

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

A division of Lots 1 and 2, in Certified Survey Map No. 9011, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

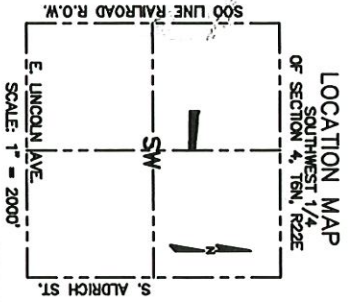
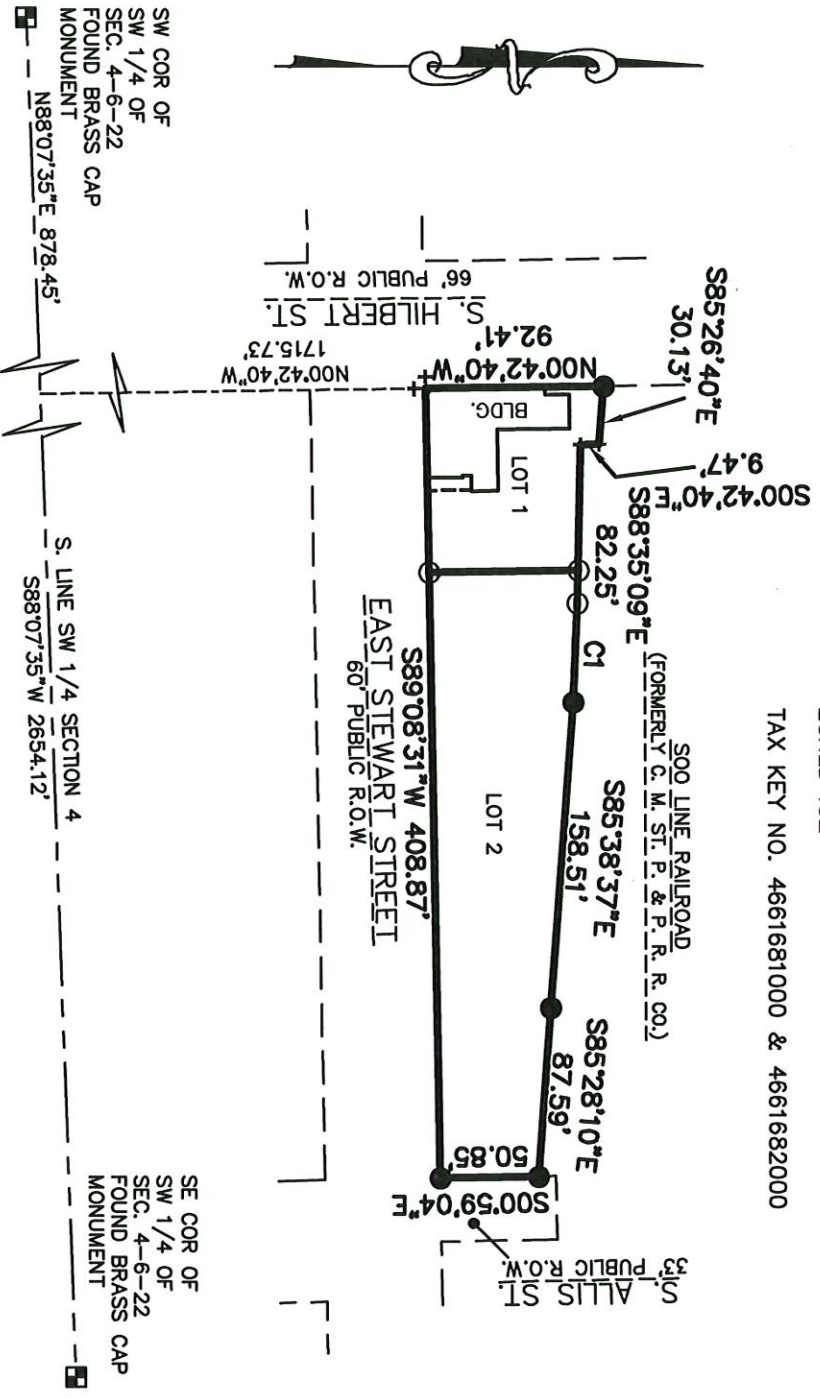
- + FOUND CHISELED CROSS
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
 ALL BEARINGS ARE REFERENCED TO THE S. LINE OF THE SW 1/4 OF SECTION 4, T 6 N, R 22 E, WHICH BEARS N88°07'35"E. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27 - JANUARY 2017 DATUM).

SEE SHEET 2 FOR LOT DETAILS.

