

# WESTLAWN WEST

Lot 2 of Certified Survey Map No. 8895, Blocks 4, 5, 8 and 9 together with vacated West Birch Ave, West Custer Ave, West Sheridan Ave, portion of West Silver Spring Drive (service drive) and North 67th Street, being a part of the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 34, Town 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Bearings are based on the North line of the NE 1/4 of Section 34, Town 8 North, Range 21 East, which bears North 89°52'59" East, Wisconsin State Plane Coordinate System South Zone, (NAD 27) February, 2008.

See sheet 6 for curve and angle tables.

Site is zoned - PD.

Setbacks are to be approved by the city plan commission at the time of construction.

Existing buildings to be razed

Tax Key No. : 189-0701-112 & 189-0962-000

Surveyor:  
John P. Casucci  
R.A. Smith National, Inc.  
16745 West Bluemound Road  
Brookfield, WI., 53005

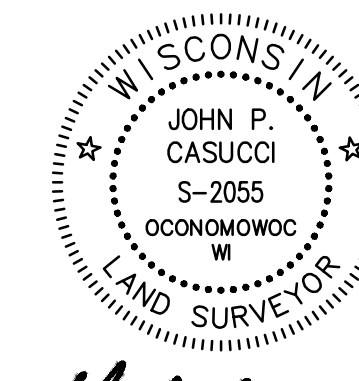
Owner:  
Housing Authority of the City of Milwaukee  
5125 W. Lisbon Ave  
Milwaukee, WI., 53210  
Warren Jones 414-286-2951

### LEGEND

- (A) INDICATES DEDICATED TO THE CITY OF MILWAUKEE FOR PUBLIC ALLEY PURPOSES
- (D) INDICATES DEDICATED TO THE CITY OF MILWAUKEE FOR PUBLIC STREET PURPOSES
- (E) INDICATES PARKING EASEMENT
- (S) INDICATES DEDICATED TO THE CITY OF MILWAUKEE FOR PUBLIC SERVICE DRIVE PURPOSES

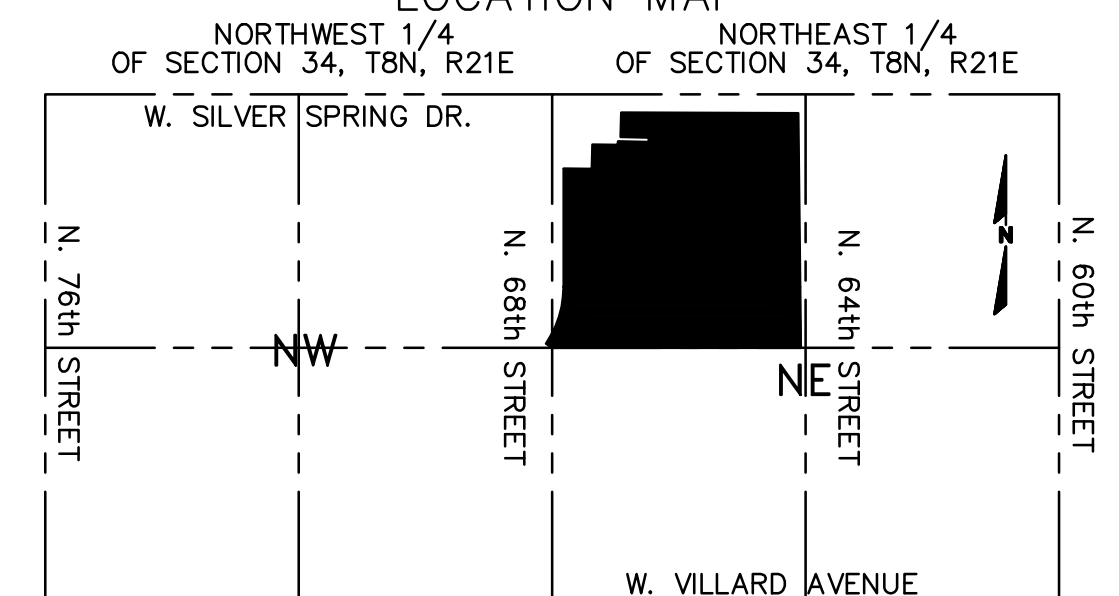
○ INDICATES 1.27" REBAR, WT. 4.303 LBS. PER LINEAL FOOT, 18" IN LENGTH, SET. ALL OTHER LOT AND ALLEY CORNERS HAVE 1.315" (OUTSIDE DIA.) 18" IN LENGTH IRON PIPES, 1.68 LBS. PER LINEAL FOOT, SET.

● INDICATES FOUND 1" IRON PIPE, UNLESS NOTED.

