

# ALTA/NSPS LAND TITLE SURVEY

## CLIENT

Cardinal Capital Management, Inc.

## SITE ADDRESS

918 S. 24th St. and 2330 W. Mineral St, City of Milwaukee, Milwaukee County, Wisconsin.

## LEGAL DESCRIPTION

PARCEL II:  
The West 50 feet of Lots 11 and 12, Block 18 in Clark's Addition, in the Southwest 1/4 of Section 31, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.  
PARCEL III:  
The West 50 feet of the East 100 feet of Lots 11 and 12, Block 18 in Clark's Addition, in the Southwest 1/4 of Section 31, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

## BASIS OF BEARINGS

Bearings are referenced to the North line of the West Mineral Street which is assumed to bear N88°14'07"E.

## TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-814569-MAD, effective date of August 16, 2016 which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3 & 5 visible evidence shown, if any.

4, 6, 7, 14, 15, 16, 17, 18, 19, 20, & 21 not survey related.

8, 9, 10, 11, 12, 13, & 22 related to Parcel 1.

## PARKING SPACES

There are no parking spaces marked on this site.

## FLOOD NOTE

According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C0089E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

## MUNICIPAL ZONING

Municipal Code: Sec. 295-503-2.  
Site is zoned: RT-4 (Residential District)  
Front setback: Average but never more than 20 feet  
North or West Side setback: 1.5 feet  
South or East Side setback: 3.5 feet  
Rear setback: 10 feet  
Maximum building height: 45 feet

## LAND AREA

The Land Area of the subject property is 10,000 square feet or 0.2295 acres.

## TABLE "A" ITEMS

11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 20163910846 & 20163910829. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.

Vertical datum is based on National Geodetic Vertical Datum of 1929

Note: Elevations area adjusted to the City of Milwaukee Vertical Datum, which is NGVD - 580.603

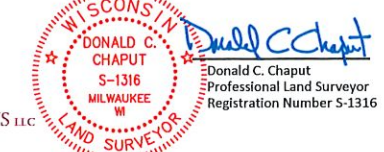
## VICINITY MAP



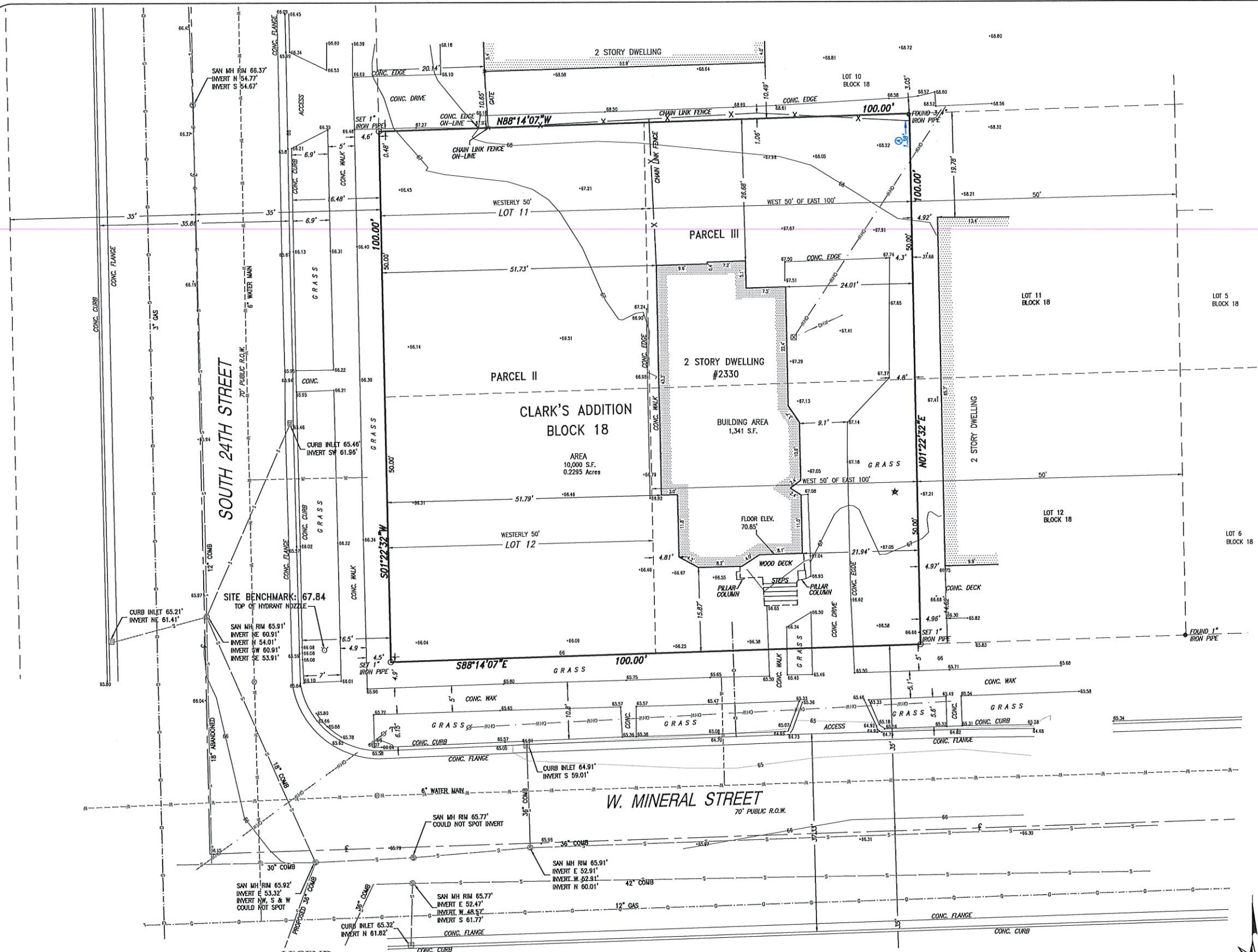
TO: Cardinal Capital Management, Inc.  
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11, 20, 21, and 22 of Table A thereof. The field work was completed on Sep 29, 2016.