ZONED IO2

TAX KEY NO. 4661681000 & 4661682000



*MJR*  
 10/28/21

INFRASTRUCTURE SERVICES DIVISION  
 CENTRAL DRAFTING & RECORDS MANAGER  
 ENGR. IN CHARGE EMERSON ENGR.  
 CITY ENGINEER  
 APPROVED

12/14/2021  
 12/15/2021

DEPARTMENT OF CITY DEVELOPMENT  
 CITY OF MILWAUKEE  
 NOV 17 2021  
 STAFF APPROVED

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

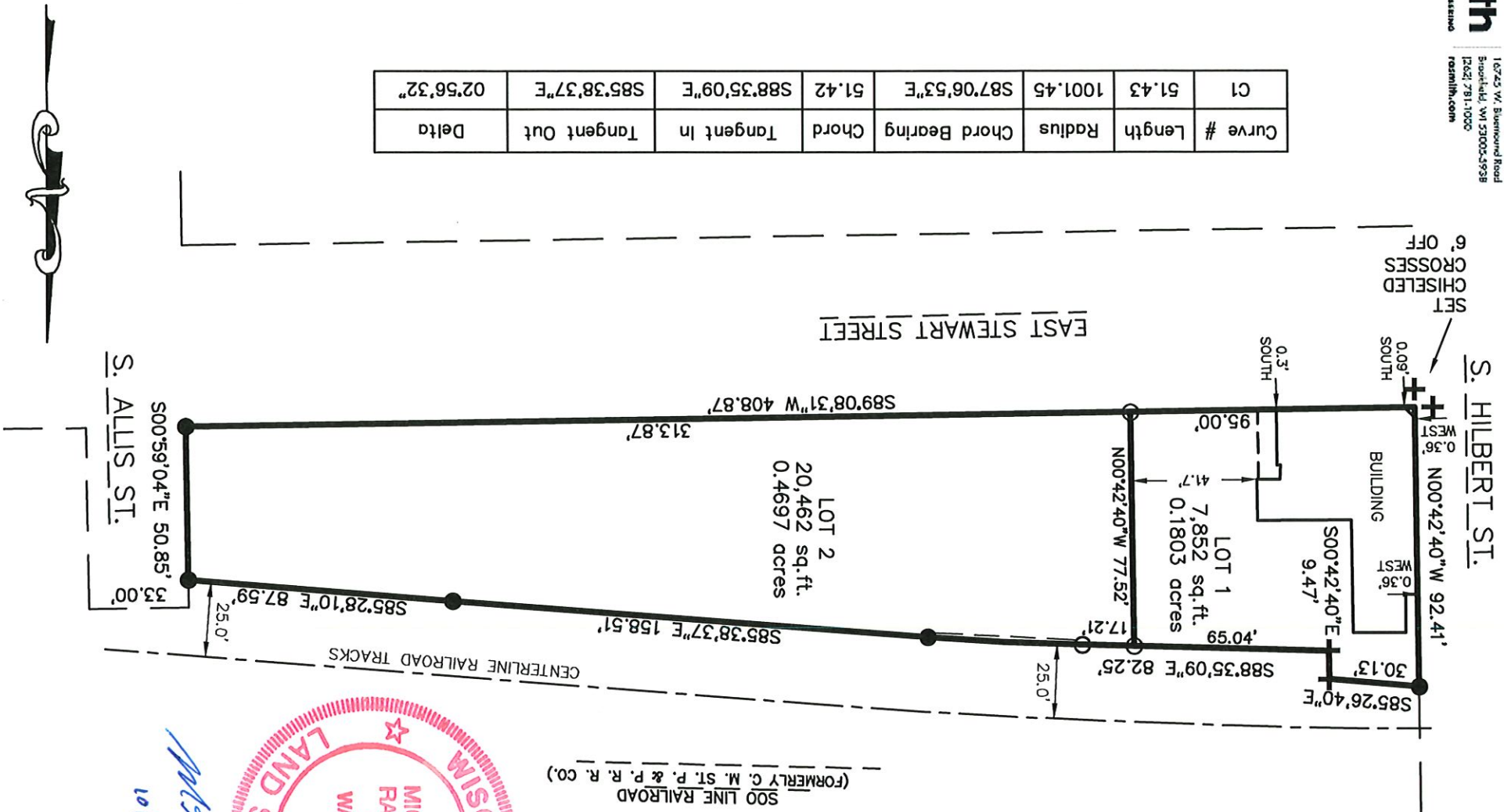
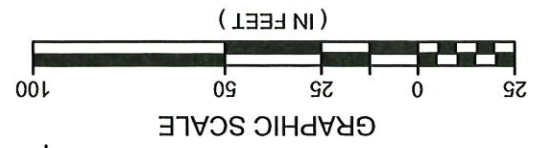
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**rasSmith**  
CREATING BETTER INDUSTRIES

