



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

October 24, 2011

To the Honorable Common Council
City of Milwaukee

Dear Common Council Members:

Attached is a final certified survey map listed as follows:

DCD #2893- Owner: Becher Street LLC and River Corner LLC
Tax Key No's.: 467-9988-110-1, 467-9981-110
Located on the east side of South 4th Street and south of West Burnham Street,
in the 12th Aldermanic District.

The purpose of this map is to redivide two existing commercial lots into three parcels in order to accommodate future construction. Approval of the above listed map is recommended since it conforms to the requirements of Chapter 119 of the Subdivision Regulations of the City of Milwaukee.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

Attachment

CC: Ald. Jim Witkowiak

CERTIFIED SURVEY MAP NO.

BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

PREPARED FOR:
RIVER CORNER, LLC
2000 S. 4TH ST.
MILWAUKEE, WI 53204

NE COR.
SE 1/4
SEC. 5-6-22
N 375,177.01
E 2,559,266.05

NW COR.
SE 1/4
SEC. 5-6-22
CONC. MON.
W/BRASS CAP FNO
N 375,097.15
E 2,556,681.48

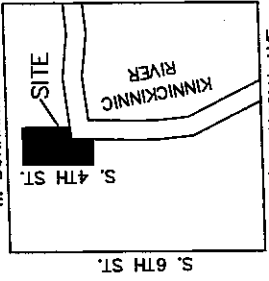
NORTH LINE OF THE SE 1/4 SEC. 5-6-22 N 8813'49" E 2585.99'

1292.99'



CAPITOL SURVEY ENTERPRISES
2457 N MAYFAIR ROAD, SUITE 200
WAUWATOSA, WISCONSIN 53226
PH: (414) 727-7510
FAX: (414) 727-7510
WWW.CAPITOLSURVEY.COM

VICINITY MAP
1" = 2000'
SE 1/4 SECTION 5-6-22
W. BURNHAM ST.



NORTH

SOUTH 4TH STREET
PUBLIC RIGHT OF WAY WIDTH VARIES
1-94
N 00'29'42" W 698.50'

N 89'32'46" E 383.74'

S 00'30'53" E 464.76'

LOT 2
(VACANT)
125,819
SQ. FT.

15' WIDE CONCRETE PUBLIC ALLEY
N 88'20'53" E 375.44'
(REC. WEST)

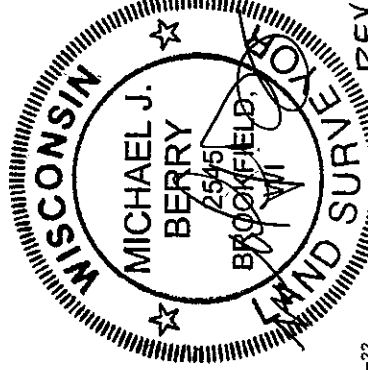
LOT 1
56,088
SQ. FT.

UNPLATTED LANDS
S 00'30'53" E 464.76'

GRAPHIC SCALE



1 inch = 100ft.



SW COR.
SE 1/4
SEC. 5-6-22
CORNER, RETRACED
FROM WITNESS MONUMENTS
N 372,444.21
E 2,556,704.01

REV. 10-6-11

INFRASTRUCTURE
SERVICES DIVISION

Maxine Connell
10/18/2011
CENTRAL DRAFTING & RECORDS MANAGER

Matthew
10/17/11
ENGR. IN CHARGE ENVIRON. ENGR.

Jeffrey
CITY ENGINEER

APPROVED
MICHAEL J. BERRY

THIS INSTRUMENT DRAFTED BY MICHAEL J. BERRY

KINNICKINNIC RIVER

S 00'07'21" E 214.70'

MASONRY & FRAME BUILDING

MASONRY & FRAME BUILDING

S 79'49'50" W 123.22'

MASONRY & FRAME BUILDING

MASONRY & FRAME BUILDING

MASONRY & FRAME BUILDING

MASONRY & FRAME BUILDING

MASONRY & FRAME BUILDING

MASONRY & FRAME BUILDING

LOT 3
69,793
SQ. FT.

