



136 North Monroe Street
Waterloo, Wisconsin 53594-1198

NOTICE OF A CITY OF WATERLOO PLAN COMMISSION MEETING

Pursuant to Section 19.84 Wisconsin Statutes, notice is hereby given to the public and the news media, the following meeting will be held to consider the following:

MEETING: PLAN COMMISSION
DATE: TUESDAY, February 22, 2022 **TIME: 6:00 p.m.**
LOCATION: 136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS

Join Zoom Meeting: <https://us02web.zoom.us/j/84375841909?pwd=NUhZYW15QTJDWitYZDM2RThxTWJDZz09>
+1 312 626 6799 US (Chicago)
Meeting ID: 843 7584 1909 Passcode: 575338

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF MEETING AND PUBLIC HEARING MINUTES: December 28, 2021
3. CITIZEN INPUT
4. COMPLIANCE & ENFORCEMENT REPORT
5. UNFINISHED BUSINESS
 - a. Plan Commission Consideration And Report On Resolution #2021-38 Authorizing The Sale And Transfer Of Land Consisting Of The Eastern Portion Of Parcel 290-0813-0533-040 Located Between 136 North Monroe Street And 124 North Monroe Street From The City Of Waterloo To Mitchell Sillman, Before Council Final Action As Recommended By The City Attorney
6. NEW BUSINESS
 - a. Certified Survey Map Applications, McKay Way Lots 34, 35, 36, 37 & 38, Arc Designs Resources Inc., Representing JGP Development LLC
7. FUTURE AGENDA ITEMS & ANNOUNCEMENTS
 - a. Initiating GIS Mapping, Zoning Maps & Planning Map Updates
 - b. Review Of Chapter 385 (Zoning) Of The Municipal Code
8. ADJOURNMENT

Mike Tschanz, DeputyClerk/Treasurer

Members: Leisses, Quimby, Petts, Crosby, Reynolds, Lannoy & Sorenson

Posted, Distributed & Emailed: 2/18/2022

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meeting(s) to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request such services please contact the clerk's office at the above location.

WATERLOO PLAN COMMISSION – Minutes for December 28, 2021

[a digital meeting recording also serves as the official record]

PUBLIC HEARING (1) –Conditional Use Application To Allow For The Installation Of Communication Tower Accessory Equipment, T-Mobil/CO SMJ International, 760 Clarkson Road.

1. Call To Order. In the Mayor absence, Commissioner Crosby called the meeting to order at 6:00 PM. Commissioners attending: Leisses, Crosby, Sorenson, Lannoy and Petts. Absent: Reynolds and Quimby. Other attending: the Clerk/Treasurer.
2. Public Hearing. No one spoke in favor or in opposition.
3. Adjourn Public Hearing. Commissioner Crosby adjourned the public hearing at 6:01PM.

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL. In the Mayor's absence, Commissioner Crosby called the meeting to order at 6:02 PM. Commissioners attending: Leisses, Crosby, Sorenson, Lannoy and Petts. Absent: Reynolds and Quimby. Other attending: the Clerk/Treasurer.
2. APPROVAL OF MEETING AND PUBLIC HEARING MINUTES: October 26, 2021. MOTION: [Lannoy/Petts] to approve the minutes as presented. VOICE VOTE: Motion carried.
3. CITIZEN INPUT. None.
4. COMPLIANCE & ENFORCEMENT REPORT. DISCUSSION: Commissioners discussed publishing a list of those in non-compliance to, in effect, shame those not in compliance to gain compliance. No action taken.
5. UNFINISHED BUSINESS
 - a. Plan Commission Consideration And Report On Resolution #2021-38 Authorizing The Sale And Transfer Of Land Consisting Of The Eastern Portion Of Parcel 290-0813-0533-040 Located Between 136 North Monroe Street And 124 North Monroe Street From The City Of Waterloo To Mitchell Sillman, Before Council Final Action As Recommended By The City Attorney. DISCUSSION: Leisses said the report and survey work were not completed. MOTION: [Lannoy/Sorenson] to table the item until the next meeting. VOICE VOTE: Motion carried.
6. NEW BUSINESS
 - a. Conditional Use Application To Allow For The Installation Of Accessory Equipment (back-up generator), T-Mobil/CO SMJ International, 760 Clarkson Road. MOTION: [Sorenson/Lannoy] to recommend Council approval. VOICE VOTE: Motion carried.
7. FUTURE AGENDA ITEMS & ANNOUNCEMENTS. Items A – C noted.
 - a. 692 West Madison Street, Todd Nelson 12/21/2021 update
 - b. Initiating GIS Mapping, Zoning Maps & Planning Map Updates
 - c. Review Of Chapter 385 (Zoning) Of The Municipal Code
 - d. Commissioner Sorenson spoke on the topic of private lead water services. He was seeking a date certain at which water service would be turn off for those with private lead services. During Sorenson's comments it was noted that private lead water services could be added to the Compliance & Enforcement Report. Petts sought a review of the ordinances.
Clerk/Treasurer follow-up notes:
(1) Addressing Pett's request to review ordinances; and Sorenson's interest in a date certain to turn off water to those with lead water services -- the Clerk/Treasurer followed up the next day with an email summary to Commissioners documenting that authority to shut off water service to those with lead services had already been delegated by the City Council to the water utility and the Waterloo Water & Light Commission.
(2) Referencing the concept of listing private lead water services on the Compliance & Enforcement Report, please note: the Wisconsin Public Service Commission annually requires Waterloo Utilities to track and report the quantity of private lead water services (see Schedule W-29 as reported by Waterloo Utilities to PSC). Waterloo Utilities is the keeper of this list. It may submit a current list to the Plan Commission.
8. ADJOURNMENT. MOTION: [Petts/Crosby] To adjourn. Approximate time: 6:35 p.m.

Mo Hansen, Clerk/Treasurer

Report To The Plan Commission
Open Code Enforcement Challenges

Clerk/Treasurer
1:29 PM 12/21/2021

Category	Open Date	Closed Date	Address	Responsible Party	Municipal Lead	Desired Outcome	Link To Ord.	Notes
OPEN Neighbor complaints	Jan-15		362 E. Madison St.	Jeremy Uttech	SAFEBUILT	Property owner maintaining clean property; no dangerous work garage	§219-5 Safe and sanitary maintenance of property	Pending action (C.B. verbal) Continue to watch. A residential property formerly zoned commercial; owner has a history of storing scrap on site and selling items on lawn. Repeated combustion incidents in garage.
OPEN Code compliance	Jan-16		129 N Monroe St	Keri Sellnow	SAFEBUILT	Complete 1st floor build-out to code per conditional use	§140-19 Violations and penalties	20/25/21 remains in non-compliance. Owner in violation C.B. 2021 QTR 1 communication. Owner granted conditional use to reside on a portion of 1st floor; has not complied with building code with shared commercial & residential floor
OPEN Code compliance	Jan-16		213 West Madison St	Bill Hart	TBD	Use in compliance with zoning code	§385-12 C-1 General Commercial District	J.Q. to address. Use changed from printing to warehousing, no conditional use granted therefore an illegal use
OPEN Neighbor complaints	Jun-17		135 Jefferson St	Corey Besl	DPW	Appropriate use of sump pump not creating potential pedestrian slip hazard	§283-8 Clear waters	Scheduled for 2022 road reconstruction. Remedy linked to when road is redone.. Discharge of sump pump to curb line doesn't flow to storm sewer creating pedestrian walk hazard near elementary school
OPEN Neighbor complaints	Jun-17		136 Jefferson Street	Jon & Tara Driver	DPW	Appropriate use of sump pump not creating potential pedestrian slip hazard	§283-8 Clear waters	Scheduled for 2022 road reconstruction. Remedy linked to when road is redone. Discharge of sump pump to curb line doesn't flow to storm sewer creating pedestrian walk hazard near elementary school
OPEN Property Maintenance	Jun-17		275 S. Jackson St	Tired Iron Buyer LLC	SAFEBUILT	Property owner investment in warehouse repairs after sale of property from City to property owners and no blight	§219-5 Safe and sanitary maintenance of property	10/20/21 inspection & verified violations, 10/21/21 sent letter certified to owner. Waiting on cert mail receipt to start countdown for reinspection for compliance

