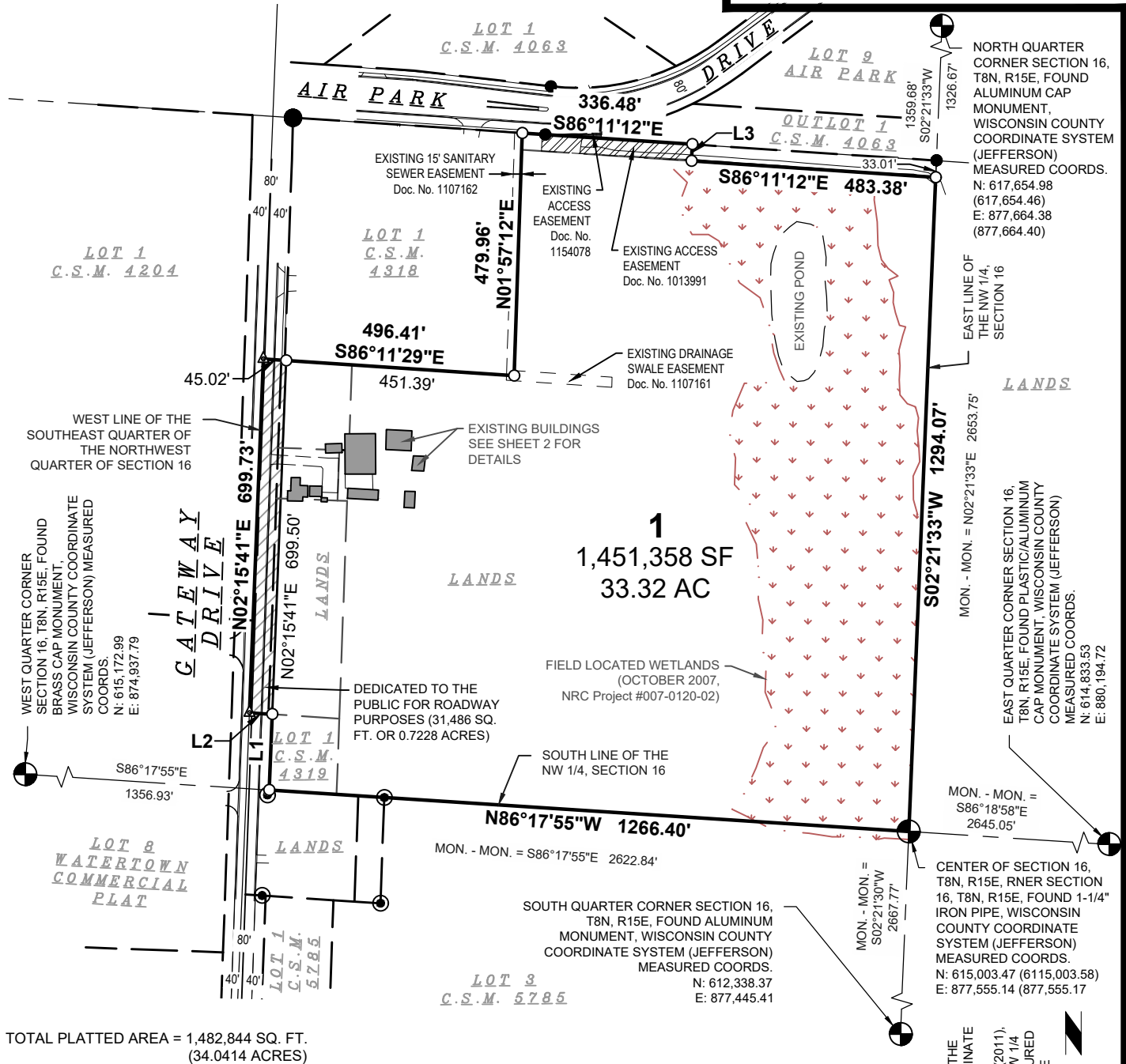


EXHIBIT A

CERTIFIED SURVEY MAP No.