Date of Map: October 12, 2016.



CHAPUT LAND SURVEYS LLC  
234 W. FLORIDA STREET  
MILWAUKEE, WI 53204  
414-224-8068  
www.chaputlandsurveys.com  
Registration Number S-1316  
Drawing No. 2415/far

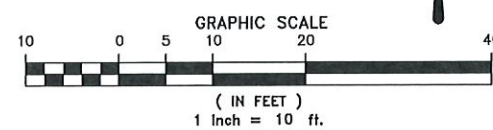


## LEGEND

- |  |  |   |  |
|--|--|---|--|
| <ul style="list-style-type: none"> <li>○ INDICATES FOUND 1" IRON PIPE</li> <li>○ INDICATES SET 1" IRON PIPE</li> <li>○ INDICATES FOUND CHISELED CROSS</li> <li>○ SANITARY MANHOLE</li> <li>↑ SANITARY CLEANOUT OR VENT</li> <li>● M.I.S. MANHOLE</li> <li>● UNKNOWN MANHOLE</li> <li>● STORM MANHOLE</li> <li>○ INLET (ROUND)</li> <li>□ INLET (SQUARE)</li> <li>□ CURB INLET</li> <li>— STORM SEWER END SECTION</li> <li>— GAS VALVE</li> <li>— GAS METER</li> <li>— WATER VALVE</li> </ul> | <ul style="list-style-type: none"> <li>⊕ HYDRANT</li> <li>⊕ WATER MANHOLE</li> <li>⊕ WATER SERVICE CURB STOP</li> <li>⊕ WELL HEAD</li> <li>⊕ STAND PIPE</li> <li>⊕ WALL INDICATOR VALVE</li> <li>⊕ POST INDICATOR VALVE</li> <li>⊕ LIGHT POLE</li> <li>⊕ SPOT/YARD LIGHT</li> <li>⊕ UTILITY POLE</li> <li>⊕ GUY POLE</li> <li>⊕ GUY WIRE</li> <li>⊕ ELECTRIC MANHOLE</li> <li>⊕ ELECTRIC PEDESTAL</li> <li>⊕ ELECTRIC METER</li> </ul> | <ul style="list-style-type: none"> <li>⊕ TELEPHONE MANHOLE</li> <li>⊕ TELEPHONE PEDESTAL</li> <li>⊕ CABLE PEDESTAL</li> <li>⊕ CONTROL BOX</li> <li>⊕ FIBER OPTIC SIGN</li> <li>⊕ TRAFFIC LIGHT</li> <li>⊕ COMMUNICATION MANHOLE</li> <li>⊕ BOLLARD</li> <li>⊕ SOIL BORING/MONITORING WELL</li> <li>⊕ SPOT BORING</li> <li>⊕ WATER SURFACE</li> <li>⊕ WETLANDS FLAG</li> <li>⊕ MARSH</li> <li>⊕ FLAGPOLE</li> <li>⊕ PARKING METER</li> <li>⊕ SIGN</li> </ul> | <ul style="list-style-type: none"> <li>⊕ MAILBOX</li> <li>⊕ RAILROAD CROSSING SIGNAL</li> <li>⊕ HANDICAP SPACE</li> <li>⊕ CONIFEROUS TREE</li> <li>⊕ DECIDUOUS TREE</li> <li>— SANITARY SEWER</li> <li>— STORM SEWER</li> <li>— WATERLINE</li> <li>— MARKED GAS MAIN</li> <li>— MARKED ELECTRIC</li> <li>— OVERHEAD WIRES</li> <li>— MARKED TELEPHONE</li> <li>— MARKED CABLE TV LINE</li> <li>— MARKED FIBER OPTIC FENCE</li> </ul> |
|--|--|---|--|

## ENCROACHMENT TABLE

- |   |   |
|---|---|
| A | CHAIN LINK FENCE 1.38' ON PROPERTY LINE |
|---|---|



CHAPUT LAND SURVEYS LLC

# PLAT OF SURVEY

(WITH PROPOSED IMPROVEMENTS)

**CLIENT**

Cardinal Capital Management, Inc.

**SITE ADDRESS**

2331 W Vieau Pl. and 1114 S 24th St, City of Milwaukee, Milwaukee County, Wisconsin.

**LEGAL DESCRIPTION**

**PARCEL I:**  
The North 35 feet of Lot 9 in Block 31 in Clark's Addition, in the Southwest 1/4 of Section 31, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, together with the South 3.5 feet of vacated Vieau Place abutting Lot 7; excepting therefrom that part conveyed to the City of Milwaukee by Quit Claim Deed in Volume 1215 of Deeds at page 529 as Document No. 1567043.

**AND**  
Lots 7 and 8 in Block 31 in Clark's Addition, in the Southwest 1/4 of Section 31, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, together with the South 3.5 feet of vacated Vieau Place abutting Lot 7; excepting therefrom that part conveyed to the City of Milwaukee by Quit Claim Deed in Volume 1215 of Deeds at page 530 as Document No. 1567046.

**BASIS OF BEARINGS**

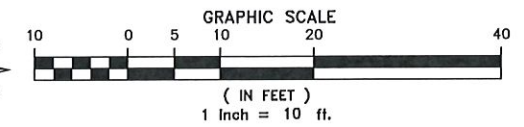
Bearings are referenced to the East line of the South 24th Street which is assumed to bear S01°19'24"W. Vertical datum is based on National Geodetic Vertical Datum of 1929. Note: Elevations area adjusted to the City of Milwaukee Vertical Datum, which is NGVD - 580.603

**LAND AREA**

The Land Area of the subject property is 19,390 square feet or 0.4451 acres.