Report To The Plan Commission
Open Code Enforcement Challenges

Clerk/Treasurer
1:29 PM 12/21/2021

OPEN Property maintenance	Sep-19		1085 Jaystone Terr	KSA Waterloo LLC; Ben Waterloo LLCLS DR	SAFEBUILT	Resident complaint: entry threshold prevents wheel chairs and dryer vent may be fire hazarded; 9/3 Routed to Chris B to inspect	§ 219-5 Safe and sanitary maintenance of property	C.B. has made contact. No reply from owner.
OPEN Property Maintenance	May-20		208 PORTLAND RD	GORDON D YELK & DEBRA A YELK	SAFEBUILT	Remedy collapses garage. No blighting conditions	§ 219-5 Safe and sanitary maintenance of property	10/25/21 Reinspected and confirmed violations, 10/1 sent certified letter; 10/21 cert. letter received, will reinspect in 30 days
OPEN Property Maintenance	Jun-20		261 S MONROE ST	ANDREW V GRUNEWALD	SAFEBUILT	No blighting conditions	§ 219-5 Safe and sanitary maintenance of property	10/20/21 reinspected & verified violations, 10/21/21 letter sent certified to owner. Waiting on cert. mail receipt to start the 30 days after receipt
OPEN Property Maintenance	Sep-21		590 Knowlton St	Property owner	SAFEBUILT	(1) Structural damage to front rear of building needs correcting; (2) Garbage around dumpsters requires cleanup	219-5(B)(3) and 219-5B(7)(b) Safe & Sanitary Maintenance of Property	Notice sent to Waterloo Apartment LLC 9/30 with CC to PD, CT & Donnie Rook with 30 days notice
OPEN Property Maintenance	Oct-21		408 S Jackson St	Property owner	SAFEBUILT		?	Unspecified non-compliance. Item on Building Inspectors list for fall follow-up
OPEN Property Maintenance	Oct-21		435 W Polk St	Property owner	SAFEBUILT		?	Unspecified non-compliance. Item on Building Inspectors list for fall follow-up
OPEN Property Maintenance	Sep-21		590 Knowlton St #204	Waterloo Apartments LLC	SAFEBUILT	Properly maintained exterior property areas, foundation, floor & roof	Muni Code 219--5b(3) and 219-5b(7)(b)	CB letter to property owner 9/30/2021
OPEN Property Maintenance	Oct-21		237 Boorman St	Property owner	SAFEBUILT	Removal of blight	Storage of unlicensed recreational vehicle and weed ordinance	Unspecified non-compliance. Item on Building Inspectors list for fall follow-up
OPEN Property Maintenance	Dec-21		469 East Madison Street	Property owner	SAFEBUILT	Removal of blight		Blight complaint from neighbor routed to Police Department and Building Inspector.

Here is my update.

362 E. Madison Street: Cert and regular mail sent 2/10/22 regarding violations of wood pile in front yard, metal scrapping zoning violation. Cert. Mail received 2/11/22. 15 days to comply with zoning.

129 N Monroe Street: Visual verification of bottom floor occupant has moved out. I have not been inside to verify.

135 Jefferson Street: Not for building inspector?

136 Jefferson Street: Not for building inspector?

275 S. Jackson Street: all exterior is compliant. Building is NOT compliant at this time. Verbal with owner as to razing west half of building this year?

1085 Jaystone: no follow up

208 Portland Road: the building has been razed, the tree limb and debris has been cleaned up. Still have car parts at razed building local. Not compliant.

590 Knowlton Street: verbal compliant by tenant who complained that all site violations were in compliance. Have not verified compliance.

237 Boorman Street: not verified or have inspected year to date. No inspection

469 E. Madison Street: certified mail sent 2/10/22 and signed for. Have inspection scheduled on 3/4 to gain access to rear and verify violations.

Thank you,
Chris Butschke
City of Waterloo-Safebuilt



SCALE 1"=80'

CITY OF WATERLOO
CITY HALL PARKING LOT

DATE 01-10-2022
SHEET 1 OF 1



107 Parallel Street
Beaver Dam, WI 53916
(920)356-9447
Fax (920)356-9454



136 North Monroe Street
Waterloo, WI 53594-1198
Phone: (920) 478-3025
Fax: (920) 478-2021
www.waterloowi.us

RESOLUTION #2021-38

Authorizing The Sale And Transfer Of Land Consisting Of The Eastern Portion Of Parcel 290-0813-0533-040 Located Between 136 North Monroe Street And 124 North Monroe Street From The City Of Waterloo To Milo H Sillman Trust Or Future Owners Of 124 North Monroe Street

The Common Council of the City of Waterloo, Wisconsin does hereby resolve as follows:

Whereas, the Public Works & Property Committee at its September 2, 2021 meeting recommended City Council approval of the sale of the eastern portion of parcel 290-0813-0533-040 as shown on the attached aerial photo, and;

Whereas, the Mayor is recommending an acquisition cost of \$0.00 with the Buyer responsible for all costs associated with dividing the lot via an approved certified survey map process.

Be It Resolved that the Waterloo City Council, does hereby concur with the recommendations stated above and authorizes the sale of the eastern portion of parcel 290-0813-0533-040 as shown and the Mayor's recommended financial arrangement.

PASSED AND ADOPTED this ____ day of _____ 2021.

City of Waterloo

Signed: _____
Jenifer Quimby, Mayor

Attest:

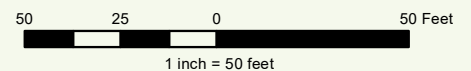
Mo Hansen, Clerk/Treasurer

SPONSOR(S) – Mayor and Public Works & Property Committee

Jefferson County Land Information



- | | | |
|-----------------------|--------------------|---|
| Description | Rail Right of Ways | Tax Parcels |
| Municipal Boundaries | Road Right of Ways | Jefferson_County_Wide_Mosaic.sid |
| Parcel Lines | Section Lines | Red: Band_1 |
| Property Boundary | Surface Water | Green: Band_2 |
| Old Lot/Meander Lines | Map Hooks | Blue: Band_3 |



Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Printed on: August 9, 2021

Author: Public User

CERTIFIED SURVEY MAP

OF

ALL OF LOT 34 OF DEYOUNG FARM, BEING A SUBDIVISION LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN



SCALE: 1" = 50'



KEY LEGEND:

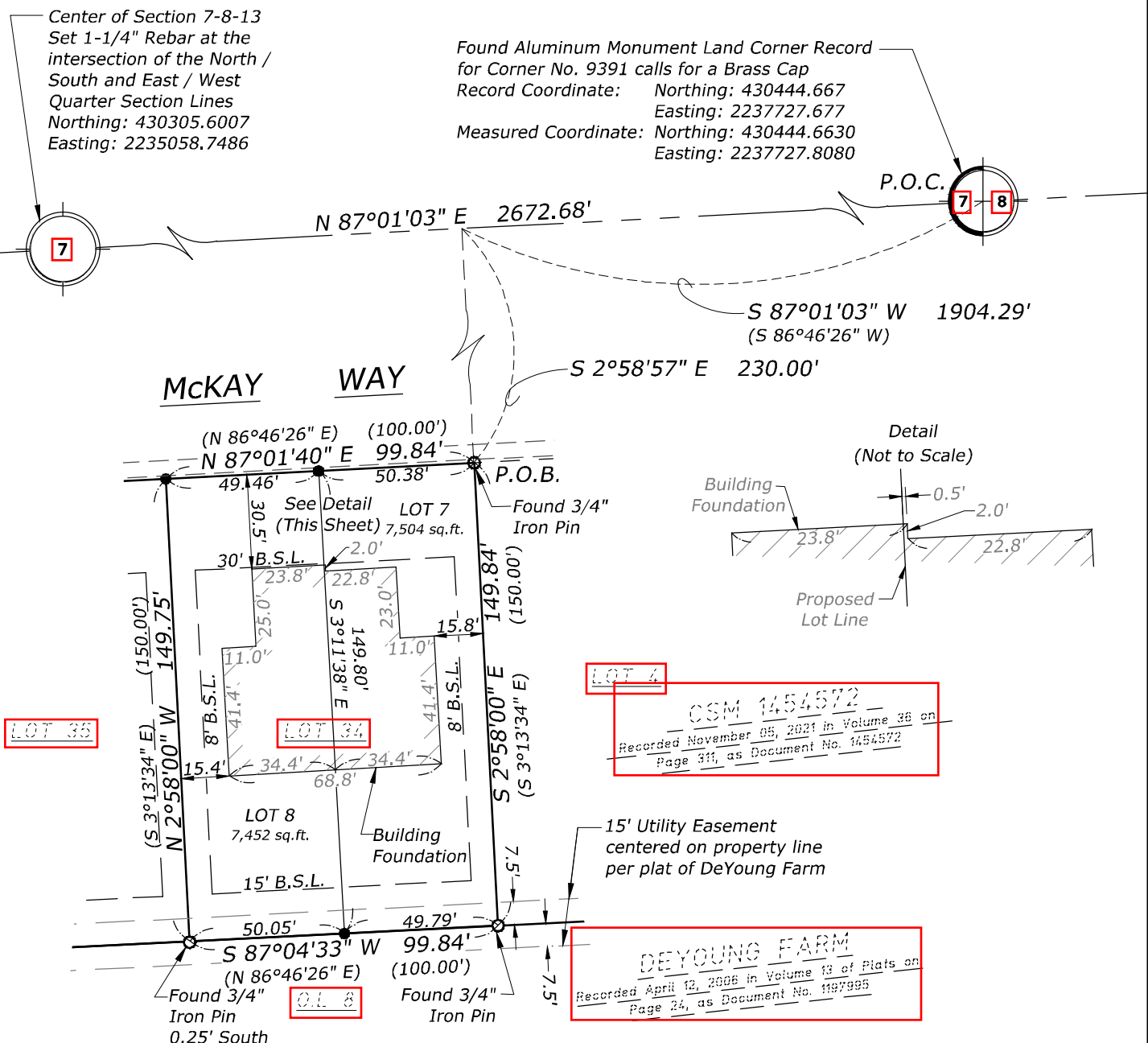
- Set Monument: 3/4" Rebar (1.5 LBS / LF)
- Set Monument: 1 1/4" Rebar (4.3 LBS / LF)
- Found Monument: See Map for Monument Material



Section Corner Monument

Note: Survey References Measured Coordinates.

Basis of Bearing is the North Line of the Southeast Quarter of Section 7-8-13 which as measured bears S 87°01'03" W. Bearing determination based upon G.P.S. observations of the Section Corners referenced to the Jefferson County Coordinate System - NAD 83 (2007).



CERTIFIED SURVEY MAP

OF

ALL OF LOT 34 OF DEYOUNG FARM, BEING A SUBDIVISION LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN

ARC DESIGN
RESOURCES INC.

5291 ZENITH
PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 184-001334

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) ss

I, Lee S. Sprecher, a Professional Land Surveyor, do hereby certify that I have surveyed and mapped a parcel of land being all of Lot 34 of Deyoung Farm, recorded April 12, 2006 in Volume 13 of Plats on Page 24 as Document No. 1197995 in the Register's Office of Jefferson County, Wisconsin being a Subdivision Located in Outlot 169 and 170 of the Assessor's Plat of the Village of Waterloo, and part of the Northeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 7, all of the Northwest Quarter of the Southeast Quarter of Section 7, part of the Southwest Quarter of the Southeast Quarter of Section 7 and part of the Northeast Quarter of the Southeast Quarter of Section 7, all in Township 8 North, Range 13 East, City of Waterloo, Jefferson County, Wisconsin, described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 7; thence South 87 degrees 01 minute 03 seconds West along the North line of the Northeast Quarter and the North line of the Northwest Quarter of the Southeast Quarter of said Section 7, a distance of 1904.29 feet; thence South 2 degrees 58 minutes 57 seconds East perpendicular to the last described course, a distance of 230.00 feet to the Northeast Corner of said Lot 34 of Deyoung Farm, said point being the Point of Beginning for the hereinafter described parcel of land; thence South 2 degrees 58 minutes 00 seconds East along the East line of said Lot 34 of Deyoung Farm, a distance of 149.84 feet to the Southeast corner thereof; thence South 87 degrees 04 minutes 33 seconds West along the South line of said Lot 34 of Deyoung Farm, a distance of 99.84 feet to the Southwest corner thereof; thence North 2 degrees 58 minutes 00 seconds West along the West line of said Lot 34 of Deyoung Farm, a distance of 149.75 feet to the Northwest corner thereof; thence North 87 degrees 01 minute 40 seconds East along the North line of said Lot 34 of Deyoung Farm, a distance of 99.84 feet to the Point of Beginning, containing 14,956 square feet, 0.343 acres, more or less, all being situated in the City of Waterloo, Jefferson County, Wisconsin.

That I have made such survey and map by the direction of the Owner of said land and that I have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying and mapping the same.

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

Given under my hand and seal this _____ day of _____, 2022.

Lee S. Sprecher
Wisconsin Professional Land Surveyor No. 2672
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111
(815) 484-4300

CERTIFIED SURVEY MAP

OF

ALL OF LOT 34 OF DEYOUNG FARM, BEING A SUBDIVISION LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN



STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

OWNERS CERTIFICATE: As owner, I hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required by the City of Waterloo, WI

Dated this _____ day of _____, 2022.

Signature Printed Name Title

STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

NOTARY CERTIFICATE: Personally came before me this this _____ day of _____, 2022. The above named _____, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Signature Printed Name Title

My Commission Expires _____

STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

PLANNING AND ZONING COMMITTEE APPROVAL: This Certified Survey Map is hereby approved by the Planning and Zoning Committee of the City of Waterloo, Jefferson County, Wisconsin.

Dated this _____ day of _____, 2022.

Signature Printed Name Mayor

Signature Printed Name City Clerk/Treasurer

CERTIFIED SURVEY MAP

OF

ALL OF LOT 34 OF DEYOUNG FARM, BEING A SUBDIVISION LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN



STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

WATERLOO CITY COUNCIL CERTIFICATE: Resolved that this Certified Survey Map, which has been duly filed for the approval of the Waterloo City Council, County of Jefferson, Wisconsin, be and the same, is hereby approved as required by Chapter 236, Wisconsin Statutes.

Dated this _____ day of _____, 2022.

Signature Printed Name Mayor

Signature Printed Name City Clerk/Treasurer

STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

CITY OF WATERLOO CLERK/TREASURER CERTIFICATE: As Treasurer of The City of Waterloo, WI. I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands included in this Certified Survey Map in accordance to records on file in this office.

Dated this _____ day of _____, 2022.