LOT 1, CERTIFIED SURVEY MAP NUMBER 4319, AS RECORDED IN
VOLUME 21 OF CERTIFIED SURVEY MAPS, ON PAGES 229-231,
DOCUMENT NUMBER 1095342, JEFFERSON COUNTY REGISTRY, AND
LANDS LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST,
CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



LINE TABLE		
LINE #	BEARING	DIST. (FT)
L1	N02°15'41"E	150.05'
L2	N86°17'55"W	45.01'
L3	S02°15'39"W	33.01'

AIRPORT APPROACH
PROTECTION NOTE:
LOT 1 OF THIS CERTIFIED SURVEY MAP HAS
AN AIRPORT APPROACH PROTECTION
ZONE ELEVATION LIMIT RANGING FROM 888
FEET TO 968 FEET ABOVE MEAN SEA LEVEL
FOR ALL BUILDINGS, STRUCTURES AND
OBJECTS OF NATURAL GROWTH.

LEGEND

●	3/4" SOLID IRON REBAR FOUND (UNLESS OTHERWISE NOTED)
●	1-1/4" SOLID IRON REBAR FOUND
◎	1-1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
○	3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
△	PK/MAG NAIL SET
⊙	SECTION MONUMENT

() INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT

BEARINGS ARE BASED ON THE
WISCONSIN COUNTY COORDINATE
SYSTEM, JEFFERSON
COUNTY WISCONSIN NAD83 (2011),
THE SOUTH LINE OF THE NW 1/4
OF SECTION 16-08-15, MEASURED
AS BEARING S86°18'27"E

