

CERTIFIED SURVEY MAP No. _____

BEING A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 32, T5N, R15E, TOWN OF COLD SPRING, JEFFERSON COUNTY, WISCONSIN.

LEGEND

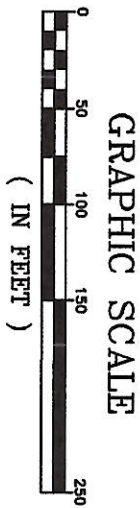
- 3/4" IRON REBAR FOUND
- 1" I.D. IRON PIPE FOUND IN CONCRETE
- 3/4"x18" IRON REBAR (1.502 lbs/lin ft) w/ORANGE PLASTIC CAP STAMPED 'J.C. KANNARD P.L.S. S-2248' SET
- SECTION CORNER FOUND AS NOTED
- 3/4" IRON REBAR FOUND IN CONCRETE
- 1 1/4" I.D. IRON PIPE FOUND IN CONCRETE
- SOIL BORING
- U/G GAS SIGN (APPARENT EASEMENT)
- UTILITY POLE (APPARENT EASEMENT)
- RECORDED AS

BEARING BASIS:

ALL BEARINGS REFER TO THE NORTH LINE, NW 1/4 WHICH HAS AN ASSUMED BEARING OF N89°48'56"E

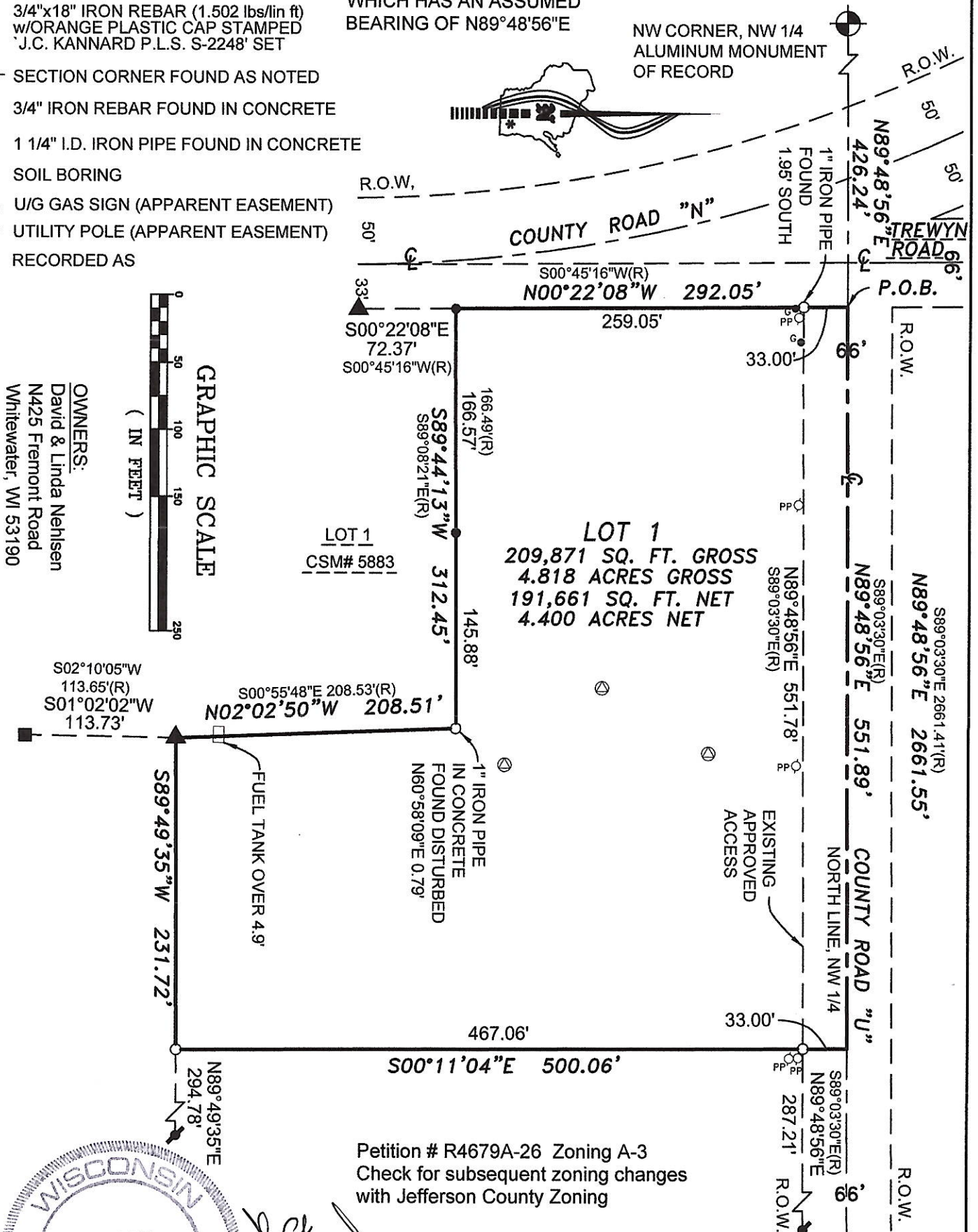
NW CORNER, NW 1/4 ALUMINUM MONUMENT OF RECORD

