

CERTIFIED SURVEY MAP NO.

A division of lands in the Plat of Partition of the Southwest 1/4 of Section 30, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 30, Township 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin.
TAX KEY NO. 400-9999-221 ZONING: IH

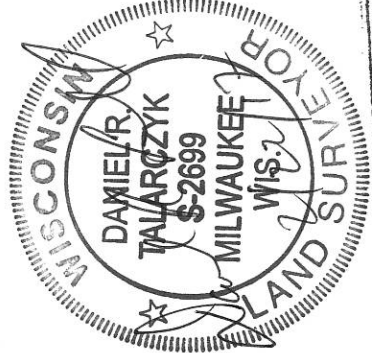
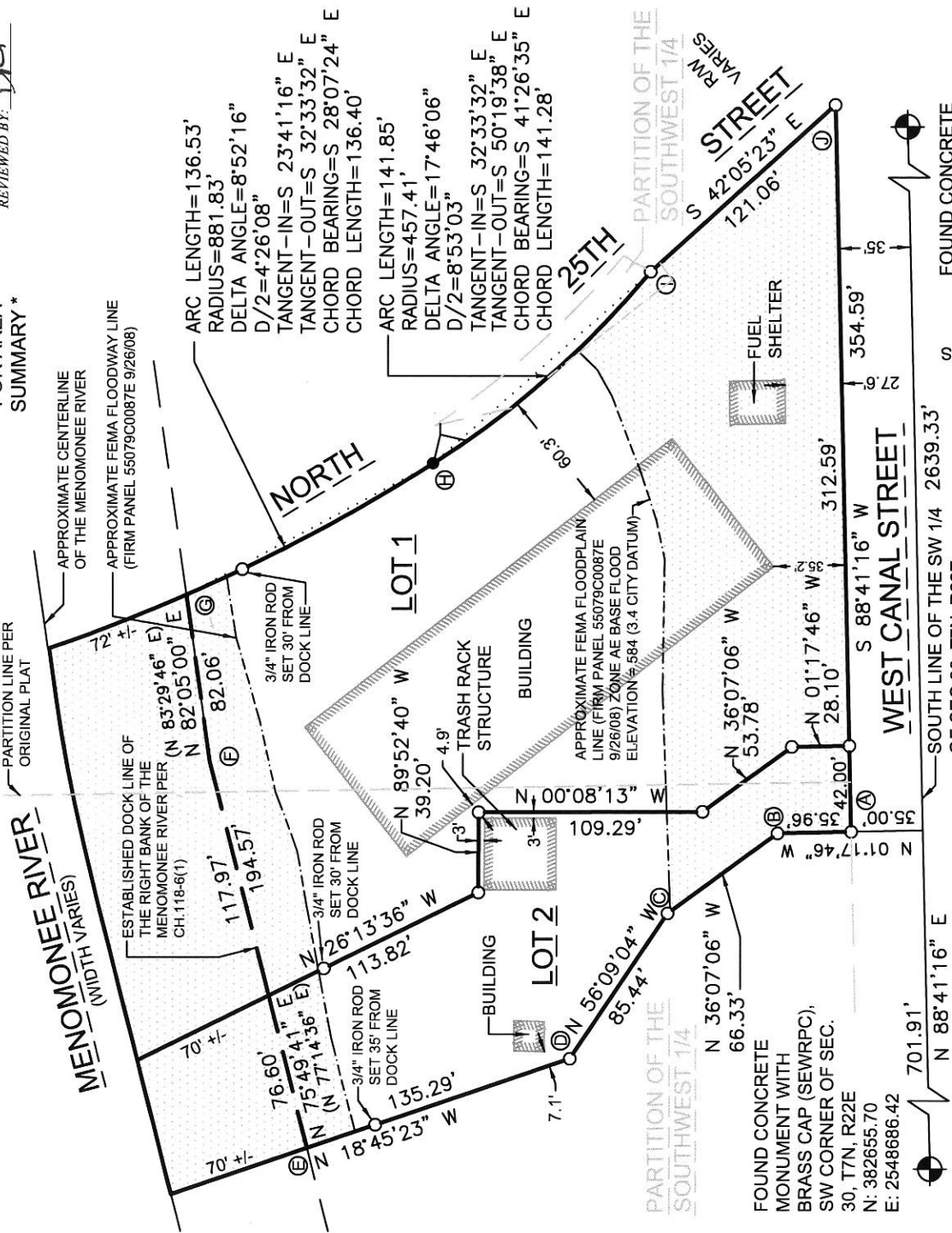
NOTES:

- 1) Bearings are referenced to the Wisconsin State Plane Coordinate System, North American Datum of 1927 (NAD27), Wisconsin South Zone (Dec. 2013 Datum), in which the South line of the Southwest 1/4 of Section 30 bears N 88°41'16" E.
- 2) Distances shown are ground, U.S. Survey Feet.
- 3) Recorded data, when different than measured, is shown in parentheses.

