

EXHIBIT A

Town Growth Area

City Growth Area

Watertown Emmett Agreement Area

Boundary Adjustment Areas

- 1 - 5.2 acres
- 2 - 6.9 acres
- 3 - 4.0 acres
- 4 - 56.6 acres

Total - 72.7 acres

- City Growth Area
- ▭ Municipal Boundary
- ▭ Parcels
- ▭ Areas 1-4

0 625 1,250 2,500 Feet

Date: October 8, 2012
Source: Watertown, USD.A

Draft

Attachment Map

Exhibit B

Being a part of the SW 1/4 of the SW 1/4 of Section 27 and a part of the SE 1/4 and SW 1/4 of the SE 1/4 and a part of the NE 1/4 and SE 1/4 of the SW 1/4 of Section 28, T9N, R15E, Town of Emmet, Dodge County, Wisconsin, bounded and described as follows:

BEGINNING at the Aluminum Monument that marks the Southeast corner of the SE 1/4 of Section 28; Thence N88°26'07"W Along the South line of said SE 1/4, a distance of 211.35 feet, to the Southeast corner of Parcel 2 of a Certified Survey Map as recorded in Volume 4 of Certified Surveys on Page 100 as Document No. 577726; Thence N49°07'15"W, along the North line of said Parcel 2, and said line extended, a distance of 221.92 feet, to the Center Line of Boulder Road; Thence S40°52'45"W along the Center Line of said Boulder Road, a distance of 106.79 feet, to the Center Line of Center Street; Thence S05°39'56"E, along said Center Line, a distance of 58.45 feet, to the South line of said SE 1/4; Thence N88°26'07"W, along said South line, a distance of 427.47 feet to the Center line of Prospect Street; Thence N00°49'22"W along said Center Line, a distance of 99.01 feet, to the South line extended of Parcel D of Certified Survey Map as recorded in the Dodge County Register of Deeds Office in Volume 1 of Certified Survey Maps on Page 195 as Document No. 536716; Thence S89°08'01"E, along said South line of Parcel D and said South line extended, a distance of 220.47 feet, to the Southeast corner of lands annexed in Document No. 1343557; Thence N 00°55'21"W, along the East line of said Document No. 1343557, a distance of 168.19 feet, to the Northeast corner of said Document No. 1343557, and to the Northerly line of said Parcel D; Thence N89°02'11"W, along the North line of said Document No. 1343557, a distance of 220.19 feet, to the West line of the Easterly 33 foot line, a distance of 62.72 feet to the North line of lands annexed in Document No. 804733; Thence N88°18'30"W, along said North line, a distance of 42.23 feet, to the Easterly line of Lot 1 of Certified Survey Map No. 7100, as recorded in the Dodge County Register of Deeds Office as Document No. 1237895; Thence N00°33'36"E, along the Easterly line of said Lot 1 of said Certified Survey Map No. 7100, a distance of 89.66 feet to the Northeast corner of said Lot 1; Thence N88°09'45"W, along the North line of said Lot 1, a distance of 268.55 feet, to the Northwest corner of said Lot 1; Thence S00°32'08"W, along the West line of said Lot 1, a distance of 90.35 feet, to the North line of Hiller North; Thence N88°25'56"W, along the North line of said Hiller North and Lot 1 of Certified Survey Map No. 3829 as recorded in the Dodge County Register of Deeds Office in Volume 23 of Certified Surveys on Page 168 as Document No. 826760, a distance of 324.55 feet, to the Easterly Right of Way Line of Davis Street; Thence N00°19'08"W, along said Easterly Right of Way line, a distance of 5.59 feet to the Northerly Right of Way line of Robert Street; Thence N88°26'15"W, along said Northerly Right of Way line, a distance of 68.19 feet, to the Southeast corner of Lot 8 of Northern Heights Subdivision; Thence N00°03'30"E, along the East line of said Lot 8, a distance of 184.80 feet, to the Northeast corner of said Lot 8; Thence N89°02'26"W, along the North line of said Northern Heights Subdivision, a distance of 740.95 feet, to center line of North Second Street; Thence N00°23'45"W, along said Center Line, a distance of 292.14 feet; Thence N88°25'52"W, along the North line of Lot 2 of Certified Survey Map No. 5653 as recorded in the Dodge County Register of Deeds Office in Volume 37 of Certified Survey Maps on Page 160 as Document No. 1036122 and said North line extended, a distance of 318.82 feet, to the West line of said Lot 2; Thence S00°23'42"E, along said West line, a distance of 668.26 feet, to an Angle point