OWNERS:
David & Linda Nehlsen
N425 Fremont Road
Whitewater, WI 53190



LOT 1
CSM# 5883

LOT 1
209,871 SQ. FT. GROSS
4.818 ACRES GROSS
191,661 SQ. FT. NET
4.400 ACRES NET



Petition # R4679A-26 Zoning A-3
Check for subsequent zoning changes
with Jefferson County Zoning



SOUTHWEST
SURVEYING & ASSOCIATES, Inc. OF RECORD

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

NE CORNER, NW 1/4
MAG NAIL WWASHER
OF RECORD

JOB No.: N-226105
DATE: JULY 31, 2026
SHEET 1 OF 2

CERTIFIED SURVEY MAP No. _____

BEING A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 32 , T5N, R15E, TOWN OF COLD SPRING, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

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

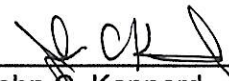
That I have surveyed, divided, mapped this Certified Survey Map being a part of the NW 1/4 of the NW 1/4 of Section 32, T5N, R15E, Town of Cold Spring, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the Aluminum Monument that marks the Northwest corner of the NW 1/4 of said Section 32; Thence N89°48'56"E, along the North line of said NW 1/4, a distance of 426.24 feet, to the the POINT OF BEGINNING of the lands to be described; Thence continue N89°48'56"E, along said North line, a distance of 551.89 feet; Thence S00°11'04"E, a distance of 500.06 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); Thence S89°49'35"W, a distance of 231.72 feet, to a Found 3/4" Iron Rebar in Concrete that marks the Easterly line of Lot 1 of Certified Survey Map No. 5883 as recorded in the Jefferson County Register of Deeds Office in Volume 34 of Certified Survey Maps on Pages 34 and 35 as Document No. 1397692; Thence N02°02'50"W, along said Easterly line of said Lot 1, a distance of 208.51 feet, to a Set 3/4" Rebar; Thence S89°44'13"W, along the North line of said Lot 1, a distance of 312.45 feet, to a Found 1" I.D. Iron Pipe that marks the Northwest corner of said Lot 1; Thence N00°22'08"W, along the Easterly Right of Way line of County Road "N", a distance of 292.05 feet, to the POINT OF BEGINNING, containing 209,871 square feet or 4.818 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 David and Lisa Nehlsen, owners of said lands, and that this Certified Survey Map is a correct representation of all exterior boundaries of the land surveyed and the division of that land 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 the same.

Certified this 31st day of July, 2026


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



CITY OF WHITEWATER EXTRATERRITORIAL APPROVAL:

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

Dated this ____ day of _____, 2026

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 _____, 2026

Matt Zangl, Director of Planning & Zoning