

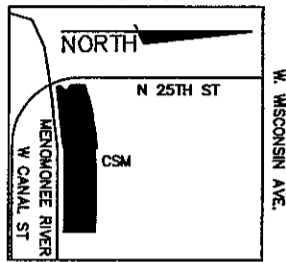
# CERTIFIED SURVEY MAP NO.

A PART OF PARTITION OF THE SOUTHWEST QUARTER IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

## VICINITY MAP

1" = 2000'

S. 27TH ST.

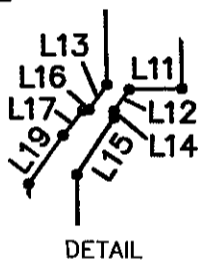


S. 20TH ST.

SW 1/4 SECTION  
30-7-22

○ INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.

ALL BEARINGS REFER TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 30, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM, (SOUTH ZONE), (NAD 27 FEB. 2008 REVISION) BEARING OF N 01°11'16" W.



DETAIL

95,054 SQ.FT. OR  
2.18 ACRES  
DEDICATED TO THE CITY  
OF MILWAUKEE FOR  
PUBLIC STREET PURPOSES

SEE SHEET 2 FOR INTERIOR ANGLE, LINE AND CURVE TABLES.  
SEE SHEET 3, 4 AND 5 FOR EASEMENTS.

## GRAPHIC SCALE



1 inch = 200 ft.

INFRASTRUCTURE  
SERVICES DIVISION

*Marcus Cornell* 6-2-10  
CENTRAL DRAFTING & RECORDS MANAGER

*D. Martin* 6/4/10  
ENGR. IN CHARGE ENVIRON. ENGR.

*[Signature]* 6/4/10  
CORRECT  
CITY ENGINEER  
APPROVED

THIS INSTRUMENT DRAFTED BY MICHAEL J. BERRY



CAPITOL SURVEY ENTERPRISES  
2457 N MAYFAIR RD, SUITE 200  
WAUWATOSA, WI 53226  
PH: (414) 727-7510  
FAX: (414) 727-7518  
WWW.CAPITOLSURVEY.COM

PREPARED FOR:

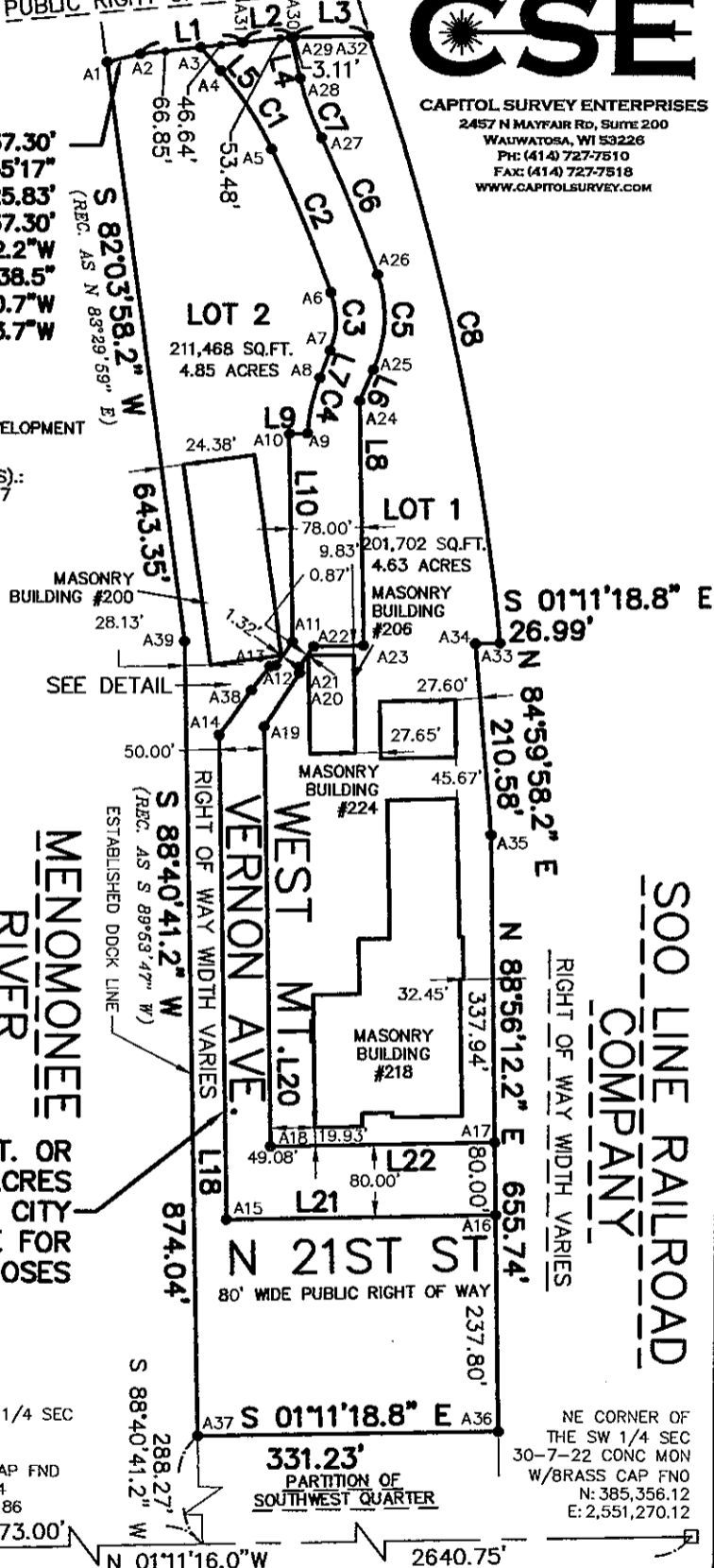
ZIMMERMAN  
ARCHITECTURAL STUDIOS  
205 W HIGHLAND AVE  
MILWAUKEE, WI 53203

NORTH 25TH STREET  
PUBLIC RIGHT OF WAY WIDTH VARIES

L=37.30'  
I=2°35'17"  
R=825.83'  
CH.=37.30'  
I/2=117°38.5"  
C.B.=N13°43'52.2"W  
I/2=117°38.5"  
TB1=N15°01'30.7"W  
TB2=N12°26'13.7"W

ZONING: PD  
PLANNED DEVELOPMENT  
DISTRICT.

