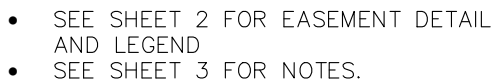
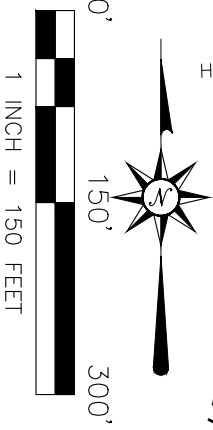


JEFFERSON CO. CERTIFIED
SURVEY MAP NO.

VICINITY MAP



LandTech
SURVEYING

DATED 10/31/2022
JOB# 22252
SHEET 1 OF 6

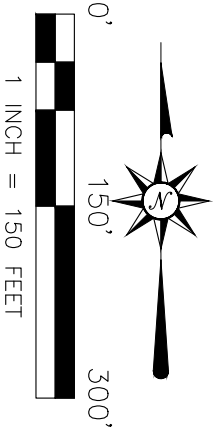
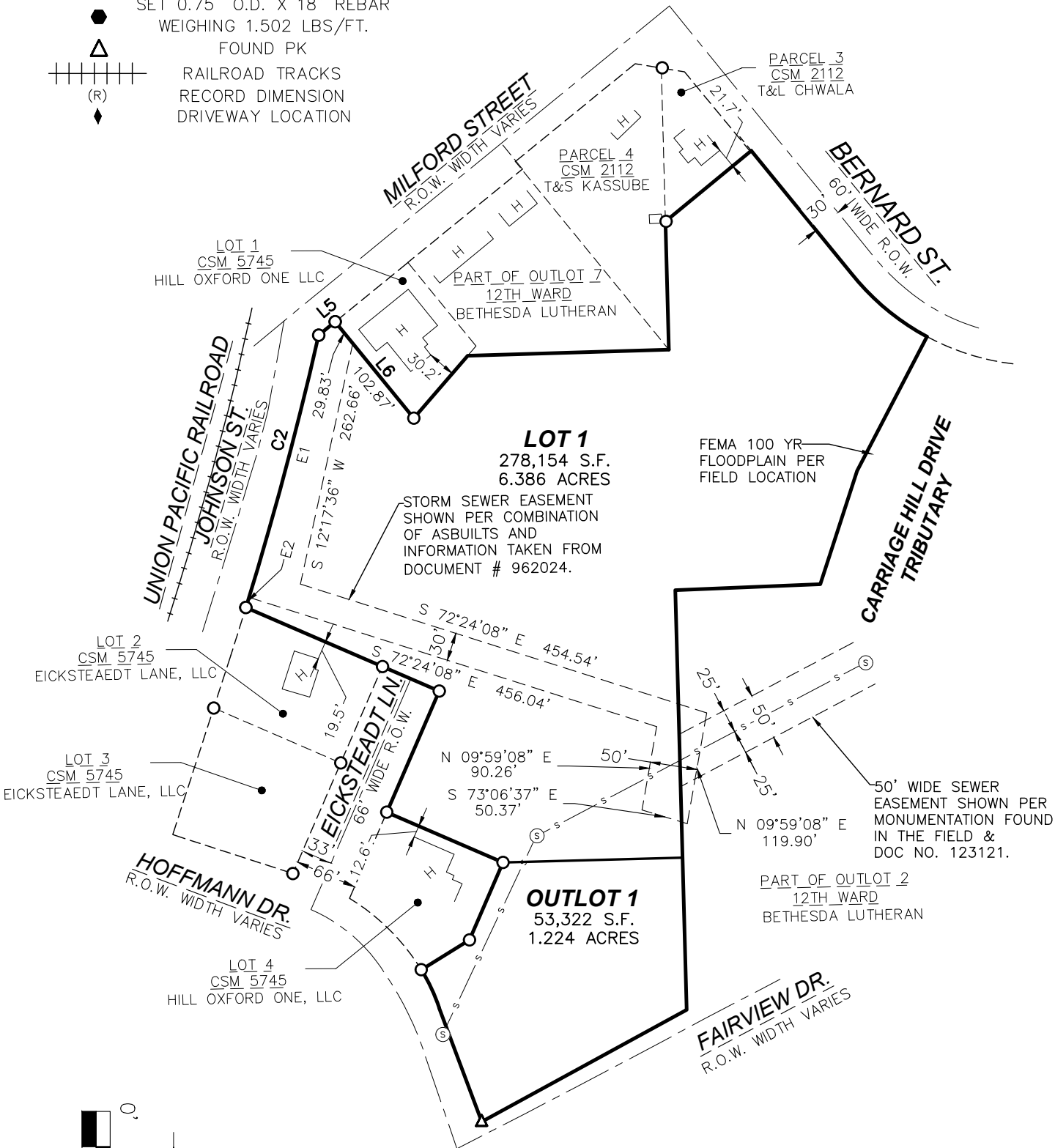
THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