Signature Printed Name City Clerk/Treasurer

STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

CITY OF WATERLOO DIRECTOR OF PUBLIC WORKS: As Director of Public Works of the City of Waterloo, WI. I hereby approve of the division of lands included in this Certified Survey Map.

Dated this _____ day of _____, 2022.

Signature Printed Name Director of Public Works

CERTIFIED SURVEY MAP

OF

ALL OF LOT 35 OF DEYOUNG FARM, BEING A SUBDIVISION LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN



KEY LEGEND:

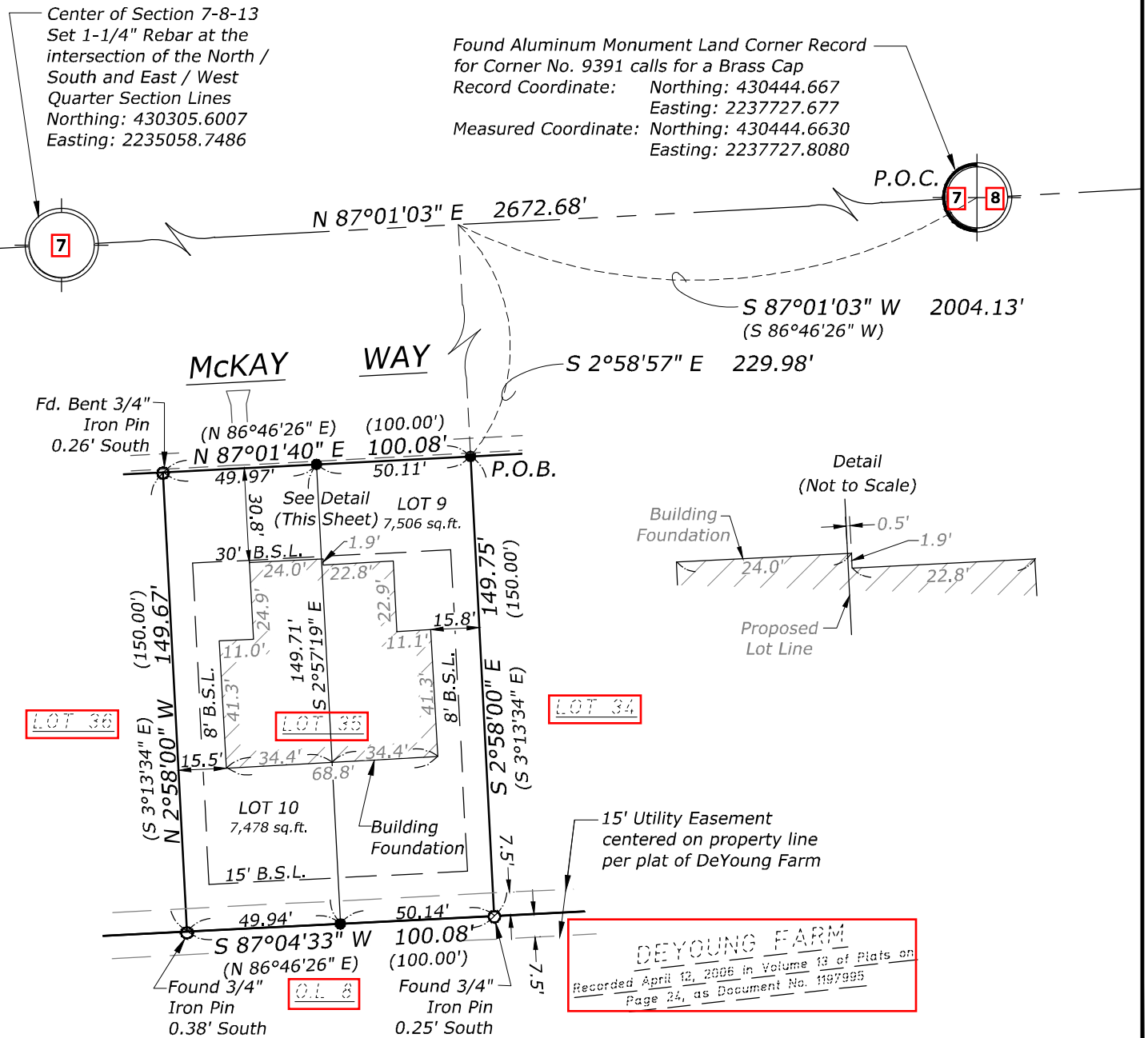
- Set Monument: 3/4" Rebar (1.5 LBS / LF)
- Set Monument: 1 1/4" Rebar (4.3 LBS / LF)
- Found Monument: See Map for Monument Material



Section Corner Monument

Note: Survey References Measured Coordinates.

Basis of Bearing is the North Line of the Southeast Quarter of Section 7-8-13 which as measured bears S 87°01'03" W. Bearing determination based upon G.P.S. observations of the Section Corners referenced to the Jefferson County Coordinate System - NAD 83 (2007).



CERTIFIED SURVEY MAP

OF

ALL OF LOT 35 OF DEYOUNG FARM, BEING A SUBDIVISION LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN

ARC DESIGN
RESOURCES INC.

5291 ZENITH
PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Design Firm License No. 184-001334

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) ss

I, Lee S. Sprecher, a Professional Land Surveyor, do hereby certify that I have surveyed and mapped a parcel of land being all of Lot 35 of Deyoung Farm, recorded April 12, 2006 in Volume 13 of Plats on Page 24 as Document No. 1197995 in the Register's Office of Jefferson County, Wisconsin being a Subdivision Located in Outlot 169 and 170 of the Assessor's Plat of the Village of Waterloo, and part of the Northeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 7, all of the Northwest Quarter of the Southeast Quarter of Section 7, part of the Southwest Quarter of the Southeast Quarter of Section 7 and part of the Northeast Quarter of the Southeast Quarter of Section 7, all in Township 8 North, Range 13 East, City of Waterloo, Jefferson County, Wisconsin, described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 7; thence South 87 degrees 01 minute 03 seconds West along the North line of the Northeast Quarter and the North line of the Northwest Quarter of the Southeast Quarter of said Section 7, a distance of 2004.13 feet; thence South 2 degrees 58 minutes 57 seconds East perpendicular to the last described course, a distance of 229.98 feet to the Northeast Corner of said Lot 35 of Deyoung Farm, said point being the Point of Beginning for the hereinafter described parcel of land; thence South 2 degrees 58 minutes 00 seconds East along the East line of said Lot 35 of Deyoung Farm, a distance of 149.75 feet to the Southeast corner thereof; thence South 87 degrees 04 minutes 33 seconds West along the South line of said Lot 35 of Deyoung Farm, a distance of 100.08 feet to the Southwest corner thereof; thence North 2 degrees 58 minutes 00 seconds West along the West line of said Lot 35 of Deyoung Farm, a distance of 149.67 feet to the Northwest corner thereof; thence North 87 degrees 01 minute 40 seconds East along the North line of said Lot 35 of Deyoung Farm, a distance of 100.08 feet to the Point of Beginning, containing 14,984 square feet, 0.344 acres, more or less, all being situated in the City of Waterloo, Jefferson County, Wisconsin.

That I have made such survey and map by the direction of the Owner of said land and that I have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying and mapping the same.

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

Given under my hand and seal this _____ day of _____, 2022.

Lee S. Sprecher
Wisconsin Professional Land Surveyor No. 2672
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111
(815) 484-4300

CERTIFIED SURVEY MAP

OF

ALL OF LOT 35 OF DEYOUNG FARM, BEING A SUBDIVISION LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN



STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

OWNERS CERTIFICATE: As owner, I hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required by the City of Waterloo, WI

Dated this _____ day of _____, 2022.