16725 W. Sunwood Road  
 Brookfield, WI 53005-9938  
 (262) 781-1000  
 rasmith.com

| Curve # | Length | Radius  | Chord Bearing | Chord | Tangent In  | Tangent Out | Delta     |
|---------|--------|---------|---------------|-------|-------------|-------------|-----------|
| C1      | 51.43  | 1001.45 | S87°06'53"E   | 51.42 | S88°35'09"E | S85°38'37"E | 02°56'32" |



300 LINE RAILROAD  
 (FORMERLY C. M. ST. P. & P. R. R. CO.)



*Michael J. Ratzburg*  
 10/28/21



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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }  
                                  }SS  
WAUKESHA COUNTY }

I, Michael J. Ratzburg, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped Lots 1 and 2, in Certified Survey Map No. 9011, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows:

COMMENCING at the Southwest corner of said Southwest 1/4 Section; thence North 88°07'35" East along the South line of said 1/4 Section a distance of 878.45 feet to a point; thence North 00°42'40" West 1715.73 feet to the Northeast corner of South Hilbert Street and East Stewart Street, said point also the point of beginning of lands to be described; thence continuing North 00° 42' 40" West along the East line of South Hilbert Street 92.41 feet to a point in the South line of the Soo Line Railroad Company right of way; thence South 85° 26' 40" East along said South line 30.13 feet to a point; thence South 00° 42' 40" East along said South line 9.47 feet to a point; thence South 88° 35' 09" East along said South line 82.25 feet to a point; thence Southeasterly 51.43 feet along said South line and an arc of a curve, whose center lies to the South, whose radius is 1001.45 feet and whose chord bears South 87° 06' 53" East 51.42 feet to a point; thence South 85° 38' 37" East along said South line 158.51 feet to a point; thence South 85° 28' 10" East along said South line 87.59 feet to a point in the West line of South Allis Street; thence South 00° 59' 04" East along said West line 50.85 feet to a point in the North line of East Stewart Street; thence South 89° 08' 31" West along said North line 408.87 feet to the point of beginning.

Said lands contain 28,314 square feet or 0.6500 acres

THAT I have made the survey, land division and map by the direction of 352 E STEWART STREET LLC & ALLIS STEWART LLC, owners.

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 complied with Chapter 236 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code of Ordinances in surveying, dividing and mapping the same. Per Wis. Stat. 236.21 (1), this certificate has the same force and effect as an affidavit.

Date: 10/28/2021 \_\_\_\_\_

  
MICHAEL J. RATZBURG  
PROFESSIONAL LAND SURVEYOR S-2236





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ENTITY OWNERS CERTIFICATE

352 E STEWART STREET LLC, a company duly organized and existing under and by virtue of the laws of the

State of Wisconsin, 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 communications 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: 12-6-21

Entity Name: 352 E STEWART STREET LLC

Signature: [Signature]

Print Name: SAINTO GALATI

Title: MEMBER

STATE OF WISCONSIN }  
MILWAUKEE COUNTY } SS

PERSONALLY came before me this 6 day of December, 2021,

Santo Galati, the 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 Seal)

Angela R Edwards

Angela R Edwards

(print name)

Notary Public, State of Wisconsin

My commission expires 05/25/2023



[Signature]  
10/28/21



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ENTITY OWNER'S CERTIFICATE

ALLIS STEWART LLC, a company duly organized and existing under and by virtue of the laws of the

State of WI, 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 communications 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: 12-6-21

Entity Name: ALLIS STEWART LLC

Signature: Santo Gaiati

Print Name: SANTO GAATI

Title: MEMBER

STATE OF Wisconsin }  
MilwaukeeCOUNTY } SS

PERSONALLY came before me this 6 day of December, 2021,

Santo Gaiati, the 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.

Angelina R Edwards  
Angelina R Edwards

(print name)  
Notary Public, State of Wisconsin  
My commission expires 05/20/2023



M. Gaiati  
10/28/21

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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.

Date: 01/28/2022

*Spencer F. Coggs* DEPUTY  
for SPENCER COGGS, CITY TREASURER

## CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL APPROVAL

I, JAMES R. OWCZARSKI, certify that this certified survey map was approved under Resolution File

No. 211593, adopted by the Common Council of the City of Milwaukee on

Date: 03-08-2022

*JAMES R. OWCZARSKI*  
JAMES R. OWCZARSKI, CITY CLERK



*John P. Casucci*  
John P. Casucci  
10/28/21

THIS INSTRUMENT WAS DRAFTED BY JOHN P. CASUCCI,  
PROFESSIONAL LAND SURVEYOR S-2055

168350.CS101L