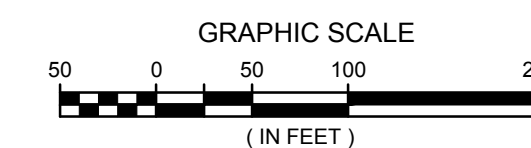


*John P. Casucci*  
OCTOBER 13, 2017

### LOCATION MAP



SCALE: 1" = 1000'



**raSmith**  
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
[rasmith.com](http://rasmith.com)

NW COR OF  
NE 1/4 OF  
SEC. 34-8-21  
FOUND BRASS  
CAP MONUMENT  
N: 414,438.39  
E: 2,535,019.30

NE COR OF  
NE 1/4 OF  
SEC. 34-8-21  
FOUND BRASS  
CAP MONUMENT  
N: 414,443.80  
E: 2,537,669.18

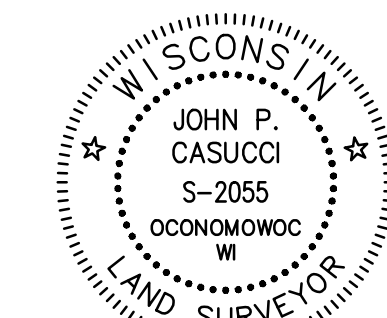
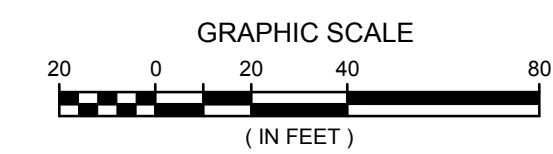
CB=N15°3'54"E  
CH=314.578'  
R=535.00'  
L=319.296'

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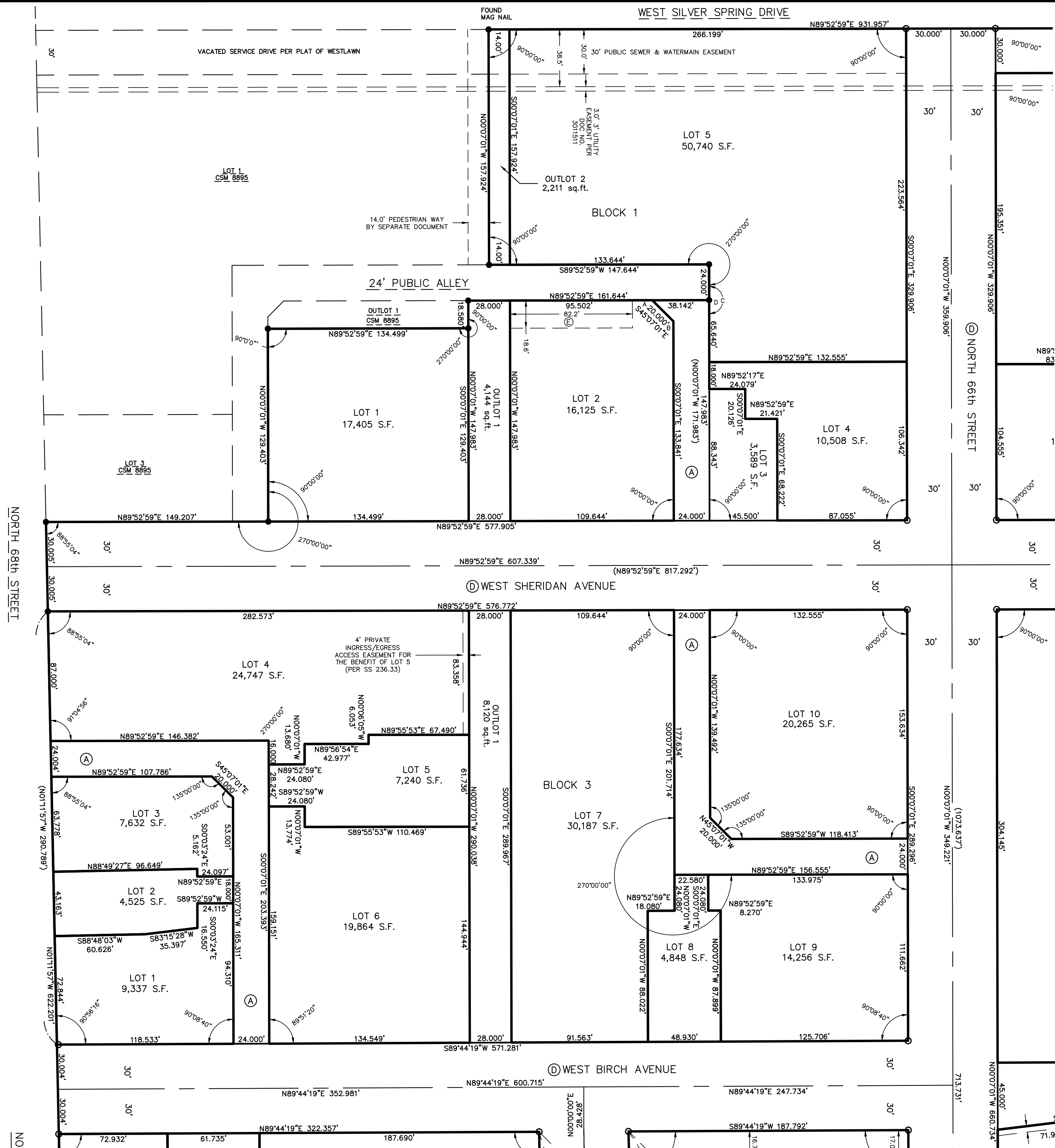


