

D-0 # 3378

CERTIFIED SURVEY MAP NO. _____

Lots 21 and 22, in Block 11 in Wm. P. Young's Subdivision in the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Owner : Bronzeville Estates LLC
1420 W. Center St., Suite 2
Milwaukee, WI 53206

Tax Key: 322-1207-100

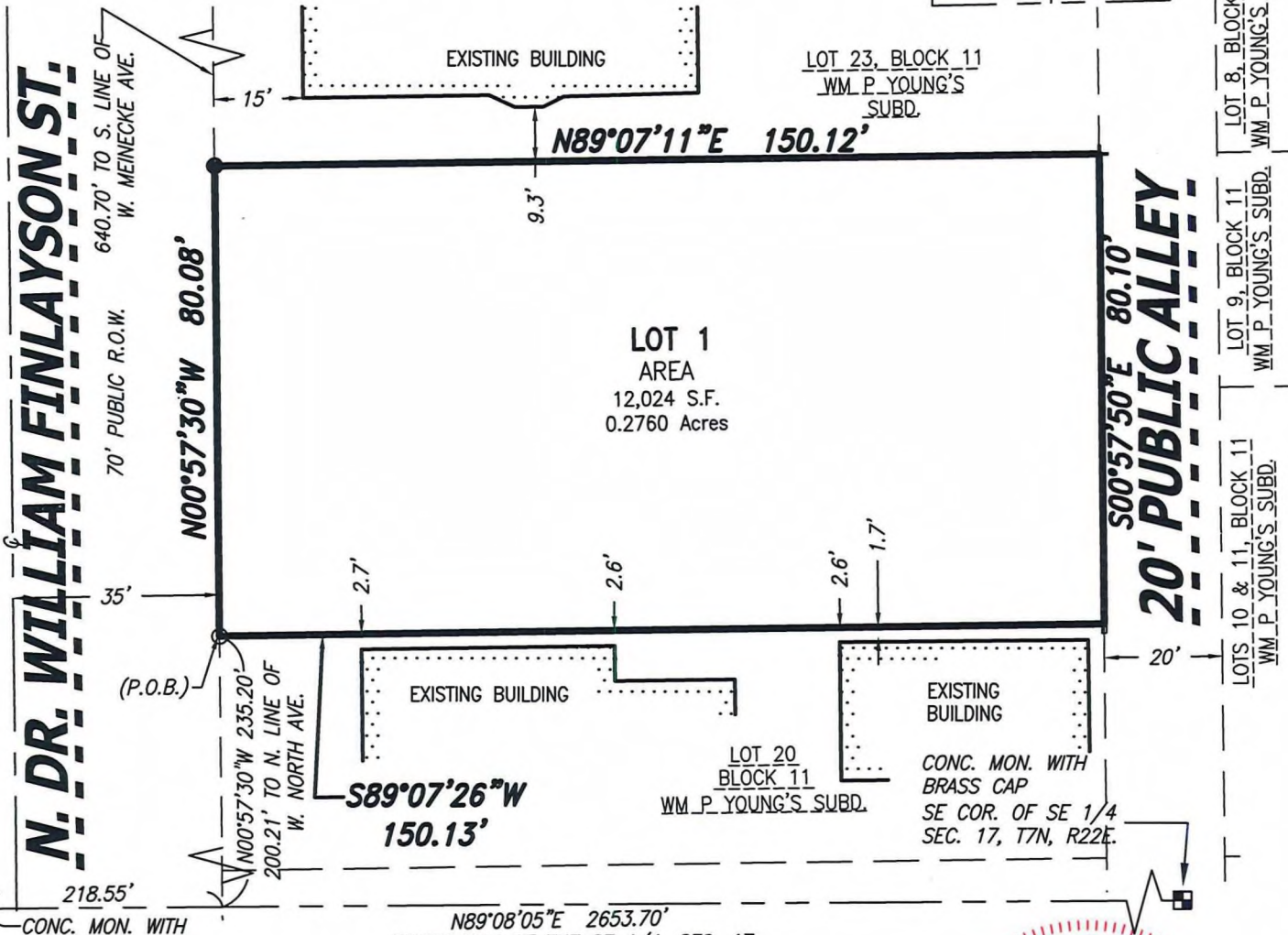
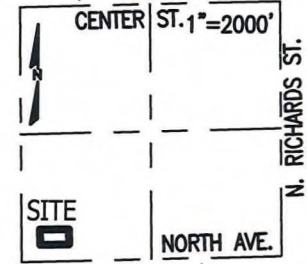
Site is zoned: RT4 (Residential)

LEGEND

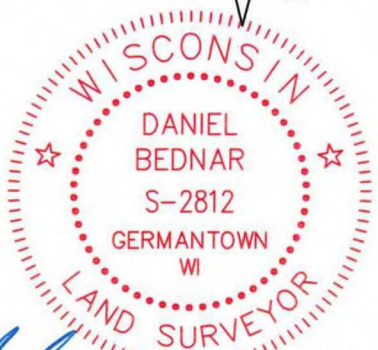
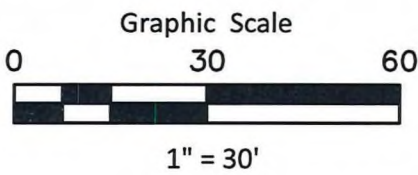
- + Indicates set chiseled cross
- Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.
- Indicates set 1/2" rebar, 18" in length, 1.13 lbs. per lineal foot.
- ⊞ Set chiseled notch

VICINITY MAP

SE 1/4 SEC. 17-7-22



All bearings are referenced to NAD 27 of the Wisconsin State Plane Coordinate System (South zone) dated Jan., 2019 in which the South line of the SE 1/4, Sec. 17 bears N89°08'05"E.



