



**Department of City Development**

Housing Authority  
Redevelopment Authority  
City Plan Commission  
Historic Preservation Commission

**Julie A. Penman**  
Commissioner

**Michal A. Dawson**  
Deputy Commissioner

November 7, 2003

To the Honorable Common Council  
Zoning, Neighborhoods & Development Committee  
City of Milwaukee

Dear Committee Members:

Attached is a final certified survey map listed as follows:

DCD #2229-                      Owner: Continental 107 Fund LLC  
Tax Key No's.: 553-0731-000, -0732-000, -0733-000, & -0734-000  
Located east of South 31<sup>st</sup> Street and south of West Morgan Avenue, in the 11<sup>th</sup>  
Aldermanic District.

The purpose of this map is to subdivide a commercial into 4 parcels for sale. 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,

Julie A. Penman  
Executive Secretary  
City Plan Commission of Milwaukee

Attachment

CSMZND.REF.2229.doc

# CERTIFIED SURVEY MAP NO.

A DIVISION OF CERTIFIED SURVEY MAP NO. 7024 IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

ZONING: LB1

TAX KEY NOS. 553-0731, -0732, -0733 & -0734

**CURVE TABLE**

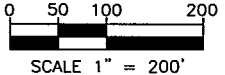
CURVE	ARC	RADIUS	CHORD	CHORD BEARING	Δ	Δ/2	TAN IN	TAN OUT
1	236.41'	316.25'	230.94'	N21°59'54.5"W	42°49'49"	21°24'54.5"	N43°24'49"W	N00°35'00"W
1-PARCEL 1	155.71'	316.25'	154.14'	N14°41'18"W	28°12'36"	14°06'18"	N28°47'36"W	N00°35'00"W
1-PARCEL 4	80.70'	316.25'	80.48'	N36°06'12.5"W	14°37'13"	07°18'36.5"	N43°24'49"W	N28°47'36"W
2	382.83'	766.44'	378.86'	S46°21'25.5"E	28°37'05"	14°18'32.5"	S32°02'53"E	S60°39'58"E
2-PARCEL 1	187.25'	766.44'	186.79'	S39°02'49.5"E	13°59'53"	6°59'56.5"	S32°02'53"E	S46°02'46"E
2-PARCEL 3	195.58'	766.44'	195.04'	S53°21'22"E	14°37'12"	07°18'36"	S46°02'46"E	S60°39'58"E
3	522.38'	2924.78'	521.69'	S52°24'23"W	10°14'00"	05°07'00"	S57°31'23"W	S47°17'23"W

- NOTES:
- - INDICATES FOUND 3/4" DIA. IRON PIPE.
  - - INDICATES FOUND 1" DIA. IRON PIPE.
  - - 1" X 24" IRON PIPE - 1.68 LBS/LINEAL FOOT - SET
  - ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDRETH OF A FOOT.
  - BEARINGS REFERENCED TO THE NORTH LINE OF THE SE 1/4 OF SEC. 13, T6N, R21E, BEARING N 88°04'10" E AS REFERENCED TO WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE). (DECEMBER 1996 DATUM)

**INTERIOR ANGLES**

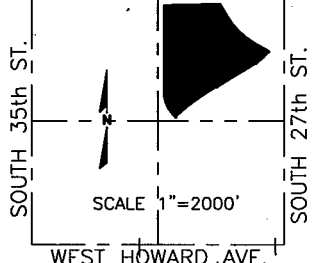
ITEM	ANGLE
A	95°49'14"
B	158°35'03.5"
C	158°35'03.5"
D	91°20'52"
E	120°07'03"
F	194°18'32.5"
G	194°18'32.5"
H	79°11'52"
I	168°24'30"
J	174°12'15"
K	185°07'02"