TAX KEY NO(S):  
400-9995-117



SOO LINE RAILROAD  
COMPANY

NE CORNER OF  
THE SW 1/4 SEC  
30-7-22 CONC MON  
W/BRASS CAP FNO  
N: 385,356.12  
E: 2,551,270.12

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

A PART OF PARTITION OF THE SOUTHWEST QUARTER IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

**PREPARED FOR:**

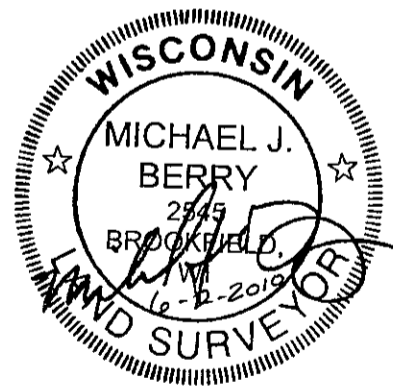
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INTERIOR ANGLE TABLE	
INT. ANGLE	ANGLE
A1	95°47'50.4"
A2	172°53'46.6"
A3	124°20'46.4"
A4	172°15'19.8"
A5	169°26'31.3"
A6	157°10'13.5"
A7	159°15'17.4"
A8	188°33'32.6"
A9	103°39'40.5"
A10	269°59'58.8"
A11	143°19'31.4"
A12	133°17'11.2"
A13	224°25'22.6"
A14	216°35'58.6"
A15	270°04'30.0"
A16	89°44'48.7"
A17	90°15'11.3"
A18	89°55'30.0"
A19	145°41'27.6"
A20	214°24'49.8"
A21	143°17'44.0"
A22	126°43'17.0"
A23	269°57'11.6"
A24	154°55'41.3"
A25	201°30'16.4"
A26	204°48'48.0"
A27	177°16'54.7"
A28	173°09'26.0"
A29	83°19'31.3"
A30	174°17'22.0"
A31	179°41'58.0"
A32	101°57'49.0"
A33	78°36'31.0"
A34	273°48'43.0"
A35	176°03'46.0"
A36	90°07'31.0"
A37	90°08'00.0"
A38	182°17'26.2"
A39	186°36'43.0"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N06°37'38.8"W	113.49'
L2	N06°19'36.8"W	56.59'
L3	N00°36'58.8"W	82.47'
L4	S76°59'54.5"W	46.27'
L5	N49°01'34.8"E	33.72'
L6	N66°14'40.4"W	37.17'
L7	N69°05'47.2"W	31.81'
L8	S88°41'00.9"W	269.69'
L9	N01°19'00.3"W	19.83'
L10	S88°41'00.9"W	229.41'
L11	N01°21'47.5"W	54.79'
L12	N54°38'30.5"W	27.14'
L13	N54°38'30.5"W	32.04'
L14	S88°39'13.5"W	6.97'
L15	N56°55'56.7"W	70.36'
L16	N07°55'41.7"W	6.44'
L17	N52°21'04.3"W	32.90'
L18	S88°45'30.9"W	532.87'
L19	N54°38'30.5"W	61.16'
L20	S88°45'30.9"W	461.47'
L21	S01°18'59.1"E	296.75'
L22	S01°18'59.1"E	246.99'



CURVE TABLE								
CURVE	LENGTH	ANGLE	RADIUS	CH	CB	TB1	TB2	1/2
C1	103.89'	15°29'20.4"	384.31'	103.58'	S56°46'15.0"W	S 49°01'34.8" W	S 64°30'55.2" W	7°44'40.2"
C2	170.89'	5°46'03.0"	1697.67'	170.82'	S67°19'43.7"W	N 64°26'42.2" E	N 70°12'45.2" E	2°53'01.5"
C3	65.17'	41°29'25.2"	90.00'	63.76'	N89°50'29.8"W	N 69°24'47.6" E	S 69°05'47.2" E	20°44'42.6"
C4	62.74'	17°07'05.4"	210.00'	62.51'	S77°39'19.8"E	N 69°05'47.2" W	N 86°12'52.5" W	8°33'32.7"
C5	106.59'	4°33'05.3"	142.00'	104.11'	N87°44'56.8"W	N 70°44'46.8" E	S 66°14'40.4" E	21°30'16.4"
C6	163.49'	4°33'05.3"	2058.14'	163.45'	S67°26'15.2"W	N 65°09'42.6" E	S 69°42'47.9" W	2°16'32.6"
C7	69.80'	14°36'51.2"	273.67'	69.61'	N70°09'20.5"E	S 77°27'46.1" W	S 62°50'54.9" W	7°18'25.6"
C8	685.32'	13°51'57.5"	2831.82'	683.65'	N77°25'12.2"E	N 70°29'13.5" E	S 84°21'11.0" W	6°55'58.8"

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

A PART OF PARTITION OF THE SOUTHWEST QUARTER IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

**PREPARED FOR:**

ZIMMERMAN  
ARCHITECTURAL STUDIOS  
205 W HIGHLAND AVE  
MILWAUKEE, WI 53203



CAPITOL SURVEY ENTERPRISES  
2457 N MAYFAIR RD, SUITE 200  
WAUWATOSA, WI 53226  
PH: (414) 727-7510  
FAX: (414) 727-7516  
WWW.CAPITOLSURVEY.COM