SURVEYED FOR AND BY:
MILWAUKEE METROPOLITAN
SEWERAGE DISTRICT
260 WEST SEEBOTH STREET
MILWAUKEE, WI 53204-1446
(414) 272-5100

DRAWN BY: *CEB*
REVIEWED BY: *DET*

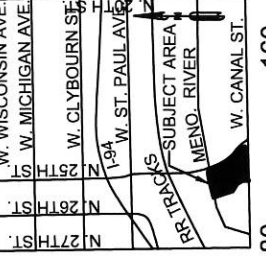
* SEE SHEET 2
FOR AREA
SUMMARY *



INTERIOR ANGLE TABLE

| | |
|---|------------|
| A | 89°59'02" |
| B | 214°49'20" |
| C | 200°01'58" |
| D | 142°36'19" |
| E | 85°24'56" |
| F | 173°44'41" |
| G | 110°12'24" |
| H | 193°19'11" |
| I | 180°36'48" |
| J | 49°13'21" |

VICINITY MAP
1" = 2000'



INFRASTRUCTURE SERVICES DIVISION
 Central Drafting & Records Manager
 Z. N. [Signature] 4/20/2017
 ENGR. IN CHARGE ENVIRON. ENGR.
 CORRECT
 Jeffrey D. Polenske Jr 4/21/17
 CITY ENGINEER APPROVED

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE

MAY 08 2017
[Signature]
 STAFF APPROVED



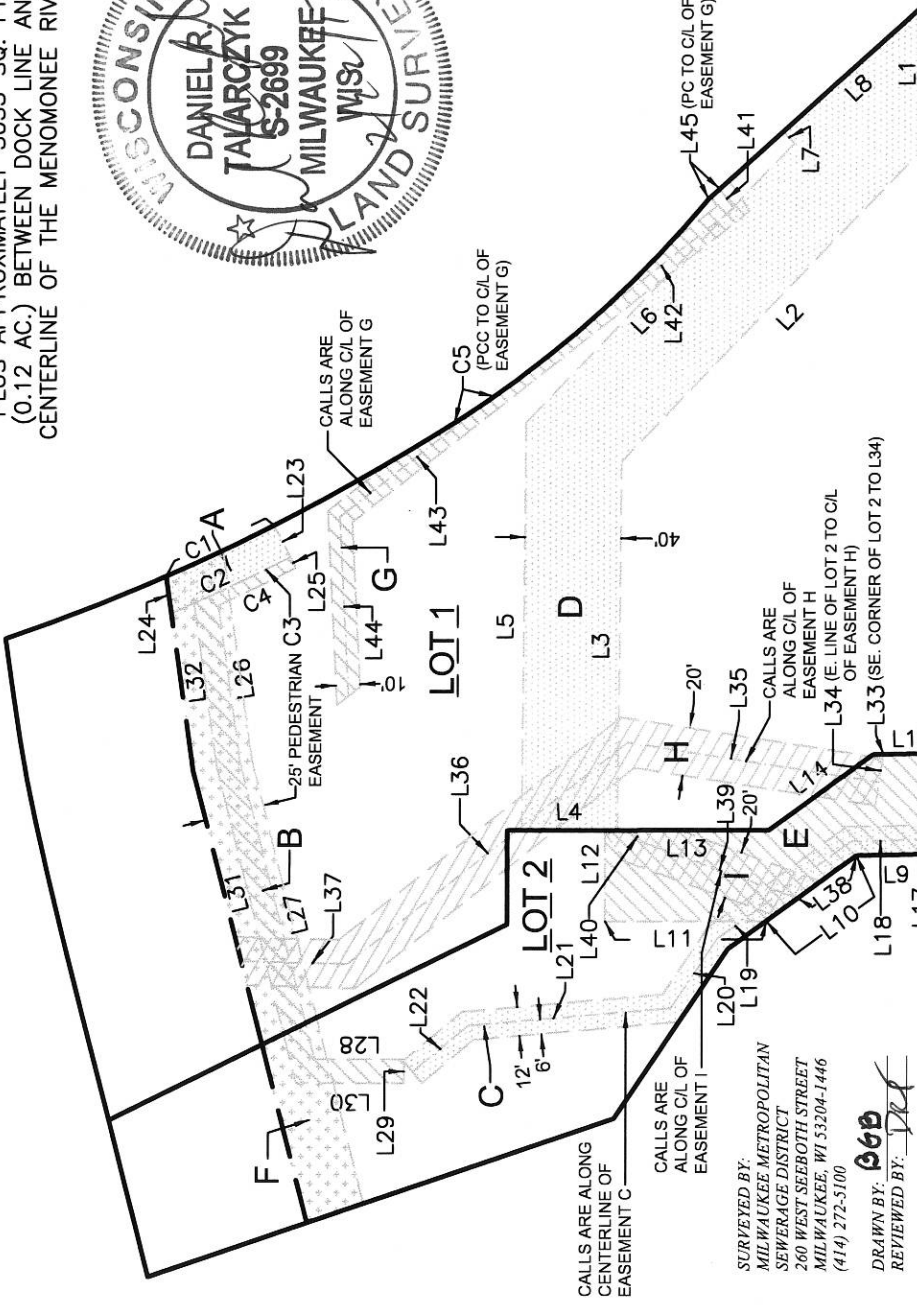
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AREA SUMMARY