**GRAPHIC SCALE**

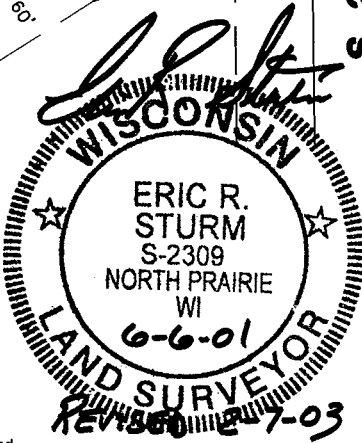
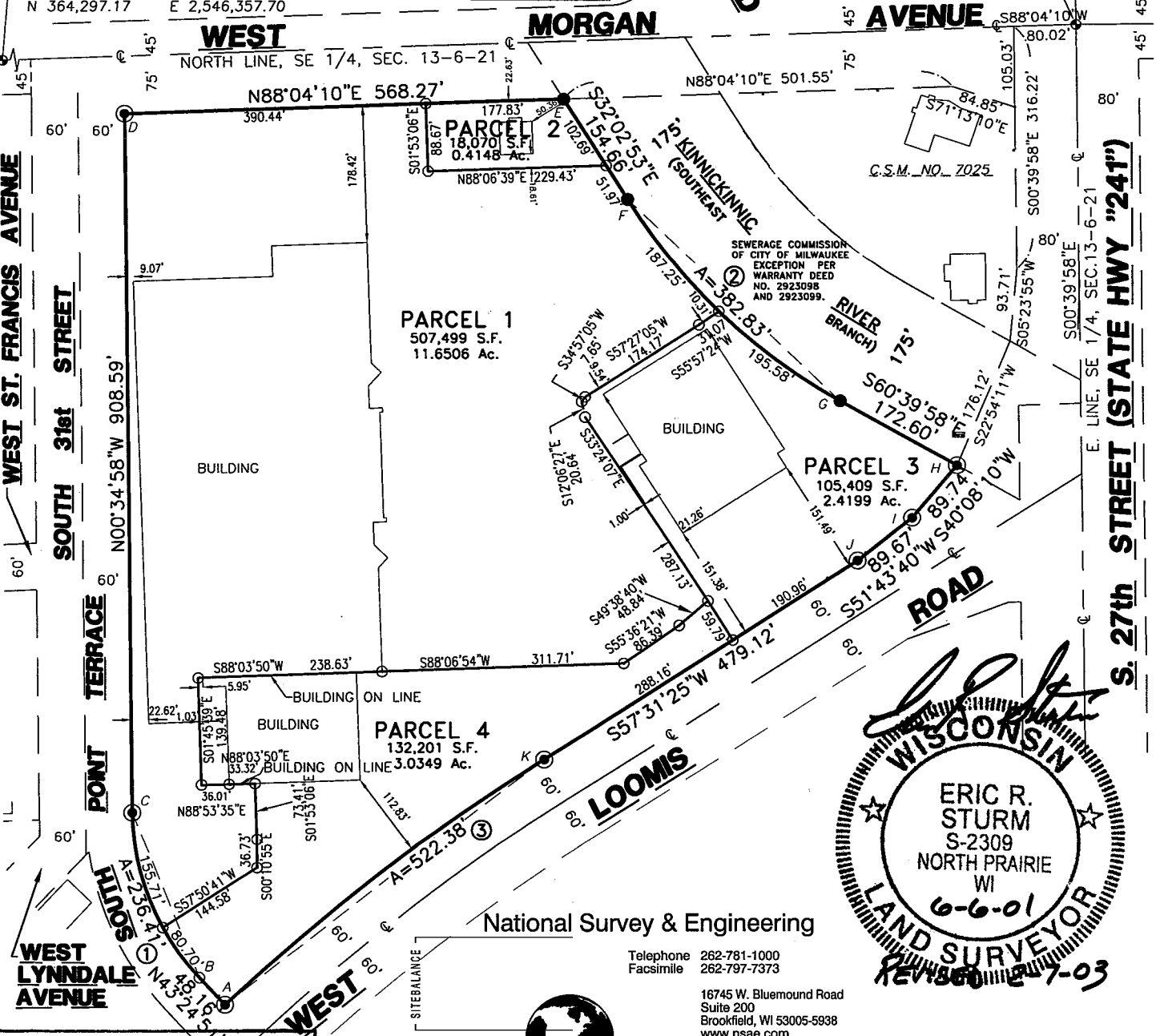


**VICINITY MAP**

S.E. 1/4 SEC. 13-6-21  
WEST MORGAN AVE.



NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13, T 6 N, R 21 E, CONC. MON. W/BRASS CAP  
N 364,297.17 E 2,546,357.70



National Survey & Engineering

Telephone 262-781-1000  
Facsimile 262-797-7373

16745 W. Bluemound Road  
Suite 200  
Brookfield, WI 53005-5938  
www.nsa.com

5080013 \ 080013H0 \ CS141L2H \ DAW



**INFRASTRUCTURE SERVICES DIVISION**

*Marcia Lindholm* 2/21/03  
CENTRAL DRAFTING & RECORDS MANAGER

*Dr. Martin Cegura* 2/21/03  
ENGR. IN CHARGE ENVIRON. ENGR.

**CORRECT**

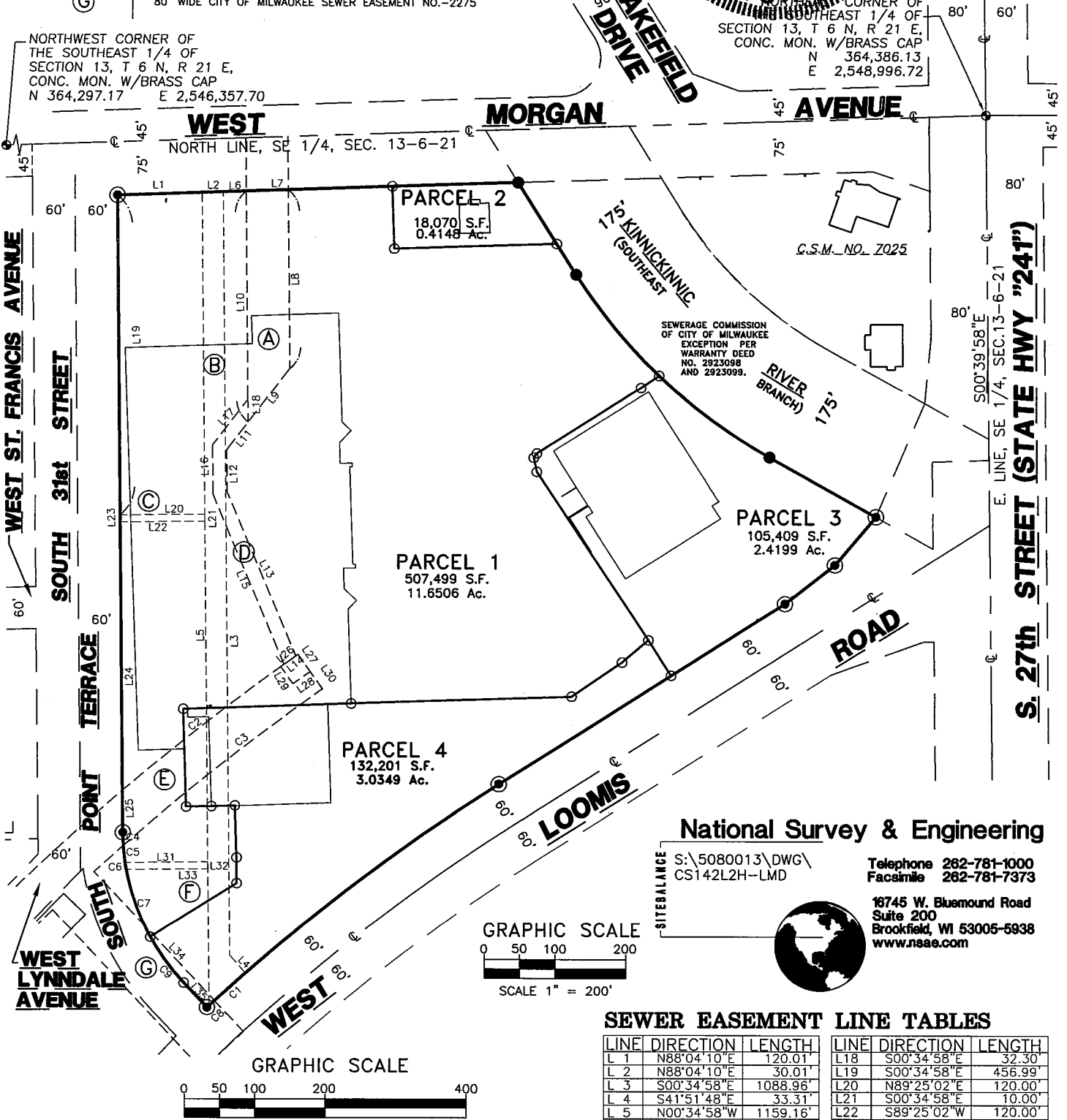
*Jeffrey D. ...* 2/21/03  
CITY ENGINEER

