

DCD #3174

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

Being Lot 5 and Lot 6 in Block 36 of the Plat of Milwaukee, located in the Southwest 1/4 of the Southwest 1/4 of Section 28, Township 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin

Prepared for:

213 LLC  
C/O MARGARET MARTIN  
1610 E. FOX LANE  
MILWAUKEE, WI 53217

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The west line of the Southwest 1/4 of Section 28, Township 7 North, Range 22 East bears N00°59'35"W

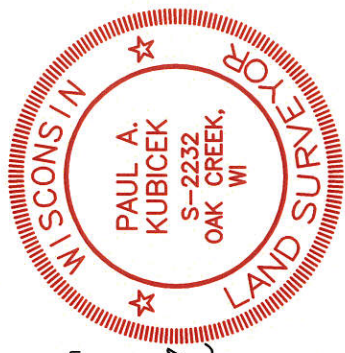
(C55D JANUARY 2017)

NORTH WITNESS CORNER NW CORNER, SW 1/4 SEC. 28, T7N, R22E (FOUND BRASS CAP MON.)

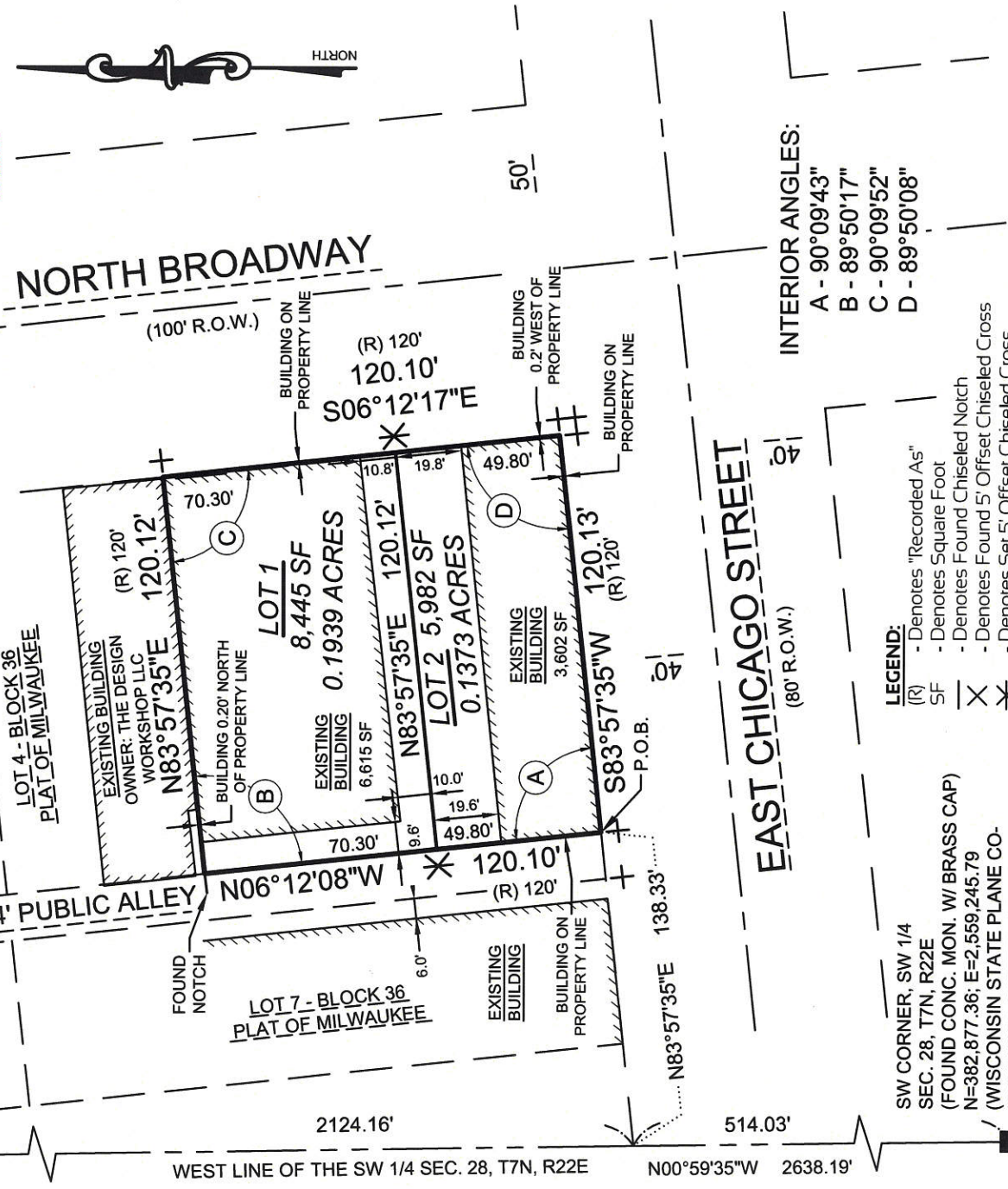
N=385,527.50; E=2,559,199.86

N00°59'35"W 12.55'

NW CORNER, SW 1/4 SEC. 28, T7N, R22E (FALLS WITH IN BUILDING)



*Paul A. Kubicek*  
JANUARY 17, 2018  
REVISED APRIL 17, 2018



SW CORNER, SW 1/4 SEC. 28, T7N, R22E (FOUND CONC. MON. W/ BRASS CAP)  
N=382,877.36; E=2,559,245.79  
(WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)

INTERIOR ANGLES:  
A - 90°09'43"  
B - 89°50'17"  
C - 90°09'52"  
D - 89°50'08"

LEGEND:  
(R) - Denotes "Recorded As"  
SF - Denotes Square Foot  
- Denotes Found Chiseled Notch  
X - Denotes Found 5' Offset Chiseled Cross  
\* - Denotes Set 5' Offset Chiseled Cross

Subject Property  
Zoning: C9G  
Tax Key Numbers:  
3920982100  
3920984000

GRAPHICAL SCALE (FEET)



Prepared By:  
**PINNACLE ENGINEERING GROUP**  
15850 BLUEMOUND ROAD | SUITE 210  
BROOKFIELD, WI 53005  
OFFICE: (262) 754-8888

This instrument drafted by Paul A. Kubicek, PLS-License No. S-2232

PEG JOB #926.00  
SHEET 1 OF 4

INFRASTRUCTURE SERVICES DIVISION  