Signature Printed Name Title

STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

NOTARY CERTIFICATE: Personally came before me this this _____ day of _____, 2022. The above named _____, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Signature Printed Name Title

My Commission Expires _____

STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

PLANNING AND ZONING COMMITTEE APPROVAL: This Certified Survey Map is hereby approved by the Planning and Zoning Committee of the City of Waterloo, Jefferson County, Wisconsin.

Dated this _____ day of _____, 2022.

Signature Printed Name Mayor

Signature Printed Name City Clerk/Treasurer

CERTIFIED SURVEY MAP

OF

ALL OF LOT 35 OF DEYOUNG FARM, BEING A SUBDIVISION LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN



STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

WATERLOO CITY COUNCIL CERTIFICATE: Resolved that this Certified Survey Map, which has been duly filed for the approval of the Waterloo City Council, County of Jefferson, Wisconsin, be and the same, is hereby approved as required by Chapter 236, Wisconsin Statutes.

Dated this _____ day of _____, 2022.

Signature Printed Name Mayor

Signature Printed Name City Clerk/Treasurer

STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

CITY OF WATERLOO CLERK/TREASURER CERTIFICATE: As Treasurer of The City of Waterloo, WI. I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands included in this Certified Survey Map in accordance to records on file in this office.

Dated this _____ day of _____, 2022.

Signature Printed Name City Clerk/Treasurer

STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

CITY OF WATERLOO DIRECTOR OF PUBLIC WORKS: As Director of Public Works of the City of Waterloo, WI. I hereby approve of the division of lands included in this Certified Survey Map.

Dated this _____ day of _____, 2022.

Signature Printed Name Director of Public Works

CERTIFIED SURVEY MAP

OF

ALL OF LOT 36 OF DEYOUNG FARM, BEING A SUBDIVISION LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN



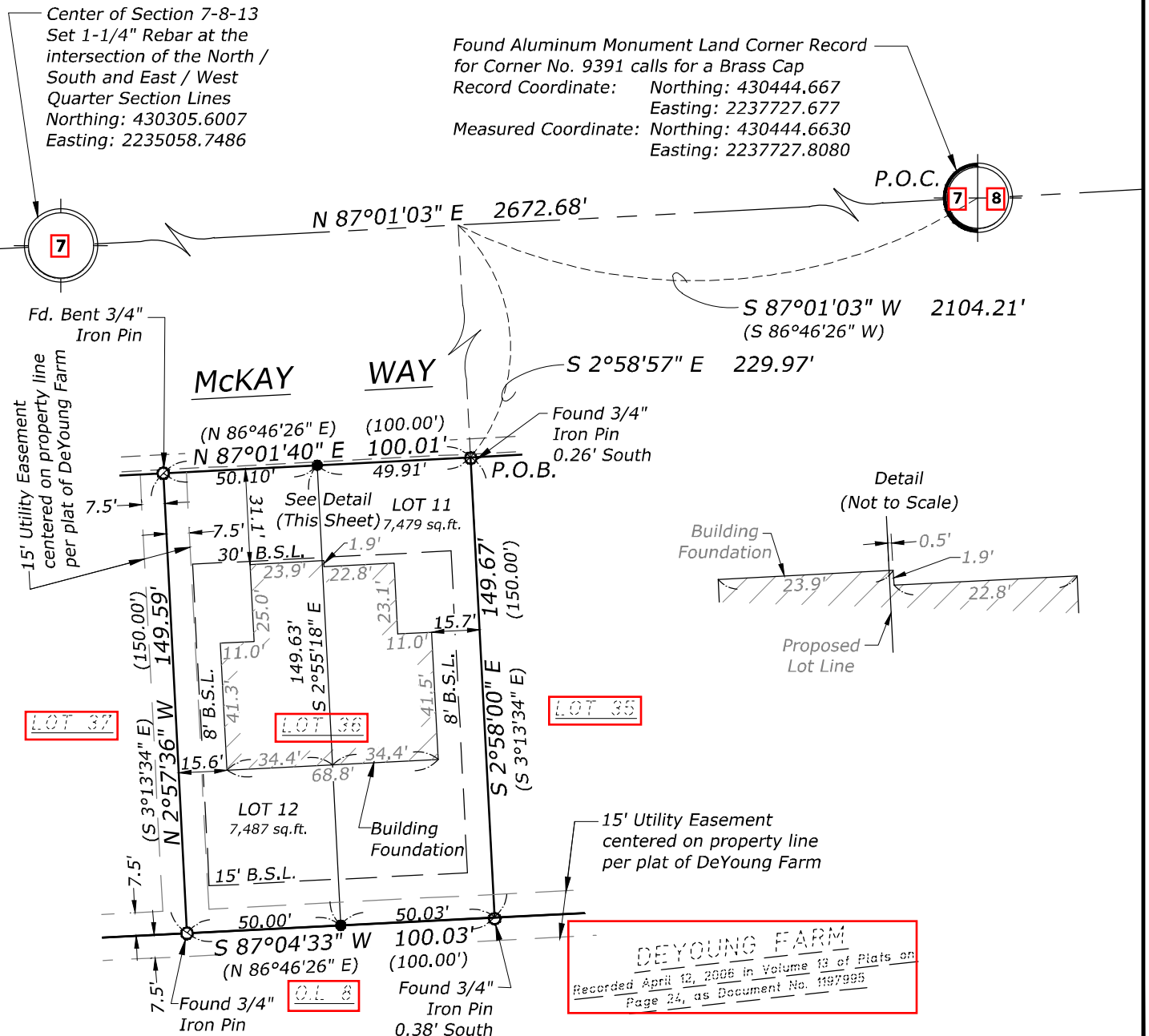
SCALE: 1" = 50'
 0 25' 50' 75' 100'

KEY LEGEND:

- Set Monument: 3/4" Rebar (1.5 LBS / LF)
- Set Monument: 1 1/4" Rebar (4.3 LBS / LF)
- Found Monument: See Map for Monument Material
- Section Corner Monument

Note: Survey References Measured Coordinates.

Basis of Bearing is the North Line of the Southeast Quarter of Section 7-8-13 which as measured bears S 87°01'03" W. Bearing determination based upon G.P.S. observations of the Section Corners referenced to the Jefferson County Coordinate System - NAD 83 (2007).



CERTIFIED SURVEY MAP

OF

ALL OF LOT 36 OF DEYOUNG FARM, BEING A SUBDIVISION LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN

ARC DESIGN
RESOURCES INC.

5291 ZENITH
PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Design Firm License No. 184-001334

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) ss

I, Lee S. Sprecher, a Professional Land Surveyor, do hereby certify that I have surveyed and mapped a parcel of land being all of Lot 36 of Deyoung Farm, recorded April 12, 2006 in Volume 13 of Plats on Page 24 as Document No. 1197995 in the Register's Office of Jefferson County, Wisconsin being a Subdivision Located in Outlot 169 and 170 of the Assessor's Plat of the Village of Waterloo, and part of the Northeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 7, all of the Northwest Quarter of the Southeast Quarter of Section 7, part of the Southwest Quarter of the Southeast Quarter of Section 7 and part of the Northeast Quarter of the Southeast Quarter of Section 7, all in Township 8 North, Range 13 East, City of Waterloo, Jefferson County, Wisconsin, described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 7; thence South 87 degrees 01 minute 03 seconds West along the North line of the Northeast Quarter and the North line of the Northwest Quarter of the Southeast Quarter of said Section 7, a distance of 2104.21 feet; thence South 2 degrees 58 minutes 57 seconds East perpendicular to the last described course, a distance of 229.97 feet to the Northeast Corner of said Lot 36 of Deyoung Farm, said point being the Point of Beginning for the hereinafter described parcel of land; thence South 2 degrees 58 minutes 00 seconds East along the East line of said Lot 36 of Deyoung Farm, a distance of 149.67 feet to the Southeast corner thereof; thence South 87 degrees 04 minutes 33 seconds West along the South line of said Lot 36 of Deyoung Farm, a distance of 100.03 feet to the Southwest corner thereof; thence North 2 degrees 57 minutes 36 seconds West along the West line of said Lot 36 of Deyoung Farm, a distance of 149.59 feet to the Northwest corner thereof; thence North 87 degrees 01 minute 40 seconds East along the North line of said Lot 36 of Deyoung Farm, a distance of 100.01 feet to the Point of Beginning, containing 14,966 square feet, 0.344 acres, more or less, all being situated in the City of Waterloo, Jefferson County, Wisconsin.