0 300
FEET

C.S.M. NO. _____
DOC. NO. _____
VOL. _____ PAGE _____



SNYDER
& ASSOCIATES

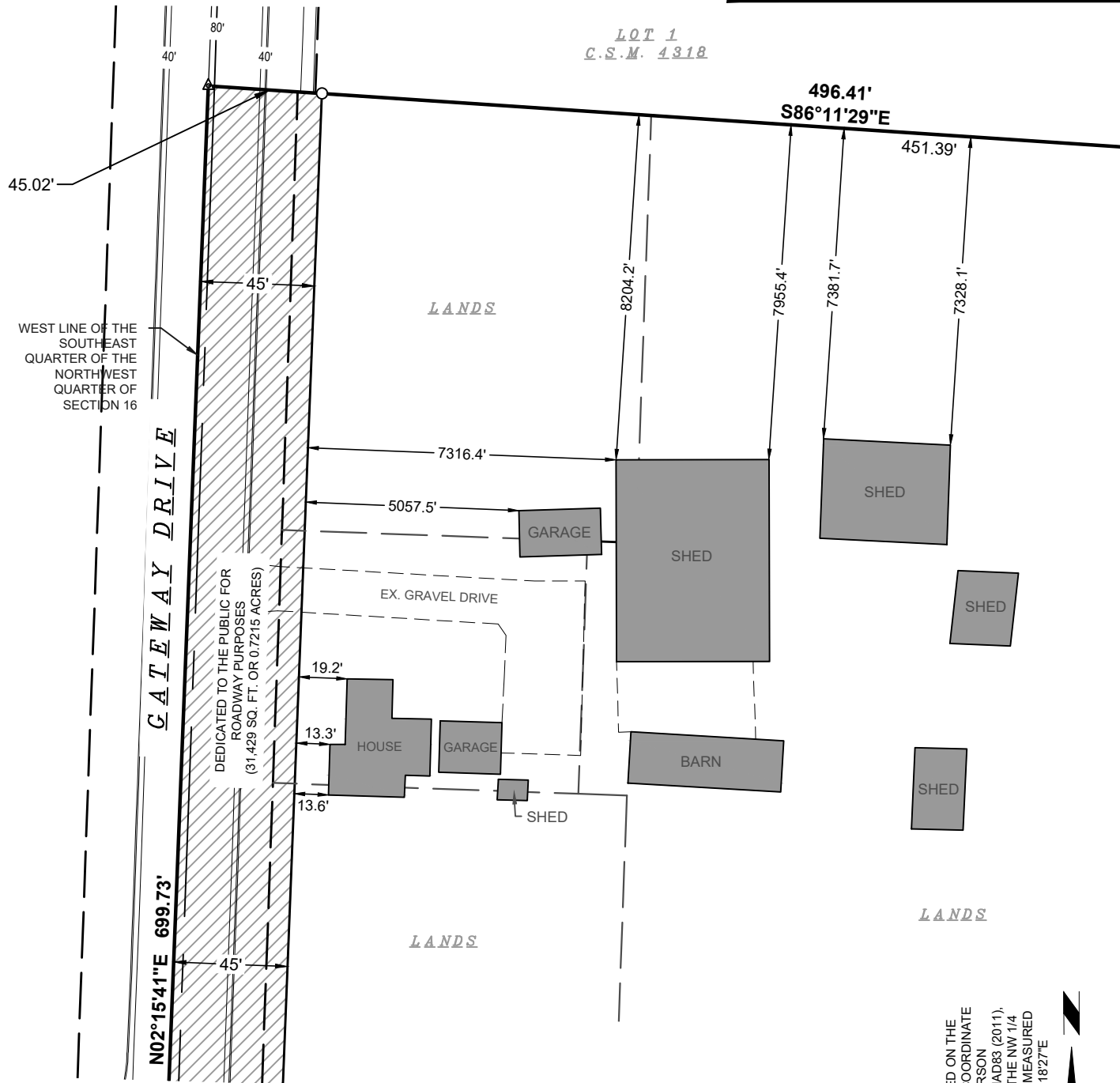
SURVEYED FOR:
JML Family Properties
148 E. Milwaukee Street
Suite 1054
Jefferson, WI 53549

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 124.0907.30
DATE: 07-25-24
REVISIONS:
REV1: 07-29-24
REV2
REV3

CERTIFIED SURVEY MAP No. _____

LOT 1, CERTIFIED SURVEY MAP NUMBER 4319, AS RECORDED IN VOLUME 21 OF CERTIFIED SURVEY MAPS, ON PAGES 229-231, DOCUMENT NUMBER 1095342, JEFFERSON COUNTY REGISTRY, AND LANDS LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



NOTES: (Per Title Commitment No. 37381C, committment date January 30, 2024 @ 7:00 am, issued by Fidelity Land Title, Ltd.)

- 13. This C.S.M. is subject to Private Sewage System Maintenance Agreement Covenant between Duane Strauss and the County of Jefferson recorded as Document No. 945507.
- 14. Covenants, Conditions and Restrictions as set forth in Certificate of Compliance recorded on 03/08/96, as Document No. 952335.
- 18. Covenants, Conditions and Restrictions as set forth in Resolution for the proposed Heron Landing Subdivision recorded on 05/21/08, as Document No. 1240055.

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, JEFFERSON COUNTY, WISCONSIN NAD83 (2011). THE SOUTH LINE OF THE NW 1/4 OF SECTION 16-08-15, MEASURED AS BEARING S86°18'27"E



C.S.M. NO. _____
DOC. NO. _____
VOL. _____ PAGE _____



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LOT 1, CERTIFIED SURVEY MAP NUMBER 4319, AS RECORDED IN
VOLUME 21 OF CERTIFIED SURVEY MAPS, ON PAGES 229-231,
DOCUMENT NUMBER 1095342, JEFFERSON COUNTY REGISTRY, AND
LANDS LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST,
CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Watertown Land Improvement Inc., as owner, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Watertown for approval. Witness the hand and seal of said owner this _____ day of _____, 20__.

