

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

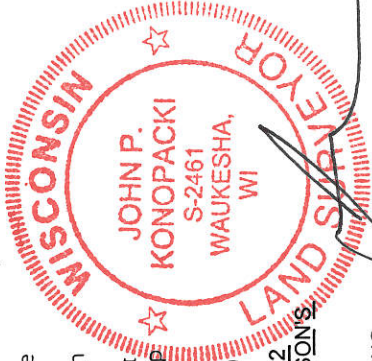
Being a part of Lot 9 and Lot 12 in Block 2 of Hubbard and Pearson's Addition, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin.

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927), The east line of the Northwest 1/4 of Section 21, Township 7 North, Range 22 East bears  $500^{\circ}18'59''E$ . (CS55 DECEMBER 2013)

**GRAPHICAL SCALE (FEET)**



**FEBRUARY 1, 2017**



Subject Property  
Zoning: IM - Industrial Mixed  
Tax Key Numbers:  
354-0634-000  
354-0635-000

LOT 8 - BLOCK 2  
HUBBARD & PEARSON'S  
ADDITION  
EXISTING BUILDING

NE CORNER, NW 1/4  
SEC. 21, T7N, R22E  
(FOUND CONC. MON.  
W/ BRASS CAP)  
N:393,477.14  
E:2,561,752.26

N89°06'53"E 100.00'

**LOT 1**  
10,000 SQ. FT.  
0.2296 ACRES

PART OF LOT 9 - BLOCK 2  
HUBBARD & PEARSON'S  
ADDITION  
OWNER: JOHN  
ZEMBROWSKI

66' VACATED  
NORTH  
MARSHAL  
STREET  
OWNER: DGM  
DEVELOPMENT  
LLC

EXISTING  
BUILDING  
2,167 SQ. FT.

**INTERIOR ANGLES**  
A -  $90^{\circ}26'00''$   
B -  $89^{\circ}34'00''$   
C -  $90^{\circ}26'00''$   
D -  $89^{\circ}34'00''$

N00°27'07"W 100.00'

S00°27'07"E 100.00'

EAST LINE OF THE NW 1/4 SEC. 21, T7N, R22E  
S00°18'59"E 2636.05'

S89°06'53"W 100.00'

S89°06'53"W 601.75'

NORTH MARSHALL  
STREET

**EAST LAND PLACE**

(66' WIDE R.O.W.)

830.49'

SE CORNER, NW 1/4  
SEC. 21, T7N, R22E  
(ESTABLISHED BY TIES)  
N:390,841.35  
E:2,561,766.81

Prepared for:  
Ogden Multifamily Partners, LLC  
1665 N. Water Street  
Milwaukee, WI 53202

**LEGEND:**

- - Denotes Found 1" Iron Pipe
- - Denotes Found 3/4" Iron Rod
- ⦿ - Denotes Found Mag Nail
- ✕ - Denotes Found 7" Offset Chiseled Cross

Prepared By:

**PINNACLE ENGINEERING GROUP**  
15850 BLUEMOUND ROAD | SUITE 210  
BROOKFIELD, WI 53005  
OFFICE: (262) 754-8888

INFRASTRUCTURE  
SERVICES DIVISION

*Timothy J. Thues* 3/9/17  
CENTRAL DEPT. OF RECORDS MANAGER

*Z. Nady Jhu* 3/9/17  
ENGR. IN CHARGE ENVIRON. ENGR.

*William J. Polenske Jr* 3/9/17  
CITY ENGINEER APPROVED

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

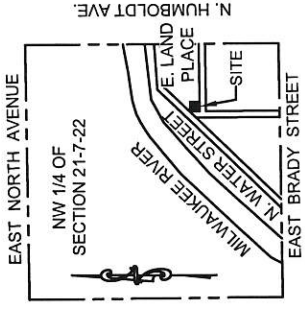
DEPARTMENT OF CITY  
DEVELOPMENT  
CITY OF MILWAUKEE

FEB 20 2017  
*John P. Konopacki*  
STAFF APPROVED

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

Being a part of Lot 9 and Lot 12 in Block 2 of Hubbard and Pearson's Addition, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin.

