND LONG-TERM MAINTENANCE. FOR THESE SITES, THE ONE-FOOT GROUNDWATER SEPARATION WILL BE ENFORCED AT THE FURTHEST DOWNSLOPE POINT OF THE BASEMENT.

11) TWIN HOME PAIRING: LOTS 11 & 12, 17 & 18, 31 & 32, 33 & 34, 35 & 36, 37 & 38, 41 & 42.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

Gremar LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Gremar LLC, does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- Department of Administration
- City of Watertown
- Jefferson County Planning and Zoning Commission

IN WITNESS WHEREOF, said Gremar LLC, has caused these presents to be signed by GREG LOOS, member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____.

In Presence of:

GREG LOOS, member

STATE OF WISCONSIN)

_____) COUNTY) SS

Personally came before me this ____ day of _____, 20____, the above named _____, member of the above named corporation, to me known to be such member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public

_____) County, Wisconsin

My Commission Expires _____

CITY BOARD APPROVAL CERTIFICATE:

Resolved that the plat of EDGE FIELD in the City of Watertown, Gremar LLC, land owner and developer, is hereby approved by the City Board.

All conditions have been met as of the ____ day of _____, 20____.

Date: _____ Signed _____
Emily McFarland, Mayor

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

Date: _____ Signed _____
Megan Dunneisen, City Clerk

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN)
_____) COUNTY) SS

I, Elissa Friedl, being the duly appointed, qualified and acting Treasurer of the City of Watertown, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any of the land in the plat of EDGE FIELD

Dated _____
Sheri Rohr, Deputy Treasurer/ Clerk

CURVE TABLE						
	CURVE	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING
C1	EXTERIOR	767.00'	5°24'48"	72.47'	72.44'	N68°01'23"W
C2	EXTERIOR	15.00'	71°04'31"	18.61'	17.44'	S73°43'57"W
C3	EXTERIOR	133.00'	32°12'06"	74.75'	73.77'	S54°17'44"W
A	C/L	100.00'	25°19'10"	44.19'	43.83'	S14°23'58"E
	R/W WEST	133.00'	25°19'10"	58.77'	58.30'	S14°23'58"E
	LOT 3	133.00'	10°45'55"	24.99'	24.95'	S07°07'20"E
	LOT 4	133.00'	14°33'14"	33.78'	33.69'	S19°46'55"E
	R/W EAST	67.00'	25°19'10"	29.61'	29.37'	S14°23'58"E
	LOT 39	67.00'	4°41'16"	5.48'	5.48'	S24°42'55"E
B	LOT 40	67.00'	20°37'54"	24.13'	24.00'	S12°03'20"E
	C/L	100.00'	64°40'50"	112.89'	106.99'	S59°23'58"E
	R/W SOUTHWEST	133.00'	64°40'50"	150.14'	142.30'	S59°23'58"E
	LOT 5	133.00'	8°01'28"	18.63'	18.61'	S31°04'16"E
	LOT 6	132.93'	22°00'41"	51.07'	50.75'	S46°04'59"E
	LOT 7	133.00'	26°12'03"	60.82'	60.29'	S70°10'58"E
C	LOT 8	133.00'	8°27'24"	19.63'	19.61'	S87°30'41"E
	R/W NORTHEAST / LOT 39	67.00'	64°40'50"	75.64'	71.68'	S59°23'58"E
	C/L	100.00'	90°00'00"	157.08'	141.42'	N43°15'37"E
	C/L SOUTH	100.00'	68°59'25"	120.41'	113.27'	N53°45'55"E
	C/L NORTH	100.00'	21°00'35"	36.67'	36.46'	N08°45'55"E
	R/W SOUTH	133.00'	50°03'56"	116.22'	112.55'	N63°13'39"E
D	LOT 16	133.00'	17°51'50"	41.47'	41.30'	N79°19'42"E
	EXTERIOR	133.00'	32°12'06"	74.75'	73.77'	N54°17'44"E
	R/W NORTH / LOT 27	67.00'	90°00'00"	105.24'	94.75'	N43°15'37"E
	C/L	800.00'	5°37'27"	78.53'	78.50'	S67°55'04"E
	R/W SOUTH	767.00'	5°24'48"	72.47'	72.44'	N68°01'23"W
	R/W NORTH	833.00'	5°49'05"	84.59'	84.55'	S67°49'15"E
E	LOT 17	833.00'	1°09'27"	16.83'	16.83'	S70°09'04"E
	OUTLOT 2	833.00'	4°39'38"	67.76'	67.74'	S67°14'31"E
	R/W	60.00'	277°01'08"	290.09'	79.50'	N01°44'23"W
	LOT 46	60.00'	69°56'03"	73.23'	68.77'	S78°11'51"E
	LOT 47	60.00'	53°20'40"	55.86'	53.87'	N40°09'47"E
	LOT 48	60.00'	52°35'30"	55.07'	53.16'	N12°48'18"W
	LOT 49	60.00'	52°03'30"	54.52'	52.66'	N65°07'48"W
	LOT 50	60.00'	49°05'23"	51.41'	49.85'	S64°17'45"W

STORM EASEMENT LINE TABLE		
SEGMENT	DIRECTION	LENGTH
L1	N 50°53'57" E	124.95'
L2	N 88°15'37" E	129.24'
L3	S 01°44'23" E	10.00'
L4	S 88°15'37" W	125.86'
L5	S 50°53'57" W	121.57'
L6	S 76°30'33" E	115.27'
L7	N 01°08'17" E	72.35'
L8	N 88°15'37" E	98.49'
L9	S 01°44'23" E	20.00'
L10	S 88°15'37" W	79.47'
L11	S 01°08'17" W	70.09'
L12	N 88°15'37" E	82.98'
L13	S 01°44'23" E	10.00'
L14	S 88°15'37" W	82.66'
L15	S 02°07'12" E	84.09'
L16	N 88°15'37" E	82.10'
L17	S 01°44'23" E	5.00'
L18	S 76°30'33" E	120.11'
L19	S 02°07'12" E	91.26'

STORM EASEMENT CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1
C25	60.00'	4°46'49"	5.01'	5.00'	N41°29'27"W	N39°06'03"W
C26	60.00'	4°46'49"	5.01'	5.00'	N36°42'39"W	N34°19'14"W
C27	60.00'	9°35'39"	10.05'	10.04'	N08°41'38"E	N13°29'27"E
C34	60.00'	9°35'39"	10.05'	10.04'	N18°17'17"E	N23°05'06"E

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
_____) COUNTY) SS

I, John Jensen, being duly elected, qualified and acting Treasurer of Jefferson County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in the plat of EDGE FIELD.

Date _____
John Jensen, County Treasurer

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____


Department of Administration



PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT GREMR #178692