Watertown Land Improvement Inc.

By: _____ By: _____
Authorized Member Print Name

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20__, the above named _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____ My Commission expires: _____
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

_____ (lender), a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said _____ (lender), has caused these presents to be signed by _____, its _____ (title), at _____, Wisconsin, on this ____ day of _____, 20__.

(Lender' s Name) _____

By: _____

State of Wisconsin)
)ss.
County of _____)

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

_____ My Commission expires: _____
Notary Public, State of Wisconsin

C.S.M. NO. _____
DOC. NO. _____
VOL. ____ PAGE _____

CERTIFIED SURVEY MAP No. _____

LOT 1, CERTIFIED SURVEY MAP NUMBER 4319, AS RECORDED IN
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LANDS LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST,
CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter A-E7 of the WI Admin. Code and the subdivision regulations of Dane County and under the direction of Watertown Land Improvement Inc, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Lot 1, Certified Survey Map (C.S.M.) Number 4319, as recorded in Volume 21 of Certified Survey Maps, on pages 229-231, as Document Number 1095342, Jefferson County Registry, and including lands located in the Southeast Quarter of the Northwest Quarter of Section 16, Township 8 North, Range 15 East, City of Watertown, Jefferson County, Wisconsin; more fully described as follows:

Commencing at the North Quarter corner of said Section 16, thence S02°21'33"W along the East line of the Northwest Quarter of said Section 16, 1359.68 feet to the point of beginning; thence continuing along said East line, S02°21'33"W, 1294.07 feet to the center of said Section 16; thence N86°17'55"W along the South line of the Northwest Quarter of said Section 16, 1266.40 feet to the easterly right-of-way line of Gateway Drive, point also being the Southwesterly corner of said Lot 1, C.S.M. 4319; thence N02°15'41"E along the easterly right-of-way line of Gateway Drive, 150.05 feet to the Northwesterly corner of said Lot 1, C.S.M. 4319; thence N86°17'55"W, 45.01 feet to the West line of the Southeast Quarter of the Northwest Quarter of said Section 16; thence N02°15'41"E along said West line, 699.73 feet; thence S86°11'29"E, along the southerly line of Lot 1, C.S.M. 4318, Jefferson County Registry, 496.41 feet; thence N01°57'12"E, along the east line of said Lot 1, C.S.M. 4318, 479.96 feet to the North line of the Southeast Quarter of the Northwest Quarter of said Section 16; thence along said North line, S86°11'12"E, 336.48 feet; thence S02°15'39"W, 33.01 feet; thence S86°11'12"E, 483.38 feet to the point of beginning. This description contains 1,482,844 square feet or 34.0414 acres more or less.

Dated this _____ day of _____, 2024.

Signed: _____
Adam R. Gross, P.L.S. No. 3017
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
agross@snyder-associates.com

CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE:

This Certified Survey Map, in the City of Watertown, is hereby approved by the Plan Commission of the City of Watertown.

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 Certified Survey Map adopted by the Plan Commission of the City of Watertown.

Date: _____
Megan Dunneisen, City Clerk

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2024, at _____ o'clock ____m. and
recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No.
_____.

Staci M. Hoffman, Jefferson County Register of Deeds

C.S.M. NO. _____
DOC. NO. _____
VOL. _____ PAGE _____

<div><div></div><div><div>SNYDER</div><div>& ASSOCIATES</div></div></div>	<div>SURVEYED FOR:</div> <div>JML Family Properties 148 E. Milwaukee Street Suite 1054 Jefferson, WI 53549</div>	<div>SURVEYED BY:</div> <div>Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com</div>	<div>FN: 124.0907.30</div> <div>DATE: 07-25-24</div> <div>REVISIONS:</div> <div>REV1</div> <div>REV2</div> <div>REV3</div> <div>SHEET 4 OF 4</div>
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