

**CERTIFIED SURVEY MAP NO - \_\_\_\_\_**

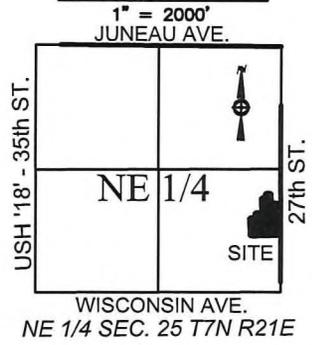
BEING A REDIVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 9443, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 21 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

TAX KEY NO.: 388-0112-110, 388-0114-100 & 388-0114-200  
 ZONING: LB2

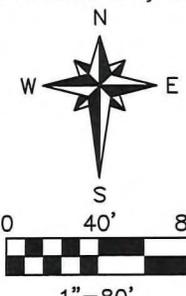
**NOTES:**

1. PARCEL SUBJECT TO RIGHT OF ENTRY AGREEMENT - DOC. NO. 5940105.
2. PARCEL SUBJECT TO STIPULATION AGREEMENT - DOC. NO. 9239182.
3. PARCEL SUBJECT TO WEPKO POLE LINE EASEMENT - DOC. NO. 4110132.
4. PARCEL SUBJECT TO PROVISIONS AND REQUIREMENTS OF THE N. 28th ST. - WEST WELLS ST. URBAN RENEWAL PROJECT - DOC. NO. 6454666 AND AMENDED BY DOC. NO. 8025599.
5. 5' X 15' UNDERGROUND WEPKO EASEMENT - DOC. NO. 4110132