**LEGEND**

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- ⊕ INDICATES FOUND CHISELED CROSS
- ⊕ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT OR VENT
- ⊕ M.I.S. MANHOLE
- ⊕ UNKNOWN MANHOLE
- ⊕ STORM MANHOLE
- ⊕ INLET (ROUND)
- ⊕ INLET (SQUARE)
- ⊕ CURB INLET
- ⊕ STORM SEWER END SECTION
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ WATER MANHOLE
- ⊕ WATER SERVICE CURB STOP
- ⊕ WELL HEAD
- ⊕ STAND PIPE
- ⊕ WALL INDICATOR VALVE
- ⊕ POST INDICATOR VALVE
- ⊕ LIGHT POLE
- ⊕ SPOT/YARD LIGHT
- ⊕ UTILITY POLE
- ⊕ GUY POLE
- ⊕ GUY WIRE
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC PEDESTAL
- ⊕ ELECTRIC METER
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ CABLE PEDESTAL
- ⊕ CONTROL BOX
- ⊕ FIBER OPTIC SIGN
- ⊕ TRAFFIC LIGHT
- ⊕ COMMUNICATION MANHOLE
- ⊕ BOLLARD
- ⊕ SOIL BORING/MONITORING WELL
- ⊕ WATER SURFACE
- ⊕ WETLANDS FLAG
- ⊕ MARSH
- ⊕ FLAGPOLE
- ⊕ SIGN
- ⊕ MAILBOX
- ⊕ RAILROAD CROSSING SIGNAL
- ⊕ HANDICAP SPACE
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE



VICINITY MAP



I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, **Cardinal Capital Management, Inc.** whose purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: February 11, 2019

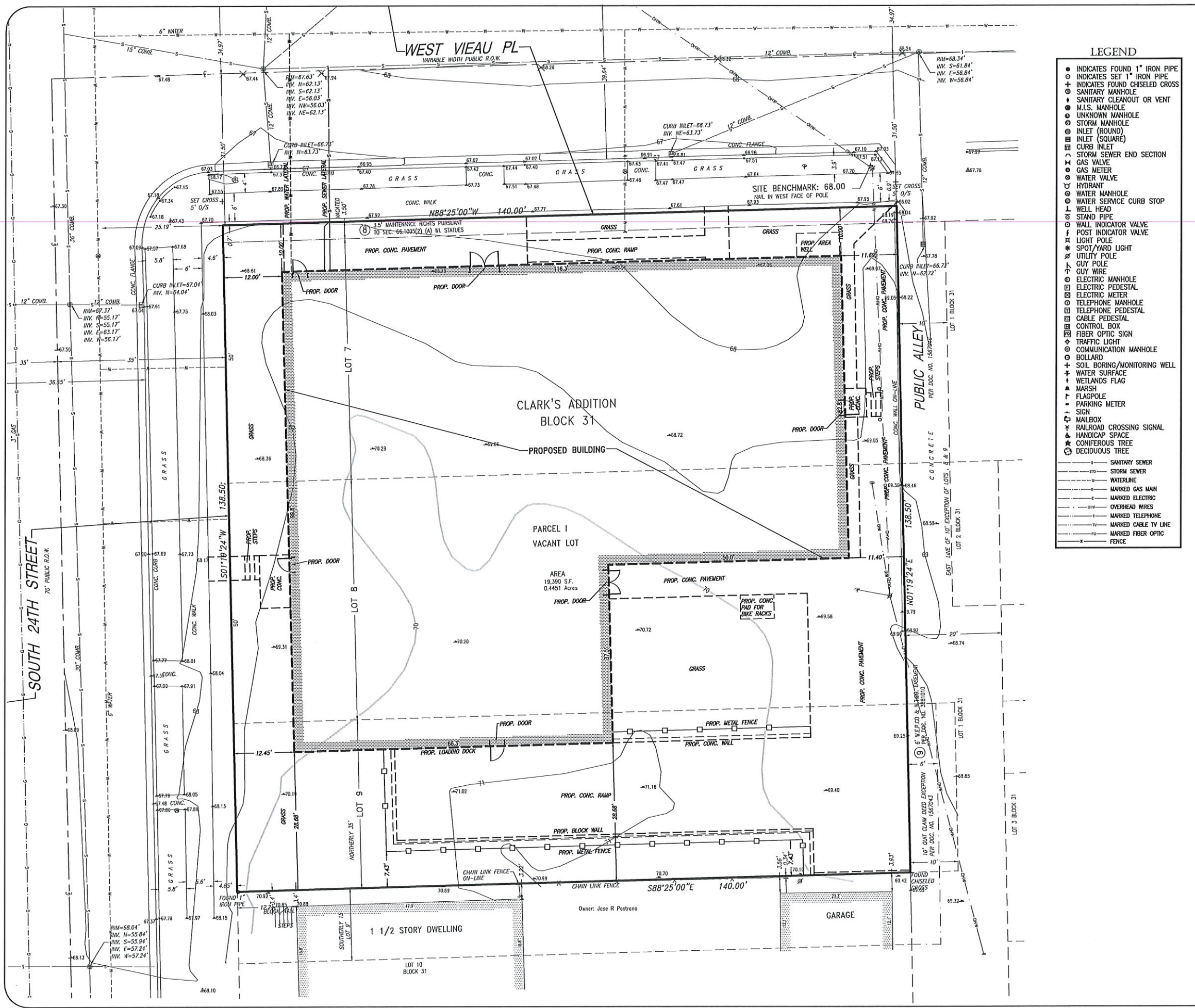


**Donald C. Chaput**  
Professional Land Surveyor  
Registration Number S-1316

**CHAPUT LAND SURVEYS**  
234 W. Florida Street  
Milwaukee, WI 53204 414-224-8068  
www.chaputlandsurveys.com

Date	Revision description
2/26/19	Added Proposed Improvements

This document is a instrument of professional service, and may be protected by the attorney work product doctrine or surveyor's client privilege. The information shown hereon is intended solely for the use of the client and is not to be disseminated to third parties.  
Drawing No. 2416-dmb