That I have made such survey and map by the direction of the Owner of said land and that I have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying and mapping the same.

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

Given under my hand and seal this _____ day of _____, 2022.

Lee S. Sprecher
Wisconsin Professional Land Surveyor No. 2672
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111
(815) 484-4300

CERTIFIED SURVEY MAP

OF

ALL OF LOT 36 OF DEYOUNG FARM, BEING A SUBDIVISION LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN



STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

OWNERS CERTIFICATE: As owner, I hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required by the City of Waterloo, WI

Dated this _____ day of _____, 2022.

Signature Printed Name Title

STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

NOTARY CERTIFICATE: Personally came before me this this _____ day of _____, 2022. The above named _____, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Signature Printed Name Title

My Commission Expires _____

STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

PLANNING AND ZONING COMMITTEE APPROVAL: This Certified Survey Map is hereby approved by the Planning and Zoning Committee of the City of Waterloo, Jefferson County, Wisconsin.

Dated this _____ day of _____, 2022.

Signature Printed Name Mayor

Signature Printed Name City Clerk/Treasurer

CERTIFIED SURVEY MAP

OF

ALL OF LOT 36 OF DEYOUNG FARM, BEING A SUBDIVISION LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN



STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

WATERLOO CITY COUNCIL CERTIFICATE: Resolved that this Certified Survey Map, which has been duly filed for the approval of the Waterloo City Council, County of Jefferson, Wisconsin, be and the same, is hereby approved as required by Chapter 236, Wisconsin Statutes.

Dated this _____ day of _____, 2022.

Signature Printed Name Mayor

Signature Printed Name City Clerk/Treasurer

STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

CITY OF WATERLOO CLERK/TREASURER CERTIFICATE: As Treasurer of The City of Waterloo, WI. I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands included in this Certified Survey Map in accordance to records on file in this office.

Dated this _____ day of _____, 2022.

Signature Printed Name City Clerk/Treasurer

STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

CITY OF WATERLOO DIRECTOR OF PUBLIC WORKS: As Director of Public Works of the City of Waterloo, WI. I hereby approve of the division of lands included in this Certified Survey Map.

Dated this _____ day of _____, 2022.

Signature Printed Name Director of Public Works

CERTIFIED SURVEY MAP

OF

ALL OF LOT 37 OF DEYOUNG FARM, BEING A SUBDIVISION LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN



SCALE: 1" = 50'



KEY LEGEND:

- Set Monument: 3/4" Rebar (1.5 LBS / LF)
- Set Monument: 1 1/4" Rebar (4.3 LBS / LF)
- Found Monument: See Map for Monument Material



Section Corner Monument

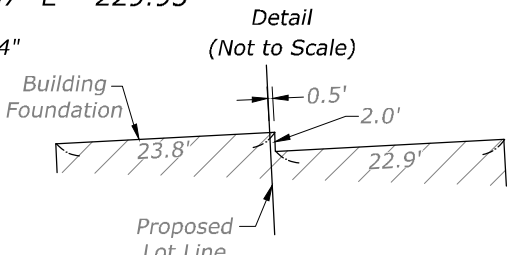
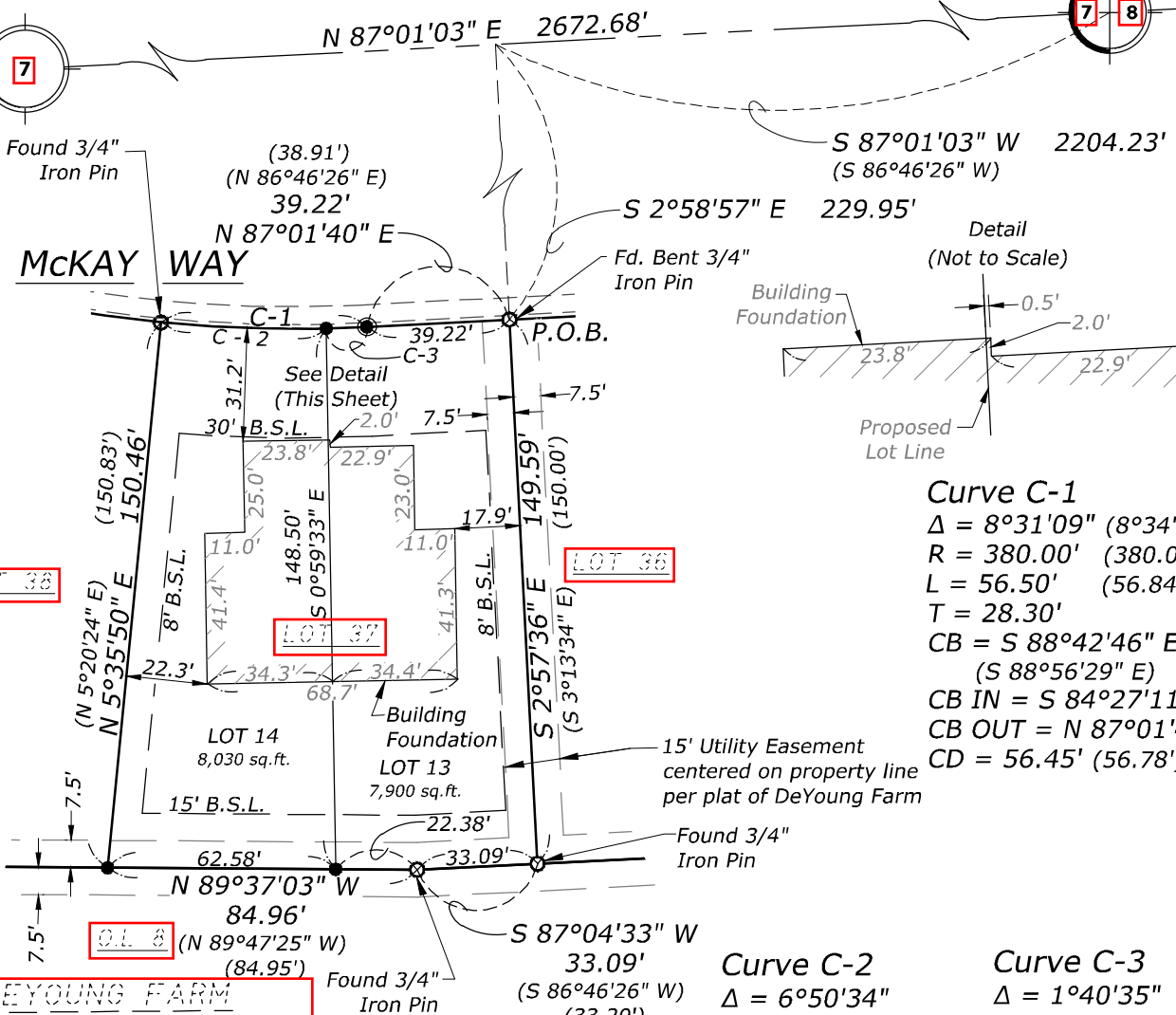
Basis of Bearing is the North Line of the Southeast Quarter of Section 7-8-13 which as measured bears S 87°01'03" W. Bearing determination based upon G.P.S. observations of the Section Corners referenced to the Jefferson County Coordinate System - NAD 83 (2007).

