Document No.

DECLARATION OF CONDOMINIUM OF WILL ROAD CONDOMINIUMS

Return to:
Brandon White Law, LLC
P.O. Box 58
Jefferson, WI 53549

Parcel Number

DECLARATION OF CONDOMINIUM
OF WILL ROAD CONDOMINIUMS

WILL ROAD CONDOMINIUMS, declared by Scott B. Blasing and Elise A. Blasing, (referred to herein as the "Declarant"), being the sole owner of certain real estate situated in the Town of Hebron, Jefferson County, Wisconsin, described as:

Lot ____ of Certified Survey Map No. _____ as recorded in the Jefferson County Register of Deeds Office as Document No. _____, being a part of the SW ¼ of the SW ¼ of Section 19, T6N, R15E, Town of Hebron, Jefferson County, Wisconsin.

Make the following Declaration for the purposes of submitting the real estate described herein and the improvements thereon to the provisions of the Condominium Ownership Act of the Wisconsin Statutes and under the small residential condominium section of said Act under Wisconsin Statute Section 703.385. It is intended that all provisions contained herein shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant and their successors in interest.

I. NAME, ADDRESS, AND RESTRICTIONS

A. Name. The name of the condominium created by this Declaration is the Will Road Condominiums ("Condominium").
B. Address. The addresses of the units of the Condominium are:

Street Address	
Unit 1	N3322 Will Road, Jefferson, WI 53549
Unit 2	N3320 Will Road, Jefferson, WI 53549
Unit 3	N3314 Will Road, Jefferson, WI 53549
Unit 4	N3312 Will Road, Jefferson, WI 53549

C. Covenants, Conditions, Restrictions, and Easements. The Condominium shall be, on the date this Declaration is recorded, subject to:
   1. General taxes and special assessments when assessed but not yet due and payable.
   2. Easements and rights in favor of gas, electric, telephone, water, sewer and other utilities.
   3. All other easements, covenants, declarations, restrictions of record, including any shown on the Condominium Plat of Will Road Condominiums.
   4. All municipal, zoning, and building ordinances.
   5. All other governmental laws and regulations applicable to the Condominium.

II. BUILDING

The Condominium consists of two (2) bi-level buildings (each referred to as a "Building"), with each Building containing two (2) residential condominium units (each referred to as a "Unit), together with separate garages, partial driveways and land for each unit. The buildings are of frame construction. The floors are of wood platform construction. Each building is supplied with propane gas and electricity with separate metering of same for each Unit.

III. UNITS

Annexed to and made part hereof as "Exhibit A" is the condominium plat of survey depicting the floor plans of the four separate and independent residential condominium units in the building, their unit designations, locations, approximate areas, number of rooms, common elements to which each has immediate access, and the percentage of interest of each unit in the common elements.

IV. DESCRIPTION OF UNITS

It is intended that all interior surfaces of a unit are included as part of each defined Unit. This includes drywall, tiles, wallpaper, paneling, carpeting, and other like surface coverings. The Unit shall also include, without limitation, all improvements now or hereafter located within such boundaries, including:

(a) Windows, doors, and garage doors (with all opening, closing, and locking mechanisms and all hardware) that provide direct access to the Unit
(b) Interior lights and light fixtures
(c) Cabinets
(d) Floor, wall, baseboard, or ceiling electrical outlets and switches and the junction boxes serving them.
(e) Telephone, fax, cable television, computer, Internet, stereo, or other sound systems, if any, including outlets, switches, hardware, and other appurtenances
(f) The heating, ventilating, and air conditioning systems, including the furnaces, air conditioning equipment, air control mechanisms, all vents from the Unit to the exterior of the Condominium, including vents for furnaces, clothes dryer, range hood, all other exhaust fans, and such other vents appurtenant to each Unit, condensers and all connections thereto serving each Unit.

Specifically not included as part of a Unit are those portions of the plumbing, electrical, or mechanical systems of the Building serving more than one (1) Unit or another Unit, even if located within the Unit. Any plumbing, electrical, mechanical, and public or private utility lines running through a Unit that also serve another Unit are Common Elements or Limited Common Elements.

V. USE OF UNITS

Each Unit shall be used as a single-family residence only.

VI. COMMON ELEMENTS

The common elements include all parts of the building other than the units, including without limitation the following:

(a) All the land not included in the Limited Common Elements as defined in Article VII and depicted on the Condominium Plat (attached hereto).