CHAPUT LAND SURVEYS

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

INFRASTRUCTURE SERVICES DIVISION

Yan Wert 5/14/23
CENTRAL DRAFTING & RECORDS MANAGER

KT Spind 5-12-23
ENGR. IN CHARGE ENVIRON. ENGR.

CORRECT

Timothy J. Thun 5/16/23
CITY ENGINEER

APPROVED

This instrument was drafted by Daniel E. Bednar Professional Land Surveyor S-2812

Date: March 1, 2023
Rev: March 14, 2023
Survey No. 3874-jjk
Sheet 1 of 7 Sheets

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE

MAR 06 2023

STAFF APPROVED

CERTIFIED SURVEY MAP NO. _____

Lots 21 and 22, in Block 11 in Wm. P. Young's Subdivision in the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
MILWAUKEE COUNTY }

I, DANIEL E. BEDNAR, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped Lots 21 and 22, in Block 11 in Wm. P. Young's Subdivision in the Southwest 1/4 of the Southeast 1/4 of Section 17, 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 the Southeast 1/4 of said Section; thence North 89°08'05" East along the South line of said 1/4 Section, 218.55 feet to a point on the extension of the East line of North Dr. William Finlayson Street; thence continue North 00°57'30" West 235.20 feet to the point of beginning of lands hereinafter described; thence North 00°57'30" West along said East line 80.08 feet; thence North 89°07'11" East 150.12 feet to a point on the West line of a Public Alley; thence South 00°57'50" East along said West line 80.10 feet to a point; thence South 89°07'26" West 150.13 feet to the point of beginning.

Said lands as described contains 12,024 square feet or 0.2760 Acres.

THAT I have made the survey, land division and map by the direction of Bronzeville Estates LLC owner.

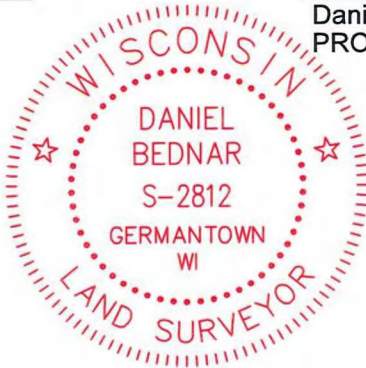
THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

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

March 1, 2023
DATE



Daniel E Bednar
PROFESSIONAL LAND SURVEYOR S-2812



CERTIFIED SURVEY MAP NO. _____

Lots 21 and 22, in Block 11 in Wm. P. Young's Subdivision in the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

ENTITY OWNER'S CERTIFICATE

Bronzeville Estates LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said company caused the land described on this map to be surveyed, divided and mapped 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 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 (other than already existing lines and cables) shall be installed underground in easements provided therefore, where feasible.

This agreement shall be binding on the undersigned and assigns.

Date: 5/11/2023

Bronzeville Estates LLC, a Wisconsin limited liability company

By: Bronzeville Estates MM LLC, a Wisconsin limited liability company its Managing Member

By: Melissa N. Allen
Melissa N. Allen, Manager

STATE OF WISCONSIN
MILWAUKEE COUNTY

Personally came before me this 11th day of May, 2023, Melissa N. Allen, the Manager of Bronzeville Estates MM LLC, which is the Managing Member of Bronzeville Estates, LLC, 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 Signature: Caroline E. Verbeten

Print Notary Name: Caroline E. Verbeten

Notary Public, State of Wisconsin. My commission expires: Permanent (Notary Seal)



This instrument was drafted by Daniel E. Bednar
Professional Land Surveyor S-2812

Date: March 1, 2023
Rev: March 14, 2023
Survey No. 3874-jjk
Sheet 3 of 7 Sheets

CERTIFIED SURVEY MAP NO. _____

Lots 21 and 22, in Block 11 in Wm. P. Young's Subdivision in the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

CONSENT OF ENTITY MORTGAGEE

BMO Harris Bank N.A., a national banking association, duly organized and existing by virtue of the laws of the United States of America, as mortgagee of the above described land, consents to the surveying, dividing, mapping and restricting of the land described on this map and in the surveyor's certificate and to the certificate of the owner of said land.

Date: May 11, 2023

Entity Name: BMO Harris Bank N. A.