**APPROVED**

# CERTIFIED SURVEY MAP NO.

A DIVISION OF CERTIFIED SURVEY MAP NO. 7024 IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

EASEMENT ID	EASEMENT DESCRIPTION & NO.
(A)	20' WIDE CITY OF MILWAUKEE SEWER EASEMENT NO. SE-2275
(B)	30' WIDE CITY OF MILWAUKEE SEWER EASEMENT PER DOC. NO. 4000026 PAR. A.
(C)	10' WIDE CITY OF MILWAUKEE SEWER EASEMENT PER DOC. NO. 4000026 PAR. B.
(D)	20' WIDE CITY OF MILWAUKEE SEWER EASEMENT PER DOC. NO. 5956379
(E)	60' WIDE CITY OF MILWAUKEE SEWER EASEMENT NO. SE-2275
(F)	10' WIDE CITY OF MILWAUKEE SEWER EASEMENT PER DOC. NO. 4000026 PAR. C.
(G)	80' WIDE CITY OF MILWAUKEE SEWER EASEMENT NO.-2275

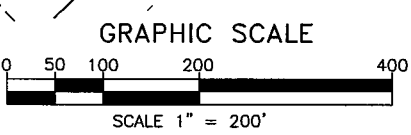
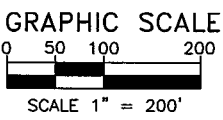


**National Survey & Engineering**

S:\5080013\DWG\CS142L2H-LMD

Telephone 262-781-1000  
Facsimile 262-781-7373

16745 W. Bluemound Road  
Suite 200  
Brookfield, WI 53005-5938  
www.nsae.com



**SEWER EASEMENT CURVE TABLE**

CURVE	ARC	RADIUS	CHORD	CHD BEAR'G	Δ	Δ/2
C1	69.29'	2924.78'	69.29'	S48°02'43"W	1'21'26"	0°40'43"
C2	315.40'	3299.94'	315.28'	S52°07'48.5"W	5'28'35"	2°44'17.5"
C3	359.68'	3239.94'	359.49'	S51°41'16"W	6'21'38"	3°10'49"
C4	18.51'	316.25'	18.51'	S02°15'37"E	3'21'12"	1°40'36"
C5	24.50'	316.25'	24.50'	S06°09'24"E	4'26'22"	2°13'11"
C6	10.12'	316.25'	10.12'	S09°17'34.5"E	1'49'59"	0°54'59.5"
C7	84.05'	316.25'	83.80'	S17°49'23"E	15'13'40"	7°36'50"
C8	14.25'	2924.78'	14.25'	S47°25'46"W	0'16'46"	0°08'23"
C9	99.22'	316.25'	98.82'	N34°25'31"W	17'58'36"	8°59'18"

