

CERTIFIED SURVEY MAP NO.

LOT 2, CERTIFIED SURVEY MAP NO. 8731, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

**TOTAL AREA
1.137 ACRES
49,510 SQ. FT.**

INTERIOR ANGLES
A 89°43'34"
B 90°16'26"
C 89°45'24"
D 90°14'36"

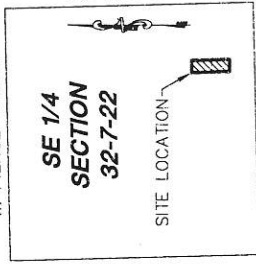
TAX KEY: 4311302000

ZONING:

PLANNED DEVELOPMENT OVERLAY ZONE

APPROX. LOCATION OF INGRESS/EGRESS EASEMENT PER DOC. #10503973 (NO SPECIFIC WIDTH GIVEN)

W. PIERCE STREET



SE 1/4 SECTION 32-7-22
SITE LOCATION

CUT "X" FOUND 5.1' W. OF R/W
LOT 1
0.599 ACRES
26,076 SQ. FT.

CUT "X" FOUND 5.2' W. OF R/W
LOT 2
0.538 ACRES
23,434 SQ. FT.

CUT "X" FOUND 5.2' W. OF R/W
CUT "X" FOUND 5.1' W. OF R/W

LOT 2
0.538 ACRES
23,434 SQ. FT.

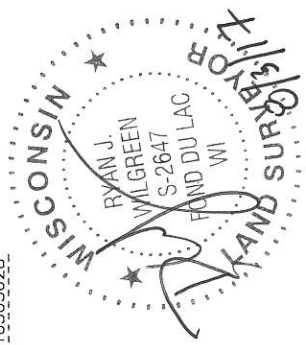
EXISTING BUILDING

PARCEL 2
MILWAUKEE PROPER
N88°31'31"E
126.00'
C.S.M. NO. 7113

APPROX. LOCATION OF INGRESS/EGRESS EASEMENT PER DOC. #10503973 (NO SPECIFIC WIDTH GIVEN)

LOT 1 & LOT 2 ARE SUBJECT TO GENERAL PEDESTRIAN/VEHICULAR ACCESS, INGRESS/EGRESS, PARKING, STORMWATER, UTILITY AND SIGN EASEMENTS PER DOC. NO. 10503973.

LOT 1
C.S.M. NO. 8731
DOC. NO. 10503628



APPROX. LOCATION OF INGRESS/EGRESS EASEMENT PER DOC. #10503973 (NO SPECIFIC WIDTH GIVEN)

ACTUAL CORNER FALLS ON VERTICAL FACE OF CONCRETE CURB

MAG NAIL SET 5.0' E. OF ACTUAL CORNER
MAG NAIL SET 5.0' S. OF ACTUAL CORNER

LOT 3
C.S.M. NO. 8731
DOC. NO. 10503628

P.O.C.
SE COR - SE 1/4
SEC. 32-7-22

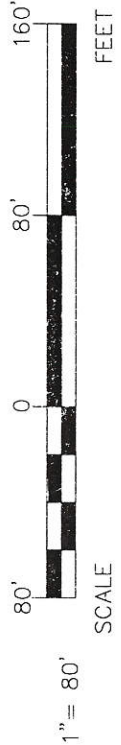
SW COR - SE 1/4
SEC. 32-7-22

S. LINE - SE 1/4 - SEC. 32-7-22
N88°29'41"E 2,633.71' (OVERALL)

LEGEND

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS./FT.
- ⊗ - CUT "X" FOUND
- ⊗ - CUT "X" SET IN CONCRETE
- - MAG NAIL SET IN ASPHALT
- ⊙ - BRASS CAPPED MON. FOUND

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27). THE SOUTH LINE OF THE SOUTHEAST QUARTER HAS A BEARING OF NORTH 88°-29'-41" EAST. (JAN. 2017 DATUM)



OWNER:
FRESHWATER PLAZA CORP.
1200 N. MAYFAIR ROAD, SUITE 310
MILWAUKEE, WI 53226

SHEET 1 OF 4 SHEETS

Excel ENGINEERING inc. SURVEYING GROUP
PROJECT NO. 1605340

Always a Better Plan
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

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

8/15/17
8/15/2017
8/15/17

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE

JUN 30 2017
STAFF APPROVED

CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
) SS
FOND DU LAC COUNTY)