**NORTH 25TH STREET**

CITY OF MILWAUKEE PERMANENT  
MAINTENANCE EASEMENT

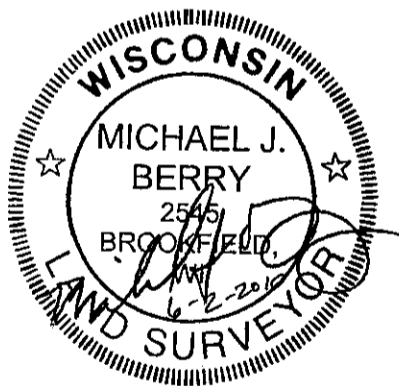
CITY OF MILWAUKEE PERMANENT  
MAINTENANCE EASEMENT

15' PUBLIC  
RIVERWALK EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L44	N82°04'02.1"E	15.12'
L46	N44°36'04.0"E	35.67'
L47	N08°49'52.8"W	20.00'
L48	S83°22'21.2"W	41.04'

LOT 2

LOT 1



MENOMONEE  
RIVER

WEST MT.  
VERNON AVE.

SOO LINE RAILROAD  
COMPANY

N 21ST ST

15' PUBLIC  
RIVERWALK  
EASEMENT

**GRAPHIC SCALE**



1 inch = 200 ft.

**CURVE TABLE**

CURVE	LENGTH	ANGLE	RADIUS	CH	CB	TB1	TB2	1/2
C9	48.26'	3°24'36.3"	810.83'	48.25'	S13°27'08.0"E	N 11°44'49.8" W	N 15°09'26.2" W	1°42'18.2"

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

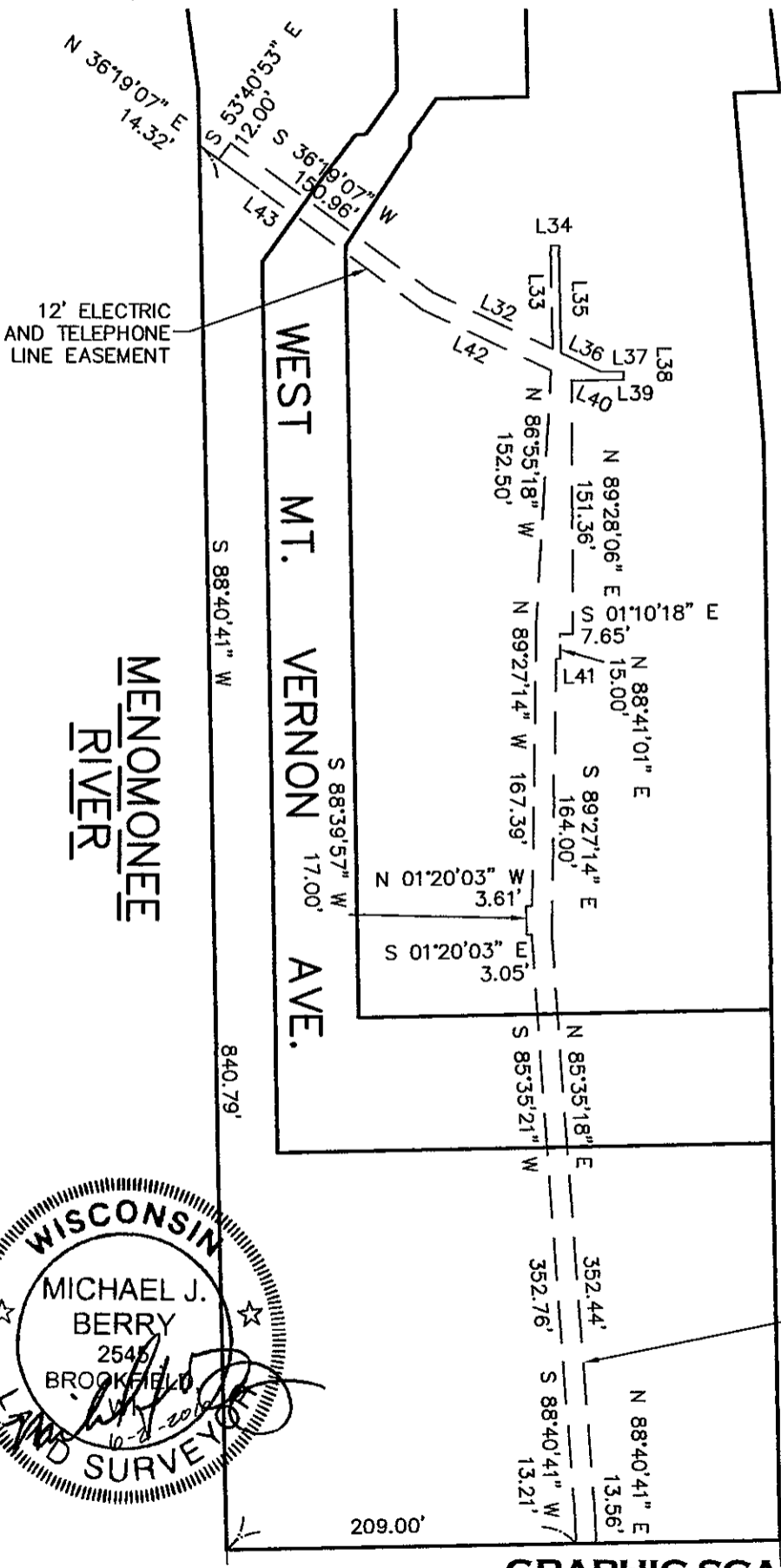
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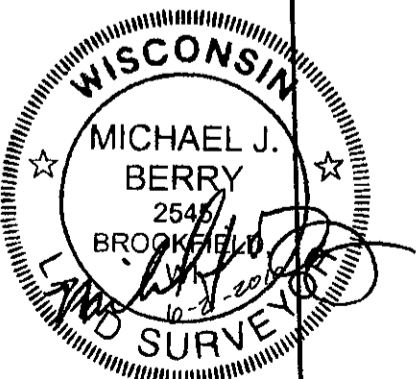
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**SOO LINE RAILROAD  
COMPANY**  
 RIGHT OF WAY WIDTH VARIES