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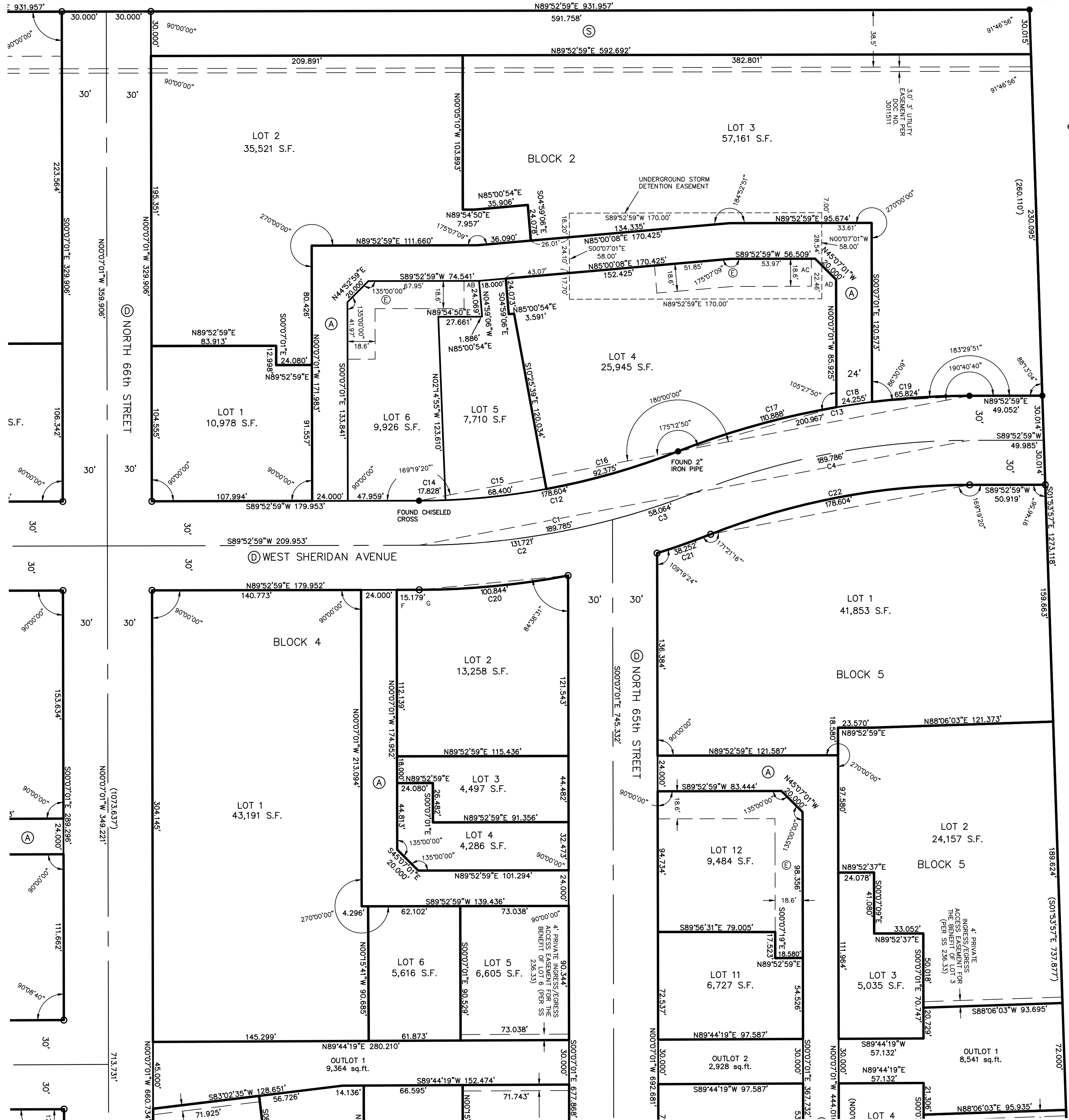
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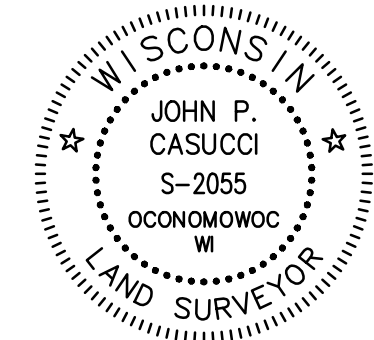
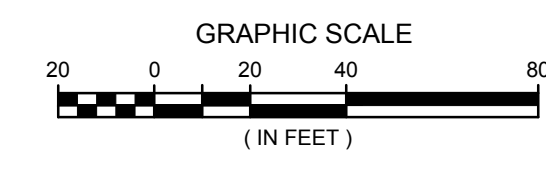
WEST SILVER SPRING DRIVE