(b) Common driveway space not included in the Limited Common Elements defined in Article VII and depicted on the Condominium Plat (attached hereto).
(c) All foundations, columns, girders, beams, supports, and roofing;
(d) All exterior walls of the building not including the portions thereof on the unit side of the exterior wall, all walls, and mechanical equipment spaces;
(e) All central and permanent installations for services such as power, telephone, gas and cable television;
(f) All septic, well, and other water systems that serve more than one Unit;
(g) All other parts of the condominium property and all apparatus and installations existing in the building or on the property for common use or necessary or convenient to the existence, maintenance, or safety of the condominium.

VII. LIMITED COMMON ELEMENTS

A. Definition. "Limited Common Elements" shall mean those areas identified in this Declaration as reserved for the exclusive use of an individual condominium Unit.
B. Description. The condominium limited common elements are the following:
   1. Individual yards assigned to each unit as depicted on the condominium plat (attached hereto)
   2. Individual driveways leading to the garage for each unit (attached hereto)
   3. Sidewalks leading to each individual unit.
C. Use and Maintenance. Except as otherwise provided herein, the manner of use of the Limited Common Elements shall be determined solely by the Unit Owner who has the exclusive use of such Limited Common Elements, except that no use may occur which could damage the structure of the building or otherwise cause harm to the condominium or violate any provisions herein. In addition, maintenance, repair, and replacement of the Limited Common Elements shall be the responsibility of the Unit Owner who has the exclusive use of such Limited Common Element. However, any change of architectural or structural significance to a Building shall be subject to a unanimous vote of the Unit Owners of that Building.
D. Notwithstanding the above, for any propane tank, septic system, well, electrical system, phone line, fiber optic cable, etc., that serves one Unit and is located, in whole or in part, in the Limited Common Elements of a different Unit, such shall be permitted to remain on or in the Limited Common Elements of the different Unit, and a valid easement for the same shall exist. Such elements shall not be removed, disabled, or otherwise interfered with by the Unit Owner of the Limited Common Elements of which it is situated.

VIII. ENCROACHMENTS

If any portion of the common elements shall encroach upon any unit, or if any unit shall encroach upon the other unit or upon any portion of the common elements as a result of the construction of the building, or as a result of settling or shifting of the building, a valid easement for the encroachment and its maintenance shall exist so long as the building stands. In the event the building, any unit, or any adjoining common element, shall be partially or totally destroyed as a result of fire or other casualty or as a result of condemnation or eminent domain proceedings,

and then rebuilt, any resulting encroachment of a part of the common elements upon either or upon any part of the common elements shall be permitted and a valid easement for such encroachment shall exist so long as the building stands.

IX. GENERAL

A. Utilities. Each Unit Owner shall pay for his, her, or its telephone, electric, gas, and other utility services which are separately metered or billed to each use by the respective utility company.

B. Pets. Pets shall be permitted, but no pets shall be permitted to remain on the premises should it pose a danger or become a nuisance to the other Unit Owners.

X. CONDOMINIUM ASSOCIATION

A. General. Following the conveyance of the first Unit to any person other than Declarant, all Unit Owners shall be entitled and required to be a member of an association of Unit Owners known as "Will Road Condominium Homeowner's Association, Inc." (the Association), which shall be responsible for carrying out the purposes of this Declaration, including exclusive management and control of the Common Elements of the Condominium, which may include the appointment and delegation of duties and responsibilities hereunder to a committee or subcommittee commissioned by the Association for that purpose. The Association shall be incorporated as a nonprofit corporation under the laws of the State of Wisconsin. The powers and duties of the Association shall include those set forth in the Associations articles of incorporation (the Articles) and bylaws (the Bylaws), the Condominium Ownership Act, this Declaration, and Chapter 181, Wisconsin Statutes (the Wisconsin Nonstock Corporation Law), All Unit Owners, tenants of Units, and all other persons and entities that in any manner use the Property or any part thereof shall abide by and be subject to all of the provisions of all rules and regulations of the Association (collectively, the Rules and Regulations), this Declaration, the Articles, and Bylaws. The Association shall have the exclusive right to promulgate, and to delegate the right to promulgate, the Rules and Regulations from time to time and shall distribute to each Unit Owner the updated version of such Rules and Regulations upon any amendment or modification to the Rules and Regulations. Any new rule or regulation or any revision to an existing rule and regulation shall become effective immediately upon distribution to the Unit Owners unless otherwise stated in such amendment or modification. '