- LOT 1
72,708 SQ. FT.
(1.67 AC.) TO DOCK LINE
PLUS APPROXIMATELY 14,146 SQ. FT.
(0.32 AC) BETWEEN DOCK LINE AND
CENTERLINE OF THE MENOMONEE RIVER
- LOT 2
21,609 SQ. FT.
(0.50 AC.) TO DOCK LINE
PLUS APPROXIMATELY 5035 SQ. FT.
(0.12 AC.) BETWEEN DOCK LINE AND
CENTERLINE OF THE MENOMONEE RIVER

| | |
|---|--|
| A | 15-FOOT WIDE WPCO EASEMENT DOC. #6266389 |
| B | WPCO EASEMENT DOC. #6359350 |
| C | 12-FOOT WIDE WPCO EASEMENT DOC. #09308506 |
| D | PROPOSED MMSD ACCESS AND INFRASTRUCTURE EASEMENT |
| E | PROPOSED ACCESS AND INFRASTRUCTURE EASEMENT TO BENEFIT LOT 1 |
| F | PROPOSED 25-FOOT WIDE PEDESTRIAN EASEMENT |
| G | PROPOSED 10-FOOT WIDE CITY OF MILWAUKEE UNDERGROUND TELECOMMUNICATION EASEMENT |
| H | PROPOSED 20-FOOT WIDE PRIVATE STORM SEWER EASEMENT |
| I | PROPOSED 20-FOOT WIDE PRIVATE SANITARY SEWER EASEMENT |



SURVEYED BY:
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260 WEST SEBOTH STREET
MILWAUKEE, WI 53204-1446
(414) 272-5100

DRAWN BY: *[Signature]*
REVIEWED BY: *[Signature]*

EASEMENT LINE TABLE

| LINE BEARING | DISTANCE |
|--------------------------|----------|
| L1 S 88°41'16" W 58.01' | |
| L2 N 46°11'54" W 183.93' | |
| L3 N 89°24'21" W 154.26' | |
| L4 N 00°08'13" W 40.00' | |
| L5 S 89°24'21" E 170.61' | |
| L6 S 46°11'54" E 161.65' | |
| L7 N 43°48'06" E 6.78' | |
| L8 S 42°05'23" E 79.26' | |
| L9 N 01°17'46" W 35.96' | |
| L10 N 36°07'06" W 46.65' | |
| L11 N 00°08'13" W 67.25' | |
| L12 N 89°58'26" E 37.96' | |
| L13 S 00°08'13" E 68.40' | |
| L14 S 36°07'06" E 53.78' | |
| L15 S 01°17'46" E 28.10' | |
| L16 S 88°41'16" W 42.00' | |