Signature: [Handwritten Signature]

Type or Print Name: Allison Porter-Bell

Title: Director

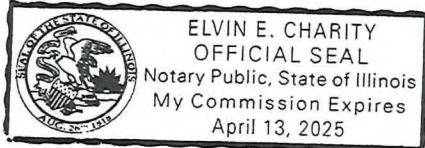
STATE OF ILLINOIS
COOK COUNTY

Personally came before me this 14th day of May, 2023, Allison Porter-Bell, the Director 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 Signature: [Handwritten Signature]

Print Notary Name: ELVIN E. CHARITY

Notary Public, State of Wisconsin. My commission expires: _____ (Notary Seal)



[Handwritten Signature]

This instrument was drafted by Daniel E. Bednar
Professional Land Surveyor S-2812

Date: March 1, 2023
Date: March 14, 2023
Survey No. 3874-jjk
Sheet 4 of 7 Sheets

CERTIFIED SURVEY MAP NO. _____

Lots 21 and 22, in Block 11 in Wm. P. Young's Subdivision in the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

CONSENT OF ENTITY MORTGAGEE

Wisconsin Housing and Economic Development Authority, a Wisconsin public body corporate and politic, duly organized and existing by virtue of the laws of the State of Wisconsin, as mortgagee of the above described land, consents to the surveying, dividing, mapping and restricting of the land described on this map and in the surveyor's certificate and to the certificate of the owner of said land.

Date: MARCH 29, 2023

Entity Name: Wisconsin Housing and Economic Development Authority

Signature: 

Type or Print Name: MATTHEW FORTNEY

Title: GENERAL COUNSEL

STATE OF WISCONSIN

DANE COUNTY

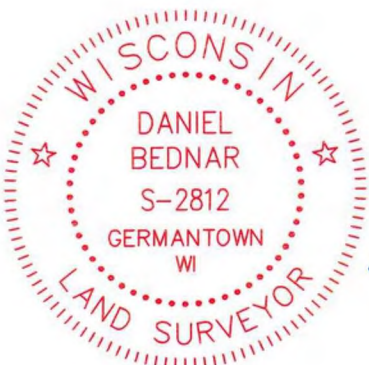
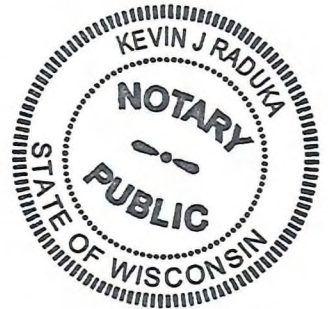
Personally came before me this 29 day of MARCH, 2023, MATTHEW FORTNEY, the GENERAL COUNSEL of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: 

Print Notary Name: KEVIN J. RADUKA

Notary Public, State of Wisconsin. My commission expires: 07/24/2026

(Notary Seal)





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Professional Land Surveyor S-2812

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CONSENT OF ENTITY MORTGAGEE

CUPED Corporation, a Wisconsin corporation, duly organized and existing by virtue of the laws of the State of Wisconsin, as mortgagee of the above described land, consents to the surveying, dividing, mapping and restricting of the land described on this map and in the surveyor's certificate and to the certificate of the owner of said land.

Date: 5/4/2023

Entity Name: CUPED Corporation

Signature: Melissa N. Allen

Type or Print Name: Melissa N. Allen

Title: Board Chair

STATE OF Wisconsin

Milwaukee COUNTY

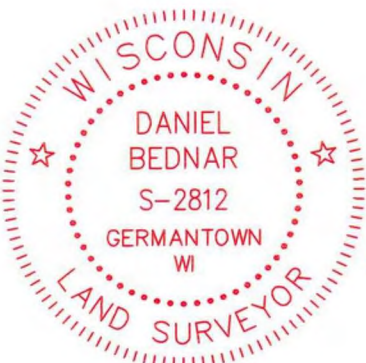
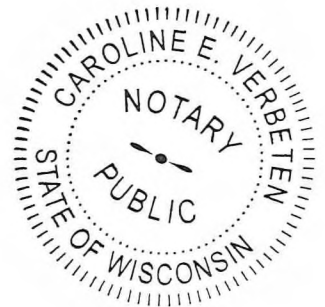
Personally came before me this 11th day of May, 2023, Melissa N. Allen, the Board Chair of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: Caroline E. Verbeten

Print Notary Name: Caroline E. Verbeten

Notary Public, State of Wisconsin. My commission expires: Permanent

(Notary Seal)



Daniel Bednar

This instrument was drafted by Daniel E. Bednar
Professional Land Surveyor S-2812

Date: March 1, 2023
Rev: March 14, 2023
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Sheet 6 of 7 Sheets

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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 proerty taxes for parcels in the city.

Date: 05/18/2023

Signature: James J. Kaylor, DEPUTY
for SPENCER COGGS, TREASURER

CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL APPROVAL

I, certify that this Certified Survey Map was approved under Resolution File No. 230188 adopted by the Common Council of the City of Milwaukee on June 20, 2023.

[Signature]
JAMES R. OWCZARSKI, CITY CLERK



[Signature]

This instrument was drafted by Daniel E. Bednar
Professional Land Surveyor S-2812

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Sheet 7 of 7 Sheets