B. Declarant Control. Notwithstanding anything contained in this Declaration to the contrary, the Declarant shall totally govern the affairs of the Condominium and pay all expenses thereof until a Unit has been sold to any person other than the Declarant. The Declarant may exercise any rights granted to, or perform any obligations imposed upon, Declarant under this Declaration through its duly authorized agent. After a Unit has been sold to any person other than the Declarant, except as provided in Paragraph C. of this Article, the Declarant shall have the right to appoint and remove the officers of the Association and to exercise any and all of the powers and responsibilities, assigned to the Association and its officers by the Articles, Bylaws, the Condominium Ownership Act, this Declaration, and the Wisconsin Nonstock Corporation Law from the date the first Unit of this Condominium is conveyed by the Declarant to any person other than Declarant, until the earliest of: (a)

ten (10) years from such date, unless the statute governing expansion of condominiums is amended to permit a longer period, in which event, such longer period shall apply; or (b) thirty (30) days after the conveyance of seventy-five percent (75%) of the Common Element interest to purchasers, assuming that the Condominium has been fully expanded under Article VI; or (c) thirty (30) days after the Declarant's election to waive their right of control.

C. Board of Directors. The affairs of the Association shall be governed by a board of directors. After the conveyance of twenty-five percent (25%) of the Common Element interest of the Condominium to purchasers, the Association shall hold a meeting, and the Unit Owners other than the Declarant shall elect at least twenty-five percent (25%) of the directors on the board of directors. Prior to the conveyance of fifty percent (50%) of the Common Element interest of the Condominium to purchasers, the Association shall hold a meeting, and the Unit Owners other than the Declarant shall elect at least fifty percent (50%) of the directors on the board of directors. For purposes of calculating the percentages set forth in this subparagraph, the percentage of Common Element interest conveyed shall be calculated by dividing the number of Units conveyed by the number of Units.

D. Common Elements. The Association shall be responsible for the management and control of the Common Elements and shall maintain the same in good, clean, and attractive order and repair. In addition, the Association shall be responsible for providing and maintaining all of the following for the Common Elements: snow plowing, maintaining, and repairing of that part of the main driveway located within the Common Elements; mowing the grass and landscaping off those parts located within the Common Elements.

E. Common Expenses. Any and all expenses incurred by the Association in connection with maintenance of the Common Elements and other areas shall be deemed to be common expenses (the Common Expenses), including, without limitation, expenses incurred for: landscaping and lawn care; snow shoveling and plowing; and improvements to the Common Elements.

F. General Assessments. The Association shall levy annual general assessments (the General Assessments) against the Unit Owners for the purpose of maintaining a fund from which Common Expenses may be paid. The General Assessments against the Unit Owners shall be assessed in proportion to their percentage interests in the Common Elements. General Assessments shall be due in advance on the first day of each calendar year, or in such other manner as the Association may set forth in the Bylaws. Any General Assessment not paid when due shall bear interest until paid, as set forth in the Bylaws and, together with interest, collection costs, and reasonable attorney fees, shall constitute a lien on the Unit on which it is assessed if a statement of condominium lien is filed within two (2) years after the assessment becomes due as provided in the Condominium Ownership Act. During the period of Declarant control of the Association of Section 703.15(2)(c) of the Wisconsin Statutes, no General Assessments shall be assessed against any Unit owned by Declarant. During the period of Declarant control, however, the General Assessments payable by any Unit Owner other than Declarant shall not exceed the amount that Unit Owner would be charged if Declarants Units were subject to full General Assessments, based on the annual operating budget then in effect. During the period of Declarant control, Declarant shall pay the deficit if the total General Assessments payable by Unit Owners other than Declarant do not cover total Common Expenses.

G. Special Assessments. The Association may, whenever necessary or appropriate, levy special assessments (the Special Assessments) against the Unit Owners, or any of them, for deficiencies in the case of destruction or condemnation; for defraying the cost of improvements to the Common Elements; for the collection of monies owed to the Association under any provision of this Declaration, or for any other purpose for which the Association may determine a Special Assessment is necessary or appropriate for the improvement or benefit of the Condominium. Specifically for roofing of a Building, the Association may levy Special Assessments equally to the Unit Owners of that Building alone for the roof repair and replacement. Special Assessments shall be paid at such time and in such manner as the Association may determine. Any Special Assessment or installment not paid when due shall bear interest until paid, as set forth in the Bylaws and, together with the interest, collection costs, and reasonable attorney fees, shall constitute a lien on the Unit on which it is assessed if a statement of condominium lien is filed within two (2) years after the Special Assessment becomes due as provided in the Condominium Ownership Act.

XI. PERSON TO RECEIVE SERVICE

All notices and other documents required to be given by this Declaration or by the Bylaws of the Association shall be sufficient if given to one (l) registered owner of a Unit regardless of the number of owners who have an interest therein. All owners shall provide the secretary of the Association with an address for the mailing or service of any notice or other documents and the secretary shall be deemed to have discharged his or her duty with respect to the giving of notice by mailing it or having it delivered personally to such address as is on file with him or her. The name and address of the resident agent under Section 703.23 of the Wisconsin Statutes is Scott B. Blasing, 650 Clancy Street, Jefferson, WI 53549. The resident agent may be changed by the Association in any manner permitted by law.

XII. UNITS SUBJECT TO DECLARATION, BY-LAWS, RULES, AND REGULATIONS

All present and future Owners and occupants of the four units shall be subject to, and shall comply with, the provisions of this Declaration, and any By-laws, rules, and/or regulations adopted pursuant thereto, as these instruments may be amended from time to time. The acceptance of a deed or conveyance, or the entering into occupancy of any unit shall constitute an acceptance of the provisions of such instruments, as they may be amended from time to time, by such Owner, Tenant, or Occupant. The provisions contained in such instruments shall be covenants running with the land and shall bind any person having at any time an interest or estate in such unit, as though such provision were received and fully stipulated in each deed, conveyance, or lease thereof.

XIII. PERCENTAGE INTEREST IN COMMON ELEMENTS

Each unit and its Owner shall have an undivided ¼ interest in the common elements, more particularly shown on the Condominium Plat, hereto attached. This fractional interest is appurtenant to the unit and is not subject to partition as long as this Declaration is in effect. Any

deed, mortgage, lease, or other instrument purporting to effect a conveyance of a unit without including the Unit Owners interest in the common elements shall be deemed and taken to include the interest so omitted, even though the latter is not expressly mentioned or described therein. Any repair or maintenance expense pertaining to common elements shall be considered a common expense and shall be shared equally by the Unit Owners, unless this Declaration other expressly specifies otherwise.

XIV. DAMAGE OR DESTRUCTION, INSURANCE

In the event of damage or destruction of all or any part of the property, the damage shall be repaired or the property destroyed shall be rebuilt, unless all appertaining shall vote to the contrary. Such vote shall be taken by the Unit Owners at a meeting called for that purpose within thirty (30) days of the date of the damage or destruction. In the event of reconstruction, the original design, plans, and specifications shall be observed as nearly as practicable unless all appertaining shall agree otherwise.

Each Unit Owner shall obtain and maintain fire and extended loss insurance coverage for the property in at least the amount of the replacement value thereof or the full insurable value. In the event of damage or destruction of property, or any portion thereof, if repair or reconstruction is required in accordance with the provisions of this paragraph, the proceeds of insurance shall be applied to the cost of such replacement or reconstruction. If there is no repair or reconstruction of the damage property because of unanimous vote as provided in this paragraph, the insurance proceeds shall be divided between the Owners of the individual units that are damaged but not repaired or reconstructed in proportion to their respective percentage in the common areas. The insurance proceeds shall be paid jointly to the Owners of those units and their Mortgagees.

XV. INSURANCE

A. Property Insurance. The four Unit Owners shall obtain and maintain a common policy insurance for all units, Limited Common Elements, and the Common Elements on an "all risk basis" for an amount not less than the full replacement value of the insured property. They shall be the named insured and the Mortgagees of units as additional insured. For purposes of this provision and for the Declaration, "Mortgagee" shall mean the holder of any recorded mortgage encumbering one or more units or a land contract seller.
B. Liability Insurance. The Unit Owners shall maintain general liability insurance against all claims commonly insured against and in such amounts as the Unit Owners deem suitable. Such policies shall also contain a "severability of interest" endorsement which shall preclude the insurer from denying the claim of one Unit Owner because of negligence on the part of the Unit Owners, his/her/its tenants, or visitors.
C. Administration. Any and all premiums associated with the insurance purchased shall be a common expense shared equally by the Unit Owners. All insurance shall be obtained from insurance carriers licensed or permitted to do business in the State of Wisconsin.
D. Unit Owners Insurance. Each Unit Owner shall also maintain comprehensive general liability coverage at a single limit of not less than one hundred thousand dollars ($100,000) per incident or such other limits as the Owners may otherwise agree in writing. All policies must be issued by insurance carriers licensed to do business in the State of Wisconsin.

XVI. AMENDMENT OF DECLARATION

This Declaration may be amended by the written consent of the Unit Owners, provided, however, that no such amendment shall substantially impair the security of any Mortgagees who are the holders of mortgages on the respective condominium units. No such amendment shall be effective until recorded in the office of the Register of Deeds for the County of Jefferson, in Jefferson, Wisconsin.

XVII. COMMON EXPENSES

A. Liability of Unit Owners. Each Unit Owner shall be liable for ¼ share of the expenses of the condominium assessed against the units.

B. Lien for Non-Payment. An Owner paying the full assessment shall have a lien, form the date an assessment is made, upon any unit for assessments made against that unit, for so long as the assessments remain unpaid. Sch lien shall be subordinate to any first priority mortgage, as described in Wis. Stat. § 708.09. The lien shall secure payment of the assessment, interest, and costs of collection, including reasonable attorney's fees. The lien may be recorded in the Jefferson County Clerk of Court's office by an instrument executed by the Association and may be foreclosed. The non-complying Unit Owner(s) shall be personally liable for all unpaid assessment, interest, and costs of collection. This liability shall not terminate upon transfer of ownership or upon abandonment by the Unit Owner by disclaiming use of the common elements. When any lien is foreclosed, if the Unit Owner remains in possession of the unit, he, she, it, or they shall pay the reasonable rental value of the unit. No Unit Owner may withhold payment of any assessment or any part thereof because of any dispute which may exist among or between Unit Owners. Rather, the Unit Owner shall timely pay all assessments pending resolution of any dispute.

C. Negligence of Owner. If, due to the negligent or intentional act of omission of a Unit Owner, or a member of his family or household pet, or of or to a guest or other authorized occupant or visitor of such Unit Owner, damage shall be caused to the common elements or to a unit owned by another, or maintenance, repairs, or replacements shall be required which would otherwise be a common expense, then such Unit Owner shall pay for such damge and such maintenance, repairs, and replacements as may be determined by agreement of the parties or binding arbitration.

XVIII. INVALIDITY

The invalidity of any provision of this Declaration shall not affect in any manner the validity or enforceability of the remainder of this Declaration. The other provisions of this Declaration shall continue in effect as if such invalid provision has never been included herein.

XIX. WAIVER

No provision contained in this Declaration shall be deemed to have been waived by reason of failure to enforce it, irrespective of the number of violations which may occur.

XX. REMEDIES

If any Unit Owner fails to comply with the provisions of the Act, or this Declaration, the other Unit Owners shall notify the violating Unit Owner in writing of such violation. In the event the Unit Owners are unable to resolve a disputed violation they shall seek the services of a mutually agreed upon arbitrator to resolve said dispute. The decision of the mutually agreed upon arbitrator shall be binding on all Unit Owners. Any and all arbitrators' fees sand other expenses incurred in enforcing this provision shall be considered a common expense and shall be shared in equally by the Unit Owners and may be assessed against each Owner's unit.

In witness whereof, Will Road Condominiums, declared by Scott B. Blasing and Elise A. Blasing, who have caused this Declaration to be executed this ___ day of _____, 2026.

WILL ROAD CONDOMINIUMS

_____
Scott B. Blasing

_____
Elise A. Blasing

Subscribed and sworn to before me
This _____ day of _____, 2026.

_____
Notary Public, State of Wisconsin
My Commission Expires: _____

This document was drafted by:
Attorney Brandon C. White
WI Bar No. 1096491
Brandon White Law, LLC
1031 S. Main Street
Jefferson, WI 53549
E: brandon@bcwhitelaw.com
T: (920) 328-2024

1505504
MAP #: 6651
Office of Register of Deeds
Jefferson County, WI
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Staci M. Hoffman
Total Pages: 2
REC FEE: 30.00

CERTIFIED SURVEY MAP No. 6651

BEING LOTS 2 & 3 OF CERTIFIED SURVEY MAP NO. 4826, LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 19, T6N, R15E, TOWN OF HEBRON, JEFFERSON COUNTY, WISCONSIN.

LEGEND

- 3/4" IRON REBAR FOUND
- 1"I.D. IRON PIPE FOUND
- SECTION CORNER FOUND AS NOTED
- EXISTING ACCESS
- UTILITY PEDESTAL (APPARENT EASEMENT)
- SEPTIC VENT
- SEPTIC MANHOLE
- LIGHT POLE
- ELECTRIC TRANSFORMER
- (R) RECORDED AS
- PROPANE TANK

EASEMENT LINE TABLE

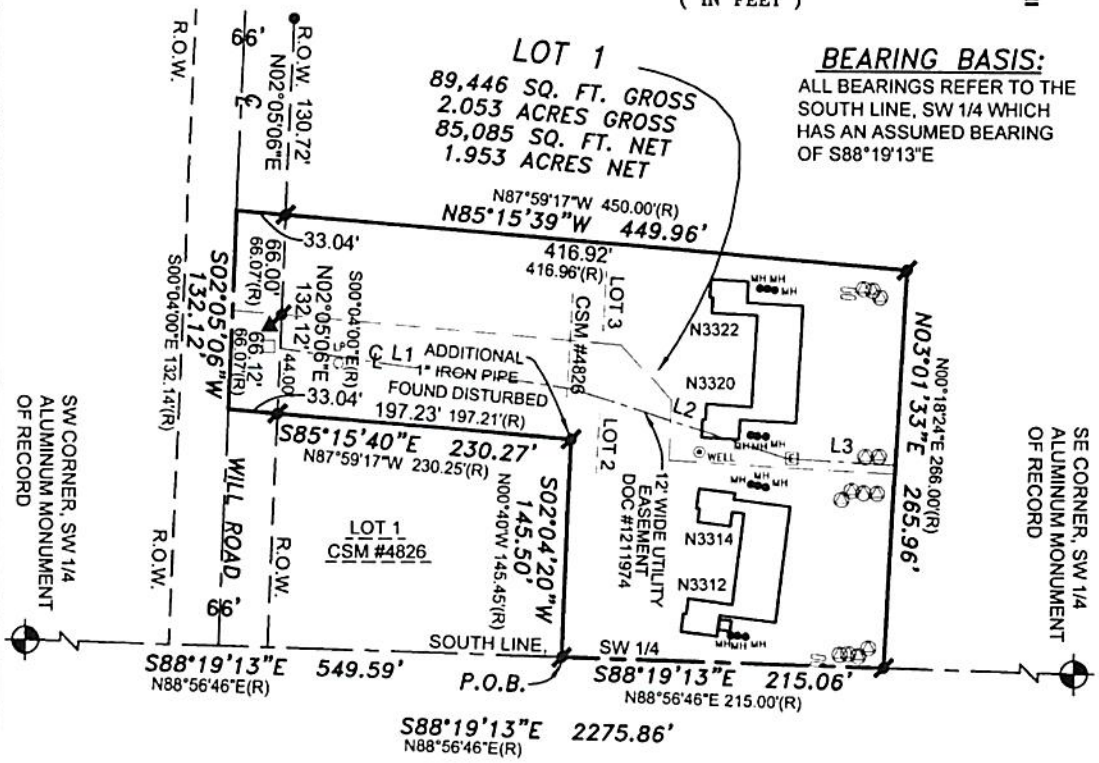
LINE	BEARING	DISTANCE
L1	S82°14'54"E	198.00'
L2	S72°14'54"E	149.96'
L3	S86°54'54"E	72.87'

GRAPHIC SCALE

0 50 100 150 250

(IN FEET)





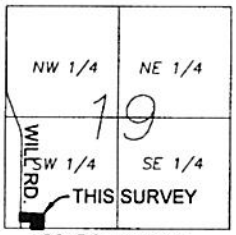
BEARING BASIS:

ALL BEARINGS REFER TO THE SOUTH LINE, SW 1/4 WHICH HAS AN ASSUMED BEARING OF S88°19'13"E

Petition #N/A Zoning R-2
Check for subsequent zoning changes with Jefferson County Zoning

OWNERS:
Scott & Elise Blasing
650 Clancy Street
Jefferson WI 53549





LOCATION SKETCH
SECTION 19, T6N, R15E
NOT TO SCALE

SOUTHWEST
SURVEYING & ASSOCIATES, Inc.
W1065 COUNTY ROAD CI, HELENVILLE, WI. 53137
262-495-4910
920-674-4884

JOB No.: B-225256
DATE: MARCH 25, 2026
SHEET 1 OF 2

Will Road Condominiums

LOT 1 OF CERTIFIED SURVEY MAP NO. XXXX, LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 19, T6N, R15E, CITY OF HEBRON, JEFFERSON COUNTY, WISCONSIN.

Survey For: Scott & Elise Blasing

Location: N3312, N3314, N3320 & N3322 Will Road, Town of Hebron, Jefferson County, Wisconsin.

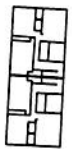
Description: Lot 1 of Certified Survey Map No. XXXXX as recorded in the Jefferson County Register of Deeds Office as Document No. XXXXXXXXXX being a part of the SW 1/4 of the SW 1/4 of Section 19, T6N, R15E, Town of Hebron, Jefferson County, Wisconsin.

Subject to all rights, reservations, restrictive covenants, and easements recorded or unrecorded.



FIRST FLOOR PLAN

UNIT 1	UNIT 2
1,767 SQ. FT.	1,783 SQ. FT.



SECOND FLOOR PLAN

UNIT 1	UNIT 2
1,176 SQ. FT.	1,188 SQ. FT.



FIRST FLOOR PLAN

UNIT 3	UNIT 4
1,764 SQ. FT.	1,760 SQ. FT.



SECOND FLOOR PLAN

UNIT 3	UNIT 4
1,189 SQ. FT.	1,182 SQ. FT.

SOUTHWEST
SURVEYING & ASSOCIATES, Inc.
W1065 COUNTY ROAD CI, HELENVILLE, WI. 53137
262-495-4910
920-674-4884



EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S82°14'54"E	198.00'
L2	S72°14'54"E	149.96'
L3	S86°54'54"E	72.87'

State of Wisconsin) ss
Jefferson County)

I certify that I have surveyed the above described (property) and this Condominium Plat is a true representation of the exterior boundary lines and the location of the building(s) and improvements to be constructed upon the property. This plat complies with Chapter A-E 7, to the best of my knowledge and belief. This plat is a correct representation of "Will Road Condominiums" as proposed at the date hereof, and the location and identification of each unit and the common elements can be determined from the plat. The undersigned surveyor makes no certification as to the accuracy of the floor plans of the condominium buildings and units contained in the plat and the approximate dimension and floor area thereof.

THIS IS A JOHN C. KANNARD AUTHORIZED PRINT ONLY IF SIGNATURE APPEARS IN RED INK ON BLACK LINE PRINT.

JOHN C. KANNARD, Professional Land Surveyor

PRELIMINARY

SHEET 1 OF 1
DATE: March 24, 2026
REVISED: March 25, 2026
JOB NO: S-225256

CERTIFIED SURVEY MAP No. 6651

BEING LOTS 2 & 3 OF CERTIFIED SURVEY MAP NO. 4826 LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 19, T6N, R15E, TOWN OF HEBRON, 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 Lots 2 and 3 of Certified Survey Map No. 4826, located in the SW 1/4 of the SW 1/4 of Section 19 , T6N, R15E, Town of Hebron, Jefferson County, Wisconsin, bounded and described as follows:

Lots 2 and 3 of Certified Survey Map No. 4826 as recorded in the Jefferson County Register of Deeds Office in Volume 25 of Certified Survey Maps on Page 93 as Document No. 1183272, being a part of the SW 1/4 of the SW 1/4 of Section 19, T6N, R15E, Town of Hebron, Jefferson County, Wisconsin, containing 89,446 square feet or 2.053 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 Scott and Elise Blasing, 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 25th day of March, 2026

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

WISCONSIN JOHN C. KANNARD S-2248 HELENVILLE WI LAND SURVEYOR

CITY OF FORT ATKINSON EXTRATERRITORIAL APPROVAL:

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

Dated this 26th day of March, 2026

Rebecca Houseman, City Manager

PLANNING AND ZONING COMMITTEE APPROVAL:

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

Dated this 26 day of March, 2026

Matt Zangl, Director of Planning & Zoning

This instrument drafted by John C. Kannard P.L.S. S-2248 Job No.B-225256 Sheet 2 of 2