**SEWER EASEMENT LINE TABLES**

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L 1	N88°04'10"E	120.01'	L18	S00°34'58"E	32.30'
L 2	N88°04'10"E	30.01'	L19	S00°34'58"E	456.99'
L 3	S00°34'58"E	1088.96'	L20	N89°25'02"E	120.00'
L 4	S41°51'48"E	33.31'	L21	S00°34'58"E	10.00'
L 5	N00°34'58"W	1159.16'	L22	S89°25'02"W	120.00'
L 6	N88°04'48"E	32.57'	L23	N00°34'58"W	10.00'
L 7	N88°04'10"E	60.02'	L24	S00°34'58"E	381.70'
L 8	S00°34'58"E	255.79'	L25	N00°34'58"W	59.90'
L 9	S37°40'04"W	96.91'	L26	N54°55'25"E	30.00'
L10	N00°34'58"W	330.49'	L27	S35°04'35"E	30.00'
L11	S37°40'04"W	49.89'	L28	S54°55'25"W	30.00'
L12	S00°55'45"E	59.57'	L29	N35°04'35"W	30.00'
L13	S22°46'05"E	253.62'	L30	S35°07'54"E	60.00'
L14	N54°40'56"E	20.49'	L31	N89°25'02"E	117.06'
L15	N22°46'05"W	261.93'	L32	S00°34'58"E	10.00'
L16	N00°55'45"W	70.43'	L33	S89°25'02"W	115.53'
L17	N37°40'04"E	82.27'	L34	S42°56'54"E	146.12'
			L35	N43°24'51"W	48.16'

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Certified Survey Map No. 7024 in the Northeast 1/4 of the Southeast 1/4 of Section 13, Town 6 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }  
                                  :SS  
WAUKESHA COUNTY }

I, ERIC R. STURM, Registered Land Surveyor, do hereby certify:

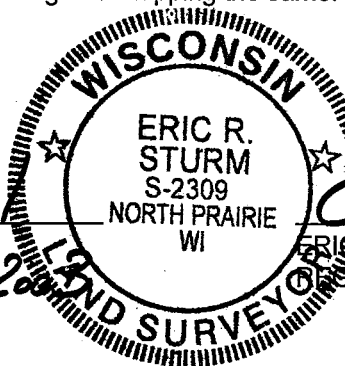
THAT I have surveyed, divided and mapped a division of Certified Survey Map No. 7024 in the Northeast 1/4 of the Southeast 1/4 of Section 13, Town 6 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

COMMENCING at the Northeast corner of said Southeast 1/4 Section; thence South 88°04'10" West along the North line of said 1/4 Section 80.02 feet to a point; thence South 00°39'58" East along the West line of South 27th Street and its extension Northerly 316.22 feet to a point; thence South 05°23'55" West along said West line 93.71 feet; thence South 22°54'11" West 176.12 feet to the Northwestern line of West Loomis Road and the point of beginning of lands to be described; thence South 40°08'10" West along said Northwestern line 89.74 feet to a point; thence South 51°43'40" West along said Northwestern line 89.67 feet to a point; thence South 57°31'25" West along said Northwestern line 479.12 feet to a point; thence Southwesterly 522.38 feet along said Northwestern line and the arc of a curve whose center lies to the Southeast, whose radius is 2924.78 feet and whose chord bears South 52°24'23" West 521.68 feet to a point on the East line of South Point Terrace; thence North 43°24'51" West along said East line 48.16 feet to a point; thence Northwesterly 236.41 feet along said East line and the arc of a curve whose center lies to the East, whose radius is 316.25 feet and whose chord bears North 21°59'54.5" West 230.94 feet to a point; thence North 00°34'58" West along said East line 908.59 feet to a point on the South line of West Morgan Avenue; thence North 88°04'10" East along said South line 568.27 feet to a point; thence South 32°02'53" East 154.66 feet to a point; thence Southeasterly 382.83 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 766.44 feet and whose chord bears South 46°21'25.5" East 378.86 feet to a point; thence South 60°39'58" East 172.60 feet to the point of beginning. (containing 17.5202 acres)

THAT I have made the survey, land division and map by the direction of CONTINENTAL 107 FUND LLC, owner 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 Chapter 236 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code in surveying, dividing and mapping the same.

DATE JUNE 6, 2007  (SEAL)  
ERIC R. STURM,  
REGISTERED LAND SURVEYOR S-2309

REVISED FEB. 7, 2008

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Certified Survey Map No. 7024 in the Northeast 1/4 of the Southeast 1/4 of Section 13, Town 6 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

CONTINENTAL 107 FUND LLC, as owner, certify that it caused the land described on this map to be surveyed, divided and mapped 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 new 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.