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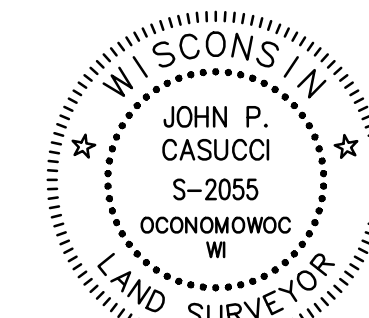
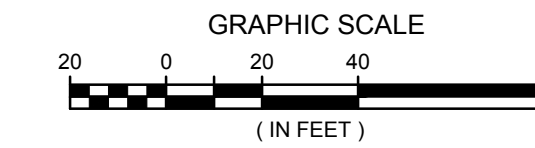
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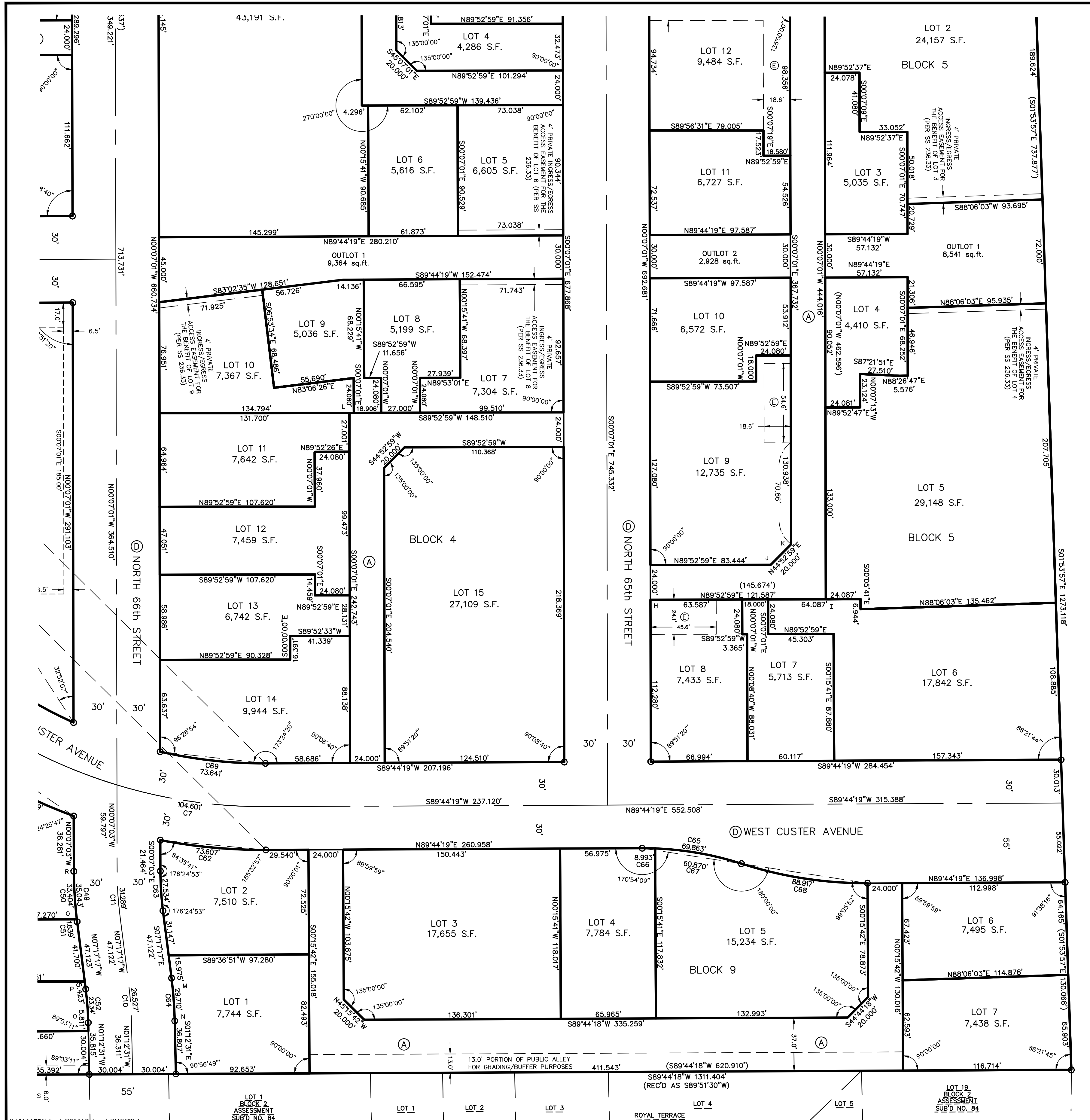
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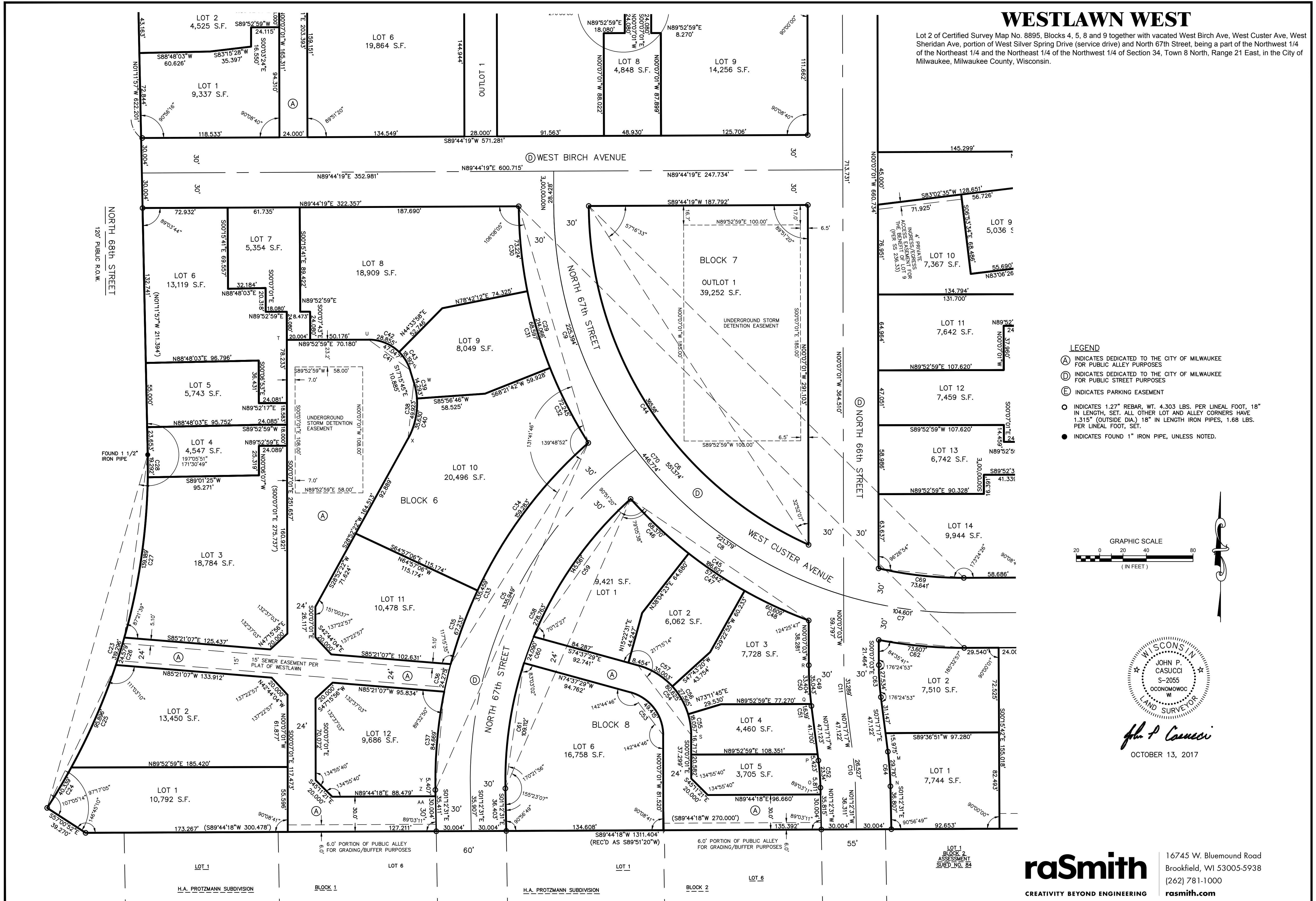
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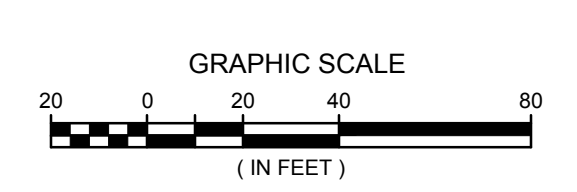