LINE TABLE		
LINE	BEARING	LENGTH
L32	N25°09'42.8"E	79.04'
L33	S88°40'28.4"W	61.80'
L34	N01°03'39.8"W	5.00'
L35	N88°40'28.4"E	64.27'
L36	N25°09'42.8"E	26.45'
L37	N01°18'30.4"W	13.38'
L38	N88°40'41.2"E	5.00'
L39	S01°18'30.4"E	30.26'
L40	S25°09'42.8"W	0.97'
L41	S01°18'59.1"E	2.77'
L42	S25°09'42.8"W	84.81'
L43	S36°19'06.6"W	152.13'

12' ELECTRIC AND TELEPHONE LINE EASEMENT



**GRAPHIC SCALE**



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

A PART OF PARTITION OF THE SOUTHWEST QUARTER IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

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**NORTH 25TH STREET**  
PUBLIC RIGHT OF WAY WIDTH VARIES

12' ELECTRIC AND TELEPHONE  
LINE EASEMENT

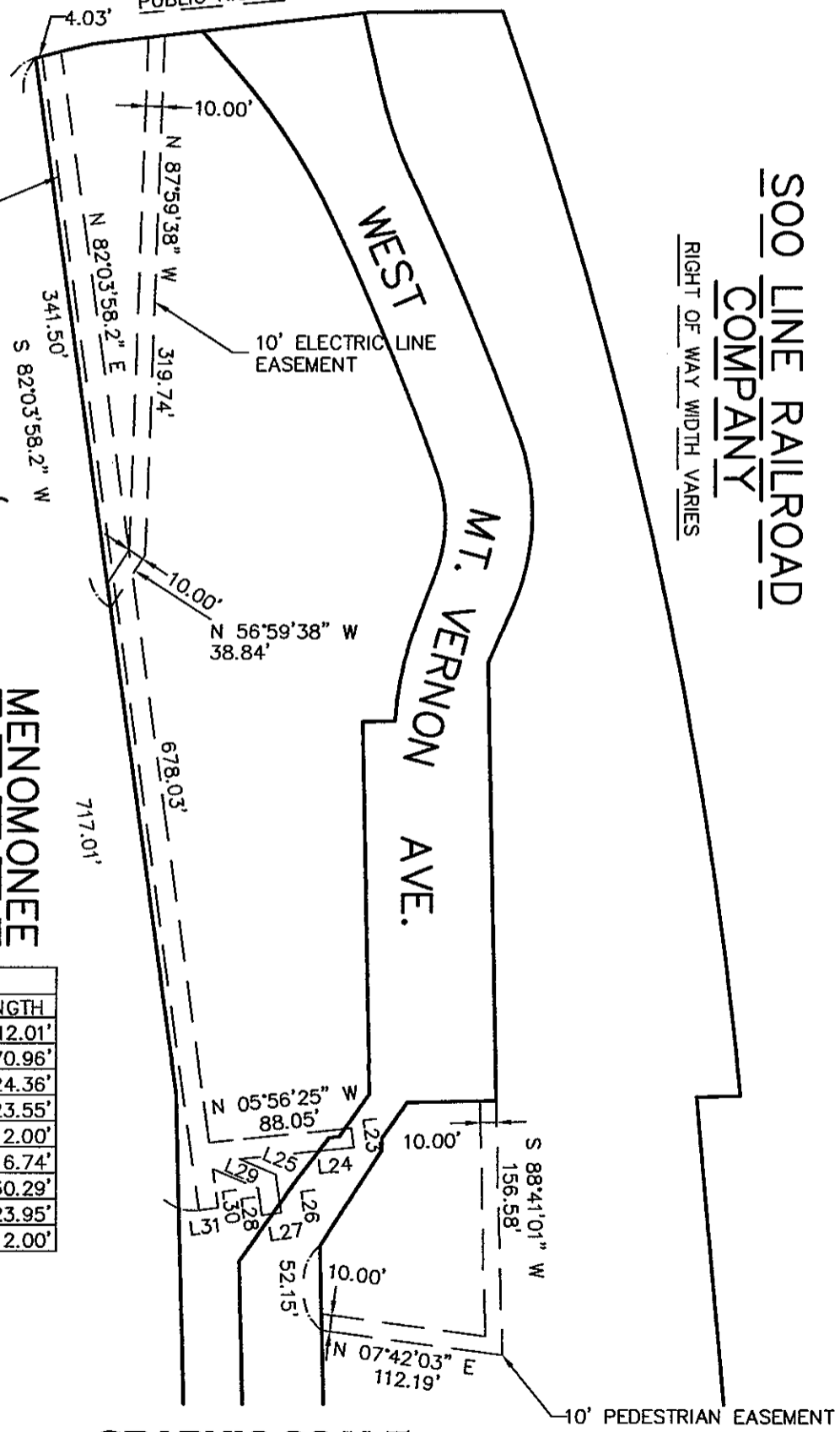


**MENOMONEE  
RIVER**

**SOO LINE RAILROAD  
COMPANY**  
RIGHT OF WAY WIDTH VARIES

**WEST  
MT. VERNON  
AVE.**

LINE TABLE		
LINE	BEARING	LENGTH
L23	N82°03'58.2"E	12.01'
L24	S05°56'24.9"E	70.96'
L25	N22°55'50.0"E	24.36'
L26	N82°03'58.2"E	23.55'
L27	S07°56'01.8"E	12.00'
L28	S82°03'58.2"W	16.74'
L29	S22°55'50.0"W	30.29'
L30	N82°03'58.2"E	23.95'
L31	S07°56'01.8"E	12.00'



**GRAPHIC SCALE**



1 inch = 100 ft.