S 88'05'04" W 259.07'

N 89'30'18" E 383.85'

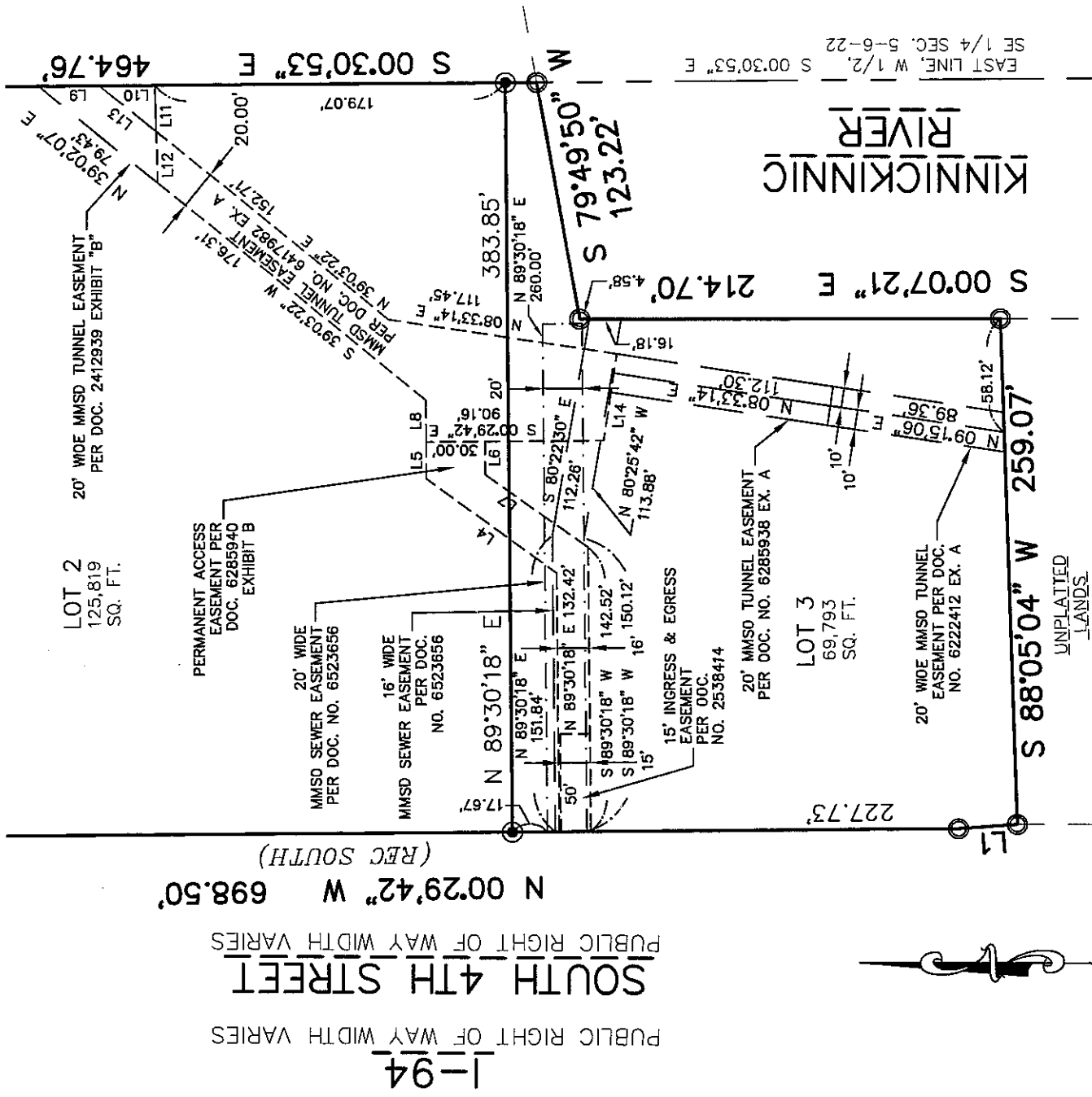
S 00'07'21" E 214.70'

S 79'49'50" W 123.22'

S 00'30'53" E 464.76'

CERTIFIED SURVEY MAP NO.

BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

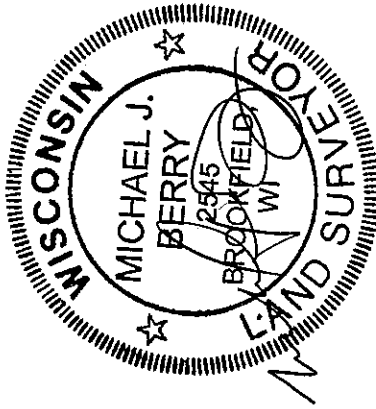


NORTH

GRAPHIC SCALE



1 inch = 80 ft.



