

ROCK RIVER RIDGE SUBDIVISION

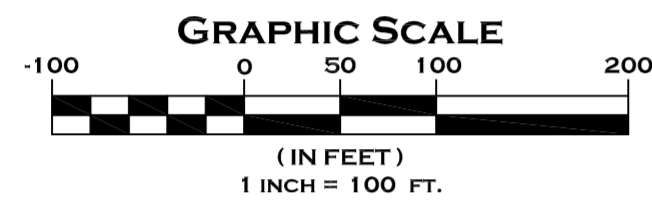
LOT 1 OF CERTIFIED SURVEY MAP NO. 4146, BEING PART OF GOVERNMENT LOTS 1 AND 2 IN SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

SEE SHEET 2 FOR AIRPORT HEIGHT RESTRICTIONS
SEE SHEET 3 FOR CURVE AND LINE TABLES

EXHIBIT A



BEARING BASIS:
ALL BEARINGS REFER TO THE NORTH LINE OF THE
NORTHEAST 1/4 OF SECTION 8, WHICH HAS A
WISCONSIN COUNTY COORDINATE SYSTEM (JEFFERSON
COUNTY) BEARING OF N 86°54'23" W.



LEGEND

- - INDICATES A 1 1/4"X18" IRON ROD WEIGHING 3.65 LBS/FT, SET
 - - INDICATES IRON PIPE FOUND AND ACCEPTED UNLESS NOTED OTHERWISE
 - △ - MAG NAIL FOUND
- ALL OTHER CORNERS ARE MONUMENTED BY AN 3/4"X18" IRON ROD WEIGHING 1.68 LBS/FT., SET
- ① - 291,515 SQ. FT. DEDICATED TO THE PUBLIC FOR ROAD PURPOSES

LOT PAIRINGS

THE FOLLOWING LOTS ARE TO BE COMBINED IN PAIRS FOR 1 STRUCTURE PER TWO LOTS

- 1-2
- 3-4
- 5-6
- 7-8
- 9-10
- 11-12
- 13-14
- 15-16
- 17-18

Office of the Register of Deeds

County, Wisconsin
Received for Record _____, 20____
at _____ o'clock _____ M as document # _____
in _____
Register of Deeds