in the West line of said Lot 2, a distance of 12.00 feet, to an angle point; Thence S00°23'42"E, along said Lot 2, a distance of 12.00 feet, to the South line of said SE 1/4; Thence N88°26'07"W, along said South line, a distance of 12.00 feet, to the Southwest corner of said SE 1/4; Thence N88°47'34"W, along the South line of the SW 1/4 of said Section 28, a distance of 267.15 feet, to the Southeast corner of lands described in Warranty Deed Document No. 1324784; Thence N01°59'13"W, along the East line of said Document No. 1324784, a distance of 123.85 feet, to the Southeast corner of Lot 3 of Borchardt Addition; Thence N02°07'11"E, along the East line of Lots 1, 2, and 3 of said Borchardt Addition, a distance of 293.43 feet, to the Southeast corner of Lot 3 of Certified Survey Map No. 798 as recorded in the Dodge County Register of Deeds Office in Volume 7 of Certified Survey Maps on Page 255 as Document No. 618259; Thence N01°26'36"E, along the East line of said Lot 3, a distance of 166.38 feet, to an angle point; Thence N04°16'20"E, along said East line, a distance of 248.36 feet, to an angle point; Thence N00°51'57"W, along said East line, a distance of 124.38 feet to the Northeast corner of said Lot 3; Thence N88°36'53"W, along the North line of said Lot 3, a distance of 851.67 feet to the Northwesterly corner of said Lot 3; Thence N00°40'01"E, along the East line of Lot 4 of Certified Survey Map No. 2298 as recorded in the Dodge County Register of Deeds Office in Volume 14 of Certified Survey Maps on Page 168 as Document No. 714174, a distance of 90.00 feet, to the Northeast corner of said Lot 4; Thence N88°42'24"W, along the North line of said Lot 4, and said North line extended, a distance of 231.50 feet, to the West line of the SE 1/4 of said SW 1/4; Thence N00°04'14"E, along said West line, and the West line of the NE 1/4 of said SW 1/4, a distance of 398.35 feet; Thence S39°55'55"E, a distance of 21.22 feet, to the Center Line of N. Water Street; Thence N02°48'31"E, along said Center Line, a distance of 6.22 feet, to the Southerly Right of Way line of State Road 16; Thence N51°24'26"E, along said Southerly Right of Way line, a distance of 91.54 feet, to an angle point; Thence S79°59'40"E, along said Southerly R.O.W. line, a distance of 136.38 feet, to an angle point; Thence S70°50'07"E, along said Southerly Right of Way line, a distance of 649.78 feet, to the Center Line of North Second Street; Thence N00°23'44"W, along said Center Line, a distance of 58.55 feet, to a Point of Curvature, said curve having it's center point in the Southerly direction, a radius of 5649.64 feet, a delta angle of 07°51'53", a chord bearing of S68°57'07"E, and a chord length of 774.88 feet; Thence Southeasterly along the arc of said curve, a distance of 775.49 feet; Thence S81°50'44"E, along said Southerly Right of Way line, a distance of 725.73 feet, to the Center Line of Prospect Street; Thence S84°58'13"E, along the Northerly line of said Certified Survey Map Document No. 536716, and said line extended, a distance of 455.70 feet, to the Center Line of said Center Street; Thence S51°42'02"E, a distance of 42.17 feet, to the Southerly Right of way line of said State Road 16; Thence N89°47'30"E, along said Southerly Right of Way line, a distance of 113.58 feet, to an angle point; Thence S23°19'39"E, along said Southerly Right of Way line, a distance of 163.56 feet, to the Center Line of Boulder Road; Thence N86°29'13"E, along said Southerly Right of Way line of said State Road 16, 46.18 feet, to an angle point; Thence N85°17'51"E, along said Southerly R.O.W. line, a distance of 182.38 feet, to an angle point; Thence S64°50'25"E, a distance of 55.85 feet, to a point of curvature, said curve having it's center point in the Southwesterly direction, a radius of 3194.74 feet, a delta angle of 10°18'36", a chord bearing of S59°41'07"E, and a chord length of 573.99 feet; Thence Southeasterly along the arc of said curve, a distance of 574.77 feet, to the South line of the SW 1/4 of the SW 1/4 of Section 27; Thence N89°48'33"W, along said South line, a distance of 518.60 feet, to the POINT OF BEGINNING containing 2,290,164 Square Feet or 52.575 Acres of land, more or less.