LINE TABLE		
LINE	LENGTH	BEARING
L1	30.07'	N04°18'33"W
L2	29.50'	S00°32'05"E
L3	8.31'	N89°30'18"E
L4	81.83'	N36°03'36"E
L5	18.84'	N89°30'18"E
L6	16.89'	S89°30'18"W
L7	63.95'	S35°30'21"W
L8	21.50'	N89°30'18"E
L9	31.40'	S00°30'53"E
L10	28.11'	S00°30'53"E
L11	23.63'	S88°17'53"W
L12	26.40'	S88°17'53"W
L13	36.98'	N39°03'09"E
L14	45.02'	S81°26'59"E

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY)

I, MICHAEL J BERRY, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LANDS IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH 88°13'49" EAST ALONG THE NORTH LINE OF SAID 1/4 SECTION 1292.99 FEET; THENCE SOUTH 00°30'53" EAST 197.98 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING SOUTH 00°30'53" EAST 464.76 FEET; THENCE SOUTH 79°49'50" WEST 123.22 FEET; THENCE SOUTH 00°07'21 EAST 214.70 FEET; THENCE SOUTH 88°05'04" WEST 259.07 FEET TO A POINT ON THE EAST LINE OF SOUTH 4TH STREET; THENCE NORTH 04°18'33" WEST ALONG SAID EAST LINE 30.07 FEET; THENCE NORTH 00°29'42" WEST ALONG SAID EAST LINE 698.50 FEET; THENCE N 88°20'53" EAST 375.44 FEET; THENCE SOUTH 00°32'05 EAST 29.50 FEET; THENCE NORTH 89°30'18" EAST 8.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING: 251,700 SQUARE FEET OR 5.778 ACRES

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF BECHER STREET, LLC AND RIVER CORNER, LLC, OWNERS OF SAID LAND.

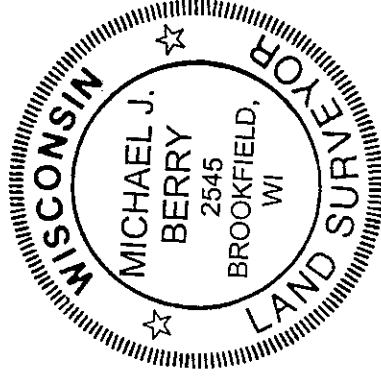
THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN AND CHAPTER 119 OF THE CITY OF MILWAUKEE CODE OF ORDINANCES IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 21ST DAY OF SEPTEMBER, 2011.



MICHAEL J BERRY
REGISTERED LAND SURVEYOR, S-2545
STATE OF WISCONSIN



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BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

COMPANY OWNER'S CERTIFICATE

BECHER STREET, LLC AND RIVER CORNER, LLC, LIMITED LIABILITY COMPANIES DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT SAID COMPANIES 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 OF THE CITY OF MILWAUKEE 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.

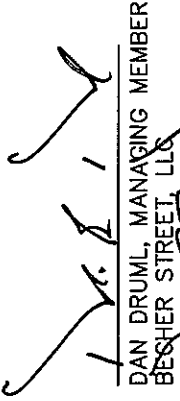
THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

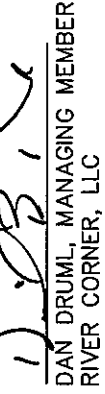
IN WITNESS WHEREOF, BECHER STREET, LLC AND RIVER CORNER, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAN DRUML, ITS MANAGING MEMBER, AT MILWAUKEE, WISCONSIN, THIS DAY OF 10th 2014 October

IN THE PRESENCE OF:


(WITNESS)


(WITNESS)

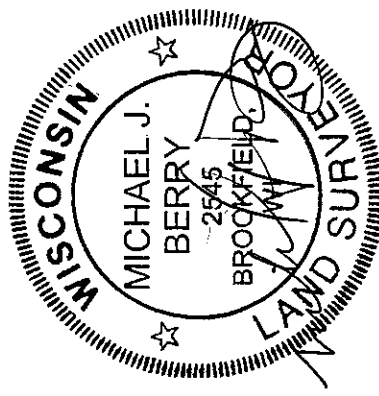
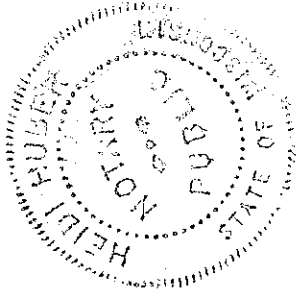

DAN DRUML, MANAGING MEMBER
BECHER STREET, LLC


DAN DRUML, MANAGING MEMBER
RIVER CORNER, LLC

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY)

PERSONALLY CAME BEFORE ME THIS 10th DAY OF October 2014, DAN DRUML, MANAGING MEMBER OF THE ABOVE NAMED CORPORATIONS, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE MANAGING MEMBER OF THESE CORPORATIONS, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE CORPORATIONS BY ITS AUTHORITY.


NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: 1-19-2014



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CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY)

I, WAYNE F. WHITTON, 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.

THIS 19th DAY OF October, 2011.

Wayne F. Whitton
WAYNE F. WHITTON, CITY TREASURER

COMMON COUNCIL CERTIFICATE OF APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION NO. 110709 ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON THIS 2nd DAY OF November, 2011.

Ronald D. Leonardt
RONALD D. LEONHARDT, CITY CLERK
Tom Barrett
TOM BARRETT, MAYOR