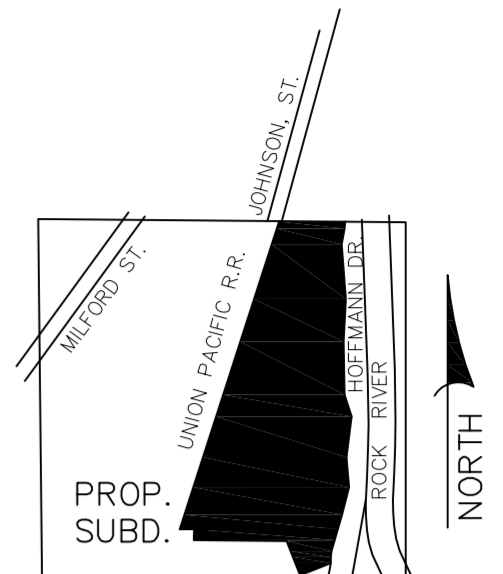
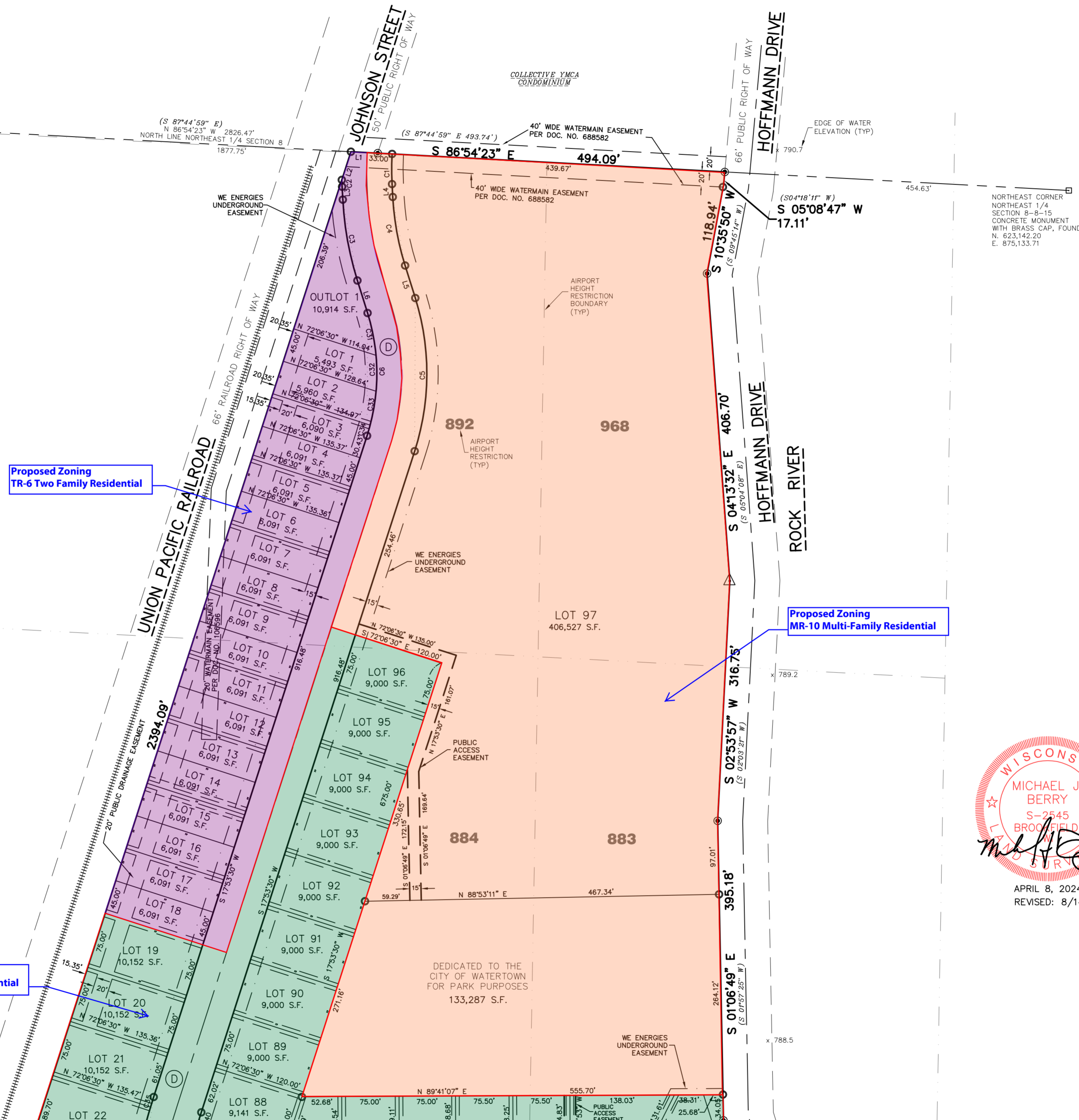
There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM



VICINITY MAP
1" = 2000'
NE 1/4 8-15

OWNER/SUBDIVIDER:
HOFFMANN MATZ, LLC
600 E. MAIN ST.
WATERTOWN, WI 53094

SURVEYOR:
CAPITOL SURVEY ENTERPRISES
2015 LaCHANDELLE CT.
BROOKFIELD, WI 53045
262-786-6000

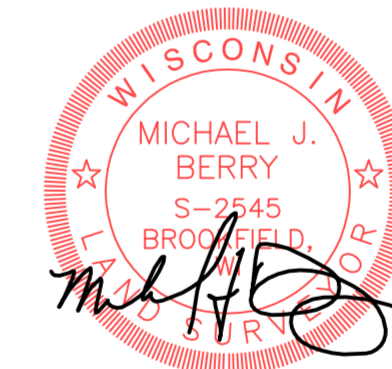
NOTES

LOTS 29 - 57 & 67 ARE WITHIN 500' OF A WASTEWATER TREATMENT FACILITY

THIS PLAT HAS AIRPORT APPROACH PROTECTION ZONE ELEVATION LIMITS AS SHOWN ON SHEET 2 FOR ALL BUILDINGS, STRUCTURES AND OBJECTS OF NATURAL GROWTH, WHETHER OR NOT SUCH BUILDINGS, STRUCTURES AND OBJECTS OF NATURAL GROWTH ARE IN EXISTENCE.