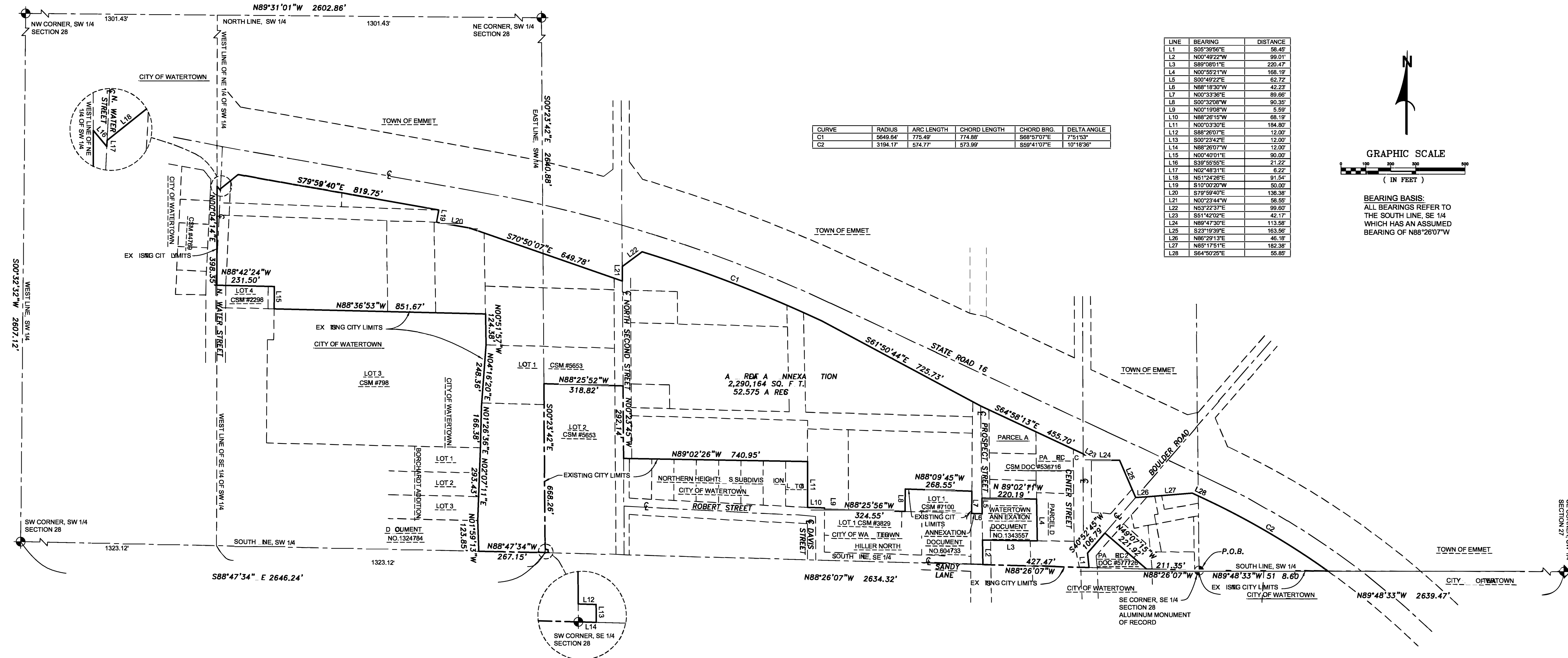


EXHIBIT C

Assessed Values of Attached Real Estate

Property Owner Name	Property Address	Pin	Total Assessed Value
Darcie A Schafer & Delfino Valenzuela Vergara	Boulder Rd	016-0915-2733-004	\$1,200.00
William T Liebhart & James L Liebhart	*Information Not Available*	016-0915-2831-007	\$1,000.00
John M Sullivan	*Information Not Available*	016-0915-2831-008 (part)	\$1,000.00
William T Liebhart & James L Liebhart	N590 N WATER ST	016-0915-2834-000	\$39,500.00
Marion Rumier	*Information Not Available*	016-0915-2834-001	\$4,500.00
William T Liebhart & James L Liebhart	*Information Not Available*	016-0915-2834-002	\$4,500.00
William T Liebhart & James L Liebhart	*Information Not Available*	016-0915-2834-003	\$4,500.00
Benjamin Judd	*Information Not Available*	016-0915-2834-004	\$1,500.00
City of Watertown	*Information Not Available*	016-0915-2834-005	\$0.00
William T Liebhart & James L Liebhart	N578 Second Street Rd	016-0915-2843-000	\$202,100.00
William T Liebhart & James L Liebhart	N578 Second Street Rd	016-0915-2843-001	\$24,000.00
Damian Denault & Mary Denault	N552 Second Street Rd	016-0915-2843-002	\$191,200.00
Alexa C Eiting & Kaleb J Eiting	N548 Second Street Rd	016-0915-2843-003	\$127,100.00
William Liebhart	*Information Not Available*	016-0915-2843-004	\$25,000.00
Michael Edwin Stadler Jr & Holly Marie Stadler	N544 Second Street Rd	016-0915-2843-006	\$152,800.00