**VICINITY MAP**



*Peter J. Nielson*  
 DATED: January 30th, 2023

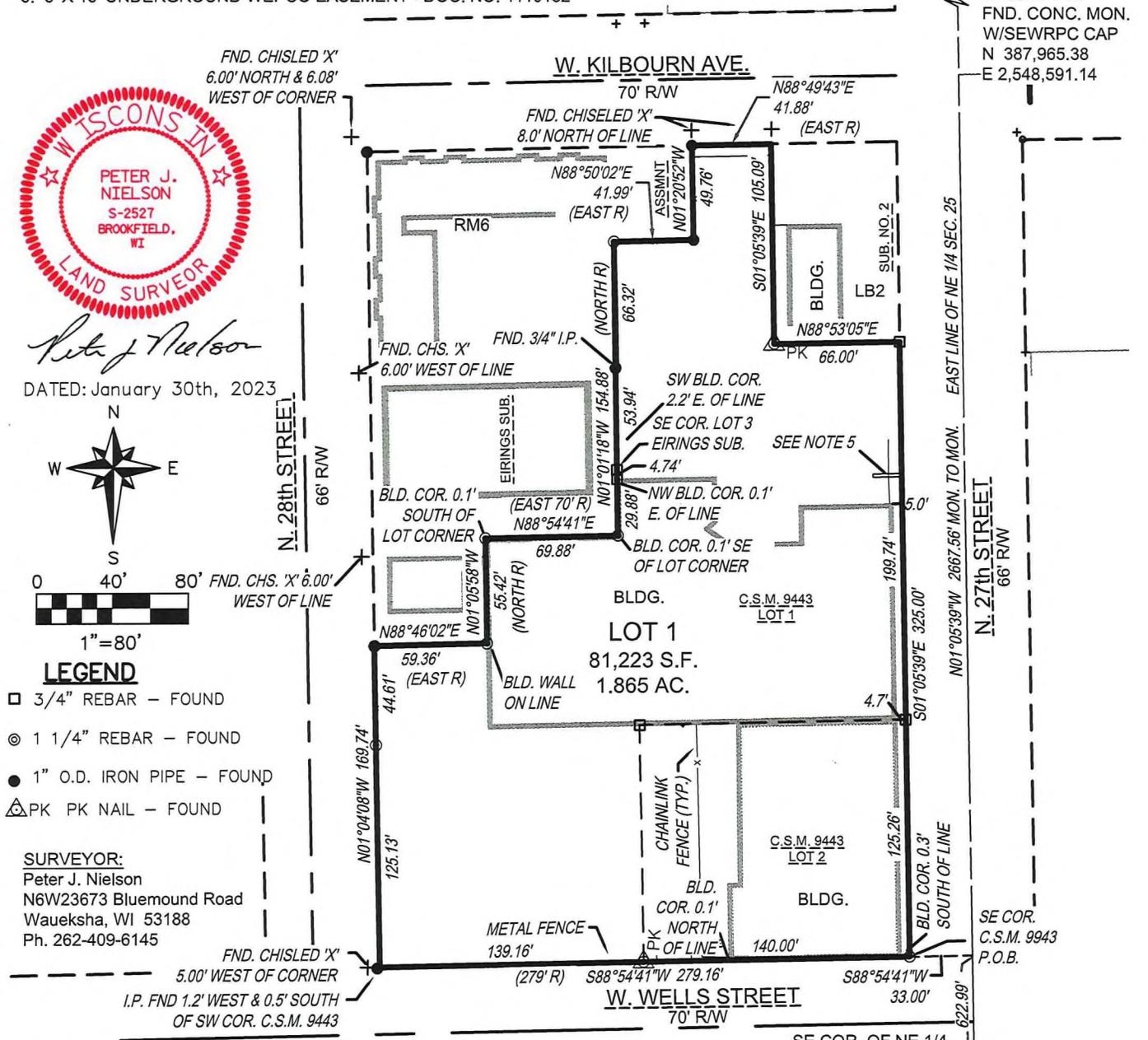


**LEGEND**

- 3/4" REBAR - FOUND
- ⊙ 1 1/4" REBAR - FOUND
- 1" O.D. IRON PIPE - FOUND
- △ PK PK NAIL - FOUND

**SURVEYOR:**

Peter J. Nielson  
 N6W23673 Bluemound Road  
 Waueksha, WI 53188  
 Ph. 262-409-6145



**BEARING REFERENCE:** Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) - NAD '27 within which the East line of the Northeast Quarter of Section 25 T7N, R21E, is assumed to bear N1°05'39"W. (Jan. 2017 DATUM)

THIS INSTRUMENT WAS DRAFTED BY PETER NIELSON

SHEET 1 OF 5

SE COR. OF NE 1/4 SEC. 25-7-21  
 FND. CONC. MON.  
 W/SEWRPC CAP  
 N 385,298.31  
 E 2,548,642.08

**INFRASTRUCTURE SERVICES DIVISION**  
*Yun Und.* 2/20/2023  
 CENTRAL DRAFTING & RECORDS MANAGER  
*[Signature]* 2-20-23  
 ENGR. IN CHARGE ENVIRON. ENGR.  
**CORRECT**  
*[Signature]* 2/20/2023  
 CITY ENGINEER  
**APPROVED**

**DEPARTMENT OF CITY DEVELOPMENT  
 CITY OF MILWAUKEE**

FEB 07 2023

**STAFF APPROVED**

CERTIFIED SURVEY MAP NO - \_\_\_\_\_

BEING A REDIVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 9443, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 21 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

I, PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, COMBINED AND MAPPED LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 9443, AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 11295546, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 21 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE N 1°05'39" W ALONG THE EAST LINE OF SAID NORTHEAST 1/4 ALSO BEING THE CENTERLINE OF NORTH 27th STREET, 622.99 FEET; THENCE S 88°54'41" W, 33.00 FEET TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 9443 (C.S.M. 9443), AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 11295546, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING S 88°54'41" W ALONG THE SOUTH LINE OF SAID C.S.M. 9443, ALSO BEING THE NORTH LINE OF WEST WELLS STREET, 279.16 FEET TO THE SOUTHWEST CORNER OF C.S.M. 9443, SAID POINT BEING IN THE EAST LINE OF NORTH 28th STREET; THENCE N 1°04'08" W ALONG THE EXTERIOR OF SAID C.S.M. 9443 AND THE EAST LINE OF NORTH 28th STREET, 169.74 FEET; THENCE N 88°46'02" E, 59.36 FEET ALONG THE EXTERIOR OF SAID C.S.M. 9443 TO THE EAST LINE OF LOT 5 OF EIRINGS SUBDIVISION, A SUBDIVISION RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 454848; THENCE N 1°05'58" W, ALONG THE EAST LINE OF SAID LOT 5 OF EIRINGS SUBDIVISION AND THE EXTERIOR OF C.S.M. 9443, 55.42 FEET; THENCE N 88°54'41" E ALONG THE EXTERIOR OF SAID C.S.M. 9443, 69.88 FEET; THENCE N 1°01'18" W ALONG THE EXTERIOR OF SAID C.S.M. 9443, 154.88 FEET; THENCE N 88°50'02" E ALONG THE EXTERIOR OF SAID C.S.M. 9443, 41.99 FEET; THENCE N 1°20'52" W ALONG THE EXTERIOR OF SAID C.S.M. 9443, 49.76 FEET TO THE SOUTH LINE OF WEST KILBOURN AVENUE; THENCE N 88°49'43" E ALONG SAID SOUTH LINE OF WEST KILBOURN AVENUE ALSO BEING THE NORTH LINE OF SAID C.S.M. 9443, 41.88 FEET; THENCE S 1°05'39" E ALONG THE EXTERIOR OF SAID C.S.M. 9443, 105.09 FEET; THENCE N 88°53'05" E ALONG THE EXTERIOR OF SAID C.S.M. 9443, 66.00 FEET TO THE WEST LINE OF NORTH 27th STREET; THENCE S 1°05'39" E ALONG THE EAST LINE OF SAID C.S.M. 9443, ALSO BEING THE WEST LINE OF NORTH 27th STREET, 325.00 FEET TO THE SOUTHEAST CORNER OF SAID C.S.M. 9443 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 81,223 SQUARE FEET OR 1.865 ACRES, MORE OR LESS