ALL CONVEYANCES OF LOTS 1 - 18 IN THIS SUBDIVISION SHALL BE DEEMED TO INCLUDE AS AN APPURTENANCE AN UNDIVIDED 1/18 INTEREST IN OUTLOT 1. ALL CONVEYANCES OF LOTS 19-96 IN THIS SUBDIVISION SHALL BE DEEMED TO INCLUDE AS AN APPURTENANCE AN UNDIVIDED 1/77 INTEREST IN OUTLOTS 2 & 3. THE STORMWATER MANAGEMENT AREAS, WHETHER OR NOT SUCH FRACTIONAL INTEREST IS SPECIFICALLY SET FORTH IN THE CONVEYING INSTRUMENT, UNLESS SUCH FRACTIONAL INTEREST IDENTIFIED WITH A PARTICULAR LOT HAS BEEN ACQUIRED BY A MUNICIPALITY OR OTHER LOT OWNER IN THIS SUBDIVISION, SUCH UNDIVIDED FRACTIONAL INTERESTS SHALL BE HELD AS TENANTS IN COMMON WITH THE FRACTIONAL INTERESTS HELD BY OTHER LOT OWNERS, AND SHALL NOT BE CONVEYED WITHOUT THE LOT TO WHICH IT IS APPURTENANT EXCEPT AS ABOVE.

THE OWNER CAUSING THIS LAND TO BE PLATTED SHALL INCORPORATE A HOMEOWNER'S ASSOCIATION OPERATING UNDER WIS. STATUTE 779.70 FOR THE PURPOSE OF MANAGING THE STORMWATER MANAGEMENT AREA COMMON PROPERTY AND LEVYING SUCH ASSESSMENTS AS REQUIRED. IF THE HOMEOWNER'S ASSOCIATION DEFAULTS ON REQUIRED MAINTENANCE, THE TOWN MAY PERFORM NECESSARY MAINTENANCE AND ASSESS THE COST PRO RATA TO THE HOLDERS OF FRACTIONAL INTERESTS IN OUTLOT 1.



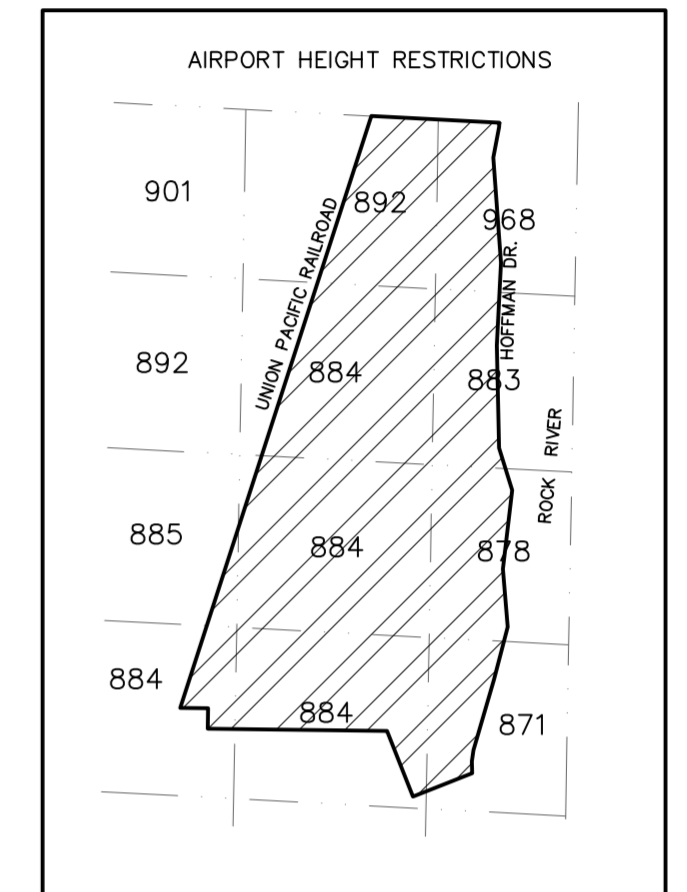
APRIL 8, 2024
REVISED: 8/14/24

UTILITY EASEMENT RESTRICTION
UTILITY EASEMENTS SET FORTH HEREIN ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS SUBDIVISION. NO UTILITY POLE, PEDESTAL OR CABLE SHALL BE PLACED SO AS TO DISTURB ANY SURVEY MONUMENT OR OBSTRUCT VISION ALONG ANY LOT OR STREET LINE. THE UNAUTHORIZED DISTURBANCE OF A SURVEY MONUMENT IS A VIOLATION OF S.236.32 OF WISCONSIN STATUTES.

SEE SHEET 3 FOR CURVE AND LINE TABLES

A north arrow pointing upwards, labeled "NORTH". Below it is a graphic scale bar with markings at -100, 0, 50, 100, and 200. The scale is labeled "(IN FEET)" and "1 INCH = 100 FT.".

A diagram showing a vertical line representing the storm sewer. Two horizontal arrows, one on each side of the sewer line, indicate a 5-foot width. The total width is labeled as 10 feet. The area is labeled "STORM SEWER EASEMENT". A line extending from the sewer line is labeled "PROPERTY LINE".



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THIS INSTRUMENT DRAFTED BY MICHAEL J BERRY

SHEET 2 OF 3

ROCK RIVER RIDGE SUBDIVISION

LOT 1 OF CERTIFIED SURVEY MAP NO. 4146, BEING PART OF GOVERNMENT LOTS 1 AND 2 IN SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
JEFFERSON COUNTY) SS

I, MICHAEL J BERRY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4146, BEING PART OF GOVERNMENT LOTS 1 AND 2 IN SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.
BOUNDED AND DESCRIBED AS FOLLOWS:

LOT 1 OF CERTIFIED SURVEY MAP NO. 4146, RECORDED IN THE JEFFERSON COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 1064067, BEING PART OF GOVERNMENT LOTS 1 AND 2 IN SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

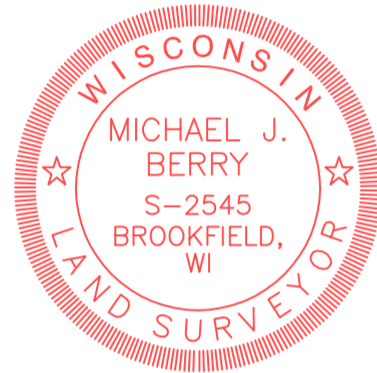
CONTAINING: 2,115,957 SQUARE FEET OR 48.5757 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF HOFFMAN MATZ LLC, OWNERS OF SAID LAND.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN, THE ORDINANCES OF THE CITY OF WATERTOWN, AND THE ORDINANCES OF JEFFERSON COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 8TH DAY OF APRIL, 2024.
REVISED: 8/14/24



UTILITY EASEMENT PROVISIONS

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

_____, Grantor, to

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

_____, Grantee, and

_____, Grantee

_____, 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. Structures 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.

CORPORATE OWNER'S CERTIFICATE

HOFFMAN MATZ, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFY THAT THEY HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED, AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF WATERTOWN.

IN WITNESS WHEREOF, HOFFMAN MATZ, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY TINA CRAVE, ITS CEO AT _____, WISCONSIN, THIS _____ DAY OF _____, 2024.

TINA CRAVE,
REPRESENTATIVE

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024 TINA CRAVE, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____

CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE

APPROVED, THAT THE PLAT ROCK RIVER RIDGE, IN THE CITY OF WATERTOWN, HOFFMAN MATZ LLC, OWNER, IS HEREBY APPROVED BY THE PLAN COMMISSION.

APPROVED AS OF THIS DAY _____ DAY OF _____, 2024.

DATE: _____

EMILY MCFARLAND, MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE PLAN COMMISSION OF THE CITY OF WATERTOWN.

DATE: _____

MEGAN DUNNEISEN, CITY CLERK

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
JEFFERSON COUNTY) SS

I, _____, BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF WATERTOWN, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ (DATE) _____ ON ANY LAND INCLUDED IN THE PLAT OF ROCK RIVER RIDGE.

(DATE) _____ CITY OF WATERTOWN TREASURER

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
JEFFERSON COUNTY) SS

I, _____, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF JEFFERSON, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ (DATE) _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF ROCK RIVER RIDGE.

(DATE) _____ TREASURER

CURVE TABLE							
CURVE	LENGTH	RADIUS	CHORD	CH. BEARING	DELTA	TANGENT IN	TANGENT OUT
C1	39.78'	367.00'	39.76'	S 00°04'36" W	6'12'35"	S 00°05'37" W	S 03°01'42" E
C2	9.02'	433.00'	9.02'	S 02°25'54" E	1'11'37"	S 88°09'55" W	S 03°01'42" E
C3	108.72'	433.00'	108.43'	S 10°13'16" E	14°23'08"	S 03°01'42" E	S 17°24'50" E
C4	92.14'	367.00'	91.90'	S 10°13'16" E	14°23'08"	S 03°01'42" E	S 17°24'50" E
C5	205.19'	333.00'	201.96'	N 00°14'20" E	35°18'20"	S 17°24'50" E	S 17°53'30" W
C6	164.52'	267.00'	161.93'	N 00°14'20" E	35°18'20"	S 17°24'50" E	S 17°53'30" W
C7	116.36'	777.00'	116.25'	S 13°36'06" W	8°34'48"	S 17°53'30" W	S 09°18'42" W
C8	274.31'	843.00'	273.10'	S 08°34'11" W	18°38'38"	S 17°53'30" W	S 00°45'08" E
C9	12.21'	7.00'	10.72'	S 40°39'54" E	99°57'12"	S 09°18'42" W	N 89°21'30" E
C10	10.51'	7.00'	9.55'	S 46°20'06" W	86°02'47"	S 89°21'30" W	S 03°18'43" W
C11	55.12'	777.00'	55.10'	S 01°16'47" W	4°03'51"	S 03°18'43" W	S 00°45'08" E
C12	284.70'	443.00'	279.82'	S 19°09'47" E	36°49'18"	S 00°45'08" E	S 37°34'26" E
C13	235.00'	377.00'	231.22'	S 18°36'35" E	35°42'54"	S 00°45'08" E	S 36°28'03" E
C14	10.37'	7.00'	9.45'	N 04°52'34" E	84°54'01"	S 37°34'26" E	S 47°19'35" W
C15	11.75'	7.00'	10.42'	S 84°34'14" E	96°12'23"	S 36°28'03" E	N 47°19'35" E
C16	11.75'	7.00'	10.42'	S 00°46'36" E	96°12'23"	S 47°19'35" W	S 48°52'48" E
C17	10.37'	7.00'	9.45'	S 89°46'35" W	84°54'01"	N 47°19'35" E	S 48°52'48" E
C18	316.25'	443.00'	309.58'	S 68°13'29" E	40°54'09"	S 48°52'48" E	S 88°39'46" E
C19	261.77'	377.00'	256.54'	S 68°46'17" E	39°46'59"	S 48°52'48" E	S 88°39'46" E
C20	20.50'	25.00'	19.93'	N 67°51'04" E	46°58'20"	S 88°39'46" E	N 44°21'54" E
C21	20.50'	25.00'	19.93'	N 65°10'36" W	46°58'20"	S 88°39'46" E	S 41°41'26" E
C22	286.87'	60.00'	81.88'	N 01°20'14" E	273°56'40"	S 41°41'26" E	S 44°21'54" W
C23	20.50'	25.00'	19.93'	N 65°52'20" E	46°58'20"	N 89°21'30" E	N 42°23'10" E
C24	20.50'	25.00'	19.93'	N 67°09'20" W	46°58'20"	N 89°21'30" E	S 43°40'10" E
C25	286.87'	60.00'	81.88'	N 00°38'30" W	273°56'40"	S 43°40'10" E	S 42°23'10" W
C26	170.93'	233.00'	167.12'	S 68°20'32" W	42°01'55"	N 47°19'35" E	N 89°21'30" E
C27	122.51'	167.00'	119.78'	S 68°20'32" W	42°01'55"	N 47°19'35" E	N 89°21'30" E
C28	20.50'	25.00'	19.93'	N 70°48'45" E	46°58'20"	S 47°19'35" W	N 85°42'05" W
C29	20.50'	25.00'	19.93'	S 23°50'25" W	46°58'20"	N 00°21'15" E	N 47°19'35" E
C30	286.87'	60.00'	81.88'	S 42°40'25" E	273°56'40"	N 85°42'05" W	N 00°21'15" E
C31	57.08'	267.00'	56.97'	N 11°17'22" W	12°14'57"		
C32	47.37'	267.00'	47.31'	N 00°04'55" W	10°09'56"		
C33	45.50'	267.00'	45.44'	N 09°52'57" E	9°45'49"		
C34	14.57'	267.00'	14.57'	N 16°19'40" E	3°07'39"		
C35	13.95'	843.00'	13.95'	S 17°25'03" W	0°56'54"		
C36	75.02'	843.00'	75.00'	S 14°23'38" W	5°05'57"		
C37	75.02'	843.00'	75.00'	S 09°17'41" W	5°05'57"		
C38	75.02'	843.00'	75.00'	S 04°11'44" W	5°05'57"		
C39	35.28'	843.00'	35.28'	S 00°26'48" W	2°23'53"		
C40	15.34'	777.00'	15.34'	S 17°19'33" W	1°07'53"		
C41	101.01'	777.00'	100.94'	S 13°02'09" W	7°26'55"		
C42	45.29'	443.00'	45.27'	S 03°40'52" E	5°51'28"		
C43	75.09'	443.00'	75.00'	S 11°27'57" E	9°42'43"		
C44	76.25'	443.00'	76.16'	S 21°15'10" E	9°51'43"		
C45	88.07'	443.00'	87.92'	S 31°52'44" E	11°23'25"		
C46	20.88'	377.00'	20.87'	S 02°20'19" E	3°10'21"		
C47	95.43'	377.00'	95.17'	S 11°10'35" E	14°30'11"		
C48	118.70'	377.00'	118.21'	S 27°26'51" E	18°02'22"		
C49	100.19'	443.00'	99.97'	S 54°15'08" E	12°57'28"		
C50	72.02'	443.00'	71.94'	S 65°23'19" E	9°18'53"		
C51	72.02'	443.00'	71.94'	S 74°42'12" E	9°18'53"		
C52	72.02'	443.00'	71.95'	S 84°01'06" E	9°18'56"		
C53	89.44'	377.00'	89.23'	S 55°40'36" E	13°35'36"		
C54	81.68'	377.00'	81.52'	S 68°40'49" E	12°24'50"		
C55	81.03'	377.00'	80.87'	S 81°02'40" E	12°18'51"		
C56	9.62'	377.00'	9.62'	S 87°55'56" E	1°27'41"		
C57	36.30'	60.00'	35.75'	S 59°01'16" E	34°39'39"		
C58	58.27'	60.00'	56.01'	N 75°49'29" E	55°38'51"		
C59	54.83'	60.00'	52.94'	N 21°49'19" E	52°21'29"		
C60	54.83'	60.00'	52.94'	N 30°32'09" W	52°21'29"		
C61	63.39'	60.00'	60.49'	N 86°58'58" W	60°32'09"		
C62	19.25'	60.00'	19.17'	S 53°33'26" W	18°23'04"		
C63	45.61'	233.00'	45.54'	S 52°55'19" W	11°10'04"		
C64	68.53'	233.00'	68.29'	S 66°58'33" W	16°49'09"		
C65	56.79'	233.00'	56.65'	S 82°22'35" W	13°57'50"		
C66	94.47'	167.00'	93.22'	S 63°31'58" W	32°24'46"		
C67	28.04'	167.00'	28.00'	S 84°32'55" W	9°37'09"		
C68	51.16'	60.00'	49.62'	S 69°52'19" W	48°51'12"		
C69	56.09'	60.00'	54.07'	S 18°39'56" W	53°33'33"		
C70	54.83'	60.00'	52.94'	S 34°17'35" E	52°21'29"		
C71	54.83'	60.00'	52.94'	S 86°39'03" E	52°21'29"		
C72	69.97'	60.00'	66.07'	N 33°45'44" E	66°48'58"		
C73	3.32'	25.00'	3.31'	S 04°09'12" W	7°35'55"		
C74	17.18'	25.00'	16.84'	S 27°38'22" W	39°22'25"		
C75	43.46'	60.00'	42.53'	S 64°22'39" E	41°18'40"		
C76	55.03'	60.00'	53.14'	N 68°31'25" E	52°24'33"		
C77	55.22'	60.00'	53.29'	N 15°54'51" E	52°44'02"		
C78	55.22'	60.00'	53.29'	N 36°49'11" W	52°44'02"		
C79	66.77'	60.00'	63.38'	S 84°56'04" W	63°45'29"		
C80	11.17'	60.00'	11.16'	S 47°43'15" W	10°40'10"		

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.42'	S 86°54'23" E
L2	39.06'	S 17°53'27" W
L3	17.01'	S 03°01'42" E
L4	17.01'	S 03°01'42" E
L5	44.93'	S 17°24'50" E
L6	44.93'	S 17°24'50" E