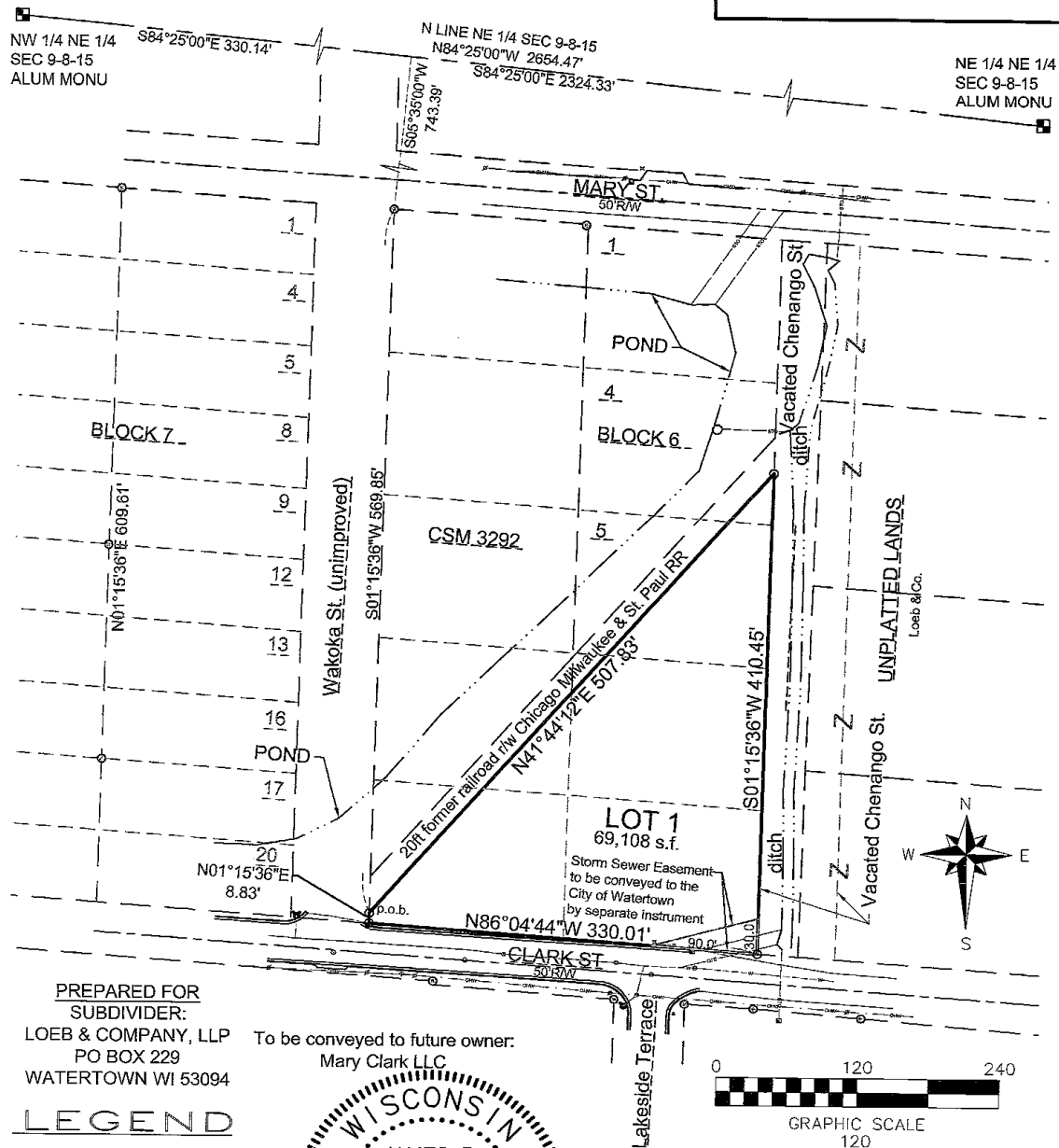


# CERTIFIED SURVEY MAP NO -

BEING A PART OF BLOCK 6, WITHIN THE RECORDED PLAT OF A.L. PRITCHARD'S ADDITION TO WATERTOWN, BEING IN THE SEVENTH WARD OF THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN. ALL LANDS BEING A PART OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, ALL LYING IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF WISCONSIN



PREPARED FOR  
SUBDIVIDER:

LOEB & COMPANY, LLP  
PO BOX 229  
WATERTOWN WI 53094

To be conveyed to future owner:  
Mary Clark LLC

## 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)

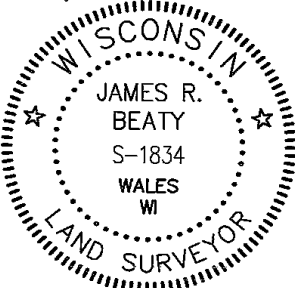
1" DIA. (1.315 O.D.) IRON PIPE SET

(UNLESS OTHERWISE NOTED)

CHAIN LINK FENCE

(UNLESS OTHERWISE NOTED)

OWNER:  
CITY OF WATERTOWN  
PO BOX 477  
WATERTOWN, WI 53094



## NOTE:

Lots 1 has 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  
North line of the NE 1/4 of Section 9, T8N, R15E was  
measured to bear N84°25'00"W  
Vertical referenced to NGVD (88) & FEMA Datum

*James R. Beaty*  
James R. Beaty, PLS 1834  
DATED: MARCH 23, 2025  
revised: June 20, 2025

