

DCD#3500

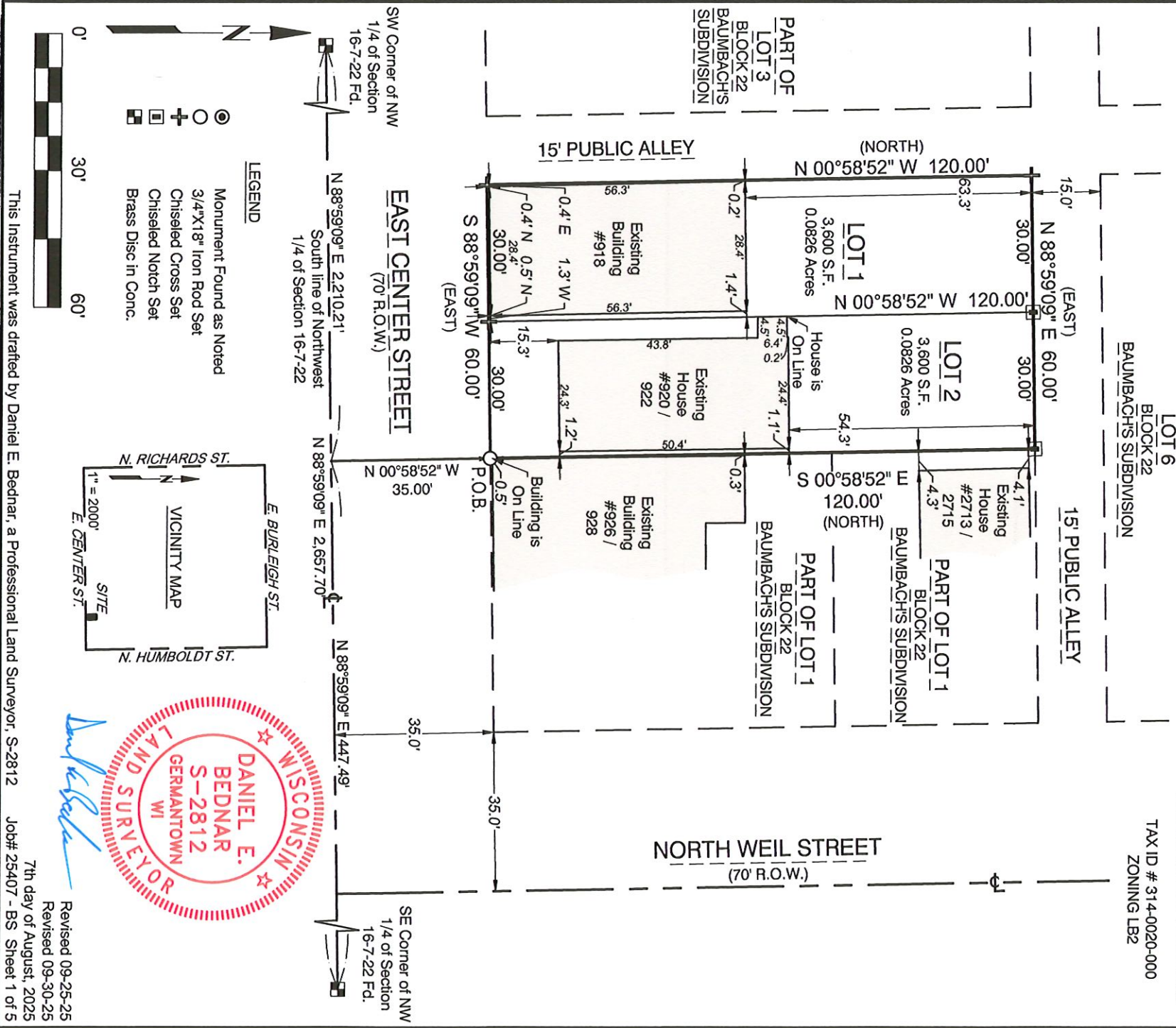
Certified Survey Map



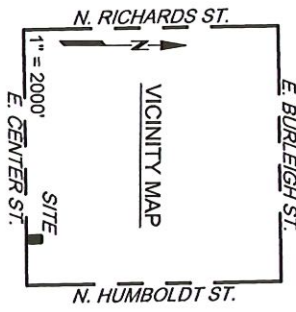
All of Lot 2, Block 22, in Baumbach's Subdivision, in the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin

21005 Watertown Rd., Suite A2
Waukesha, WI 53186 (262) 312-1004
landsurvey@slinc.com

TAX ID # 314-0020-000
ZONING LB2



- LEGEND**
- Monument Found as Noted
 - 3/4"x18" Iron Rod Set
 - Chiseled Cross Set
 - Chiseled Notch Set
 - Brass Disc in Conc.