JEFFERSON CO. CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 25, PART OF OUTLOT 7 AND PART OF OUTLOT 2 OF THE TWELFTH WARD, FORMERLY THE THIRD WARD IN THE CITY OF WATERTOWN BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 5, AND PART OF THE SW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

LEGEND

- CONCRETE MONUMENT
- FOUND 1" IRON PIPE OR NOTED SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
- FOUND PK
- RAILROAD TRACKS
- RECORD DIMENSION
- DRIVEWAY LOCATION



EASEMENT CURVE TABLE

CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING
E1	3893.82'	4°15'20"	289.21'	289.14'	N 14°51'55" E
E2	3893.82'	0°10'02"	11.37'	11.37'	N 17°04'36" E

JEFFERSON CO. CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 25, PART OF OUTLOT 7 AND PART OF OUTLOT 2 OF THE TWELFTH WARD, FORMERLY THE THIRD WARD IN THE CITY OF WATERTOWN BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 5, AND PART OF THE SW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 58°18'44" E	60.49'
L2	N 23°23'35" E	90.00'
L3	N 66°36'25" W	135.00'
L4	N 23°23'35" E	140.74'
L5	N 50°49'08" E	22.79'
L6	S 39°10'52" E	132.70'
L7	N 40°46'48" E	87.92'
L8	N 88°16'08" E	214.65'
L9	N 01°29'26" W	136.76'
L10	N 50°28'35" E	118.55'
L11	S 39°12'29" E	168.85'

RECORD LINE TABLE

LINE	BEARING	DISTANCE
(L1)	N 60°15'28" E	
(L2)	N 25°20'19" E	
(L3)	N 64°39'40" W	
(L4)	N 25°20'19" E	
(L5)	N 52°45'52" E	
(L6)	S 37°14'08" W	
(L7)	N 42°43'32" E	
(L9)	(N 00°52'00" W)	136.73'
(L10)	S 52°50'00" W	117.33'

CURVE TABLE

CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	195.80'	13°14'19"	45.24'	45.14'	N 25°03'33" W	N 18°26'23" W	N 31°40'42" W
C2	3893.82'	4°25'23"	300.58'	300.51'	N 14°56'56" E	N 17°09'37" E	N 12°44'15" E
C3	260.00'	23°19'23"	105.84'	105.11'	S 50°06'14" E	S 38°26'32" E	S 61°45'55" E

RECORD CURVE TABLE

CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
(C2)					(N 16°53'40" E)	(N 19°06'21"E)	(N 14°40'59" E)

NOTES:

- FLOODPLAIN IS SHOWN PER TOPOGRAPHIC SURVEY COMPLETED BY LANDTECH SURVEYING 9/23/2022.
- THIS PARCEL IS ALSO SUBJECT TO ALL OTHER EASEMENTS, INCLUDING UTILITY EASEMENTS AND RESTRICTIONS, EITHER RECORDED OR UNRECORDED, IF ANY.
- ANY LANDS BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
- THE O.H.W.M. (ORDINARY HIGH WATER MARK) IS AN APPROXIMATE LOCATION DETERMINED BY THE SURVEYOR.