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WISCONSIN  
 JOHN P. CASUCCI  
 S-2055  
 OCONOMOWOC  
 WI  
 LAND SURVEYOR  
*John P. Casucci*  
 OCTOBER 13, 2017

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ANGLE TABLE	
A	135°00'00"
B	135°00'00"
C	180°00'00"
D	270°00'00"
E	270°00'00"
F	90°00'00"
G	185°21'29"
H	90°00'00"
I	270°00'00"
J	135°00'00"
K	135°00'00"
L	270°00'00"
M	183°02'23"
N	183°02'23"
O	176°57'37"
P	176°57'37"
Q	183°35'07"
R	183°35'07"
S	217°15'14"
T	270°00'00"
U	216°25'38"
V	216°25'38"
W	203°04'03"
X	203°04'03"
Y	204°59'53"
Z	186°18'34"
AA	89°03'11"
AB	184°52'51"
AC	135°00'00"
AD	135°00'00"

Centerline Curve Table								
Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta	Delta/2
C1	189.785	509.18	N79°12'19"E	188.689	N89°52'59"E	N68°31'38"E	21°21'21"	10°40'40.5"
C2	131.721	509.18	S82°28'19"W	131.354	S75°03'40"W	S89°52'59"W	14°49'19"	07°24'39.5"
C3	58.064	509.18	S71°47'39"W	58.033	S68°31'38"W	S75°03'40"W	06°32'01"	03°16'0.5"
C4	189.786	509.18	S79°12'19"W	188.689	S89°52'59"W	S68°31'38"W	21°21'21"	10°40'40.5"
C5	335.949	354.44	S25°56'41"W	323.514	S53°05'53"W	S01°12'31"E	54°18'24"	27°09'12"
C6	551.374	350.00	S45°07'50"E	496.102	S00°00'00"E	N89°44'19"E	90°15'41"	45°07'50.5"
C7	104.601	350.00	S81°41'58"E	104.212	S73°08'16"E	N89°44'19"E	17°07'24"	08°33'42"
C8	221.379	350.00	S55°01'04"E	217.707	S36°53'51"E	S73°08'16"E	36°14'25"	18°07'12.5"
C9	225.394	350.00	S18°26'56"E	221.520	S00°00'00"E	S36°53'51"E	36°53'51"	18°26'55.5"
C10	26.527	250.00	N04°14'54"W	26.515	N01°12'31"W	N07°17'17"W	06°04'46"	03°02'23"
C11	31.289	250.00	N03°42'10"W	31.268	N07°17'17"W	N00°07'03"W	07°10'15"	03°35'07.5"
C70	446.773	350.00	S36°34'08"E	417.052	S00°00'00"E	S73°08'16"E	73°08'16"	36°34'08"

Block 2 Curve Table									
	Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta	Delta/2
R.O.W.	C12	178.604	479.18	S79°12'19"W	177.572	S68°31'39"W	S89°52'59"W	21°21'21"	10°40'40.5"
R.O.W.	C13	200.967	539.18	S79°12'19"W	199.806	S89°52'59"W	S68°31'39"W	21°21'21"	10°40'40.5"
LOT 6	C14	17.828	479.18	N88°49'02"E	17.827	N89°52'59"E	N87°45'05"E	02°07'54"	01°03'57"
LOT 5	C15	68.400	479.18	N83°39'43"E	68.342	N87°45'05"E	N79°34'22"E	08°10'43"	04°05'21.5"
LOT 4	C16	92.376	479.18	N74°03'00"E	92.232	N79°34'22"E	N68°31'38"E	11°02'43"	05°31'21.5"
LOT 4	C17	110.888	539.18	S74°25'09"W	110.692	S80°18'39"W	S68°31'38"W	11°14'00"	05°53'30"
ALLEY	C18	24.255	539.18	S81°35'58"W	24.253	S82°53'18"W	S80°18'39"W	02°34'39"	01°17'19.5"
LOT 3	C19	65.824	539.18	S86°23'08"W	65.784	S89°52'59"W	S82°53'18"W	06°59'41"	03°29'50.5"

Block 4 Curve Table									
	Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta	Delta/2
LOT 2	C20	100.844	539.18	S84°31'30"W	100.697	S79°10'01"W	S89°52'59"W	10°42'58"	05°21'29"
LOT 14	C69	73.641	320.00	S83°40'07"E	73.479	S77°04'33"E	N89°44'19"E	13°11'08"	06°35'34"

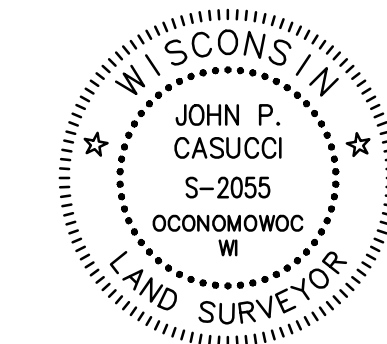
Block 5 Curve Table									
	Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta	Delta/2
LOT 1	C21	38.252	539.18	S70°33'35"W	38.244	S68°31'38"W	S72°35'32"W	04°03'53"	02°01'56.5"
LOT 1	C22	178.604	479.18	S79°12'19"W	177.572	S89°52'59"W	S68°31'38"W	21°21'21"	10°40'40.5"

Block 6 Curve Table									
	Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta	Delta/2
BNDY	C23	319.296	535.00	N15°53'54"E	314.578	N32°59'45"E	N01°11'57"W	34°11'42"	17°05'51"
LOT 1	C24	40.339	535.00	N30°50'09"E	40.329	N32°59'45"E	N28°40'33"E	04°19'12"	02°09'36"
LOT 2	C25	95.896	535.00	N23°32'27"E	95.767	N28°40'33"E	N18°24'21"E	10°16'12"	05°08'06"
ALLEY	C26	24.579	535.00	N17°05'22"E	24.577	N18°24'21"E	N15°46'24"E	02°37'56"	01°18'58"
LOT 3	C27	139.189	535.00	N08°19'12"E	138.797	N15°46'25"E	N00°52'00"E	14°54'24"	07°27'12"
LOT 4	C28	19.292	535.00	N00°09'58"W	19.291	N00°52'00"E	N01°11'57"W	02°03'58"	01°01'59"
R.O.W.	C29	214.066	380.00	S16°23'46"E	211.247	S00°15'28"E	S32°32'04"E	32°16'36"	16°08'18"
LOT 8	C30	73.224	380.00	S05°46'41"E	73.111	S00°15'28"E	S11°17'54"E	11°02'26"	05°31'13"
LOT 9	C31	68.597	380.00	S16°28'12"E	68.504	S11°17'54"E	S21°38'29"E	10°20'35"	05°10'17.5"
LOT 10	C32	72.245	380.00	S27°05'16"E	72.136	S21°38'29"E	S32°32'03"E	10°53'35"	05°26'47.5"
R.O.W.	C33	335.459	384.44	S23°47'22"W	324.918	S48°47'15"W	S01°12'31"E	49°59'46"	24°59'53"
LOT 10	C34	159.283	384.44	N36°55'04"E	158.147	N25°02'54"E	N48°47'15"E	23°44'21"	11°52'10.5"
LOT 11	C35	67.233	384.44	N20°02'17"E	67.147	N15°01'41"E	N25°02'54"E	10°01'13"	05°00'36.5"
ALLEY	C36	24.275	384.44	S13°13'09"W	24.271	S15°01'41"W	S11°24'37"W	03°37'04"	01°48'32"
LOT 12	C37	84.669	384.44	N05°06'03"E	84.498	N01°12'31"W	N11°24'37"E	12°37'08"	06°18'34"
ALLEY	C38	49.923	62.00	S05°48'19"W	48.585	S17°15'45"E	S28°52'22"W	46°08'07"	23°04'03.5"
LOT 9	C39	14.293	62.00	S10°39'29"E	14.261	S17°15'45"E	S04°03'14"E	13°12'31"	06°36'15.5"
LOT 10	C40	35.630	62.00	S12°24'34"W	35.142	S04°03'14"E	S28°52'22"W	32°55'36"	16°27'48"
ALLEY	C41	47.047	37.00	S53°41'23"E	43.941	N89°52'59"E	S17°15'45"E	72°51'16"	36°25'38"
LOT 8	C42	28.855	37.00	S67°46'31"E	28.129	N89°52'59"E	S45°26'02"E	44°40'59"	22°20'29.5"
LOT 9	C43	18.192	37.00	S31°20'53"E	18.010	S45°26'02"E	S17°15'45"E	28°10'17"	14°05'08.5"

Block 7 Curve Table									
	Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta	Delta/2
OUTLOT 1	C44	365.581	320.00	S32°59'08"E	346.022	S00°15'25"E	S65°42'51"E	65°27'25"	32°43'42.5"

Block 8 Curve Table									
	Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta	Delta/2
R.O.W.	C45	186.621	380.00	S55°41'16"E	184.752	S41°37'07"E	S69°45'25"E	28°08'19"	14°04'09.5"
LOT 1	C46	68.370	380.00	N46°46'22"W	68.278	N51°55'39"W	N41°37'07"W	10°18'32"	05°09'16"
LOT 2	C47	57.642	380.00	N56°16'22"W	57.587	N60°37'06"W	N51°55'39"W	08°41'28"	04°20'44"
LOT 3	C48	60.609	380.00	N65°11'16"W	60.545	N69°45'25"W	N60°37'06"W	09°08'19"	04°34'09.5"
R.O.W.	C49	35.043	280.00	S03°42'10"E	35.020	S00°07'03"E	S07°17'17"E	07°10'15"	03°35'07.5"
LOT 3	C50	33.404	280.00	N03°32'06"W	33.385	N06°57'10"W	N00°07'03"W	06°50'08"	03°25'04"
LOT 4	C51	1.639	280.00	N07°07'14"W	1.639	N07°17'17"W	N06°57'10"W	00°20'07"	00°10'03.5"
LOT 5	C52	23.344	280.00	N04°14'54"W	23.333	N01°12'31"W	N07°17'17"W	06°04'46"	03°02'23"
LOT 6	C53	49.415	220.00	N37°22'15"W	46.006	N00°07'01"W	N74°37'29"W	74°30'28"	37°15'14"
R.O.W.	C54	80.625	62.00	N37°22'15"W	75.063	N00°07'01"W	N74°37'29"W	74°30'28"	37°15'14"
LOT 4	C55	18.057	62.00	S08°27'38"E	17.994	S16°48'15"E	S00°07'01"E	16°41'14"	08°20'37"
LOT 3	C56	27.565	62.00	S29°32'28"E	27.339	S42°16'40"E	S16°48'15"E	25°28'25"	12°44'12.5"
LOT 2	C57	35.003	62.00	S58°27'05"E	34.540	S74°37'29"E	S42°16'40"E	32°20'49"	16°10'24.5"
R.O.W.	C58	278.763	324.44	S23°24'22"W	270.267	S48°01'15"W	S01°12'31"E	49°13'46"	24°36'53"
LOT 1	C59	145.561	324.44	S35°10'04"W	144.343	S48°01'15"W	S22°18'53"W	25°42'21"	12°51'10.5"
ALLEY	C60	24.090	324.44	S20°11'16"W	24.085	S22°18'53"W	S18°03'38"W	04°15'16"	02°07'38"
LOT 6	C61	109.112	324.44	S08°25'33"W	108.599	S18°03'38"W	S01°12'31"E	19°16'09"	09°38'04.5"

Block 9 Curve Table									
	Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta	Delta/2
LOT 2	C62	73.607	380.00	S84°42'44"E	73.492	S79°09'47"E	N89°44'19"E	11°05'54"	05°32'57"
LOT 2	C63	27.534	220.00	S03°42'10"E	27.516	S00°07'03"E	S07°17'17"E	07°10'15"	03°35'07.5"
LOT 1	C64	29.710	280.00	S04°14'54"E	29.696	S07°17'17"E	S01°12'31"E	06°04'46"	03°02'23"
R.O.W.	C65	69.863	220.00	N81°09'50"W	69.570	N72°03'59"W	S89°44'19"W	18°11'42"	09°05'51"
LOT 4	C66	8.993	220.00	N89°05'25"W	8.992	N87°55'09"W	S89°44'19"W	02°20'32"	01°10'16"
LOT 5	C67	60.870	220.00	N79°59'34"W	60.676	N72°03'59"W	N87°55'09"W	15°51'10"	07°55'35"
LOT 5	C68	88.917	280.00	S81°09'50"E	88.544	S72°03'59"E	N89°44'19"E	18°11'42"	09°05'51"



*John P. Casucci*  
OCTOBER 13, 2017

**raSmith**  
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com

# WESTLAWN WEST

Lot 2 of Certified Survey Map No. 8895, Blocks 4, 5, 8 and 9 together with vacated West Birch Ave, West Custer Ave, West Sheridan Ave, portion of West Silver Spring Drive (service drive) and North 67th Street, being a part of the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 34, Town 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

