

DCD 3412

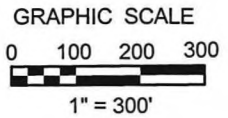
CERTIFIED SURVEY MAP

Being a redivision of Lot 1 of Certified Survey No. 4991, located in parts of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4, of Section 6, Township 8 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.

Notes:

- Easement listed on title policy, Doc. No. 1554046 (General in nature and not shown)
- See sheet 2 for cross access easements conditions by separate document
- Zoning: IL1
- Tax Key #: 037-0001-000

Reference bearing: The west line of the Southwest 1/4 of Section 6, Town 8 North, Range 21 East has an assumed bearing of N00° 16' 16"W. (Recorded as N00° 16' 58"W per Certified Survey Map # 4991)



- ① Chord: 357.72' (357.70')
Course: S87°57'08" W (S 87°58'11"W)
Arc Length: 357.78 (357.76')
Radius: 5654.58'
Delta: 03°37'31" (03°37'30")
Tangent In: S86°08'24"W
Tangent Out: S86°45'53"W

LOCATION MAP
SOUTHWEST 1/4
SEC. 6, T8N, R21E
(NOT TO SCALE)



SURVEY LEGEND

- ⊠ PLS MONUMENT FOUND
- ⊙ FOUND 1 1/2" O.D. IRON PIPE
- ⊕ SET 3/4" IRON ROD 18" LONG WEIGHING 1.5 LBS. / PER FOOT
- () RECORDED AS

PREPARED FOR:

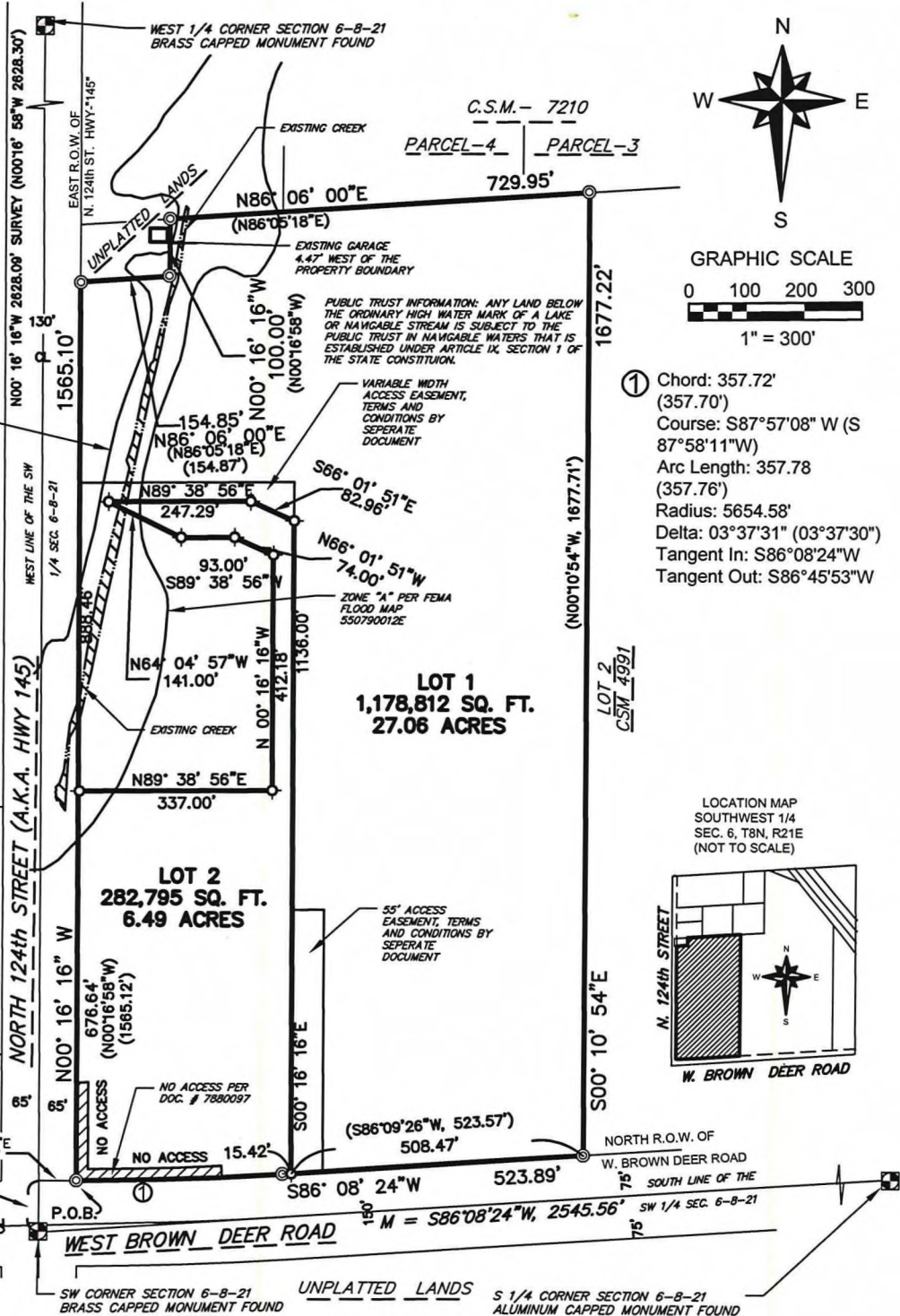
TDC Brown Deer Owner LLC,
200 West Madison, Suite 1200
Chicago, IL 60606

PREPARED BY:

Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188

THIS INSTRUMENT WAS DRAFTED BY Peter Muehl

SHEET 1 OF 5



John M. Schulz

John M. Schulz, P.L.S. 3253

Dated this 7th day of December, 2023

INFRASTRUCTURE SERVICES DIVISION
John Muehl 2/1/2024
 CENTRAL DRAFTING & RECORDS MANAGER
K. J. Smith 2-1-24
 ENGR. IN CHARGE ENVIRON. ENGR.
CORRECT
K. J. Smith 2/1/2024
 CITY ENGINEER
APPROVED

Ruekert • Mielke
www.ruekertmielke.com

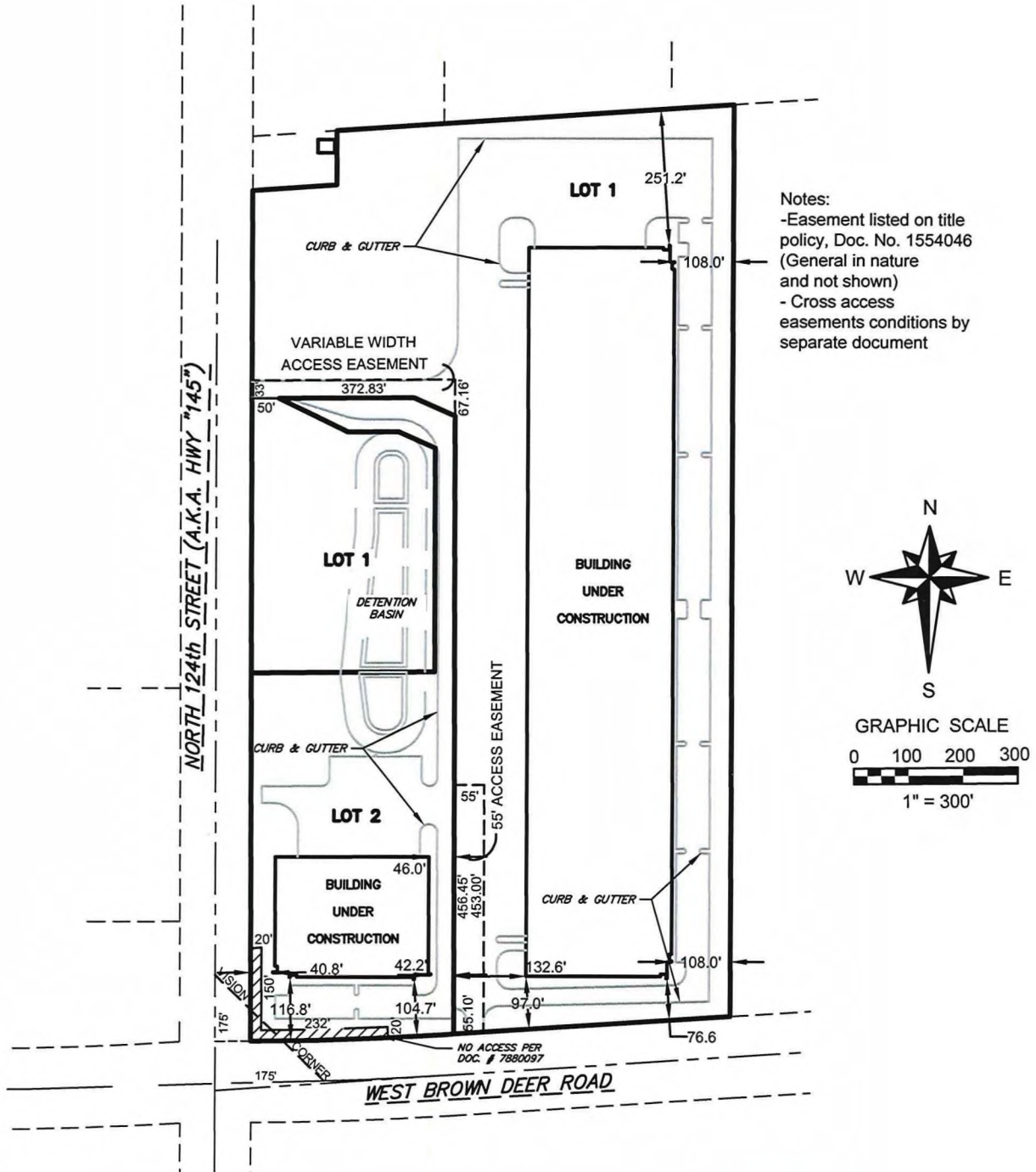
DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE

NOV 1 2023
John Muehl
STAFF APPROVED

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EASEMENTS



PREPARED FOR:

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 Owner LLC,
 200 West Madison,
 Suite 1200
 Chicago, IL 60606

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SHEET 2 OF 5

CERTIFIED SURVEY MAP

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SURVEYOR'S CERTIFICATE

I, John M. Schulz, of Ruekert & Mielke, Professional Land Surveyor, do hereby certify that at the direction of the TDC Brown Deer Owner LLC., that I have surveyed, divided and mapped a redivision of Lot 1 of Certified Survey Map No. 4991, recorded in Reel 2125, Image 1271 as Document No. 6090096, located in the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 6, Town 8 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin. Containing 33.55 acres (1,461,607 Sq. Ft.) more or less of land. Subject to covenants, conditions, restrictions and easements of record.

That I have made this survey, land division and map by the direction of the TDC Brown Deer Owner LLC., Owner of said land.

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

That I have fully complied with the provisions of Chapter 236 or the Wisconsin Statutes and the City of Milwaukee ordinances in surveying, dividing and mapping of same. Per Wis. Stat. 236.21 (1), this certificate has the same force and effect as an affidavit.

GENERAL NOTES:

- A. This Certified Survey Map was prepared with the benefit of a current Title Commitment, July 8, 2022
- B. This site contains 2 buildings under construction.
- C. Property lines are retraced from historical surveys
- D. This survey is contained within the parcel identified by Tax Key: 0370001000.
- E. Zoning is IL1. Industrial Light modern, per City of Milwaukee Zoning subchapter 8, Industrial Districts, dated March 1, 2016. Setbacks requirements and other restrictions are not known at this time and are to be interpreted by the Zoning Administrator.
- F. Within the area of the vision corner easement, the height of all plantings, berms, fencing, signs or any other structure shall be limited to 24 inches above the intersection elevation. No roadway access is permitted over the vision corners from adjacent lots.

NOTE

RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

PREPARED FOR:

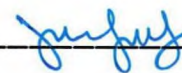
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ENTITY OWNER'S CERTIFICATE

TDC Brown Deer Owner LL., an Illinois company duly organized and existing under and by virtue of the laws of the State of Illinois, as owner, certifies that said entity caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code of Ordinances.

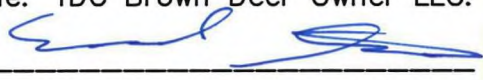
In consideration of the approval of the map by the Milwaukee Common Council, the undersigned agrees:

That all utility lines to provide electric power and telephone service and cable television or communication systems lines or cables to all lots in the certified survey map, 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: 1/24/24

Entity Name: TDC Brown Deer Owner LLC.

Signature: 

Type or print Name: Edward Staszak

Title: Partner / Authorized Signatory

State of Illinois

Cook County

Personally came before me this 24th day of January, 2024, Edward Staszak (name), the partner/signatory (title) of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledge that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

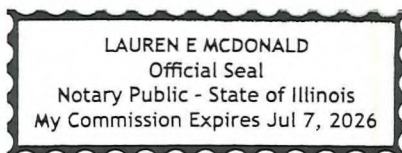
Notary Signature: 

Print Notary Name: Lauren E. McDonald

Notary Public, State of Illinois

My commission expires 7/7/2026

(Notary Seal)



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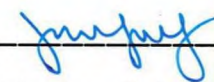
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CERTIFICATE OF CITY TREASURER

I, Spencer Coggs, 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 office 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, in 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 by the Council Resolution 901408, whereby the city is the sole collector and enforcer of property taxes for parcels in the city.

Date: 02/12/2024

Signature: James F. Klajbor, DEPUTY

for
Spencer Coggs
(City Treasurer)

**CERTIFICATE OF CITY CLERK REGARDING
COMMON COUNCIL APPROVAL**

I certify that this certified survey map was approved under Resolution File No. 231703, adopted by the Common Council of the City of Milwaukee on 2-27-2024

Date: 3-5-2024

Signature: [Handwritten Signature]

James Owczarski
(City Clerk)



[Handwritten Signature]

John M. Schulz, P.L.S. 3253

Dated this 7th day of December, 2023

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