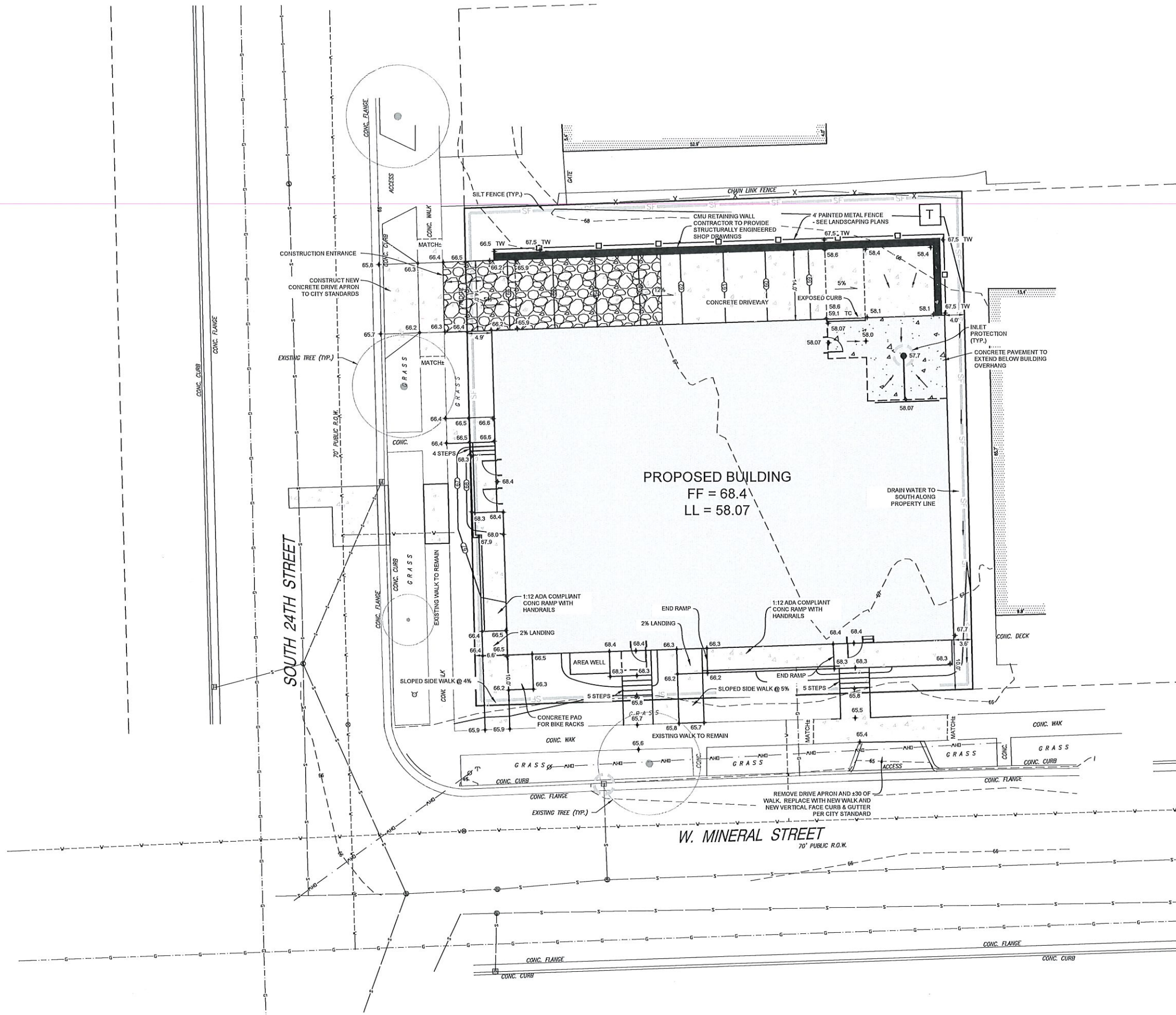


CHAPUT LAND SURVEYS



**JOURNEY HOUSE**  
**AT CLARKE SQUARE**

2330 WEST MINERAL STREET  
MILWAUKEE, WI 53204



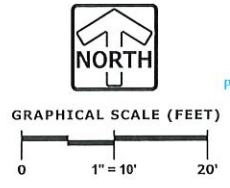
DATE OF ISSUE: 02/22/2019

REVISIONS:	

