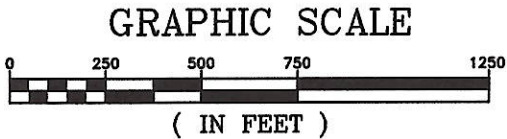


**CERTIFIED SURVEY MAP No.**  
BEING A PART OF THE NW 1/4 OF THE SE 1/4 AND A PART OF THE  
NE 1/4 OF THE SW 1/4 OF SECTION 27, T5N, R15E, TOWN OF COLD  
SPRING, JEFFERSON COUNTY, WISCONSIN.



**BEARING BASIS:**  
ALL BEARINGS REFER TO THE  
EAST-WEST 1/4 LINE WHICH HAS AN  
ASSUMED BEARING OF N89°59'32"W

**OWNER:**  
Lurvey Property Management LLC  
35680 Wayfare Trail  
Oconomowoc, WI 53066

**LEGEND**

SECTION CORNER FOUND AS NOTED  
(R) RECORDED AS

NW CORNER, NE 1/4  
ALUMINUM MONUMENT  
OF RECORD

WEST LINE, NE 1/4  
S00°33'52"E  
2653.55'

NW CORNER, NE 1/4  
ALUMINUM MONUMENT  
OF RECORD

NW CORNER, SE 1/4  
NO MONUMENT  
COMPUTED LOCATION

NE CORNER, SE 1/4  
ALUMINUM MONUMENT  
OF RECORD

N89°59'32"W  
2675.32'  
NORTH LINE, SW 1/4

N89°59'32"W  
2675.14'  
NORTH LINE, SE 1/4

**LOT 1**  
SEE SHEET 3 OF 5  
**LOT 2**  
SEE SHEET 2 OF 5

**LOT 3**  
SEE SHEET 2 OF 5  
**LOT 4**  
SEE SHEET 3 OF 5

SOUTH LINE OF NW 1/4  
OF NE 1/4

SOUTH LINE OF NE 1/4  
OF NE 1/4

WEST LINE, SE 1/4  
S00°33'52"E  
2651.35'

EAST LINE OF SW 1/4  
N00°32'17"W  
2652.37'

EAST LINE, SE 1/4  
N00°30'43"W  
2653.40'

SW CORNER, SE 1/4  
BRASS CAP MONUMENT  
OF RECORD

SE CORNER, SE 1/4  
BRASS CAP MONUMENT  
OF RECORD

1336.37'  
SOUTH LINE, SE 1/4  
S89°56'52"E  
S89°57'00"E(R)  
2672.74'

Petition # R4566A-24 Zoning A-3  
Check for subsequent zoning changes  
with Jefferson County Zoning

PRELIMINARY

**SOUTHWEST**  
SURVEYING & ASSOCIATES, Inc.

W1065 COUNTY ROAD CI, HELENVILLE, WI. 53137  
262-495-4910  
920-674-4884

JOB No.: L-224131  
DATE: February 11, 2025  
SHEET 1 OF 5

CERTIFIED SURVEY MAP No. \_\_\_\_\_

BEING A PART OF THE NW 1/4 OF THE SE 1/4 AND A PART OF THE  
NE 1/4 OF THE SW 1/4 OF SECTION 27, T5N, R15E, TOWN OF COLD  
SPRING, JEFFERSON COUNTY, WISCONSIN.