STATE OF WISCONSIN }  
 }SS  
 WAUKESHA COUNTY }

I, John P. Casucci, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped Westlawn West, being a division of Lot 2 of Certified Survey Map No. 8895, Blocks 4, 5, 8 and 9 together with vacated West Birch Ave, West Custer Ave, West Sheridan Ave, portion of West Silver Spring Drive (service drive) and North 67th Street, being a part of the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 34, Town 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Northeast 1/4 Section; thence North 89°52'59" East along the North line of said 1/4 Section 60.01 feet to a point in the extension of the East line of North 68th Street; thence South 01°11'57" East along said East line and its extension 389.98 feet to the Southwest corner of Lot 3 of Certified Survey Map No. 8895 and the point of beginning of lands to be described; thence North 89° 52' 59" East along the South line of said Lot 3 and its extension 149.207 feet to a point in the East line of a public alley; thence North 00° 07' 01" West along said East line 129.403 feet to the Southwest corner of Outlot 1 of Certified Survey Map No. 8895; thence North 89° 52' 59" East along the South line of said Outlot 1 a distance of 134.499 feet to the Southeast corner of said Outlot 1; thence North 00° 07' 01" West along the East line of said Outlot 18.580 feet to a point in the South line of a public alley; thence North 89° 52' 59" East along said South line 161.644 feet to the Southeast corner of said alley; thence North 00° 07' 01" West along the East line of said alley 24.000 feet to the Northeast corner of said alley; thence South 89° 52' 59" West along the North line of said alley 147.644 feet to the East corner of Lot 1 of Certified Survey Map No. 8895; thence North 00° 07' 01" West along the East line of said Lot 157.924 feet to a point in the South line of West Silver Spring Drive; thence North 89° 52' 59" East along said South line 931.957 feet to a point in the West line of North 64th Street; thence South 01° 53' 57" East along said West line 1273.118 feet to a point in the North line of Block 2 of Assessment Subdivision No. 84; thence South 89° 44' 18" West along said North line and the North lines of Royal Terrace Subdivision and H.A. Protzmann Subdivision 1311.404 feet to a point in the East line of North 68th Street; thence North 57° 00' 52" West along said East line 39.270 feet to a point; thence Northeasterly 319.296 feet along said East line and an arc of a curve, whose center lies the Northwest, whose radius is 535.00 feet and whose chord bears North 15° 53' 54" East 314.578 feet to a point; thence North 01° 11' 57" West along said East line 622.201 feet to the point of beginning.


Containing 34.7079 acres

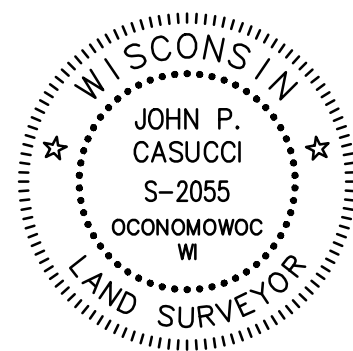
That I have made such survey, land division, and plat by the direction of the Housing Authority of the City of Milwaukee, owners of said land.

That such plat 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 chapter 236 of the Wisconsin statutes and chapter 119 of the Milwaukee code of ordinances in surveying, dedicated, dividing and mapping the same.

dated this 13 day of October, 2017.

  
 John P. Casucci,  
 Professional Land Surveyor S-2055



## CORPORATE OWNER'S CERTIFICATE

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE, 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 Plat 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 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 therefore, where feasible.
- B. That the removal of building and structures and restoration of site within the dedicated public right-of-way in North 65th Street, North 66th Street and public alleys will be performed by the owners at no expense to the City of Milwaukee.

THIS agreement shall be binding on the undersigned and assigns.

In Witness Whereof, HOUSING AUTHORITY OF THE CITY OF MILWAUKEE, has caused these presents to be signed by Antonio M. Perez, its Executive Director, This \_\_\_\_\_ day of \_\_\_\_\_, 2017.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

Antonio M. Perez, Executive Director

STATE OF WISCONSIN }  
 }SS  
 MILWAUKEE COUNTY }

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, Antonio M. Perez, to me known as the person who executed the foregoing instrument and to me known to be the Executive Director of the corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of the corporation, by its authority.

Notary Public, State of Wisconsin

My commission expires \_\_\_\_\_

## CERTIFICATE OF COUNTY TREASURER

State of Wisconsin }  
 }ss  
 Milwaukee county }

I, David Cullen, being the duly qualified and acting treasurer of the County of Milwaukee, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of \_\_\_\_\_, affecting the lands included in the plat of WESTLAWN WEST.

Date \_\_\_\_\_

David Cullen, County Treasurer

## 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, 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 assessments on any of the lands included in the plat of WESTLAWN WEST.

Date \_\_\_\_\_

Spencer Coggs, City Treasurer

## COMMON COUNCIL RESOLUTION

File No. \_\_\_\_\_

Whereas, pursuant to section 119-12 of the Milwaukee code of ordinances, Housing Authority of the City of Milwaukee, owner of the plat of WESTLAWN WEST, entered into an agreement relating to the installation of the required improvements in certain public ways, on \_\_\_\_\_; now, therefore, be it

Resolved by the Common Council of the City of Milwaukee that the proper city officers are authorized to execute said agreement for and on behalf of the City of Milwaukee and to record same in the office of the register of deeds for Milwaukee County; and be it

Further resolved, by the Common Council of the City of Milwaukee, that the plat of Westlawn West, being a division of Lot 2 of Certified Survey Map No. 8895, Blocks 4, 5, 8 and 9 together with vacated West Birch Ave, West Custer Ave, West Sheridan Ave, portion of West Silver Spring Drive (service drive) and North 67th Street, being a part of the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 34, Town 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, having been approved by the city plan commission and the commissioner of public works, is approved.

Office of the city clerk

Milwaukee \_\_\_\_\_  
 date

I certify that the foregoing is a copy of a resolution adopted by the common council of the City of Milwaukee on \_\_\_\_\_.

James R. Owczarski, City Clerk



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