JEFFERSON CO. CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 25, PART OF OUTLOT 7 AND PART OF OUTLOT 2 OF THE TWELFTH WARD, FORMERLY THE THIRD WARD IN THE CITY OF WATERTOWN BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 5, AND PART OF THE SW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O’ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING PART OF OUTLOT 25, PART OF OUTLOT 7 AND PART OF OUTLOT 2 OF THE TWELFTH WARD, FORMERLY THE THIRD WARD IN THE CITY OF WATERTOWN BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 5, AND PART OF THE SW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 5, TOWN 8 NORTH, RANGE 15 EAST; THENCE N 01°33’08” W, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 5, 942.39 FEET TO THE POINT OF BEGINNING; THENCE S 61°21’10” W, ALONG THE NORTH RIGHT-OF-WAY OF FAIRVIEW DRIVE, 237.79 FEET TO THE NORTHERLY RIGHT-OF-WAY OF HOFFMANN DRIVE; THENCE N 20°32’04” W, ALONG THE NORTHERLY RIGHT-OF-WAY OF HOFFMANN DRIVE, 129.42 FEET; THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 45.24 FEET, A RADIUS OF 195.80 FEET, A DELTA ANGLE OF 13°14’19”, AND A CHORD BEARING N 25°03’33” W, 45.14 FEET TO THE MOST SOUTHERLY CORNER OF LOT 4 OF CSM 5745; THENCE N 58°18’44” E, ALONG THE EAST LINE OF LOT 4 OF CSM 5745, 60.49 FEET; THENCE N 23°23’35” E, ALONG THE EAST LINE OF LOT 4 OF CSM 5745, 90.00 FEET TO THE NORTHEAST CORNER OF LOT 4 OF CSM 5745; THENCE N 66°36’25” W, ALONG THE NORTH LINE OF LOT 4 OF CSM 5745, 135.00 FEET TO THE EAST RIGHT-OF-WAY OF EICKSTEADT LANE; THENCE N 23°23’35” E, ALONG THE EAST RIGHT-OF-WAY OF EICKSTEADT LANE 140.74 FEET TO THE NORTH RIGHT-OF-WAY OF EICKSTEADT LANE; THENCE N 66°36’25” W, ALONG THE NORTH RIGHT-OF-WAY OF EICKSTEADT LANE AND NORTH LINE OF LOT 2 OF CSM 5745, 224.60 FEET TO THE EAST RIGHT-OF-WAY OF JOHNSON STREET; THENCE ALONG THE EAST RIGHT-OF-WAY OF JOHNSON STREET ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 300.58 FEET, A RADIUS OF 3893.82 FEET, A DELTA ANGLE OF 04°25’23”, AND A CHORD BEARING N 14°56’56” E, 300.51 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF MILFORD STREET; THENCE N 50°49’08” E, ALONG THE SOUTHERLY RIGHT-OF-WAY OF MILFORD STREET, 22.79 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CSM 5745; THENCE S 39°10’52” E, ALONG THE WEST LINE OF LOT 1 OF CSM 5745, 132.70 FEET TO THE MOST SOUTHERLY CORNER OF LOT 1 OF CSM 5745; THENCE N 40°46’48” E, ALONG THE EASTERLY LINE OF LOT 1 OF CSM 5745, 87.92 FEET TO THE NORTH LINE OF OUTLOT 25 OF MAP OF OUTLOTS AND SUBDIVISION OF LOTS 3RD AND 4TH WARD; THENCE N 88°16’08” E, ALONG SAID LINE, 214.65 FEET TO THE MOST SOUTHERLY POINT OF PARCEL 4 OF CSM 2112; THENCE N 01°29’26” W, ALONG THE EAST LINE OF PARCEL 4 OF CSM 2112, 136.76 FEET TO THE MOST SOUTHERLY POINT OF PARCEL 3 OF CSM 2112; THENCE N 50°28’35” E, ALONG THE SOUTH LINE OF PARCEL 3 OF CSM 2112, 118.55 FEET TO THE SOUTH RIGHT-OF-WAY OF BERNARD STREET; THENCE S 39°12’29” E, ALONG THE SOUTH RIGHT-OF-WAY OF BERNARD STREET, 168.85 FEET; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY OF BERNARD STREET, ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 105.84 FEET, A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 23°19’23”, AND A CHORD BEARING S 50°06’14” E, 105.11 FEET; THENCE S 27°30’35” W, 161.42 FEET; THENCE S 17°57’35” W, 127.00 FEET; THENCE S 87°38’34” W, 154.82 FEET TO THE EAST LINE OF OUTLOT 25 OF MAP OF OUTLOTS AND SUBDIVISION OF LOTS 3RD AND 4TH WARD; THENCE S 01°33’08” E, ALONG THE EAST LINE OF OUTLOT 25, 447.70 FEET TO THE NORTH RIGHT-OF-WAY OF FAIRVIEW DRIVE; THENCE S 61°21’10” W, ALONG THE NORTH RIGHT-OF-WAY OF FAIRVIEW DRIVE, 11.19 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 331,476 SQUARE FEET OR 7.61 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF THE WATERTOWN COLLECTIVE LLC OWNER OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF CITY OF WATERTOWN IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O’ROURKE, S-2771