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

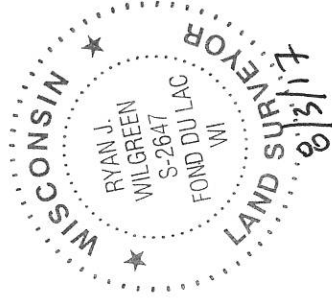
Lot 2 of Certified Survey Map No. 8731, recorded in the Milwaukee County Register of Deeds Office on October 1, 2015 in Reel No. 8731, as Document No. 10503628, located in the Southeast 1/4 of the Southeast 1/4 of Section 32, Township 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin being more particularly described as follows:

Commencing at the Southeast corner of the Southeast 1/4, said Section 32; thence South 88°-29'-41" West along the South line of said Southeast 1/4, a distance of 714.13 feet to the Southerly extension of the East right-of-way line of South 1st Street; thence North 01°-44'-55" West along said Southerly extension and the East right-of-way line of South 1st Street, a distance of 261.81 feet to the Southwest corner of said Lot 2, said point being the point of beginning; thence North 01°-44'-55" West along the West line of said Lot 2, a distance of 392.98 feet to the Northwest corner of said Lot 2; thence North 88°-31'-31" East along the North line of said Lot 2, a distance of 126.00 feet to the Northeast corner of said Lot 2; thence South 01°-44'-55" East along the East line of said Lot 2, a distance of 392.91 feet to the Southeast corner of said Lot 2; thence South 88°-29'-41" West along the South line of said Lot 2, a distance of 126.00 feet to the point of beginning and containing 1.137 acres (49,510 sq. ft.) of land more or less.

That I have made the survey, land division and map by the direction of Freshwater Plaza Corp.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code of Ordinances in surveying, dividing and mapping the same.



[Signature] 8/3/17
Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1605340
Sheet 2 of 4 Sheets

CERTIFIED SURVEY MAP NO. _____

LOT 2, CERTIFIED SURVEY MAP NO. 8731, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 32, TOWNSHIP 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Freshwater Plaza Corp., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation 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:

- That all utility lines to provide electric power and telephone services and cable television or communication systems lines or cables to all lots in the certified survey map shall be installed underground in easements provided therefore, where feasible.

Freshwater Plaza Corp., does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1. City of Milwaukee

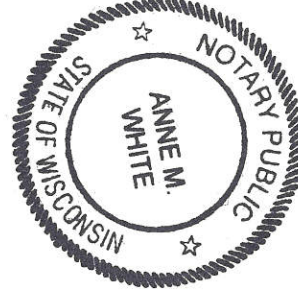
IN WITNESS WHEREOF, the said Freshwater Plaza Corp. has caused these presents to be signed by Stewart Wangard, its DIRECTOR, at MILWAUKEE, WISCONSIN, and its corporate seal to be hereunto affixed on this 21 day of JUNE, 2017.

IN PRESENCE OF:

Christina Cahoon
Christa Cahoon, Witness

STATE OF (WISCONSIN)) SS
(MILWAUKEE COUNTY))

Freshwater Plaza Corp.
[Signature]
Stewart Wangard,



Personally came before me this 21 day of JUNE, 2017, the above named Stewart Wangard of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be the DIRECTOR of the corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of the corporation, by its authority.



Anne M. White
ANNE M. WHITE
Notary Public, MILWAUKEE County, WI
My Commission Expires: 6/24/2018

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CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
) SS
MILWAUKEE COUNTY)

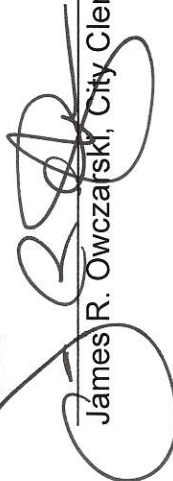
I, Spencer Coggs, being the duly elected, qualified and acting City Treasurer of the City of Milwaukee, certify that in accordance with the records in the office of the City Treasurer of the City of Milwaukee there are no unpaid taxes or unpaid special assessments on the land included in this certified survey map.


10/6/17
Date


Spencer Coggs, City Treasurer

CERTIFICATE OF COMMON COUNCIL APPROVAL

I certify that this certified survey map was approved under Resolution File No. 170981, adopted by the Common Council of the City of Milwaukee on this 1st day of October, 2017.


James R. Owczarski, City Clerk


Tom Barrett, Mayor