PROJECT # 16133

**GRADING**  
**PLAN**

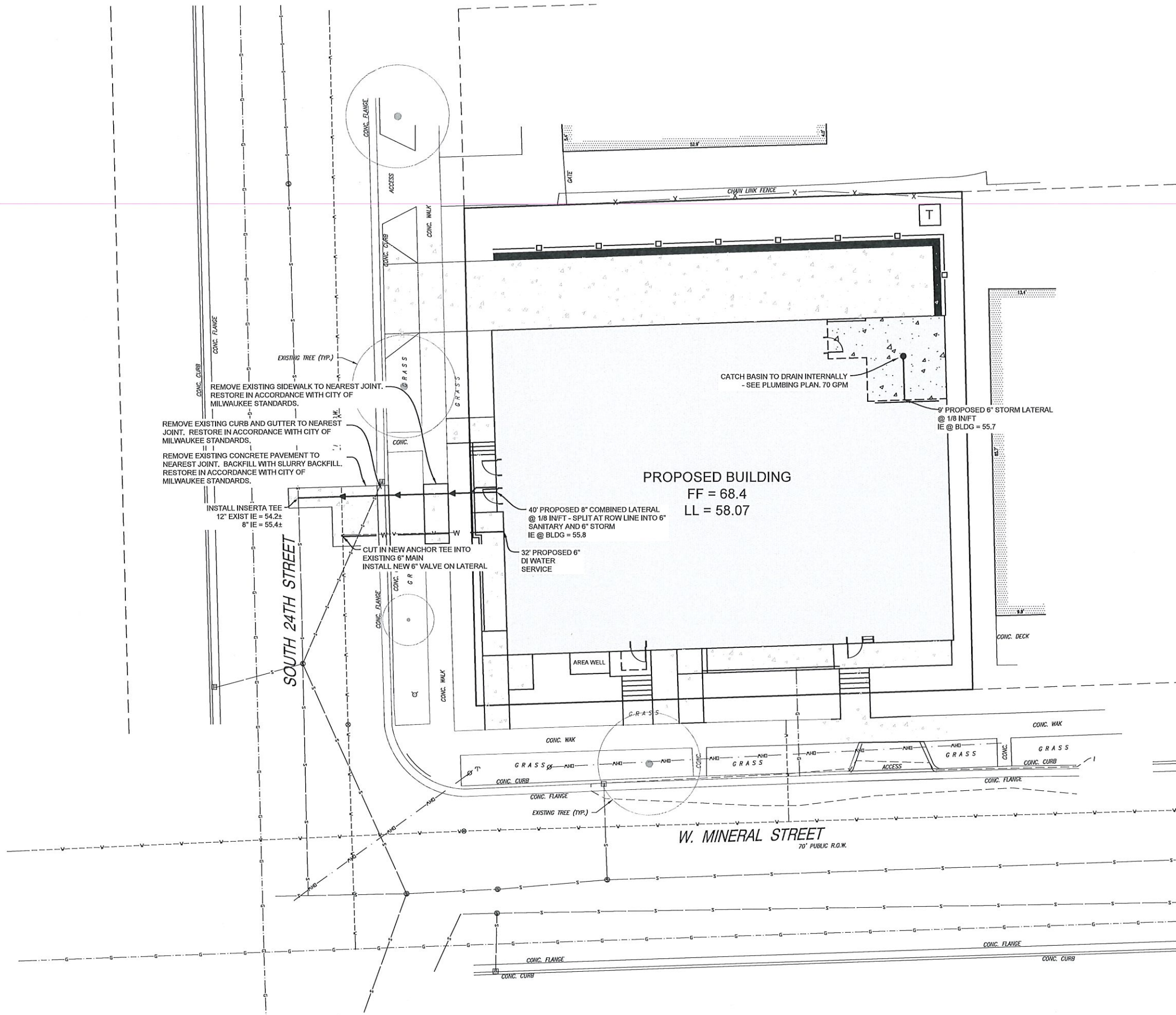
PEG PROJECT #: 1285.00-WI



**C3.0**

**JOURNEY HOUSE  
AT CLARKE SQUARE**

2330 WEST MINERAL STREET  
MILWAUKEE, WI 53204

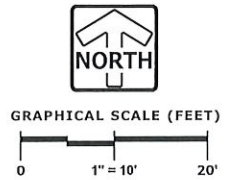


DATE OF ISSUE: 02/22/2019

REVISIONS:	