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

A PART OF PARTITION OF THE SOUTHWEST QUARTER IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4  
OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF  
MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
MILWAUKEE COUNTY) SS

I, MICHAEL J. BERRY, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF A PART OF PARTITION OF THE SOUTHWEST QUARTER IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID 1/4 SECTION; THENCE N 01°11'16.0" W, 573.00 FEET; THENCE S 88°40'41.2" W, 288.27 FEET, TO THE POINT OF BEGINNING, THENCE S 88°40'41.2" W, 874.04 FEET; THENCE S 82°03'58.2" W, 643.35 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE 37.30 FEET WHOSE CENTER LIES TO THE EAST, WHOSE RADIUS IS 825.83 FEET, AND WHOSE CHORD BEARS N 13°43'52.2" E, 37.30 FEET; THENCE N 06°37'38.8" E, 113.49 FEET; THENCE N 06°19'36.8" W, 56.59 FEET; THENCE N 00°36'58.8" W, 82.47 FEET; THENCE EAST 685.32 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTH, WHOSE RADIUS IS 2831.82 FEET, AND WHOSE CHORD BEARS N 77°25'12.2" E, 683.65 FEET; THENCE S 01°11'18.8" E, 26.99 FEET; THENCE N 84°59'58.2" E, 210.58 FEET; THENCE N 88°56'12.2" E, 655.74 FEET; THENCE S 01°11'18.8" E, 331.23 FEET TO THE POINT OF BEGINNING.


A PART OF PARTITION OF THE SOUTHWEST QUARTER CONTAINING 508,223 SQUARE FEET OR 11.67 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF GIUFFRE VIII, LLC, OWNER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN AND CHAPTER 119 OF THE CITY OF MILWAUKEE CODE OF ORDINANCES IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 2ND DAY OF JUNE, 2010.

  
MICHAEL J. BERRY  
REGISTERED LAND SURVEYOR, S-2545  
STATE OF WISCONSIN



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

A PART OF PARTITION OF THE SOUTHWEST QUARTER IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

## CORPORATE OWNER'S CERTIFICATE

GIUFFRE VIII, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED 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 AND IN ACCORDANCE WITH CHAPTER 119 OF THE MILWAUKEE CODE, THE UNDERSIGNED AGREES:

A. THAT ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE SERVICES 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 WHERE OF, GIUFFRE VIII, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY FRANK GIUFFRE, ITS MANAGER AT MILWAUKEE, WISCONSIN, THIS 2<sup>ND</sup> DAY OF JUNE, 2010.

IN THE PRESENCE OF:

GIUFFRE VIII, LLC

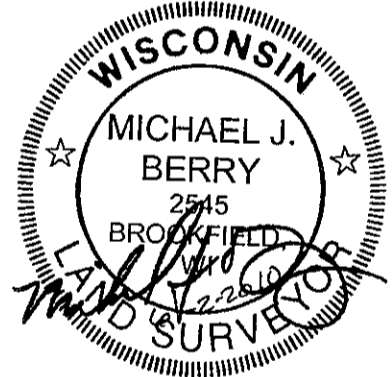
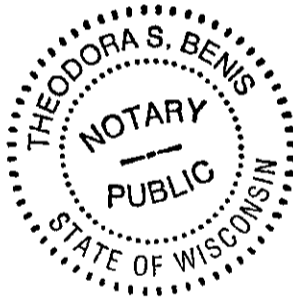
(WITNESS)

FRANK GIUFFRE

STATE OF WISCONSIN) SS  
COUNTY)

PERSONALLY CAME BEFORE ME THIS 2<sup>ND</sup> DAY OF JUNE, 2010, FRANK GIUFFRE OF THE ABOVE NAMED CORPORATION, TO ME KNOW AS THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE MANAGER OF THE CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE CORPORATION, BY ITS AUTHORITY.

Theodora S. Benis  
NOTARY PUBLIC  
STATE OF WISCONSIN  
MY COMMISSION EXPIRES: 01/30/2011



## 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.

THIS 8<sup>TH</sup> DAY OF June, 2010.

James F. Kujhar for  
WAYNE F. WHITTOW, CITY TREASURER

## COMMON COUNCIL CERTIFICATE OF APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION NO. 100034, ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON THIS 1<sup>ST</sup> DAY OF June, 2010.

Ronald D. Leonhardt  
RONALD D. LEONHARDT, CITY CLERK

Tom Barrett  
TOM BARRETT, MAYOR