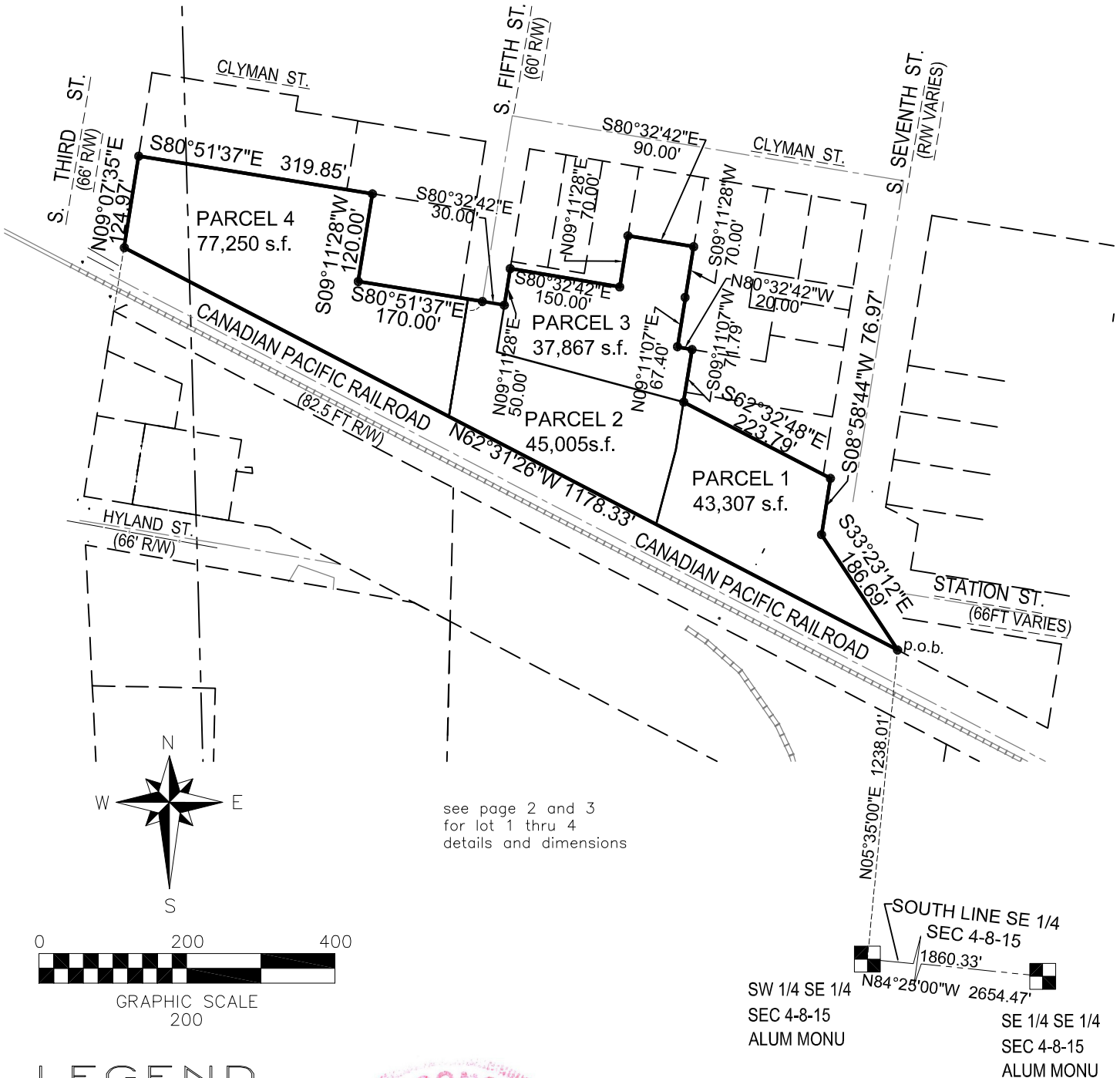


PRELIMINARY DRAFT PENDING
 AUTHORITIES REVIEW/APPROVAL
 NOT TO BE RECORDED

CERTIFIED SURVEY MAP NO - _____

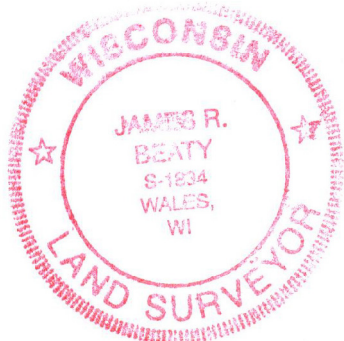
BEING UNPLATTED LANDS / PART OF FORMER "RAILROAD STATION" AS SHOWN ON RECORDED PLAT OF PRITCHARDS SECOND ADDITION TO WATERTOWN. A PART OF LOT 1 OF CSM 2295, LOT 4 OF CSM 2182 ALL LANDS BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, ALL LYING IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF WISCONSIN