PROJECT # 16133

UTILITY  
PLAN

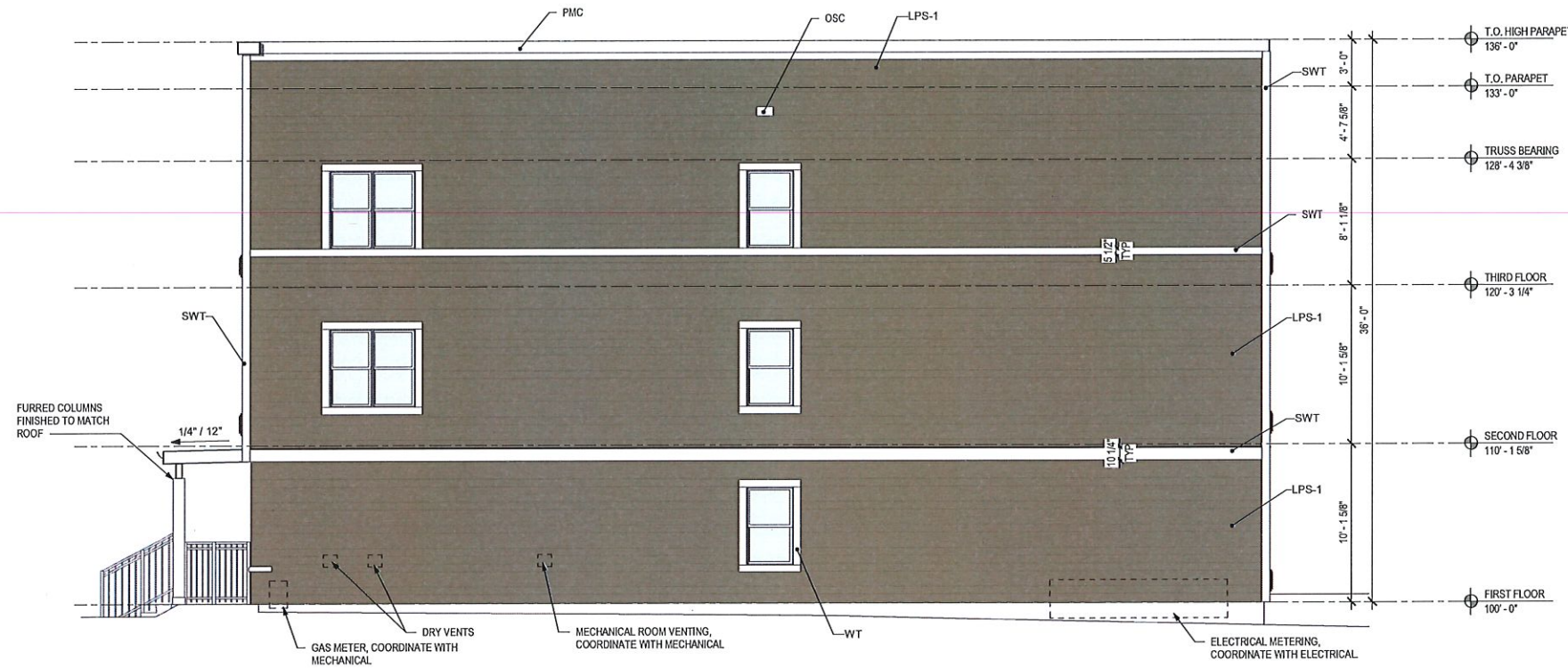


**C4.0**

**EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND**

LEGEND	
<b>BRICK</b>	<b>MORTAR COLOR</b>
B-1 BROWN BLEND BRICK	ASH GREY
<b>MASONRY</b>	
CMU CONCRETE MASONRY UNITS	
CJ CONTROL JOINT	
PC-S ARCHITECTURAL PRECAST CONCRETE SILL	
PC-B ARCHITECTURAL PRECAST CONCRETE BAND	
<b>SIDING</b>	
LPS-1 LAP SIDING	COLOR *
LPS-2 LAP SIDING	COLOR *
PNL-1 PANEL SIDING	COLOR *
<b>TRIM</b>	
SWT SIDING WALL TRIM	WHITE
<b>PRE-FINISHED METAL</b>	
PMC METAL COPING	WHITE
OSC SCUPPER	
ARS ALUMINUM RAILING SYSTEM	WHITE
MG MECHANICAL GRILL	PER SIDING COLOR*
<b>WINDOWS</b>	
WF WINDOW FRAMES	WHITE
WT WINDOW TRIM	WHITE

- GENERAL NOTES**
- NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.
  - REFER TO WINDOW TYPE SHEET FOR ALL WINDOW INFORMATION.
  - CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.
  - COLORS SHOWN ARE FOR REFERENCE ONLY AND MAY NOT REPRESENT ACTUAL COLOR. GENERAL CONTRACTOR TO PROVIDE COLOR SAMPLES TO OWNER FOR FINAL COLOR SELECTION.
  - GENERAL CONTRACTOR TO COORDINATE WITH OWNER TO SELECT FINAL COLOR SELECTIONS.
  - REFER TO OVERFLOW SCUPPER DETAIL 8 / A8.0
  - PAINT ALL METAL GRILLS TO MATCH ADJACENT SIDING. GENERAL CONTRACTOR TO COORDINATE COLOR SELECTION WITH OWNER.
- \* PROVIDE OWNER AND ARCHITECT COLOR SAMPLES FOR FINAL COLOR SELECTIONS, PER CITY APPROVALS.



**2 EXTERIOR ELEVATION - EAST**  
3/16" = 1'-0"



**1 EXTERIOR ELEVATION - SOUTH**  
3/16" = 1'-0"

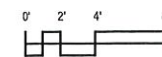
DATE OF ISSUE: 03/13/2019

REVISIONS:

PROJECT # 16133

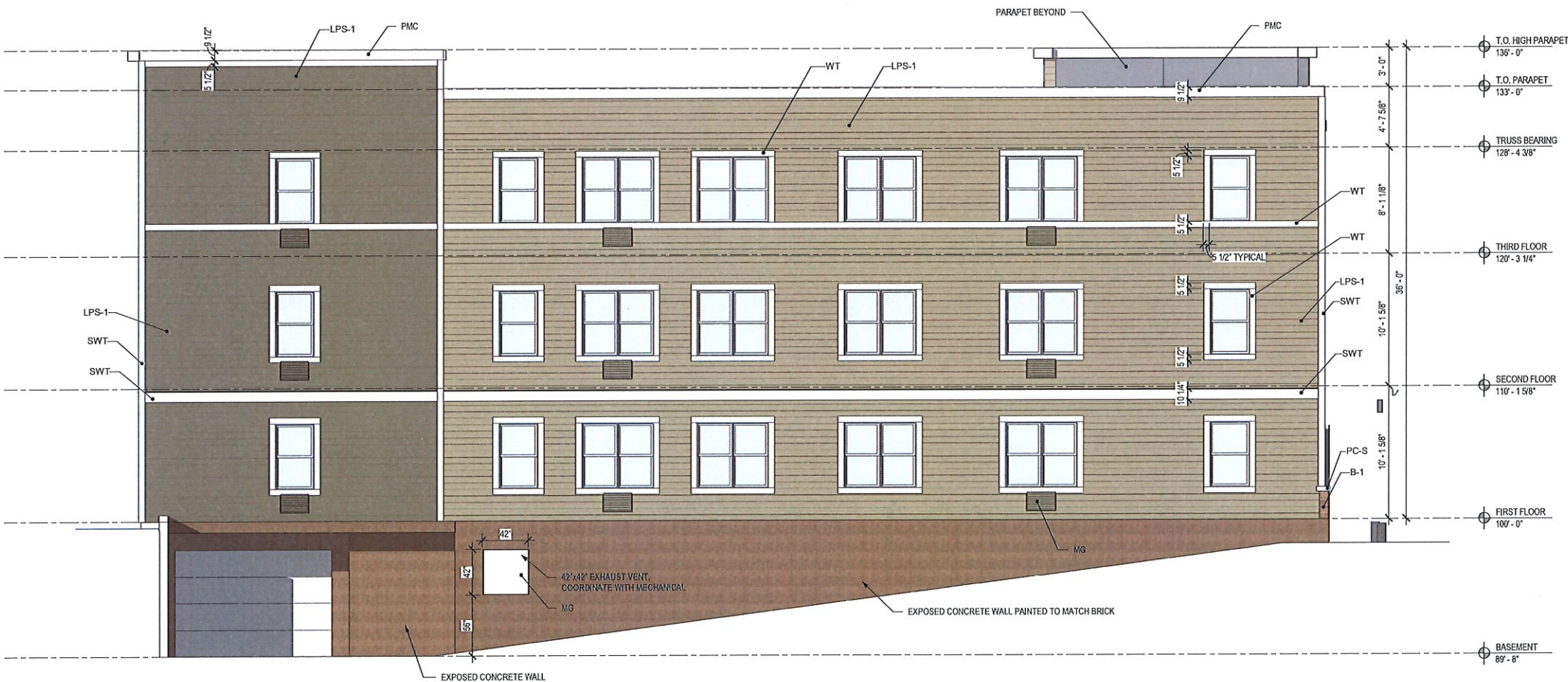
**EXTERIOR ELEVATIONS**

**A2.3**





2 EXTERIOR ELEVATION - WEST  
3/16" = 1'-0"



1 EXTERIOR ELEVATION - NORTH  
3/16" = 1'-0"

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND		
<b>LEGEND</b>		
<b>BRICK</b>		<b>MORTAR COLOR</b>
B-1	BROWN BLEND BRICK	ASH GREY
<b>MASONRY</b>		
CMU	CONCRETE MASONRY UNITS	
CJ	CONTROL JOINT	
PC-S	ARCHITECTURAL PRECAST CONCRETE SILL	
PC-B	ARCHITECTURAL PRECAST CONCRETE BAND	
<b>SIDING</b>		
LPS-1	LAP SIDING	COLOR *
LPS-2	LAP SIDING	COLOR *
PNL-1	PANEL SIDING	COLOR *
<b>TRIM</b>		
SWT	SIDING WALL TRIM	WHITE
<b>PRE-FINISHED METAL</b>		
PMc	METAL COPING	WHITE
OSC	SCUPPER	WHITE
ARS	ALUMINUM RAILING SYSTEM	WHITE
MG	MECHANICAL GRILL	PER SIDING COLOR*
<b>WINDOWS</b>		
WF	WINDOW FRAMES	WHITE
WT	WINDOW TRIM	WHITE
<b>GENERAL NOTES</b>		
A.	NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.	
B.	REFER TO WINDOW TYPE SHEET FOR ALL WINDOW INFORMATION.	
C.	CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.	
D.	COLORS SHOWN ARE FOR REFERENCE ONLY AND MAY NOT REPRESENT ACTUAL COLOR. GENERAL CONTRACTOR TO PROVIDE COLOR SAMPLES TO OWNER FOR FINAL COLOR SELECTION.	
E.	GENERAL CONTRACTOR TO COORDINATE WITH OWNER TO SELECT FINAL COLOR SELECTIONS	
F.	REFER TO OVERFLOW SCUPPER DETAIL 8 / A8.0	
G.	PAINT ALL METAL GRILLS TO MATCH ADJACENT SIDING. GENERAL CONTRACTOR TO COORDINATE COLOR SELECTION WITH OWNER.	
* PROVIDE OWNER AND ARCHITECT COLOR SAMPLES FOR FINAL COLOR SELECTIONS, PER CITY APPROVALS.		

**DIMENSION**  
Madison Design Group  
architecture · interior design · planning  
6515 Grand Teton Plaza, Suite 120  
Madison, Wisconsin 53719  
p608.829.4444 f608.829.4445 dimensionvmadison.com

**JOURNEY HOUSE  
AT CLARKE SQUARE**  
2330 WEST MINERAL STREET,  
MILWAUKEE, WI 53204

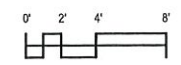
DATE OF ISSUE: 03/13/2019

REVISIONS:

PROJECT # 16133

EXTERIOR ELEVATIONS

**A2.4**



3/13/2019 9:18:13 PM C:\Users\khalid\OneDrive\Documents\2019\10 - 16133 - Journey House\Mineral\_A2.4.rvt

PLANT SCHEDULE MINERAL STREET

ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
AG	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	2' Cal.	4	
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
AI	Aronia melanocarpa 'Iroquois Beauty'™	Black Chokeberry	5 gal.	3	
PA	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	3 gal.	12	
PC	Prunus x cistena	Purple Leaf Sand Cherry	5 gal.	1	
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
PB	Pinus cembra 'Blue Mound'	Blue Mound Stone Pine	48" Tall	9	
TD	Taxus x media 'Densiflormis'	Dense Yew	2' Wide	9	
TE	Taxus x media 'Everlow'	Yew	24" Tall	8	
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
ST2	Schizachyrium scoparium 'The Blues'	Little Bluestem	1 gal.	8	
ST	Sporobolus heterolepis 'Tara'	Prairie Dropseed	1 gal.	22	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
RV	Rudbeckia fulgida speciosa 'Viette's Little Suzy'	Coneflower	4.5" Cont.	15" o.c.	8
GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY		
	Turf Sod	Drought Tolerant Fescue Blend	1,266 sf		

