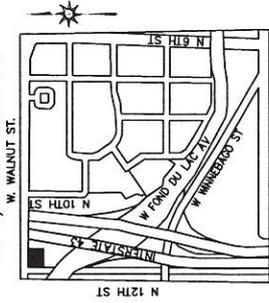


DD # 3067

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 7924, LOTS 3-6 IN BLOCK 96 OF PLAT OF TOWN OF MILWAUKEE ON THE WEST SIDE OF THE RIVER AND VACATED ALLEY ADJACENT, IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

SW 1/4 SEC. 20-7-22



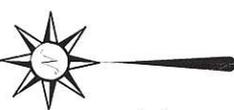
VICINITY MAP  
SCALE: 1" = 200'

Tax Key Nos.:  
361-1024-117  
361-1004-000  
361-1005-000  
362-0491-000  
Zoning: LB2

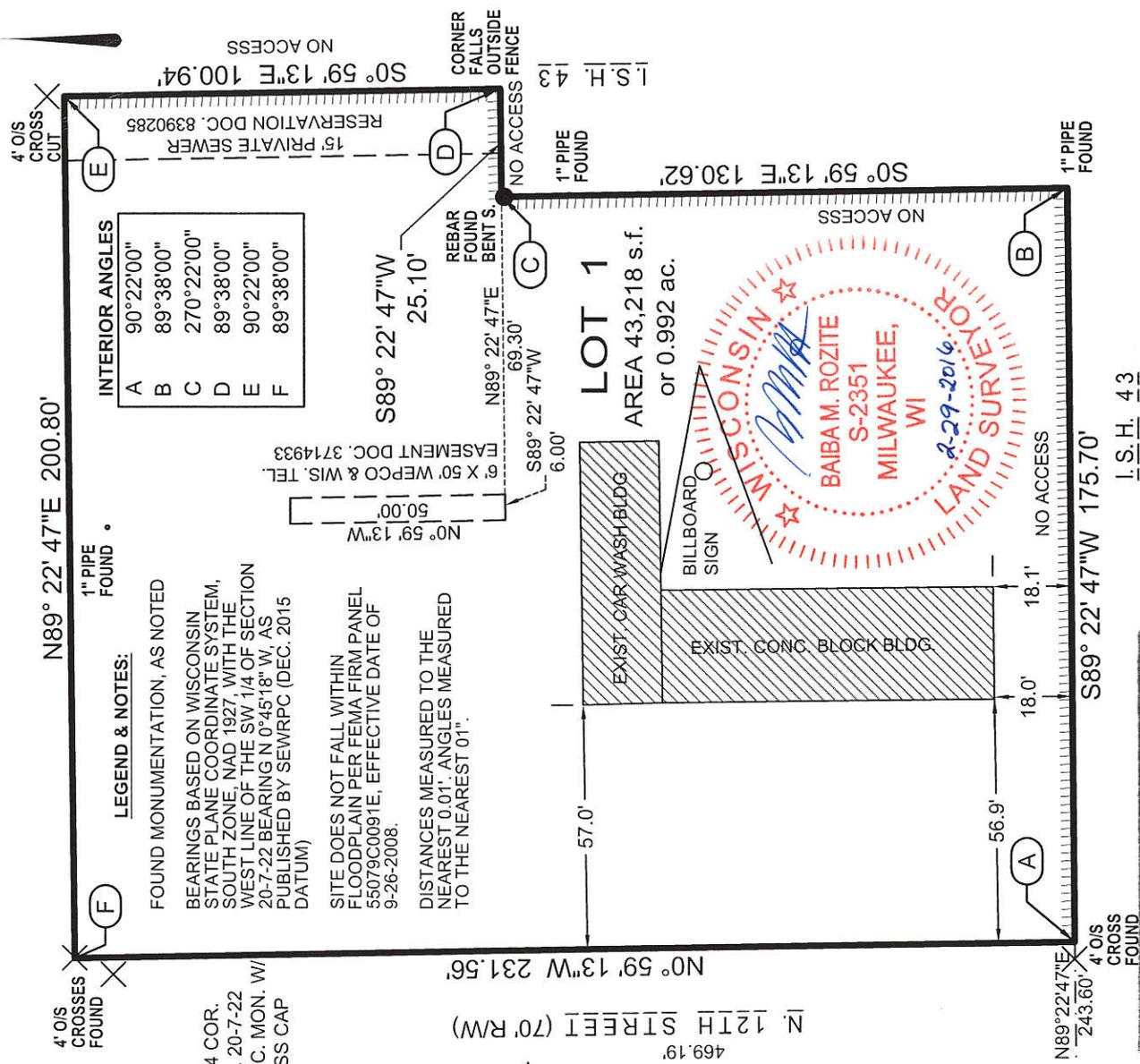


Single Source. Sound Solutions. GROUP  
www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210

GRAPHIC SCALE



W. WALNUT STREET (120' RW)



INTERIOR ANGLES	VALUES
A	90°22'00"
B	89°38'00"
C	270°22'00"
D	89°38'00"
E	90°22'00"
F	89°38'00"

### LEGEND & NOTES:

FOUND MONUMENTATION, AS NOTED  
BEARINGS BASED ON WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1927, WITH THE WEST LINE OF THE SW 1/4 OF SECTION 20-7-22 BEARING N 0°45'18" W, AS PUBLISHED BY SEWRPC (DEC. 2015 DATUM)

SITE DOES NOT FALL WITHIN FLOODPLAIN PER FEMA FIRM PANEL 55079C0091E, EFFECTIVE DATE OF 9-26-2008.

DISTANCES MEASURED TO THE NEAREST 0.01'. ANGLES MEASURED TO THE NEAREST 01".

W 1/4 COR.  
SEC. 20-7-22  
CONC. MON. W/  
BRASS CAP

INFRASTRUCTURE SERVICES DIVISION  
 CENTRAL DRAFTING & RECORDS MANAGER  
 ENGR. IN CHARGE ENVIRON. ENGR.  
 CORRECT  
 CITY ENGINEER  
 APPROVED

*[Signatures]*  
 3/9/16  
 3/8/16  
 3/9/16

SW CORNER  
SW 1/4 SEC.  
20-7-22  
CONC. MON.  
W/ BRASS CAP

DEPARTMENT OF CITY  
DEVELOPMENT  
CITY OF MILWAUKEE

FEB 05 2016  
STAFF APPROVED

Dcd 3067

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 7924, LOTS 3-6 IN BLOCK 96 OF PLAT OF TOWN OF MILWAUKEE ON THE WEST SIDE OF THE RIVER AND VACATED ALLEY ADJACENT, IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)

SS

MILWAUKEE COUNTY)

I, Baiba M. Rozite, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped Parcel 1 of Certified Survey Map No. 7924, Lots 3-6 in Block 96 of Plat of the Town of Milwaukee on the West Side of the River and vacated alley adjacent, in the Northwest 1/4 of the Southwest 1/4 of Section 20, Town 7 North, Range 22 East, City of Milwaukee, County of Milwaukee, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Southwest 1/4 section; Thence South 0°45'18" East, 469.19 feet along the West line of said Southwest 1/4 section; Thence North 89°22'47" East, 243.60 feet to the East line of North 12th Street and to the Point of Beginning; Thence North 0°59'13" West, 231.56 feet along said East line to the South line of West Walnut Street; Thence North 89°22'47" East, 200.80 feet along said South line; Thence South 0°59'13" East, 100.94 feet; Thence South 89°22'47" West, 25.10 feet; Thence South 0°59'13" East, 130.62 feet; Thence South 89°22'47" West, 175.70 feet to the Point of Beginning.

Said parcel contains 43,218 square feet or 0.992 acres of land, more or less.

That I have made the survey, land division, and map by the direction of TJM Holdings, LLC, owner of said land. That the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with s. 236.34 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code of Ordinances in surveying, dividing and mapping the same.

BAIBA M. ROZITE, PLS 2351

1-11-2016

DATE



DED 3067

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 7924, LOTS 3-6 IN BLOCK 96 OF PLAT OF TOWN OF MILWAUKEE ON THE WEST SIDE OF THE RIVER AND VACATED ALLEY ADJACENT, IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

## CORPORATE OWNER'S CERTIFICATE

**TJM HOLDINGS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN AS OWNER, CERTIFIES THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES.**

IN CONSIDERATION OF THE APPROVAL OF THE MAP BY THE COMMON COUNCIL AND IN ACCORDANCE WITH CHAPTER 119 OF THE MILWAUKEE CODE, THE UNDERSIGNED AGREES:

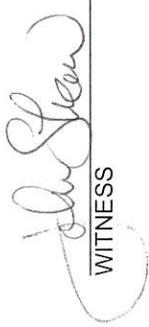
A. THAT ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE SERVICES AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL LOTS IN THE CERTIFIED SURVEY MAP SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFOR, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHEREOF, **TJM HOLDINGS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY**, HAS CAUSED THESE PRESENTS TO BE SIGNED BY **THOMAS J. McHUGH**, ITS **MANAGER**

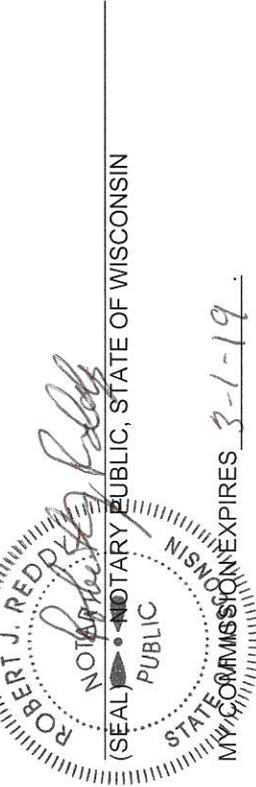
AT Brookfield, WISCONSIN, THIS 21 DAY OF January, 2016.

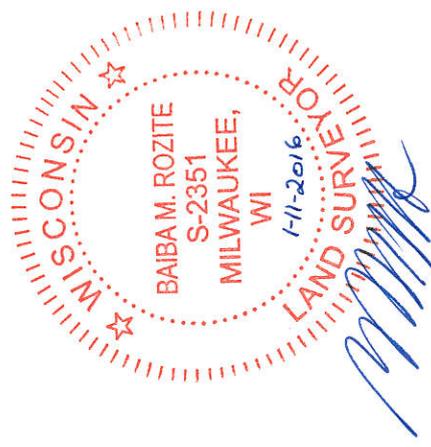
IN THE PRESENCE OF:  
TJM HOLDINGS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY :

  
\_\_\_\_\_  
WITNESS SIGNATURE, THOMAS J. McHUGH

STATE OF WISCONSIN) )SS  
Waukesha COUNTY)

PERSONALLY CAME BEFORE ME THIS 21 DAY OF January, 2016, **THOMAS J. McHUGH**, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE **MANAGER** OF THE ABOVE-NAMED COMPANY, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE COMPANY, BY ITS AUTHORITY.

  
ROBERT J. REDDY  
NOTARY PUBLIC, STATE OF WISCONSIN  
(SEAL) NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION EXPIRES 3-1-19.

  
WISCONSIN  
BAIBA M. ROZITE  
S-2351  
MILWAUKEE, WI  
1-11-2016  
LAND SURVEYOR  


  
Single Source. Sound Solutions. GROUP  
www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 7924, LOTS 3-6 IN BLOCK 96 OF PLAT OF TOWN OF MILWAUKEE ON THE WEST SIDE OF THE RIVER AND VACATED ALLEY ADJACENT, IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

### CONSENT OF CORPORATE MORTGAGEE

**RIDGESTONE BANK, A WISCONSIN BANKING CORPORATION**, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE HEREIN DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS MAP AND DOES HEREBY CONSENT TO THE CERTIFICATE OF TJM HOLDINGS, LLC, OWNER

IN WITNESS WHEREOF, **RIDGESTONE BANK, A WISCONSIN BANKING CORPORATION**, HAS CAUSED THESE

PRESENTS TO BE SIGNED BY JOHN SHAW, ITS AVP, AND

COUNTERSIGNED BY Janet M. Rortved, ITS VP

AT Ridgestone Bank, Brookfield, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED

THIS 21 DAY OF January, 2016.

IN THE PRESENCE OF:  
**RIDGESTONE BANK, A WISCONSIN BANKING CORPORATION**

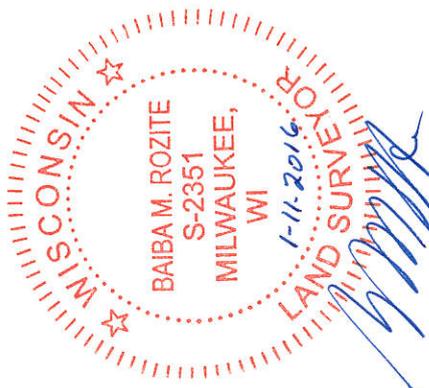
John Shaw  
SIGNATURE \_\_\_\_\_ DATE 1/21/2016

Janet M. Rortved  
SIGNATURE \_\_\_\_\_ DATE 1-21-16

STATE OF WISCONSIN) )SS  
Waukesha COUNTY)

PERSONALLY CAME BEFORE ME THIS 21 DAY OF January, 2016, OF THE ABOVE NAMED CORPORATION, AND JOHN SHAW AND Janet M. Rortved TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE AVP AND THE VP OF THE ABOVE-NAMED CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF THE COMPANY, BY ITS AUTHORITY.

ROBERT J. REDDIE  
NOTARY PUBLIC  
(SEAL) NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION EXPIRES 3-1-19



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 7924, LOTS 3-6 IN BLOCK 96 OF PLAT OF TOWN OF MILWAUKEE ON THE WEST SIDE OF THE RIVER AND VACATED ALLEY ADJACENT, IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

CERTIFICATE OF CITY TREASURER  
STATE OF WISCONSIN )  
MILWAUKEE COUNTY )

I, SPENCER COGGS, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF MILWAUKEE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN THE OFFICE OF THE CITY TREASURER OF THE CITY OF MILWAUKEE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON THE LAND INCLUDED IN THIS CERTIFIED SURVEY MAP.

*James F. Kuyken, DEPUTY*      *06/15/2016*  
SPENCER COGGS      DATE  
CITY OF MILWAUKEE TREASURER

## CITY OF MILWAUKEE COMMON COUNCIL CERTIFICATE OF APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. 160383

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON July 6, 2016

*[Signature]*  
JAMES R. OWCZARSKI, CLERK, CITY OF MILWAUKEE

*[Signature]*  
TOM BARRETT, MAYOR, CITY OF MILWAUKEE