CERTIFIED SURVEY MAP NO - \_\_\_\_\_

BEING A PART OF BLOCK 6, WITHIN THE RECORDED PLAT OF A.L. PRITCHARD'S ADDITION TO WATERTOWN, BEING IN THE SEVENTH WARD OF THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN. ALL LANDS BEING A PART OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, ALL LYING IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF WISCONSIN

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 part of Block 6 of the recorded plat of A.L. Pritchard's Addition to Watertown, being in the Seventh Ward of the City of Watertown, Jefferson County, Wisconsin. all lands being a part of the northwest 1/4 and southwest 1/4 of the northeast 1/4 of Section 9, 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 at the Northeast corner of the Northeast 1/4 of said Section 9; thence North  $84^{\circ}25'00''$  West, 2324.33 feet along the North line of said Northeast 1/4 of said Section 9 to a point; thence South  $05^{\circ}35'00''$  West, 743.39 feet to a found 1" iron pipe at the northwest corner of CSM 3292; thence South  $01^{\circ}15'36''$  West 569.85 feet along the west line of CSM 3292 and east line of unimproved Wakoka St to the point of beginning, lying on the southeasterly line of former Chicago Milwaukee & St Paul Railroad Company right of way; thence North  $41^{\circ}44'12''$  East, 507.83 feet along the southeasterly line of a tangent section of the former Chicago Milwaukee & St Paul Railroad Company right of way and its extension northeasterly to a point on the west line of vacated Chenango Street; thence South  $01^{\circ}15'36''$  West, 410.45 feet on the west line of vacated Chenango Street, to a point on the north line of Clark St.; thence North  $86^{\circ}04'44''$  West, 330.01 feet along said north line to a point on the west line of aforesaid Block 6 of the recorded plat of A.L. Pritchard's Addition to Watertown and and easterly line of unimproved Wakoka St.; thence North  $01^{\circ}15'36''$  East; 8.83 feet to the point of beginning. Said described lands containing 69,108 s.f. (1.5865 Acres), more or less of land.

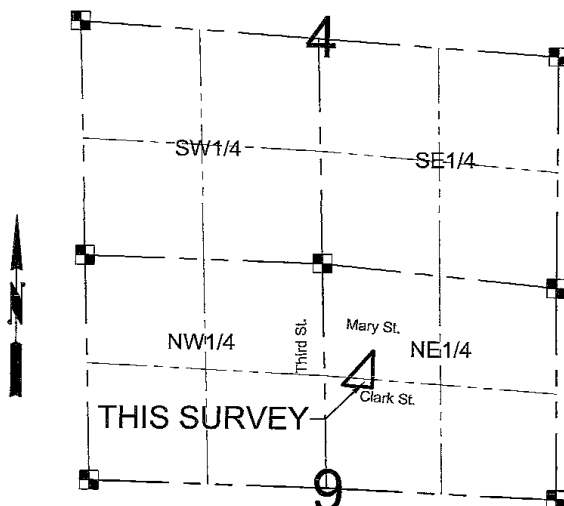
That I have made this survey, land division and map by the direction of The City of Watertown, Owner(s) of said land.

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.

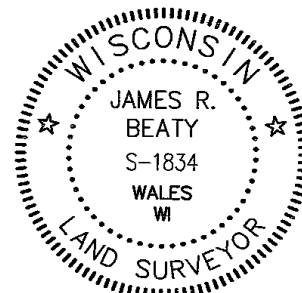
LOCATION MAP

N 1/2 SECTION 4  
S 1/2 SECTION 9  
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: MARCH 23, 2025  
revised: June 20, 2025

CERTIFIED SURVEY MAP NO - \_\_\_\_\_

BEING A PART OF BLOCK 6, WITHIN THE RECORDED PLAT OF A.L. PRITCHARD'S ADDITION TO WATERTOWN, BEING IN THE SEVENTH WARD OF THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN. ALL LANDS BEING A PART OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, ALL LYING IN TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF WISCONSIN

CORPORATE OWNER'S CERTIFICATE

The City of Watertown, a Wisconsin Municipal Corporation, organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said municipal entity caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.  
Aforesaid owner, the City of Watertown, 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 the City of Watertown, has caused these presents to be signed by Robert Stocks, its Mayor, and Megan Dunneisen, its Clerk on this \_\_\_\_\_, day of \_\_\_\_\_, 2025.

In the presence of:

The City of Watertown  
Corporate Name

\_\_\_\_\_  
Robert Stocks, Mayor

\_\_\_\_\_  
Megan Dunneisen, Clerk

STATE OF WISCONSIN)  
(SS  
JEFFERSON COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, Robert Stocks & Megan Dunneisen, of the above named municipal entity, to me known to be the person(s) who executed the foregoing instrument, and to me known to be such Mayor and Clerk of said municipal entity, 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

PLAN COMMISSION APPROVAL

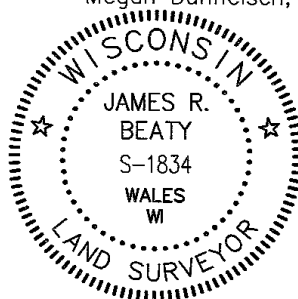
This Certified Survey Map, in the City of Watertown was hereby approved by the Plan Commission of the City of Watertown.

Approved as of this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Date: \_\_\_\_\_  
Robert Stocks, 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



*James R. Beaty*  
James R. Beaty, PLS 1834  
DATED: MARCH 23, 2025  
revised: June 20, 2025