CENTRAL DRAFTING & RECORDS MANAGER  
Nedra Opheim 7-17-18  
ENGR. IN CHARGE ENVIRON. ENGR.  
CORRECT  
Timothy Johnson 7/17/18  
CITY ENGINEER APPROVED

DEPARTMENT OF CITY DEVELOPMENT  
CITY OF MILWAUKEE

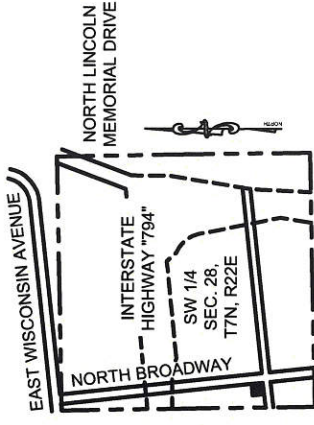
MAY 26 2018  
*[Signature]*  
STAFF APPROVED

DCD # 3174

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VICINITY SKETCH  
SCALE 1"=2000'



## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
WAUKESHA COUNTY) SS

I, Paul A. Kubicek, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided Lot 5 and Lot 6 in Block 36 of the Plat of Milwaukee, located in the Southwest 1/4 of the Southwest 1/4 of Section 28, Township 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin, described as follows:

Commencing at the southwest corner of the Southwest 1/4 of said Section 28;

Thence North 00°59'35" West along the west line of said Southwest 1/4, 514.03 feet to the north right of way line of East Chicago Street;

Thence North 83°57'35" East along said north right of way line, 138.33 feet to the east line of a 14' Public Alley in said Block 36 and the Point of Beginning;

Thence North 06°12'08" West along said east line, 120.10 feet to the south line of Lot 4 in said Block 36;

Thence North 83°57'35" East along said south line, 120.12 feet to the west right of way line of North Broadway;

Thence South 06°12'17" East along said west right of way line, 120.10 feet to the aforesaid north right of way line of East Chicago Street;

Thence South 83°57'35" West along said north right of way line, 120.13 feet to the Point of Beginning.  
Containing 14,427 square feet (0.3312 acres) of land more or less.