THIS agreement shall be binding on the undersigned and assigns.

IN Witness Whereof, CONTINENTAL PROPERTIES COMPANY, INC., as manager of and on behalf of CONTINENTAL 107 FUND LLC, has caused its presents to be signed by DANIEL J. MINAHAN, PRESIDENT, this 10<sup>th</sup> day of February, 2003.

In the Presence of:

*Arlene K. Endres*

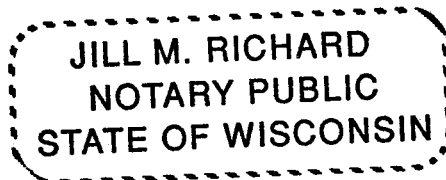
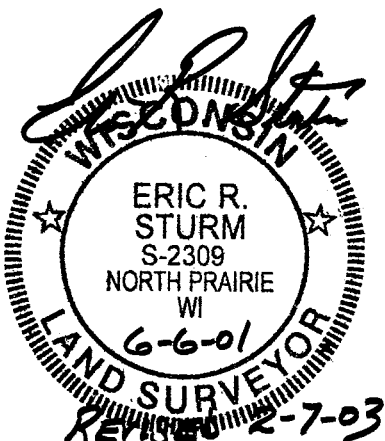
CONTINENTAL 107 FUND LLC  
by: Continental Properties Company, Inc., its Manager

*Daniel J. Minahan*  
DANIEL J. MINAHAN, PRESIDENT

STATE OF WISCONSIN }  
  :SS  
MILWAUKEE COUNTY }

PERSONALLY came before me this 10<sup>th</sup> day of February, 2003, DANIEL J. MINAHAN, President of the above named CONTINENTAL PROPERTIES COMPANY, INC. as manager of and on behalf of CONTINENTAL 107 FUND LLC, to me known as the person who executed the foregoing instrument, and to me known as to be the President of said Continental Properties Company, Inc. and acknowledged that he executed the foregoing instrument as such officer as the deed of the company, by its authority.

*Jill M. Richard* (SEAL)  
Notary Public, State of Wisconsin  
My commission expires 6/18/06  
My commission is permanent.



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Certified Survey Map No. 7024 in the Northeast 1/4 of the Southeast 1/4 of Section 13, Town 6 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN }  
  :SS  
MILWAUKEE COUNTY }

I, WAYNE F. WHITTOW, 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.

11-3-03  
DATE

Wayne F. Whittow  
WAYNE F. WHITTOW, CITY TREASURER

COMMON COUNCIL CERTIFICATE OF APPROVAL

I certify that this Certified Survey Map was approved under Resolution File No. \_\_\_\_\_ adopted by the Common Council of the City of Milwaukee on \_\_\_\_\_

\_\_\_\_\_  
RONALD D. LEONHARDT, CITY CLERK

\_\_\_\_\_  
JOHN O. NORQUIST, MAYOR



THIS INSTRUMENT WAS DRAFTED BY ERIC R. STURM,  
REGISTERED LAND SURVEYOR S-2309

# CITY OF MILWAUKEE FISCAL NOTE

A) DATE: November 18, 2002

FILE NUMBER: \_\_\_\_\_

Original Fiscal Note  Substitute

SUBJECT: Certified Survey Map (DCD #2229) located east of South 31st Street and south of West Morgan Avenue, in the 11<sup>th</sup> Aldermanic District.

B) SUBMITTED BY (Name/title/dept./ext.):   
Julie A. Penman, Comm. Stoner/Department of City Development/5710

C) CHECK ONE:  ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES  
 ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.  
 NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO:  DEPARTMENT ACCOUNT (DA)  CONTINGENT FUND (CF)  
 CAPITAL PROJECTS FUND (CPF)  SPECIAL PURPOSE ACCOUNTS (SPA)  
 PERM. IMPROVEMENT FUNDS (PIF)  GRANT & AID ACCOUNTS (G & AA)  
 OTHER (SPECIFY) \_\_\_\_\_

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:					
TOTALS					

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN ANNUAL BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT SEPARATELY.

<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

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H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

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PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE