

Being Lots 4, 5 and 6 in the Subdivision Into City Lots of Block 99, in the Northeast 1/4 of the Southeast 1/4 of Section 32, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

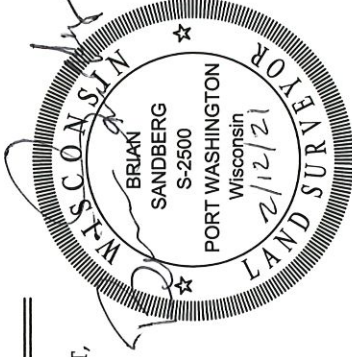


NORTH IS REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 32, TOWN 7 NORTH, RANGE 22 EAST BEING N88°29'41"E WISCONSIN COORDINATE SYSTEM SOUTH ZONE (NAD 27) FEB., 2018



**LEGEND**

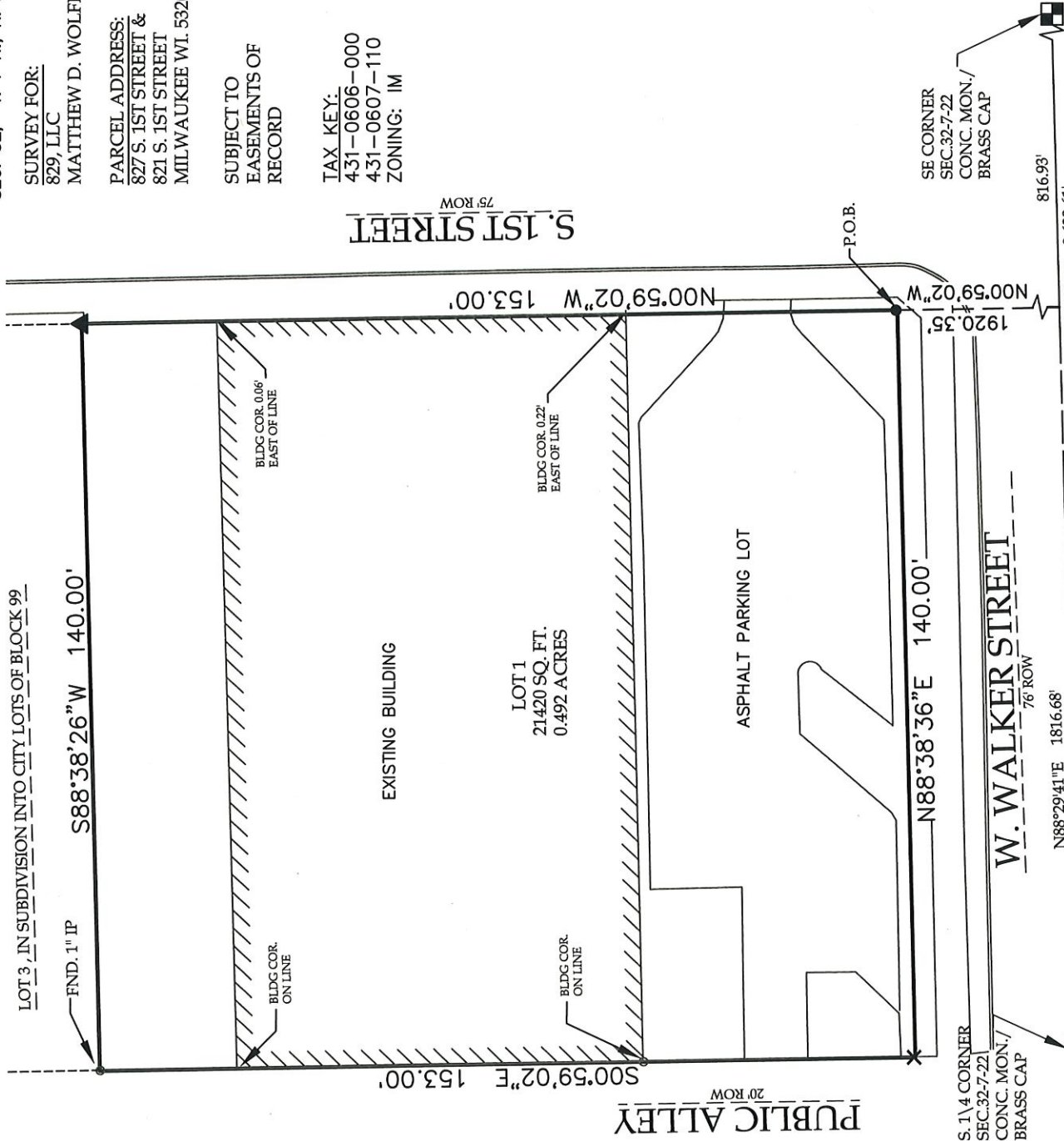
- = 1" IRON PIPE FOUND
- = 1" O.D. X 24" LONG, IRON PIPE SET, WEIGHING 1.68 LBS./LINEAL FT.
- ▲ = MAG NAIL SET
- ✕ = CHISELED CROSS SET
- P.O.B. = POINT OF BEGINNING
- = SECTION CORNER MONUMENT



**VICINITY MAP**  
SCALE: 1" = 2000'  
SE 1/4 OF

SEC. 32, T. 7 N., R. 22 E.

LOT 3, IN SUBDIVISION INTO CITY LOTS OF BLOCK 99



**SURVEY FOR:**  
829, LLC  
MATTHEW D. WOLFERT

**PARCEL ADDRESS:**  
827 S. 1ST STREET &  
821 S. 1ST STREET  
MILWAUKEE WI. 53204

**SUBJECT TO EASEMENTS OF RECORD**

**TAX KEY:**  
431-0606-000  
431-0607-110  
ZONING: IM

SE CORNER  
SEC. 32-7-22  
CONC. MON./  
BRASS CAP

816.93'

N88°29'41"E 2,633.61'

S. 1/4 CORNER  
SEC. 32-7-22  
CONC. MON./  
BRASS CAP

1920.35'

N00°59'02" W

153.00'

N88°29'41"E 1816.68'

SOUTH LINE OF THE SE 1/4 OF SEC. 32-7-22

76' ROW

W. WALKER STREET

140.00'

N88°38'36"E

20' ROW

PUBLIC ALLEY

INFRASTRUCTURE SERVICES DIVISION  
CENTRAL DRAFTING & RECORDS MANAGER  
2/22/2021  
N88°29'41"E 1816.68'  
ENGR. IN CHARGE ENVIRON. ENGR.  
CORRECT  
CITY ENGINEER APPROVED

DEPARTMENT OF CITY DEVELOPMENT  
CITY OF MILWAUKEE

JAN 19 2021

STAFF APPROVED

APPROVED

THIS INSTRUMENT DRAFTED BY BRIAN E. SANDBERG

Being Lots 4, 5 and 6 in the Subdivision Into City Lots of Block 99, in the Northeast 1/4 of the Southeast 1/4 of Section 32, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN  
 MILWAUKEE COUNTY

I, Brian E. Sandberg, Professional Land Surveyor hereby certify that I have divided and mapped Lots 4, 5 and 6 in the Subdivision Into City Lots of Block 99 in the Northeast 1/4 of the Southeast 1/4 of Section 32, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin which is Bounded and described as follows:

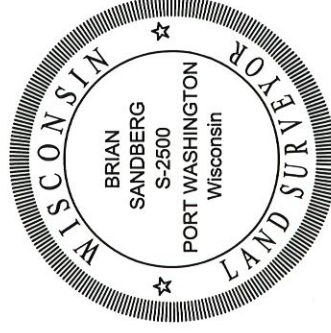
Commencing at the South 1/4 corner of said Section 32; thence N88°29'41"W. coincident with the south line of the Southeast 1/4 of said Section 32, 1816.68 feet, thence N.00°59'02"E. 1920.35 feet to the southeast corner of said Lot 6 and the point of beginning for the lands to be described; thence continue N.00°59'02"W. coincident with the west right-of-way line for South 1st Street 153.00 feet to the northeast corner of said Lot 4; thence S.88°38'26"W. coincident with the north line of said Lot 4, 140.00 feet to the northwest corner of said Lot 4; thence S.00°59'02"E. coincident with the west line of said Lots 4, 5 and 6, also being the east line of a Public Alley 153.00 feet to the south west corner of said Lot 6, and being a point on the north right-of-way for West Walker Street; thence N.88°38'36"E. coincident with the said north right-of-way line 140.00 feet to the point of beginning. said described lands containing 21,420 square feet or 0.492 acres of land.

That I have made the survey, land division, and map by the direction of the 829 LLC,

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 of Ordinance in surveying, dividing and mapping the same. Per Wis. Stat 236.21 (1), this certificate has the same force and effect as an affidavit.

  
 Brian E. Sandberg S-2500  
 2/12/21  
 DATE



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**ENTITY OWNERS CERTIFICATE**

829 LLC, A Limited Liability Corporation, 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 in accordance with the requirements of Chapter 236 of Wisconsin Statutes and Chapter 119 of the City of 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 system lines or cables to all lots in the Certified Survey Map (other than already existing lines or cables) shall be installed underground in easements provided therefore, where feasible.

This agreement is binding on the undersigned and successors and assigns

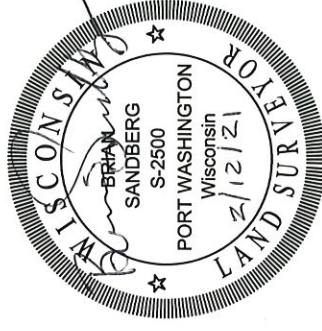
Date: 3/18/2021

Entity Name: 829, LLC

Signature: Matthew D. Wolfert

Type or Print Name: Matthew D. Wolfert

Title: Managing Member



STATE OF Wisconsin  
Milwaukee COUNTY

Personally came before me this 18<sup>th</sup> day of February 2021, Matthew D. Wolfert (name), the Managing Member (title) 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 on behalf of the entity, by its authority.

Notary Signature: Leanne M. Rutowski Print Notary Name: Leanne M. Rutowski

Notary Public, State of Wisconsin. My commission expires: 6/11/2021  
(notary seal)



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

Being Lots 4, 5 and 6 in the Subdivision Into City Lots of Block 99, in the Northeast 1/4 of the Southeast 1/4 of Section 32, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

CERTIFICATE OF CITY TREASURER

I, Spencer Coggs, being 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 special 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 901409, whereby the City is the sole collector and enforcer of property taxes in the city.

Date: 02/25/2021

James F. Keybar, DEPUTY  
Spencer Coggs, City Treasurer

CERTIFICATE OF CITY CLERK

I HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. 201549 ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON March 23, 2021

Date: March 29, 2021

[Signature]  
JAMES R. OWCZARSKI, City Clerk

