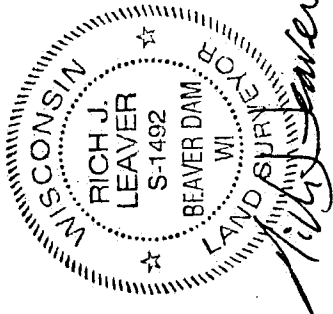


CERTIFIED SURVEY MAP

For the Richwood Real Estate LLC and the Silver Oaks LLC
Lot 1 of CSM No. 1500, Volume 10/166 and Unplatted Land
Located in the SE1/4-SW1/4 of Section 13, T9N-R14E
Town of Shields, Dodge County, Wisconsin
Sale of Land to Adjacent Landowner



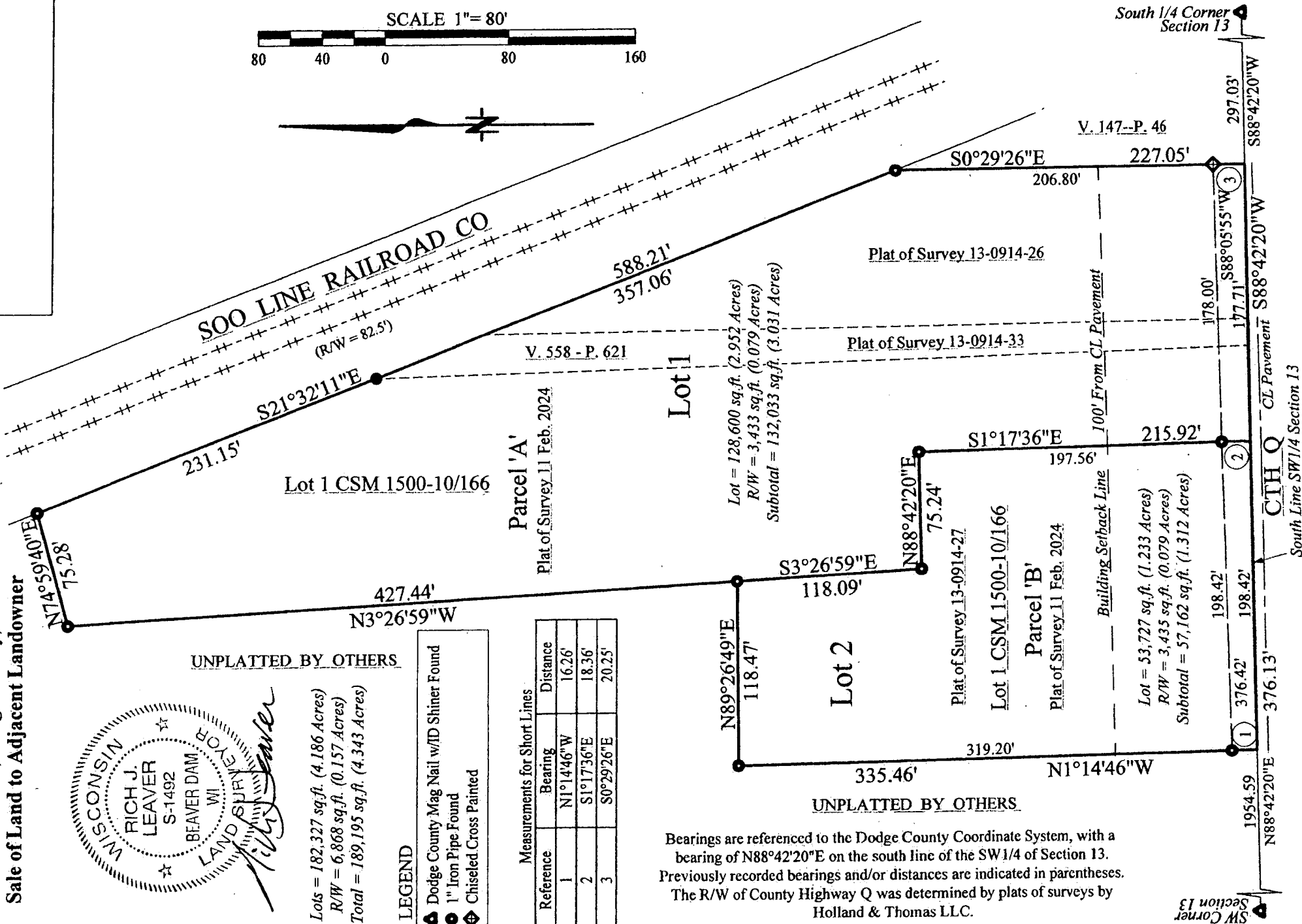
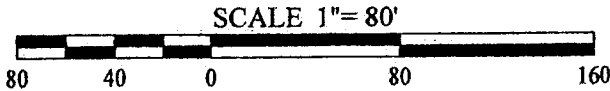
Lots = 182,327 sq.ft. (4.186 Acres)
R/W = 6,868 sq.ft. (0.157 Acres)
Total = 189,195 sq.ft. (4.343 Acres)

LEGEND

- ▲ Dodge County Mag Nail w/ID Shiner Found
- 1" Iron Pipe Found
- ◆ Chiseled Cross Painted

Measurements for Short Lines

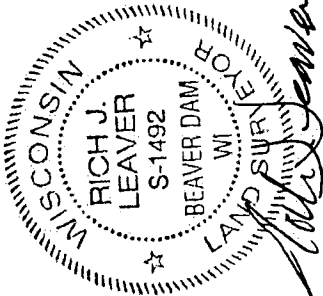
Reference	Bearing	Distance
1	N1°14'46"W	16.26'
2	S1°17'36"E	18.36'
3	S0°29'26"E	20.25'



Bearings are referenced to the Dodge County Coordinate System, with a bearing of N88°42'20"E on the south line of the SW1/4 of Section 13. Previously recorded bearings and/or distances are indicated in parentheses. The R/W of County Highway Q was determined by plats of surveys by Holland & Thomas LLC.

CERTIFIED SURVEY MAP

For the Richwood Real Estate LLC and the Silver Oaks LLC
Lot 1 of CSM No. 1500, Volume 10/166 and Unplatted Land
Located in the SE1/4-SW1/4 of Section 13, T9N-R14E
Town of Shields, Dodge County, Wisconsin
Sale of Land to Adjacent Landowner



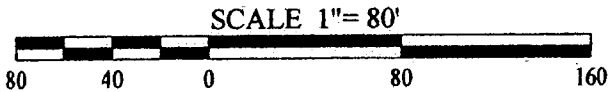
UNPLATTED BY OTHERS

LEGEND

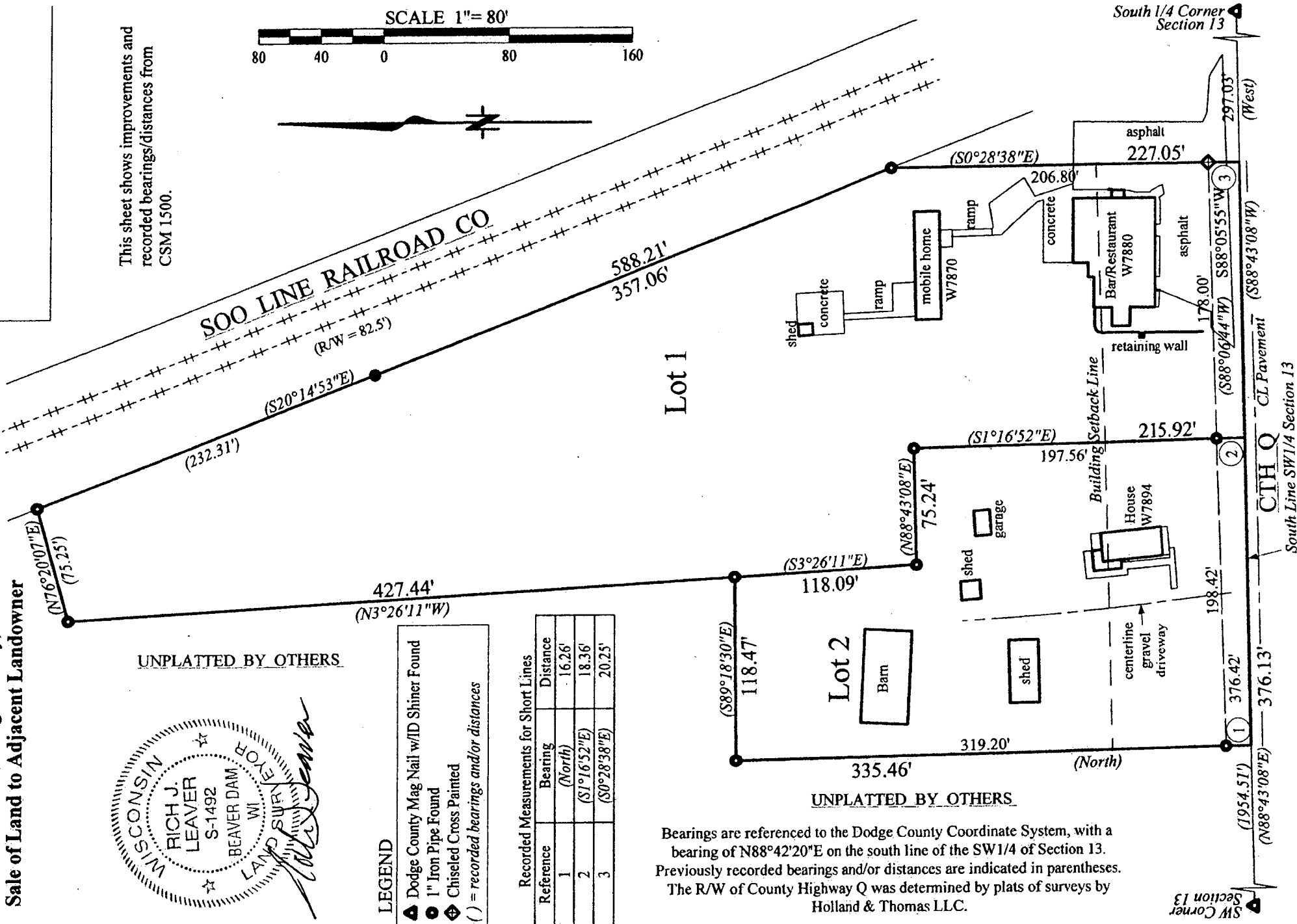
- ▲ Dodge County Mag Nail w/ID Shiner Found
- 1" Iron Pipe Found
- ◆ Chiseled Cross Painted
- () = recorded bearings and/or distances