| LINE BEARING | DISTANCE |
|---------------------------|----------|
| L17 N 88°41'16" E 6.00' | |
| L18 N 01°17'46" W 37.84' | |
| L19 N 36°07'06" W 69.27' | |
| L20 N 56°09'04" W 35.00' | |
| L21 N 05°00'00" W 85.00' | |
| L22 N 40°00'00" W 30.00' | |
| L23 S 63°03'49" W 15.00' | |
| L24 N 82°05'00" E 15.58' | |
| L25 S 63°03'49" W 5.00' | |
| L26 S 82°05'00" W 66.51' | |
| L27 S 75°49'41" W 127.66' | |
| L28 S 00°00'00" E 37.21' | |
| L29 N 90°00'00" W 10.00' | |
| L30 N 00°00'00" W 45.00' | |
| L31 N 75°49'41" E 136.00' | |
| L32 N 82°05'00" E 169.32' | |

| LINE BEARING | DISTANCE |
|---------------------------|----------|
| L33 N 01°17'46" W 23.84' | |
| L34 N 81°10'14" W 11.69' | |
| L35 N 08°49'46" E 106.17' | |
| L36 N 38°25'21" W 149.11' | |
| L37 N 01°34'39" E 44.48' | |
| L38 N 36°07'06" W 30.45' | |
| L39 N 19°49'54" E 69.03' | |
| L40 N 52°42'01" E 6.11' | |
| L41 S 54°52'06" W 9.99' | |
| L42 N 38°10'51" W 76.88' | |
| L43 N 38°10'51" W 81.38' | |
| L44 S 87°16'09" W 75.14' | |
| L45 S 42°05'23" E 6.30' | |

EASEMENT CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | 1/2 DELTA ANGLE | CHORD BEARING | CHORD LENGTH | TANGENT BEARING-IN | TANGENT BEARING-OUT |
|-------|------------|---------|-------------|-----------------|-----------------|--------------|--------------------|---------------------|
| C1 | 50.00' | 881.83' | 3°14'55" | 1°37'27.5" | S 25°18'43.5" E | 49.99' | S 23°41'16" E | S 26°56'11" E |
| C2 | 55.08' | 896.83' | 3°31'09" | 1°45'34.5" | N 25°10'36.5" W | 55.08' | N 26°56'11" W | N 23°25'02" W |
| C3 | 44.69' | 896.83' | 2°51'18" | 1°25'39" | S 25°30'32" E | 44.69' | S 24°04'53" E | S 26°56'11" E |
| C4 | 35.96' | 901.83' | 2°17'05" | 1°08'32.5" | N 25°47'38.5" W | 35.96' | N 26°56'11" W | N 24°39'06" W |
| C5 | 19.75' | 457.41' | 2°28'28" | 1°14'14" | S 33°47'46" E | 19.75' | S 32°33'32" E | S 35°02'00" E |

LEGEND:



CERTIFIED SURVEY MAP NO. _____

A division of lands in the Plat of Partition of the Southwest 1/4 of Section 30, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 30, Township 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
) :SS
MILWAUKEE COUNTY)

I, Daniel R. Talarczyk, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a part of the Plat of Partition of the Southwest 1/4 of Section 30, being a part of 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, which is bounded and described as follows:

Commencing at the Southwest corner of said Southwest 1/4 Section; thence North 88°41'16" East along the South line of said Southwest 1/4 Section, 701.91 feet; thence North 01°17'46" West, 35.00 feet to the North line of West Canal Street and the point of beginning; thence North 01°17'46" West, 35.96 feet; thence North 36°07'06" West, 66.33 feet; thence North 56°09'04" West, 85.44 feet; thence North 18°45'23" West, 135.29 feet to the established dock line of the right bank of the Menomonee River; thence North 75°49'41" East along said dock line, 194.57 feet; thence North 82°05'00" East along said dock line, 82.06 feet to the westerly line of North 25th Street; thence Southeasterly, 136.53 feet along said westerly line and the arc of a curve to the left whose radius is 881.83 feet and whose chord bears South 28°07'24" East, 136.40 feet; thence Southeasterly, 141.85 feet along said westerly line and the arc of a curve to the left whose radius is 457.41 feet and whose chord bears South 41°26'35" East, 141.28 feet; thence South 42°05'23" East along said westerly line, 121.06 feet to the north line of West Canal Street; thence South 88°41'16" West along said north line, 354.59 feet to the point of beginning; plus all lands lying between the aforementioned dock line of the right bank of the Menomonee River and the centerline of the Menomonee River.