Note: Survey References Measured Coordinates.

Center of Section 7-8-13
Set 1-1/4" Rebar at the intersection of the North / South and East / West Quarter Section Lines
Northing: 430305.6007
Easting: 2235058.7486

Found Aluminum Monument Land Corner Record for Corner No. 9391 calls for a Brass Cap
Record Coordinate: Northing: 430444.667
Easting: 2237727.677
Measured Coordinate: Northing: 430444.6630
Easting: 2237727.8080

P.O.C.



DEYOUNG FARM
 Recorded April 12, 2008 in Volume 13 of Plats on Page 24, as Document No. 1197995

Prepared by: Arc Design Resources, Inc.
 5291 Zenith Pkwy.
 Loves Park, IL 61111

For: Petry Trust
 PO Box 80
 Belleville, WI 53508

Sheet 1 of 4
 Arc Project: 21037
 Date: 01/18/2022

CERTIFIED SURVEY MAP

OF

ALL OF LOT 37 OF DEYOUNG FARM, BEING A SUBDIVISION LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN

ARC DESIGN
RESOURCES INC.

5291 ZENITH
PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Design Firm License No. 184-001334

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) ss

I, Lee S. Sprecher, a Professional Land Surveyor, do hereby certify that I have surveyed and mapped a parcel of land being all of Lot 37 of Deyoung Farm, recorded April 12, 2006 in Volume 13 of Plats on Page 24 as Document No. 1197995 in the Register's Office of Jefferson County, Wisconsin being a Subdivision Located in Outlot 169 and 170 of the Assessor's Plat of the Village of Waterloo, and part of the Northeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 7, all of the Northwest Quarter of the Southeast Quarter of Section 7, part of the Southwest Quarter of the Southeast Quarter of Section 7 and part of the Northeast Quarter of the Southeast Quarter of Section 7, all in Township 8 North, Range 13 East, City of Waterloo, Jefferson County, Wisconsin, described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 7; thence South 87 degrees 01 minute 03 seconds West along the North line of the Northeast Quarter and the North line of the Northwest Quarter of the Southeast Quarter of said Section 7, a distance of 2204.23 feet; thence South 2 degrees 58 minutes 57 seconds East perpendicular to the last described course, a distance of 229.95 feet to the Northeast Corner of said Lot 37 of Deyoung Farm, said point being the Point of Beginning for the hereinafter described parcel of land; thence South 2 degrees 57 minutes 36 seconds East along the East line of said Lot 37 of Deyoung Farm, a distance of 149.59 feet to the Southeast corner thereof; thence South 87 degrees 04 minutes 33 seconds West along the South line of said Lot 37 of Deyoung Farm, a distance of 33.09 feet to an angle point; thence North 89 degrees 37 minutes 03 seconds West along the South line of said Lot 37 of Deyoung Farm, a distance of 84.96 feet to the Southwest corner thereof; thence North 5 degrees 35 minutes 50 seconds East along the West line of said Lot 37 of Deyoung Farm, a distance of 150.46 feet to the Northwest corner thereof; thence Southeasterly along the Northerly line of said Lot 37 of Deyoung Farm along a circular curve to the left whose radius is 380.00 feet and whose center lies to the North, the long chord of which curve bears South 88 degrees 42 minutes 46 seconds East, a chord distance of 56.45 feet; thence North 87 degrees 01 minute 40 seconds East along the North line of said Lot 37 of Deyoung Farm, a distance of 39.22 feet to the Point of Beginning, containing 15,930 square feet, 0.366 acres, more or less, all being situated in the City of Waterloo, Jefferson County, Wisconsin.

That I have made such survey and map by the direction of the Owner of said land and that I have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying and mapping the same.

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

Given under my hand and seal this _____ day of _____, 2022.

Lee S. Sprecher
Wisconsin Professional Land Surveyor No. 2672
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111
(815) 484-4300

CERTIFIED SURVEY MAP

OF

ALL OF LOT 37 OF DEYOUNG FARM, BEING A SUBDIVISION LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN



STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

OWNERS CERTIFICATE: As owner, I hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required by the City of Waterloo, WI

Dated this _____ day of _____, 2022.

Signature Printed Name Title

STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

NOTARY CERTIFICATE: Personally came before me this this _____ day of _____, 2022. The above named _____, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Signature Printed Name Title

My Commission Expires _____

STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

PLANNING AND ZONING COMMITTEE APPROVAL: This Certified Survey Map is hereby approved by the Planning and Zoning Committee of the City of Waterloo, Jefferson County, Wisconsin.

Dated this _____ day of _____, 2022.

Signature Printed Name Mayor

Signature Printed Name City Clerk/Treasurer

CERTIFIED SURVEY MAP

OF

ALL OF LOT 37 OF DEYOUNG FARM, BEING A SUBDIVISION LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN



STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

WATERLOO CITY COUNCIL CERTIFICATE: Resolved that this Certified Survey Map, which has been duly filed for the approval of the Waterloo City Council, County of Jefferson, Wisconsin, be and the same, is hereby approved as required by Chapter 236, Wisconsin Statutes.

Dated this _____ day of _____, 2022.

Signature Printed Name Mayor

Signature Printed Name City Clerk/Treasurer

STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

CITY OF WATERLOO CLERK/TREASURER CERTIFICATE: As Treasurer of The City of Waterloo, WI. I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands included in this Certified Survey Map in accordance to records on file in this office.

Dated this _____ day of _____, 2022.

Signature Printed Name City Clerk/Treasurer

STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

CITY OF WATERLOO DIRECTOR OF PUBLIC WORKS: As Director of Public Works of the City of Waterloo, WI. I hereby approve of the division of lands included in this Certified Survey Map.

Dated this _____ day of _____, 2022.