Recorded Measurements for Short Lines

Reference	Bearing	Distance
1	(North)	16.26'
2	(S1°16'52"E)	18.36'
3	(S0°28'38"E)	20.25'



This sheet shows improvements and recorded bearings/distances from CSM 1500.



UNPLATTED BY OTHERS

Bearings are referenced to the Dodge County Coordinate System, with a bearing of N88°42'20"E on the south line of the SW1/4 of Section 13. Previously recorded bearings and/or distances are indicated in parentheses. The R/W of County Highway Q was determined by plats of surveys by Holland & Thomas LLC.

CERTIFIED SURVEY MAP

For the Richwood Real Estate LLC and the Silver Oaks LLC
Lot 1 of CSM No. 1500, Volume 10/166 and Unplatted Land
Located in the SE1/4-SW1/4 of Section 13, T9N-R14E
Town of Shields, Dodge County, Wisconsin
Sale of Land to Adjacent Landowner

SURVEYOR'S CERTIFICATE

I, Rich J. Leaver, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, mapped and divided a parcel of land by the direction of Stephanie Bratz, who is representing the LLC's. This parcel is located and described as indicated above, and more particularly described as the following:

Commencing at the South 1/4 Corner of Section 13, T9N-R14E,
thence S88°42'20"W, 297.03 feet along the south line of the SW1/4 of Section 13;
thence continuing S88°42'20"W, 376.13 feet along said south line of the SW1/4 to the SW corner of Lot 1 of
Certified Survey Map (CSM) No. 1500, recorded in Volume 10, page 166 of the Dodge County Register of Deeds;
thence the following courses along lines of said Lot 1 of CSM No. 1500:
N1°14'46"W, 335.46 feet; N89°26'49"E, 118.47 feet; N3°26'59"W, 427.44 feet; N74°59'40"E, 75.28 feet to the
southwesterly right-of-way line of the Soo Line Railroad Co.;
thence S21°32'11"E, 588.21 feet along this southwesterly right-of-way line;
thence S0°29'26"E, 227.05 feet along the west line of land as described in Volume 147, page 46 of said register to
the point of beginning. Bearings are referenced to the Dodge County Coordinate System.

The above-described parcel contains 189,195 square feet (4.343 acres) of land, of which 6,868 square feet (0.157 acres) is subject to the north right-of-way of County Road Q. This parcel is also subject to all other easements, including utility easements, restrictions, and setbacks, either recorded or unrecorded, if any.

I further certify that the information contained herein is a correct representation of the boundaries of the land surveyed and mapped, and that I have fully complied with the provisions of Chapter 236.34 of the revised Wisconsin State Statutes and the Dodge County Land Use Code in surveying and mapping the same, to the best of my knowledge and belief.



Rich J. Leaver, WI LS-1492
Leaver Land Surveying LLC
W8871 Gossfeld Ln.
Beaver Dam, WI 53916
920-887-2401



CLIENT
Stephanie Bratz
Richwood Real Estate LLC
W7894 County Rd. Q
Watertown, WI 53098

CITY OF WATERTOWN EXTRATERRITORIAL Jurisdiction Approval

Approved by the City of Watertown Plan Commission:

Dated this _____ day of _____, 2024

Emily McFarland, Chairperson/Mayor

Megan Dunneisen, City Clerk

Dated _____