JEFFERSON CO. CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 25, PART OF OUTLOT 7 AND PART OF OUTLOT 2 OF THE TWELFTH WARD, FORMERLY THE
THIRD WARD IN THE CITY OF WATERTOWN BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF
SECTION 5, AND PART OF THE SW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST,
CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE:

WATERTOWN COLLECTIVE LLC, A WISCONSIN LIMITED LIABILITY COMPANY (LLC), 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 AND MAPPED AS
REPRESENTED ON THIS PLAT.

WATERTOWN COLLECTIVE LLC, 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 WATERTOWN COLLECTIVE LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY:
_____, ITS AUTHORIZED MEMBER, AT _____ WISCONSIN,
THIS _____, DAY OF _____, 20_____.

IN THE PRESENCE OF:

TITLE: _____

PRINT NAME: _____

SIGNED: _____

CORPORATE OWNER'S NOTARY CERTIFICATE

STATE OF _____)

_____(COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, _____ AS
AUTHORIZED MEMBER OF WATERTOWN COLLECTIVE LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE
FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH AUTHORIZED MEMBER, AND ACKNOWLEDGED THAT HE
EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID LLC, BY ITS AUTHORITY.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

JEFFERSON CO. CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 25, PART OF OUTLOT 7 AND PART OF OUTLOT 2 OF THE TWELFTH WARD, FORMERLY THE
THIRD WARD IN THE CITY OF WATERTOWN BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF
SECTION 5, AND PART OF THE SW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST,
CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

CITY OF WATERTOWN PLAN COMMISSION

THIS LAND DIVISION IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE CITY OF WATERTOWN, THIS

_____ DAY OF _____, 20____.

PRINT OFFICIAL TITLE: _____ PRINT OFFICIAL TITLE: _____

SIGNATURE: _____ SIGNATURE: _____

PRINT NAME: _____ PRINT NAME: _____

CITY OF WATERTOWN COMMON COUNCIL

THIS LAND DIVISION IS HEREBY APPROVED BY THE CITY OF WATERTOWN COMMON COUNCIL,

THIS _____ DAY OF _____, 20____.

PRINT OFFICIAL TITLE: _____ PRINT OFFICIAL TITLE: _____

SIGNATURE: _____ SIGNATURE: _____

PRINT NAME: _____ PRINT NAME: _____