Todd J Maier	*Information Not Available*	016-0915-2843-007	\$6,500.00
Hady Electric Inc	*Information Not Available*	016-0915-2843-008	\$62,000.00
Jared M Donner & Stephanie L Donner	1530 Center St	016-0915-2844-003	\$158,200.00
Todd J Maier	*Information Not Available*	016-0915-2844-005	\$149,900.00
Todd J Maier	1528 Prospect St	016-0915-2844-006	\$181,200.00
Terrence J Mckee & Christine M Mckee	1524 Center St	016-0915-2844-008	\$146,400.00
Gerald R Ebert & Mary R Ebert	1533 Prospect St	016-0915-2844-009	\$173,100.00
Brian Kelchner & Kattie Kelchner	1529 Prospect St	016-0915-2844-010	\$47,500.00
Brian Kelchner & Kattie Kelchner	1527 Prospect St	016-0915-2844-011	\$132,800.00
LKDaniels Enterprises LLC	1522 Center St	016-0915-2844-013	\$119,700.00
Edwin & Mary J Nilsen Irrevocable Trust	1519 Prospect St	016-0915-2844-014	\$80,000.00
William F Tessmann & Raymond H Tessmann	1518 Center St	016-0915-2844-015	\$119,800.00
Debra J Ebert	1527 Boulder Rd	016-0915-2844-017	\$139,100.00
Warren J Halbrader & Sheila D Halbrader	1537 Boulder Rd	016-0915-2844-018	\$129,000.00
Darcie A Schafer	1545 Boulder Rd	016-0915-2844-019	\$113,900.00
Jessica J Wortman & Craig M Wortman	1549 Boulder Rd	016-0915-2844-020	\$107,400.00
Jessica J Wortman & Craig M Wortman	*Information Not Available*	016-0915-2844-021	\$15,000.00
Warren J Halbrader & Sheila D Halbrader	*Information Not Available*	016-0915-2844-022	\$1,000.00
			TOTAL:
			2,662,400.00

EXHIBIT D