This instrument was drafted by Daniel E. Bednar, a Professional Land Surveyor, S-2812

Revised 09-25-25
Revised 09-30-25
7th day of August, 2025
Job# 25407 - BS Sheet 1 of 5

INFRASTRUCTURE SERVICES DIVISION
 Central Drafting & Records Manager
 10/6/25
 ENGR. IN CHARGE ENVIRON. ENGR.
 CORRECT
 CITY ENGINEER APPROVED

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE

AUG 28 2025
STAFF APPROVED

Certified Survey Map _____

All of Lot 2, Block 22, in Baumbach's Subdivision, in the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin

SURVEYOR'S CERTIFICATE:

I Daniel E. Bednar, Professional Land Surveyor, do hereby certify:

That I have surveyed, Divided and mapped a parcel of land known as All of Lot 2, Block 22, in Baumbach's Subdivision, in the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin bounded and described and follows:

Commencing at the Southwest corner of the Northwest 1/4 of said Section; thence North 88°59'09" East along the South line of the Northwest 1/4 Section, 2,210.21 feet, to a point on the South line of said 1/4 Section; thence North 00°58'52" West, 35.00 feet to a point on the South line of Lot 2, also being the Point of Beginning for the lands described herein; after, thence South 88°59'09" West along said South line, 60.00 feet to the West line of said Lot 2 and the East line of a 15' Public Alley; thence North 00°58'52" West along said West line, 120.00 feet to the North line of said Lot 2 and the South line of a 15' Public Alley; thence North 88°59'09" East along said North line, 60.00 feet to a point on the East line of said Lot 2; thence South 00°58'52" East along said East line, 120.00 feet to the Point of Beginning of this description.

The gross area of said parcel contains 7,200 Square feet or 0.1653 Acres of land more or less.

That I have made such survey, land division and map by the direction of Mark E. Lawson, owner of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236 of the Wisconsin Statutes and the Platting ordinance of the City of Milwaukee in surveying, dividing and mapping same. Per Wis. Stat. 236.21 (1), this certificated has the same force and effect as an affidavit.

Dated this 7th day of August, 2025.


Daniel E. Bednar, PLS

Professional Land Surveyor S-2812



SURVEYOR'S NOTES:

1. Outside diameter measured on all monuments. Set monuments are 1.50lbs/Lineal Foot.
2. () Indicates recorded as bearings and dimensions.
3. Field work completed on 07-18-25
4. Lot 1 Contains:
 - 918 East Center Street Milwaukee, WI 53212
 - 3,516 S.F. - 0.0807 Acres
 - Taxkey: 3140020000
5. Lot 2 Contains:
 - 920 / 922 East Center Street Milwaukee, WI 53212
 - 3,684 S.F. - 0.0846 Acres
6. Zoned LB2 - Local Business 2
7. LB2 Setbacks per Zoning 295-605-2:
 - Front (min.): None
 - Front (max.): Average
 - Rear: None
 - Side: None
8. Bearings are referenced to Wisconsin State Plane Coordinate System South Zone NAD 83/2011 in which the South line of the Northwest 1/4 of Section 16-7-22 bears S 88°59'09" E
9. Owner: Mark E. Lawson
 - 922 East Center Street Milwaukee, WI 53212



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INDIVIDUAL OWNERS CERTIFICATE:

As owner, I certify that I caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this map or plat in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code of Ordinances.

In consideration of the approval of the (map or plat) by the Milwaukee Common Council, the undersigned agrees:

That all utility lines to provide electric power and telephone service and cable television or communications systems lines or cables to all lots in the (certified survey map or in the subdivision plat) (other than already existing lines and cables) shall be installed underground in easements provided therefore, where feasible.

This agreement is binding on the undersigned and successors and assigns.

Date: 9/30/2025

Signature: 
Mark E. Lawson

STATE OF WISCONSIN)
) SS
MILWAUKEE COUNTY)

Personally came before me this day of September 30th 2025, the above named Mark E. Lawson, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Signature: 

Print Notary Name: Princess Hopgood-Kaze

Notary Public, State of Wisconsin. My commission expires: 09/05/2028
(Notary Seal)



LAND SURVEYS INC.

21005 Watertown Rd., Suite A2
Waukesha, WI 53186 (262) 312-1034
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Revised 09-25-25
Revised 09-30-25

This Instrument was drafted by Daniel E. Bednar, a Professional Land Surveyor, S-2812

7th day of August, 2025
Job# 25407 - BS Sheet 3 of 5

Certified Survey Map _____

All of Lot 2, Block 22, in Baumbach's Subdivision, in the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin

CONSENT OF ENTITY MORTGAGEE:

Educators Credit Union (corporate or entity name), a (Identify type of entity) duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above described land, consents to the surveying, dividing, mapping, restricting and dedication of the land described on this Certified Survey Map and in the surveyor's certificate, and to the certificate of the owner of said land.

Date: 09/30/2025

Entity Name: Educators Credit Union

Signature: 

Type or Print Name: Jesus Rangel Sandoval

Title: Principal Member Finance Representative

STATE OF WISCONSIN)
) SS
MILWAUKEE COUNTY)

Personally came before me this 30th day of September 2025 Jesus Rangel (MFR) (name and title) of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: 

Print Notary Name: Princess Hopgood-Kaze

Notary Public, State of Wisconsin. My commission expires 09/30/2025
(Notary Seal)



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CERTIFICATE OF CITY TREASURER:

I, Spencer Cogg, being the duly elected and acting City Treasurer of the City of Milwaukee, 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.

Per Wis. Stat. 75.06 and 74.87, the City of Milwaukee collects property taxes and enforces nonpayment of same on parcels in the City of Milwaukee. Per Wis. Stat. 74.83, the City of Milwaukee and Milwaukee County entered into an Intergovernmental Cooperation Agreement approved by Council Resolution 901408, whereby the city is the sole collector and enforcer of property taxes for parcels in the city.

Date: 10/10/2025

Signature: Kaqui Shu Schroeder
for Spencer Cogg, City Treasurer
Kaqui Shu Schroeder
Deputy City Treasurer

CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL APPROVAL:

I certify that this Certified Survey Map was approved under Resolution File No. 251122, adopted by the Common Council of the City of Milwaukee on 11-4-2025.

Date: 11-11-2025

Signature: [Signature]
Jim Owczarski, City Clerk



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[Signature]

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