THAT I HAVE MADE THIS SURVEY, LAND COMBINATION AND MAP BY THE DIRECTION OF CECELIA ANNEX LLC, AND CECELIA BUILDING LLC, OWNERS OF SAID LAND.

THAT THE MAP 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 PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES IN SURVEYING, COMBINING AND MAPPING THE SAME. PER WIS. STAT. 236.21 (1), THIS CERTIFICATE HAS THE SAME FORCE AND EFFECT AS AN AFFIDAVIT.

DATED THIS 30th DAY OF JANUARY, 2023.

[Handwritten signature of Peter J. Nielson]

PETER J. NIELSON
PROFESSIONAL LAND SURVEYOR S-2527



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ENTITY OWNER'S CERTIFICATE

Cecelia Annex LLC, a company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner(s), certifies that said entity caused the land described on this map to be surveyed, combined, dedicated and mapped as represented on this map in accordance with Chapter 236 Wis. Stats. 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 communications systems lines or cables to all lots in the Certified Survey Map (other than existing lines and cables) shall be installed underground in easements provided therefor, where feasible.

This agreement is binding on the undersigned and successors and assigns.

Date: 2-16-23

Entity Name: CECELIA ANNEX LLC

Signature: [Handwritten Signature]

Print Name: RICHARD WIEGAND

Title: Managing Member



[Handwritten Signature: Peter J. Nielson]

STATE OF WISCONSIN} :SS  
MILWAUKEE COUNTY}

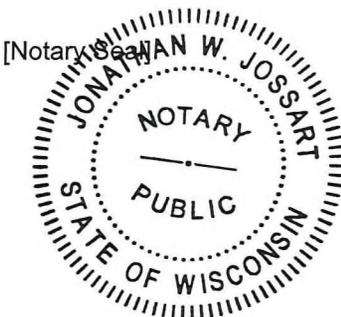
Personally came before me on this 16 day of February, 2023,

Richard A Wiegand, the Managing member of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: [Handwritten Signature]

Print Notary Name: JONATHAN W JOSSART

Notary Public, State of Wisconsin. My commission expires on 03/07/26



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ENTITY OWNER'S CERTIFICATE

Cecelia Building LLC, a company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner(s), certifies that said entity caused the land described on this map to be surveyed, combined, dedicated and mapped as represented on this map in accordance with Chapter 236 Wis. Stats. 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 communications systems lines or cables to all lots in the Certified Survey Map (other than existing lines and cables) shall be installed underground in easements provided therefor, where feasible.

This agreement is binding on the undersigned and successors and assigns.

Date: 2-16-23

Entity Name: CECELIA BUILDING LLC

Signature: [Handwritten Signature]

Print Name: RICHARD WIEGAND

Title: Managing Member



[Handwritten Signature: Peter J. Nielson]

STATE OF WISCONSIN} :SS  
MILWAUKEE COUNTY}

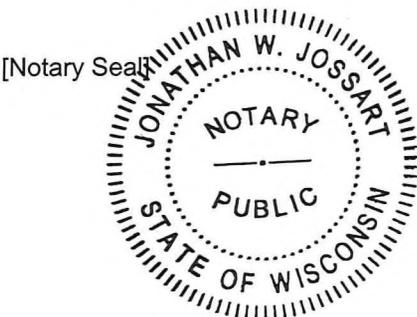
Personally came before me on this 16 day of February, 2023,

Richard A Wiegand, the Managing member of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: [Handwritten Signature]

Print Notary Name: JONATHAN W JOSSART

Notary Public, State of Wisconsin. My commission expires on 03/07/26



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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 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.

Per Wis. Stat. 75.06 and 74.87, 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 approved by Council Resolution 901408, whereby the City is the sole collector and enforcer of property taxes for parcels in the City.

02/20/2023

Date

James F. Klejbar, DEPUTY

Signature

for

Spencer Coggs

Print Name, City Treasurer



Peter J. Nielson

CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL APPROVAL

I certify that this Certified Survey Map was approved under Resolution File No. 221687, adopted by the Common Council of the City of Milwaukee on 2-28-23.

Date: 3-7-23

Signature: [Signature]

Print Name: James Owczarski  
City Clerk