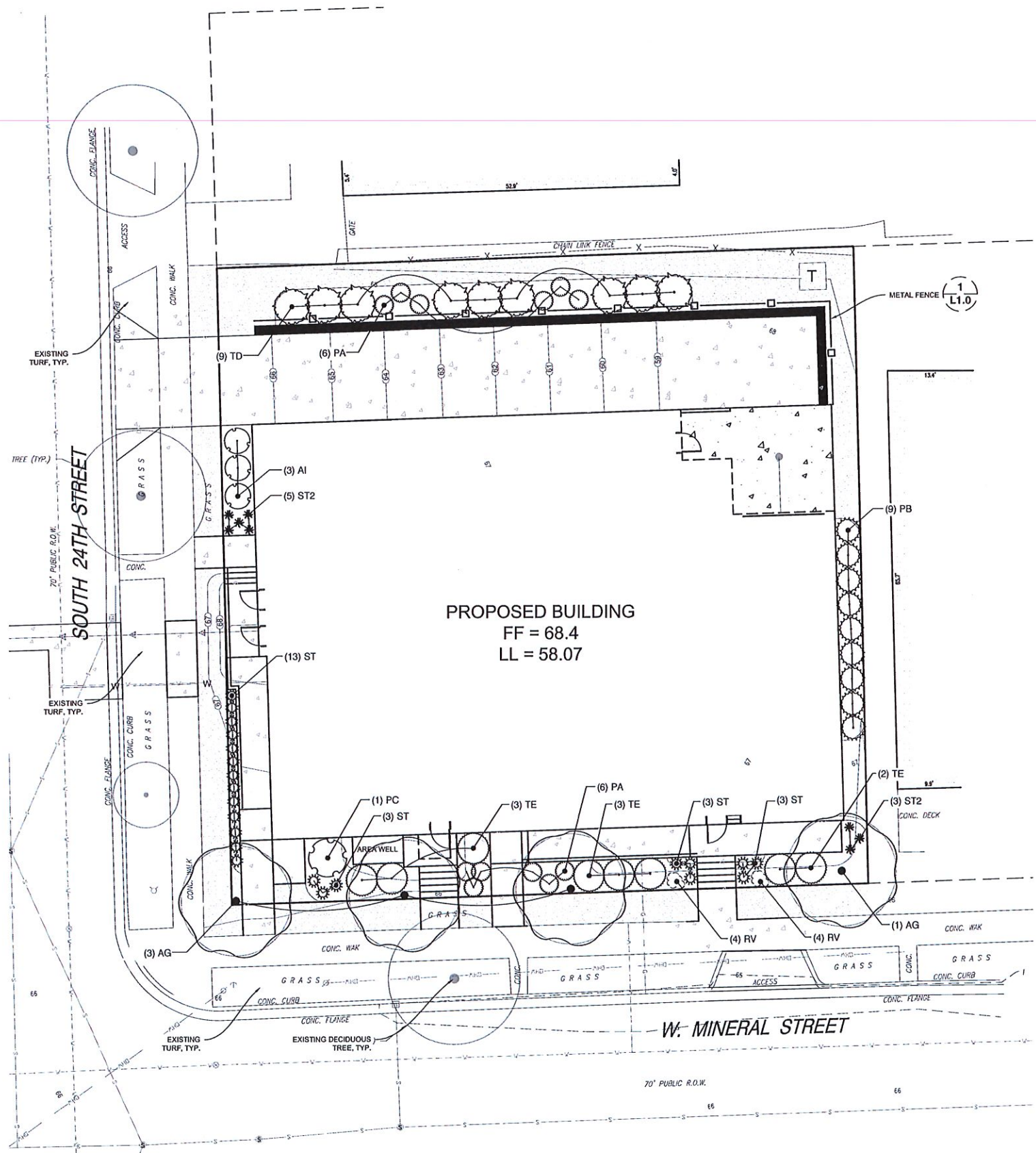
**DIMENSION**  
Madison Design Group

architecture · interior design · planning

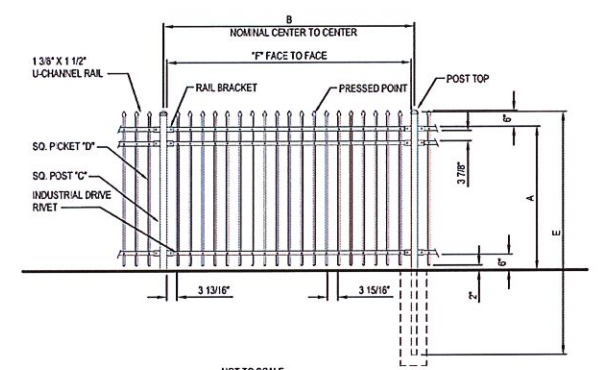
6515 Grand Teton Plaza, Suite 120  
Madison, Wisconsin 53719  
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**Pinnacle**  
ENGINEERING  
GROUP

15850 W. BLUEMOUND ROAD BROOKFIELD, WI 53005  
(262) 754-8888



**IRON WORLD**  
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9380 DAVIS AVE.  
HOWARD COUNTY, MD, 20723  
PHONE: (301) 775-7448  
TOLL FREE: 1-825-310-2747  
FAX: (301) 775-7419  
www.ironworldfencing.com



NOT TO SCALE

NOM. HEIGHT (A)	POST OPTION (C)	PICKET OPTION (D)	A 48" NOM. HEIGHT
3'-0"	2" SQ X 14 GA	3/4" SQ 14 GA	B 90" NOM. SECTION LENGTH
3'-6"	2 1/2" SQ X 12 OR 14 GA	OR 1" SQ 16 GA	C 2 1/2" POST SIZE 12 GAUGE
4'-0"	3" SQ X 12 GA		D 1/2" PICKET SIZE 18 GAUGE
4'-6"	4" SQ X 11 GA		E 72" POST LENGTH
5'-0"	6" SQ X 3/16" WALL		F 92 1/2" FACE TO FACE OF POSTS W/ STD. FLAT MOUNT BRACKET

- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
  - DO NOT SCALE DRAWINGS.
  - SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER.
  - FOOTING WIDTH TO BE (4) X POST WIDTH.
  - FENCE SECTIONS USING 3/4" PICKETS WILL TOTAL 19 PICKETS PER SECTION.
  - FENCE SECTIONS USING 1" PICKETS WILL TOTAL 18 PICKETS PER SECTION.
  - CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetail.com/rlb](http://www.CADdetail.com/rlb) REFERENCE NUMBER 2812-081.

1 BARCELONA FENCE  
L1.0 3 RAIL

2812-081



GRAPHICAL SCALE (FEET)  
0 1" = 10' 20'

JOURNEY HOUSE  
AT CLARKE SQUARE

2330 WEST MINERAL STREET  
MILWAUKEE, WI 53204

DATE OF ISSUE: 02/22/2019

REVISIONS:


PROJECT # 16133

MINERAL STREET  
LANDSCAPE PLAN

L1.0