EXTERIOR BOUNDARY DETAIL



LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- ⊕ OR ⊞ SECTION OR 1/4 SECTION CORNER CONC MONU W/ALUM CAP
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. (1.315 O.D.) IRON PIPE SET (UNLESS OTHERWISE NOTED)
- x— CENTURY FENCE (UNLESS OTHERWISE NOTED)



James R. Beaty
 James R. Beaty, PLS 1834
 DATED: JANUARY 29, 2025

NOTE:

Lots 1, 2, 3 and 4 have an Airport Approach Protection Zone Elevation limit of 968 above mean sea level for all buildings, structures and objects of natural growth; whether or not such buildings, structures and objects of natural growth are in existence

BEARING REFERENCE:

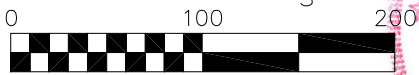
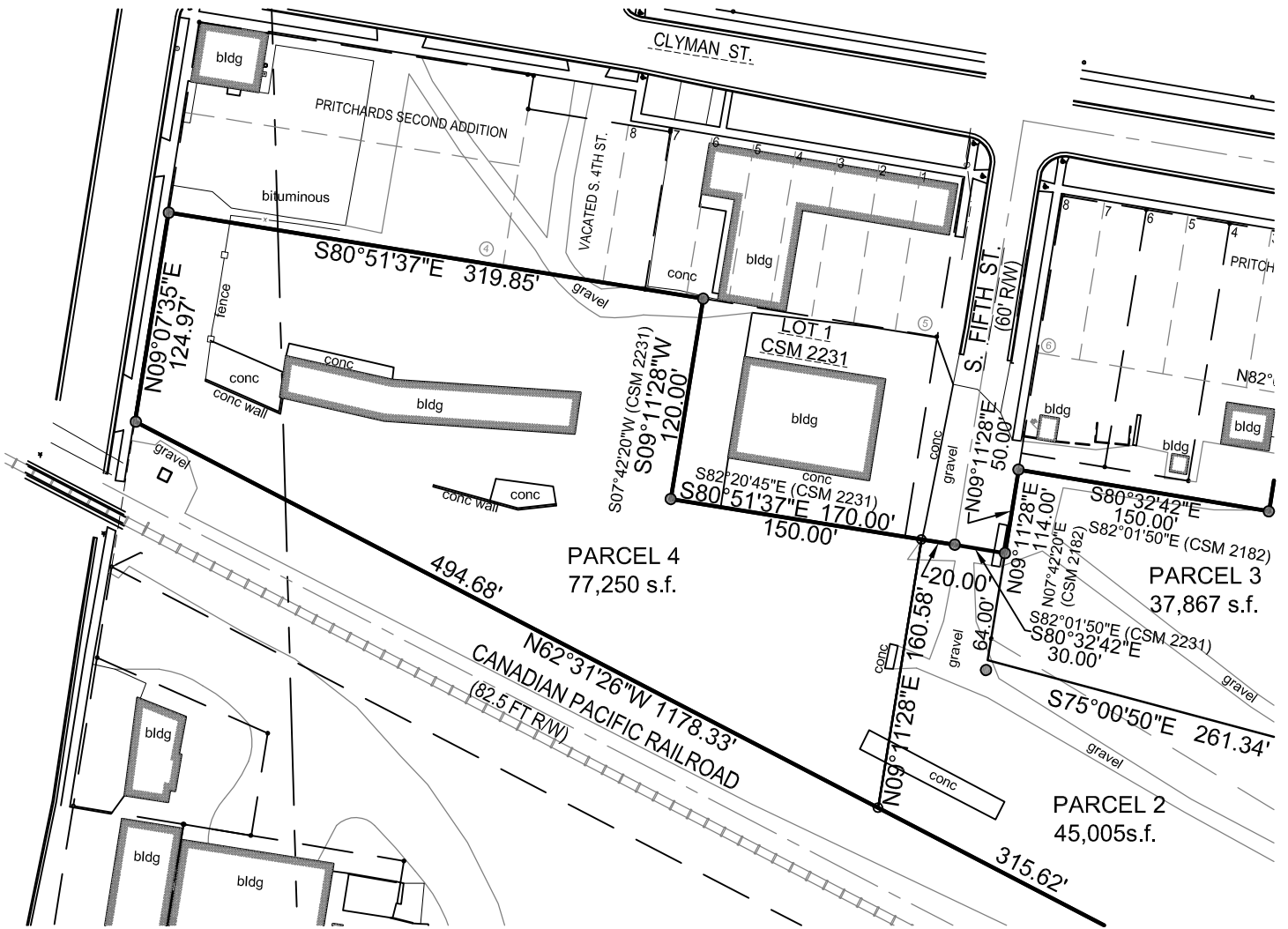
Bearings are referenced to the Wisconsin County Coordinate system, Jefferson County within which the South line of the SE 1/4 of Section 4, T8N, R15E was measured to bear N84°25'00"W (Vertical referenced to NGVD (88) Datum)

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LOT DETAIL



GRAPHIC SCALE
1"=100'

LEGEND

() INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT

⊕ OR □ SECTION OR 1/4 SECTION CORNER
CONC MONU W/ALUM CAP

● 1" DIA. IRON PIPE FOUND
(UNLESS OTHERWISE NOTED)

○ 1" DIA. (1.315 O.D.) IRON PIPE SET
(UNLESS OTHERWISE NOTED)

—X— CENTURY FENCE
(UNLESS OTHERWISE NOTED)



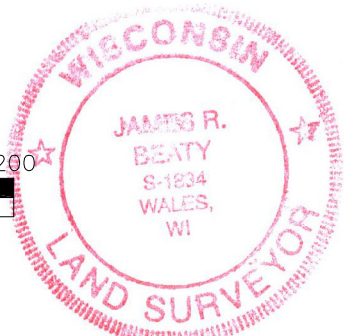
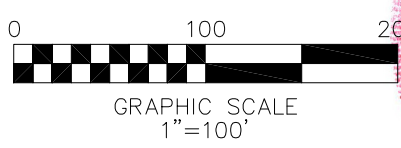
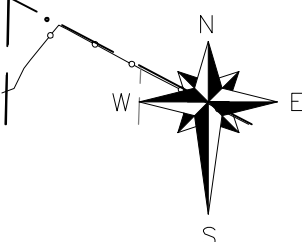
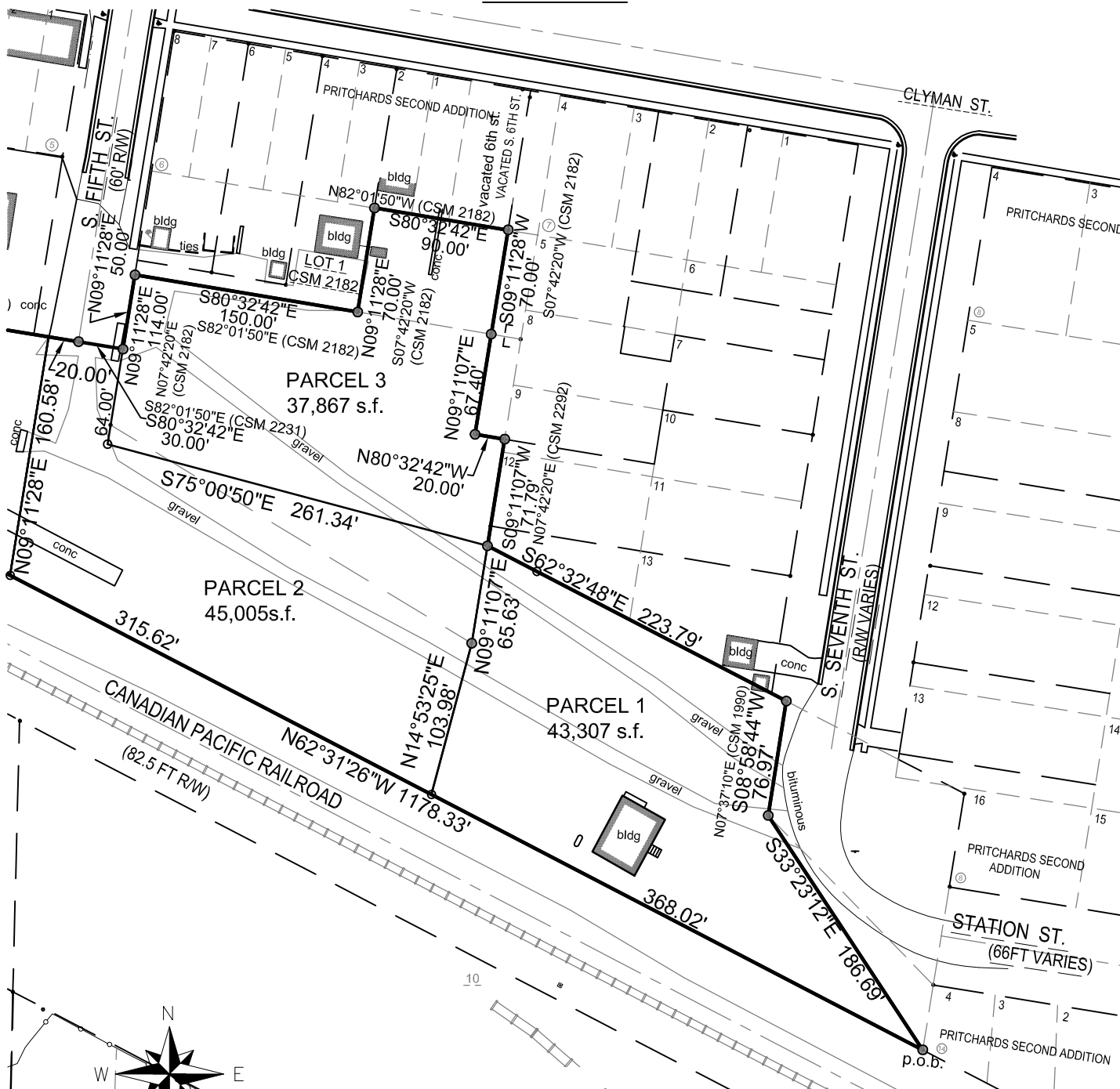
James R. Beaty
James R. Beaty, PLS 1834
DATED: JANUARY 29, 2025

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LOT DETAIL



LEGEND

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- ⊕ OR □ SECTION OR 1/4 SECTION CORNER CONC MONU W/ALUM CAP
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. (1.315 O.D.) IRON PIPE SET (UNLESS OTHERWISE NOTED)
- X CENTURY FENCE (UNLESS OTHERWISE NOTED)

James R. Beaty
James R. Beaty, PLS 1834
DATED: JANUARY 29, 2025

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SURVEYOR'S CERTIFICATE

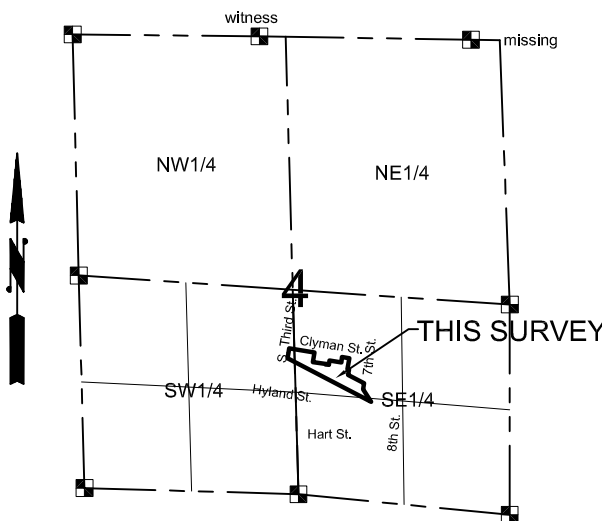
I, James R. Beaty, Professional Land Surveyor, do hereby certify that at the direction of the Owner(s), I have made this survey, being a redivision unplatted lands / part of former "railroad station" as shown on recorded plat of Pritchards Second Addition to Watertown. a part of Lot 1 of CSM 2295, and Lot 4 of CSM 2182, all lands being a part of the northeast 1/4 of the southwest 1/4, the northwest 1/4 of the southeast 1/4 of Section 4 and southwest 1/4 of the southeast 1/4 of Section 4, all lying in Township 8 North, Range 15 East, in the City of Watertown, County of Jefferson, State of Wisconsin. Said lands are bounded and described as follows:

Beginning at the found aluminum monument marking the Southeast corner of the Southeast 1/4 of said Section 4; thence North 84°25'00" West, a distance of 1860.33 feet along the South line of said Southeast 1/4 of said Section 4 to a point; thence North 05°35'00" East, a distance of 1238.01 feet to a found 1" iron pipe marking the southeast corner of Parcel 1 of CSM 5922, on the northerly line of canadian pacific railroad right of way and the point of beginning of the lands hereinafter described; thence North 62°31'26" West, 1178.33 feet along the north right of way line of the Canadian Pacific Railroad to a point on the east line of S. Thrid St.; thence North 09°07'35" East, 124.97 feet along the east right of way line of S. Third St., to a point; thence South 80°51'37" East, a distance of 319.85 feet to a point; thence South 09°11'28" West, a distance of 120.00 feet to a point; thence South 80°51'37" East, a distance of 170.00 feet to a point; thence South 80°32'42" East, a distance of 30.00 feet to a point; thence North 09°11'28" East, a distance of 50.00 feet to a point; thence South 80°32'42" East, a distance of 150.00 feet to a point; thence North 09°11'28" East, a distance of 70.00 feet to a point; thence South 80°32'42", a distance of 90.00 feet to a point; thence South 09°11'28" West, a distance of 70.00 feet to a point; thence South 09°11'07" East, a distance of 67.40 feet to a point; thence South 80°32'42" East, a distance of 20.00 feet to a point; thence South 09°11'07", a distance of 71.79 feet to a point; thence South 62°32'48" East, a distance of 223.79 feet to a point on the west right of way line of S. Seventh St.; thence South 08°58'44" West, a distance of 76.97 feet along said right of way to a point; thence South 33°23'12" East, a distance of 186.69 feet to the point of beginning; Said described lands containing 203,429s.f. (4.6700 Acres), more or less of land.

That I have made this survey, land division and map by the direction of Loeb and Company, LLP, Owner(s) of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the City of Watertown ordinances in surveying, dividing and mapping and dedicating of same.



LOCATION MAP
SECTION 4 T8N R15E

PREPARED BY / SURVEYOR:
Horizon Land Development Services, LLC
W313 S2562 Penny Lane
Wales, Wisconsin 53183
1-262-349-1575



James R. Beaty
James R. Beaty, PLS 1834
DATED: JANUARY 29, 2025

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CORPORATE OWNER'S CERTIFICATE

Loeb and Company, LLP, a Wisconsin limited liability partnership organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this plat to be surveyed, divided, and mapped as represented on this plat.

Aforesaid owner, Loeb and Company, LLP, 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 Loeb and Company, LLP, has caused these presents to be signed by Bruce Loeb, its Partner, on this _____, day of _____, 2025.

In the presence of:

Loeb and Company, LLP
Corporate Name

Bruce Loeb, Partner

STATE OF WISCONSIN)
(SS
JEFFERSON COUNTY)

Personally came before me this _____ day of _____, 2025, Bruce Loeb, of the above named company, to me known to be the person(s) who executed the foregoing instrument, and to me known to be such Partner of said company, and acknowledged that they executed the foregoing instrument as such officers as the deed of said company, by its authority.

name Notary Public: Jefferson, Wisconsin

My commission expires _____, 20

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 on this _____ day of _____, 2025.

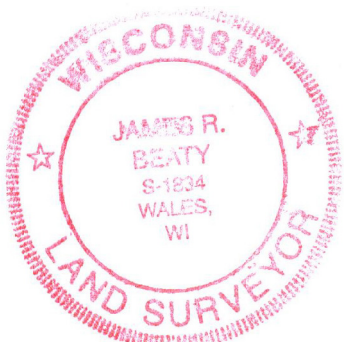
Date _____

Emily McFarland, Mayor

I Hereby certify that the forgoing 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



James R. Beaty
James R. Beaty, PLS 1834
DATED: JANUARY 29, 2025