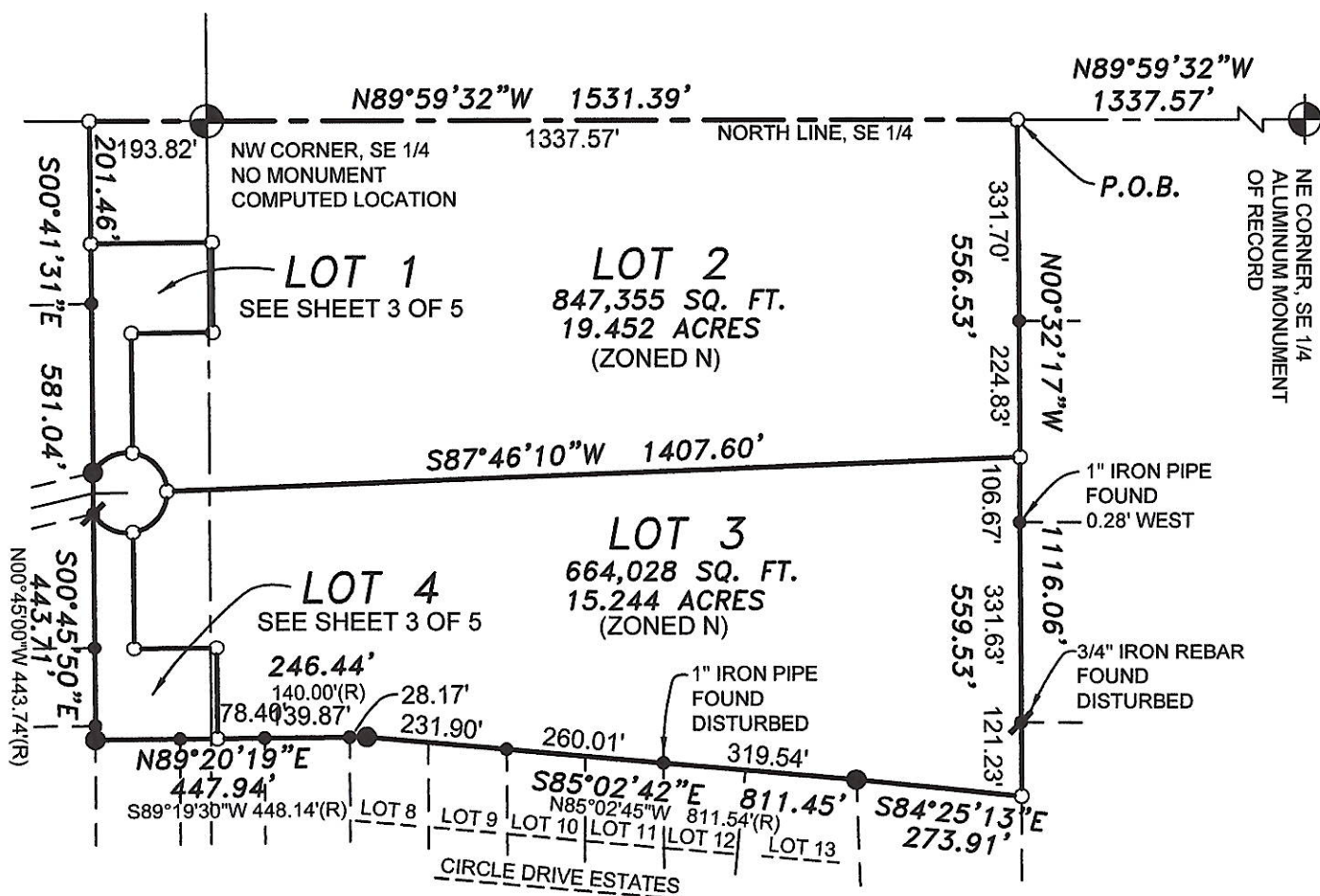
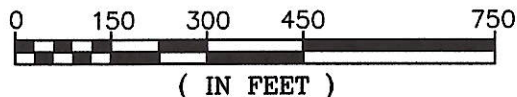
LEGEND

- 2" I.D. IRON PIPE FOUND
- ⚡ 3/4" IRON REBAR FOUND
- 1" I.D. IRON PIPE FOUND
- 3/4"x18" IRON REBAR (1.502 lbs/lin ft)  
w/ORANGE PLASTIC CAP STAMPED  
'J.C. KANNARD P.L.S. S-2248' SET
- ⊙ SECTION CORNER FOUND AS NOTED
- ⊙ SOIL BORING
- (R) RECORDED AS

BEARING BASIS:

ALL BEARINGS REFER TO  
THE EAST-WEST 1/4 LINE  
WHICH HAS AN ASSUMED  
BEARING OF N89°59'32"W

GRAPHIC SCALE



PRELIMINARY  
SOUTHWEST

SURVEYING & ASSOCIATES, Inc.