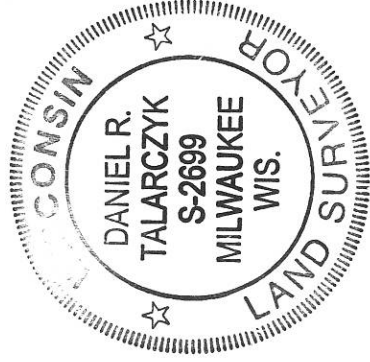
That I have made the survey, land division, and map by the direction of the Milwaukee Metropolitan Sewerage District.

That the map is a correct representation of 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 Ordinances in surveying, dividing and mapping the same.

February 22, 2017


Daniel R. Talarczyk, Professional Land Surveyor No. 2699



SURVEYED BY:
MILWAUKEE METROPOLITAN
SEWERAGE DISTRICT
260 WEST SEEROTH STREET
MILWAUKEE, WI 53204-1446
(414) 272-5100

DRAWN BY: 
REVIEWED BY: 



CERTIFIED SURVEY MAP NO. _____

A division of lands in the Plat of Partition of the Southwest 1/4 of Section 30, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 30, Township 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

The MILWAUKEE METROPOLITAN SEWERAGE DISTRICT, a municipal corporation duly organized 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 that if the undersigned elects to install utility lines to provide electric power and telephone services and cable television or communication system lines or cables to all lots in the subdivision, said lines shall be installed underground in easements provided therefor.

This agreement shall be binding on the undersigned and assigns.

In Witness Whereof, the MILWAUKEE METROPOLITAN SEWERAGE DISTRICT has caused these presents to be signed by Kevin L. Shafer, its Executive Director; and countersigned by Anna Kettlewell, its Commission Secretary, at Milwaukee, Wisconsin, this 23rd day of February, 20 17.

In the presence of:

[Signature]
Witness
[Signature]
Witness

MILWAUKEE METROPOLITAN SEWERAGE DISTRICT

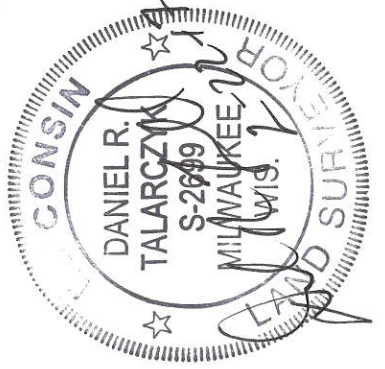
[Signature]
Kevin L. Shafer, Executive Director
[Signature]
Anna Kettlewell, Commission Secretary

STATE OF WISCONSIN)
MILWAUKEE COUNTY) :SS

Personally came before me on this 23rd day of February, 20 17, Kevin L. Shafer, Executive Director, and Anna Kettlewell, Commission Secretary of the above named municipal corporation, to me known as the persons who executed the foregoing instrument, and to me known to be the Executive Director and Commission Secretary of the municipal corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of the municipal corporation, by its authority.

[Signature]
Notary Public Signature, State of Wisconsin
TORREY T. GAUER
Notary Printed Name

My commission expires is permanent



SURVEYED BY:
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SEWERAGE DISTRICT
260 WEST SEEBOTH STREET
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DRAWN BY: [Signature]
REVIEWED BY: [Signature]

DCD 3125

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CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
):SS
MILWAUKEE COUNTY)

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.

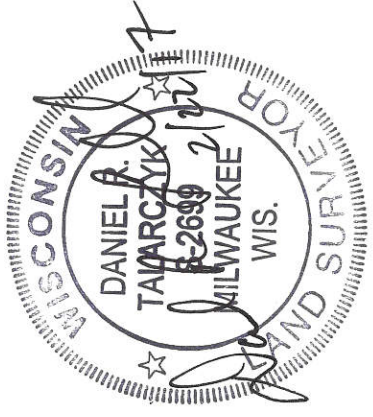
James J. Kuyper, DEPUTY
for Spencer Coggs
City of Milwaukee Treasurer

04/25/2017
Date

CITY OF MILWAUKEE COMMON COUNCIL CERTIFICATE OF APPROVAL

I certify that this certified survey map was approved under Resolution File No. 17D137, adopted by the Common Council of the City of Milwaukee on May 9, 2017.

James R. Owczarski
James R. Owczarski, Clerk, City of Milwaukee
Tom Barrett
Tom Barrett, Mayor, City of Milwaukee



SURVEYED BY:
MILWAUKEE METROPOLITAN
SEWERAGE DISTRICT
260 WEST SEEROTH STREET
MILWAUKEE, WI 53204-1446
(414) 272-5100

DRAWN BY: 060
REVIEWED BY: PTB