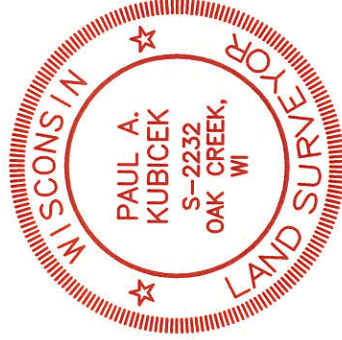
That I have made such survey, land division and map by the direction of 213 LLC., owner of said land.

That such plat 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 requirements of Chapter 236 of the Wisconsin State Statutes and the City of Milwaukee Land Division Ordinance in surveying, mapping and dividing the land with in this certified survey map.

Date: JANUARY 17, 2018  
REVISED APRIL 17, 2018

Paul A. Kubicek  
Professional Land Surveyor S-2232



### NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.

Prepared By:

**PINNACLE ENGINEERING GROUP**  
15850 BLUEMOUND ROAD | SUITE 210  
BROOKFIELD, WI 53005  
OFFICE: (262) 754-8888

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## OWNER'S CERTIFICATE

213 LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company 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 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 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 therefor, where feasible.

This agreement shall be binding on the undersigned and assigns.

In Witness Where of, 213 LLC has caused these presents to be signed by Margaret Martin, its Owner, this 11 day of July, 2018.

In the presence of: 213 LLC

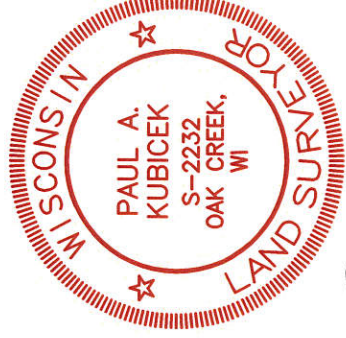
MARGARET MARTIN - OWNER  
(print name - title)

*M. Martin*  
(signature)

STATE OF WISCONSIN  
MILWAUKEE COUNTY SS

PERSONALLY came before me this 11<sup>th</sup> day of July, 2018, Margaret Martin (name), owner (title), to me known to be the person who executed the foregoing instrument and acknowledged the same.

Sherry Thomas  
Notary Public  
Name: Sherry Thomas  
State of Wisconsin  
My Commission Expires: 6/22/2022



*Paul A. Kubicek*

Prepared By:

**PINNACLE ENGINEERING GROUP**  
15850 BLUEMOUND ROAD 1 SUITE 210  
BROOKFIELD, WI 53005  
OFFICE: (262) 754-8888

JANUARY 17, 2018  
REVISED APRIL 17, 2018

This instrument drafted by Paul A. Kubicek, PLS-License No. S-2232

PCD # 3174

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## CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)  
MILWAUKEE COUNTY) SS

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.

08/30/2018

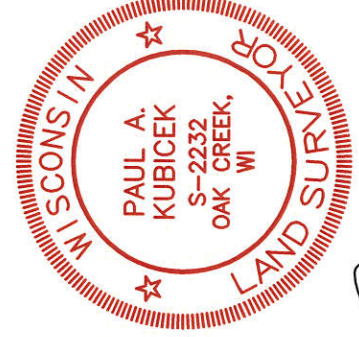
James F. Kujawa, DEPUTY  
Spencer Coggs, City Treasurer

Date

## COMMON COUNCIL CERTIFICATE OF APPROVAL

I certify that this Certified Survey Map was approved under Resolution File No. 180835, adopted by the Common Council of the City of Milwaukee on this 25<sup>th</sup> day of September, 2018.

James Ovczarski  
James Ovczarski, City Clerk  
Tom Barrett  
Tom Barrett, Mayor



Paul A. Kubicek

Prepared By:  
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