W1065 COUNTY ROAD CI, HELENVILLE, WI. 53137  
262-495-4910  
920-674-4884

JOB No.: L-224131  
DATE: FEBRUARY 11, 2025  
SHEET 2 OF 5



CERTIFIED SURVEY MAP No. \_\_\_\_\_

BEING A PART OF THE NW 1/4 OF THE SE 1/4 AND A PART OF THE  
NE 1/4 OF THE SW 1/4 OF SECTION 27, T5N, R15E, TOWN OF COLD  
SPRING, JEFFERSON COUNTY, WISCONSIN.

GRAPHIC SCALE

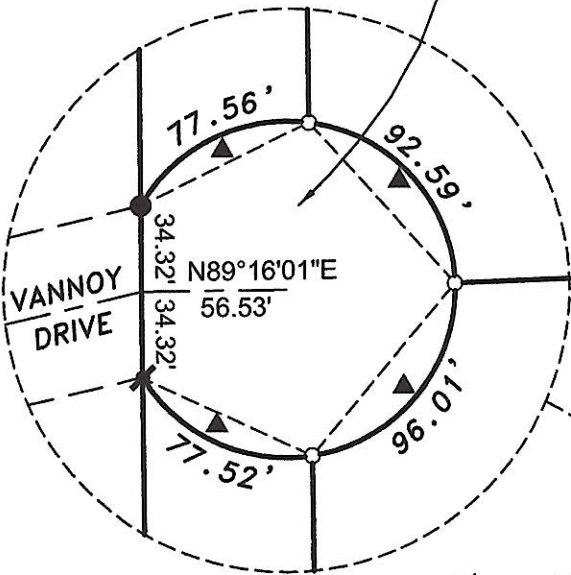


BEARING BASIS:

ALL BEARINGS REFER TO  
THE EAST-WEST 1/4 LINE  
WHICH HAS AN ASSUMED  
BEARING OF N89°59'32"W



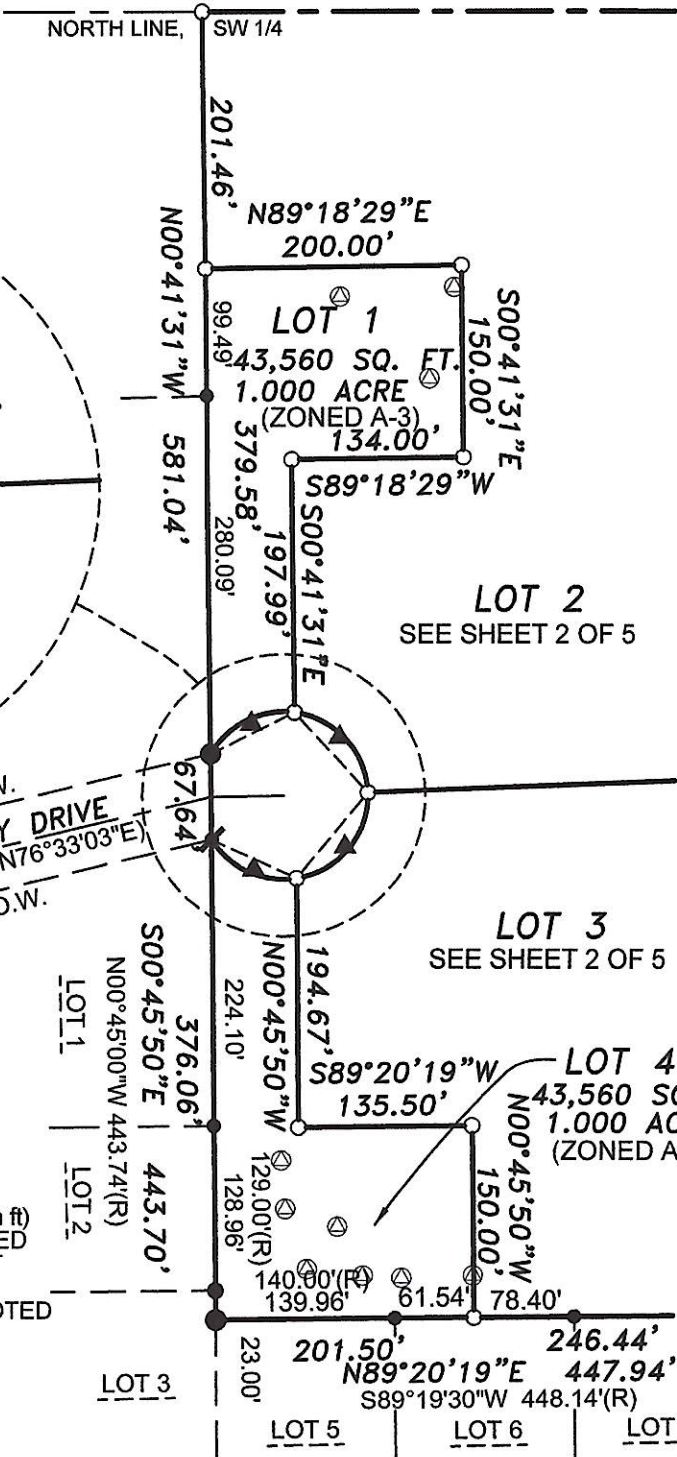
13,258 SQ. FT.  
DEDICATED TO THE  
PUBLIC FOR ROAD  
PURPOSES



R.O.W.  
VANNOY DRIVE  
(BRG.=N76°33'03\"/>

LEGEND

- 2\"/>
- ⦿ 3/4\"/>
- 1\"/>
- 3/4\"/>
- ⊙ SECTION CORNER FOUND AS NOTED
- ⊙ SOIL BORING
- (R) RECORDED AS
- ▲ APPROVED ACCESS



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BRG.	DELTA ANGLE
WHOLE CURVE	66.00'	343.67'	67.64'	S00°45'50\"/>	298°20'43\"/>
LOT 1	66.00'	77.56'	73.17'	S63°43'41\"/>	67°19'47\"/>
LOT 2	66.00'	92.59'	85.18'	N42°25'07\"/>	80°22'35\"/>
LOT 3	66.00'	96.01'	87.76'	N39°26'30\"/>	83°20'39\"/>
LOT 4	66.00'	77.52'	73.14'	S65°14'20\"/>	67°17'41\"/>

CIRCLE DRIVE ESTATES

PRELIMINARY  
SOUTHWEST  
SURVEYING & ASSOCIATES, Inc.

W1065 COUNTY ROAD CI, HELENVILLE, WI. 53137  
262-495-4910  
920-674-4884

JOB No.: L-224131  
DATE: FEBRUARY 11, 2025  
SHEET 3 OF 5



**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

BEING A PART OF THE NW 1/4 OF THE SE 1/4 AND A PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 27, T5N, R15E, TOWN OF COLD SPRING, JEFFERSON COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

I, John C. Kannard, Professional Land Surveyor No. 2248, hereby certify:

That I have surveyed, divided, mapped this Certified Survey Map being a part of the NW 1/4 of the SE 1/4 and a part of the NE 1/4 of the SW 1/4 of Section 27, T5N, R15E, Town of Cold Spring, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the Aluminum Monument that marks the Northeast corner of the SE 1/4 of said Section 27; Thence N89°59'32"W, along the East-West 1/4 line, a distance of 1337.57 feet, to a Set 3/4"x18" Iron Rebar (1.502 lbs/ lin ft) with an orange plastic cap stamped "J.C. Kannard P.L.S. S-2248" (Set 3/4" Rebar) that marks the Northeast corner of the NW 1/4 of said SE 1/4 and the POINT OF BEGINNING of lands to be described: Thence continue N89°59'32"W, along said East-West 1/4 line, a distance of 1531.39 feet, to a Set 3/4" Rebar; Thence S00°41'31"E, a distance of 581.04 feet, to a Found 2" I.D. Iron Pipe that marks the Northeast corner of Vannoy Drive; Thence S00°45'50"E, along the East line of said Vannoy Drive and the Easterly lines of Lots 1-3 of Circle Drive Estates, a distance of 443.71 feet, to a Found 2" I.D. Iron Pipe that marks an angle point in said Circle Drive Estates; Thence N89°20'19"E, along the Northerly line of Lots 5-8 of said Circle Drive Estates, a distance of 447.94 feet, to a Found 2" I.D. Iron Pipe that marks an angle point; Thence S85°02'42"E, along the Northerly line of Lots 8-13 of said Circle Drive Estates, a distance of 811.45 feet, to a Found 2" I.D. Iron Pipe that marks the Northeast corner of Lot 13 of said Circle Drive Estates; Thence S84°25'13"E, a distance of 273.91 feet, to a Set 3/4" Rebar that marks the East line of the NW 1/4 of said SE 1/4, Thence N00°32'17"W, along said East line, a distance of 1116.06 feet, to the POINT OF BEGINNING, containing 1,611,753 square feet or 37.001 acres of land, more or less.

Subject to all rights, reservations, restrictive covenants and easements of record.

I further certify that I have made this survey and map under the direction of Lurvey Property Management LLC, owner of said lands, and that this Certified Survey Map is a correct representation of the boundary surveyed and described and that I have complied fully with the provisions of Chapter 236.34 of the State of Wisconsin Statutes, and the Subdivision Ordinance of Jefferson County, Wisconsin in surveying and mapping same.

Certified this 11th day of February, 2025

\_\_\_\_\_  
John C. Kannard, P.L.S. 2248

**CORPORATE OWNER'S CERTIFICATE OF DEDICATION**

Lurvey Property Management LLC, a corporation duly organized and existing under and by virtue of the State of Wisconsin, as owner, hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, dedicated, mapped as represented upon such map. Lurvey Property Management LLC also certify that this Certified Survey Map is required by Chapter 236.34, in surveying and mapping the same, and that this map is required to be submitted to the following for approval, Jefferson County Zoning Department, City of Whitewater, and the Town of Cold Spring.

WITNESS the hand and seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Signed: \_\_\_\_\_  
Mark Lurvey, Member

**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

BEING A PART OF THE NW 1/4 OF THE SE 1/4 AND A PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 27, T5N, R15E, TOWN OF COLD SPRING, JEFFERSON COUNTY, WISCONSIN.

STATE OF WISCONSIN) ss  
\_\_\_\_\_ COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, Mark Lurvey, Member of the above named corporation, to me known to be such president and secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Seal) \_\_\_\_\_, Notary public                      Notary Public, \_\_\_\_\_, Wisconsin

My commission expires: \_\_\_\_\_.

**TOWN OF COLD SPRING APPROVAL:**

This Certified Survey Map and dedication is hereby approved by the Town of Cold Spring Town Board.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025                      \_\_\_\_\_  
Steve Hoffmann, Town Chair

**CITY OF WHITEWATER EXTRATERRITORIAL APPROVAL:**

This Certified Survey Map is hereby approved by the City of Whitewater.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025                      \_\_\_\_\_  
Heather Boehm, City Clerk

**PLANNING AND ZONING COMMITTEE APPROVAL:**

This Certified Survey Map is hereby approved by the Planning and Zoning Committee of Jefferson County.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025                      \_\_\_\_\_  
Matt Zangl, Director of Planning & Zoning

PRELIMINARY