**VICINITY SKETCH  
SCALE 1"=2000'**



**SURVEYOR'S CERTIFICATE**  
STATE OF WISCONSIN)  
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed and mapped that part of Lot 9 and Lot 12 in Block 2 of Hubbard and Pearson's Addition, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 21;

Thence South 00°18'59" East along the east line of said Northwest 1/4, 1805.56 feet;

Thence South 89°06'53" West and then along the north right of way line of East Land Place, 601.75 feet to the Point of Beginning;

Thence continuing South 89°06'53" West along said north right of way line, 100.00 feet to the east right of way line of vacated North Marshal Street;

Thence North 00°27'07" West along said east right of way line, 100.00 feet to the south line of Lot 8 in Block 2 of said Hubbard and Pearson's Addition;

Thence North 89°06'53" East along said south line, 100.00 feet;

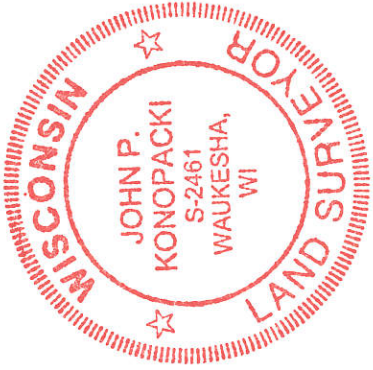
Thence South 00°27'07" East, 100.00 feet to the Point of Beginning.

Containing 10,000 square feet (0.2296 acres) of land, more or less.

That I have made such survey, land division and map by the direction of Ogden Multifamily Partners, LLC, owner of said land.

That such plat 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 the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Milwaukee Land Division Ordinance in surveying and mapping the land with in this certified survey map.



  
 John P. Konopacki  
 Professional Land Surveyor S-2461

Date: FEBRUARY 1, 2017

**NOTES:**

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55079C0092E with an effective date of SEPTEMBER 26, 2008. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.



DCD 3119

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## OWNER'S CERTIFICATE

Ogden Multifamily Partners, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed and mapped as represented 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 of the City of Milwaukee and in accordance with Chapter 119 of the Milwaukee Code, 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 shall be installed underground in easements provided therefor, where feasible.

Ogden Multifamily Partners, LLC, also certifies that this certified survey map is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection.

1. City of Milwaukee

This agreement shall be binding on the undersigned and assigns.

Witness the hands and seals of said owners this 15 day of February, 2017.

In the presence of: Ogden Multifamily Partners, LLC

[Signature] Authorized Member  
(name - title)

STATE OF WISCONSIN)  
Milwaukee COUNTY) SS

PERSONALLY came before me this 15 day of February, 2017, (name) Abby Pletsch, (title) \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Kelly Johnson  
Notary Public  
Name: Kelly Johnson  
State of Wisconsin  
My Commission Expires: 1/31/20



## CONSENT OF CORPORATE MORTGAGEE

Johnson Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying and mapping of the land described on this certified survey map and does hereby consent to the above certification of owners.

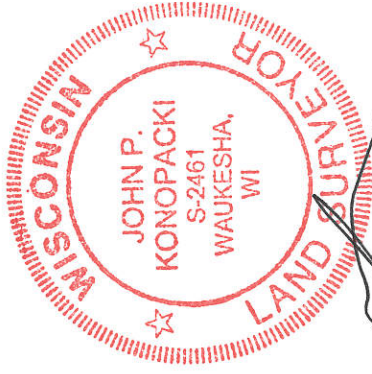
IN WITNESS WHEREOF, the said Johnson Bank, has caused these presents to be signed by Abby Summerfield its President, and its corporate seal to be hereunto affixed this 17 day of February, 2017.

2/17/17  
Date Abby Summerfield  
Via President

STATE OF Wisconsin)  
Milwaukee COUNTY) SS

Personally came before me this 17 day of February, 2017, \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Kelly Johnson  
Notary Public  
Name: Kelly Johnson  
State of Wisconsin  
My Commission Expires: 1/31/20



FEBRUARY 1, 2017



Prepared By:

**PINNACLE ENGINEERING GROUP**  
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## CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)  
MILWAUKEE COUNTY) SS

I, Spencer Coggs, being the duly elected, qualified 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.

03/10/2017

Date

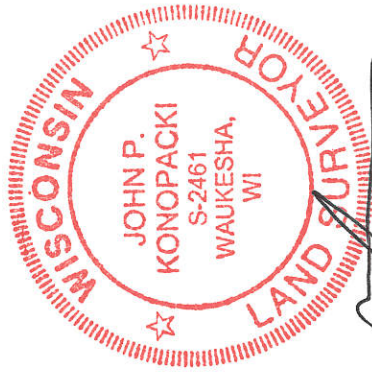
James J. Kuykon, DEPUTY  
for Spencer Coggs, City Treasurer

## COMMON COUNCIL CERTIFICATE OF APPROVAL

I certify that this Certified Survey Map was approved under Resolution File No. 161690, adopted by the Common Council of the City of Milwaukee on this 28th day of March, 2017.

[Signature]  
James Owczarski City Clerk

[Signature]  
Tom Barrett, Mayor



[Signature]  
FEBRUARY 1, 2017