Signature Printed Name Director of Public Works

CERTIFIED SURVEY MAP

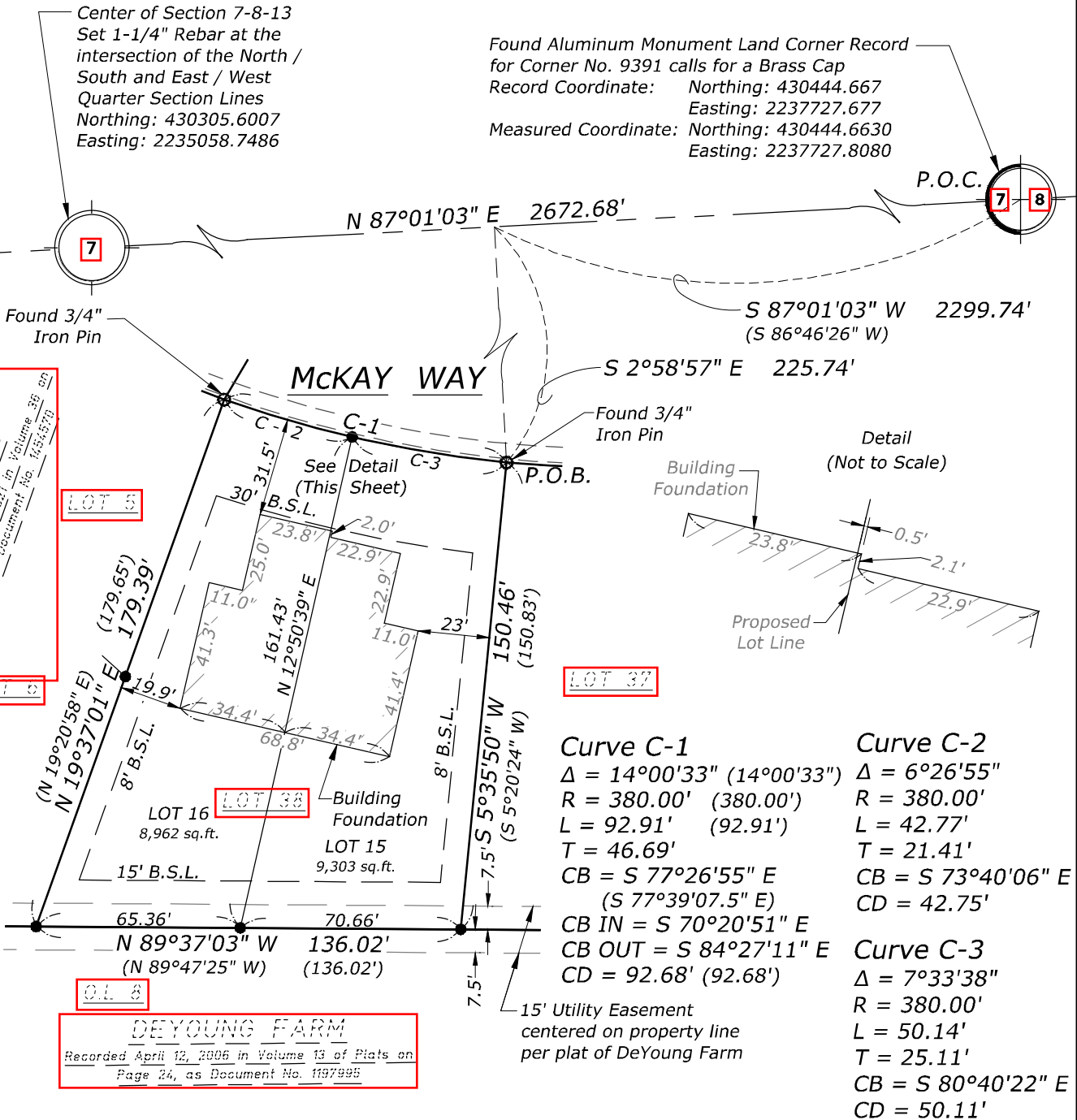
OF

ALL OF LOT 38 OF DEYOUNG FARM, BEING A SUBDIVISION LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN



KEY LEGEND:

- Set Monument: 3/4" Rebar (1.5 LBS / LF)
 - Set Monument: 1 1/4" Rebar (4.3 LBS / LF)
 - Found Monument: See Map for Monument Material
 - Section Corner Monument
- Note: Survey References Measured Coordinates.
- Basis of Bearing is the North Line of the Southeast Quarter of Section 7-8-13 which as measured bears S 87°01'03" W. Bearing determination based upon G.P.S. observations of the Section Corners referenced to the Jefferson County Coordinate System - NAD 83 (2007).



CERTIFIED SURVEY MAP

OF

ALL OF LOT 38 OF DEYOUNG FARM, BEING A SUBDIVISION LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN

ARC DESIGN
RESOURCES INC.

5291 ZENITH
PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Design Firm License No. 184-001334

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) ss

I, Lee S. Sprecher, a Professional Land Surveyor, do hereby certify that I have surveyed and mapped a parcel of land being all of Lot 38 of Deyoung Farm, recorded April 12, 2006 in Volume 13 of Plats on Page 24 as Document No. 1197995 in the Register's Office of Jefferson County, Wisconsin being a Subdivision Located in Outlot 169 and 170 of the Assessor's Plat of the Village of Waterloo, and part of the Northeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 7, all of the Northwest Quarter of the Southeast Quarter of Section 7, part of the Southwest Quarter of the Southeast Quarter of Section 7 and part of the Northeast Quarter of the Southeast Quarter of Section 7, all in Township 8 North, Range 13 East, City of Waterloo, Jefferson County, Wisconsin, described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 7; thence South 87 degrees 01 minute 03 seconds West along the North line of the Northeast Quarter and the North line of the Northwest Quarter of the Southeast Quarter of said Section 7, a distance of 2299.74 feet; thence South 2 degrees 58 minutes 57 seconds East perpendicular to the last described course, a distance of 225.74 feet to the Northeast Corner of said Lot 38 of Deyoung Farm, said point being the Point of Beginning for the hereinafter described parcel of land; thence South 5 degrees 35 minutes 50 seconds West along the East line of said Lot 38 of Deyoung Farm, a distance of 150.46 feet to the Southeast corner thereof; thence North 89 degrees 37 minutes 03 seconds West along the South line of said Lot 38 of Deyoung Farm, a distance of 136.02 feet to the Southwest corner thereof; thence North 19 degrees 37 minutes 01 seconds East along the West line of said Lot 38 of Deyoung Farm, a distance of 179.39 feet to the Northwest corner thereof; thence Southeasterly along the Northerly line of said Lot 38 of Deyoung Farm along a circular curve to the left whose radius is 380.00 feet and whose center lies to the North, the long chord of which curve bears South 77 degrees 26 minutes 55 seconds East, a chord distance of 92.68 feet to the Point of Beginning, containing 18,265 square feet, 0.419 acres, more or less, all being situated in the City of Waterloo, Jefferson County, Wisconsin.

That I have made such survey and map by the direction of the Owner of said land and that I have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying and mapping the same.

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

Given under my hand and seal this _____ day of _____, 2022.

Lee S. Sprecher
Wisconsin Professional Land Surveyor No. 2672
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111
(815) 484-4300

CERTIFIED SURVEY MAP

OF

ALL OF LOT 38 OF DEYOUNG FARM, BEING A SUBDIVISION LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN



STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

OWNERS CERTIFICATE: As owner, I hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required by the City of Waterloo, WI

Dated this _____ day of _____, 2022.

Signature Printed Name Title

STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

NOTARY CERTIFICATE: Personally came before me this this _____ day of _____, 2022. The above named _____, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Signature Printed Name Title

My Commission Expires

STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

PLANNING AND ZONING COMMITTEE APPROVAL: This Certified Survey Map is hereby approved by the Planning and Zoning Committee of the City of Waterloo, Jefferson County, Wisconsin.

Dated this _____ day of _____, 2022.

Signature Printed Name Mayor

Signature Printed Name City Clerk/Treasurer

CERTIFIED SURVEY MAP

OF

ALL OF LOT 38 OF DEYOUNG FARM, BEING A SUBDIVISION LOCATED IN OUTLOT 169 AND 170 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO, AND PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN



STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

WATERLOO CITY COUNCIL CERTIFICATE: Resolved that this Certified Survey Map, which has been duly filed for the approval of the Waterloo City Council, County of Jefferson, Wisconsin, be and the same, is hereby approved as required by Chapter 236, Wisconsin Statutes.

Dated this _____ day of _____, 2022.

Signature Printed Name Mayor

Signature Printed Name City Clerk/Treasurer

STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

CITY OF WATERLOO CLERK/TREASURER CERTIFICATE: As Treasurer of The City of Waterloo, WI. I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands included in this Certified Survey Map in accordance to records on file in this office.

Dated this _____ day of _____, 2022.

Signature Printed Name City Clerk/Treasurer

STATE OF WISCONSIN)
COUNTY OF JEFFERSON) ss

CITY OF WATERLOO DIRECTOR OF PUBLIC WORKS: As Director of Public Works of the City of Waterloo, WI. I hereby approve of the division of lands included in this Certified Survey Map.

Dated this _____ day of _____, 2022.

Signature Printed Name Director of Public Works