

**CERTIFIED SURVEY MAP NO.**

Lots 1 thru 10, inclusive, in Block 68, in the Plat of the Town of Milwaukee on the West Side of the River, in the Southeast 1/4 of the of Section 29, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, together with the vacated East-West alley and the vacated North-South alley abutting said lots



*Peter P. Ritzman*

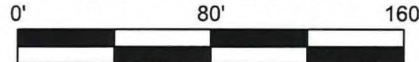
May 25, 2023

**Notes:**

- + Denotes chiseled cross
- Denotes 1" x 24" iron pipe set, 1.68 lbs. per lin. ft.

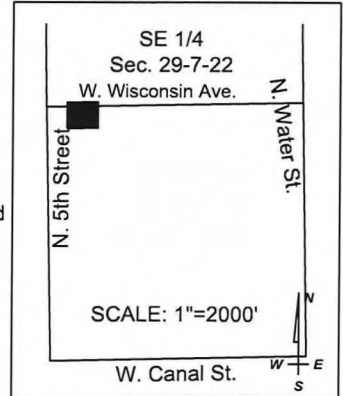
Bearings refer to Grid North of the Wisconsin State Plane Coordinate System Grid, South Zone per N.A.D. 27. The North line of the Southeast 1/4 of Section 29, Township 7 North, Range 22 East has a reference bearing of N 89°00'09" E. All Bearings are Referred to Grid North, Computed from witness monuments

**GRAPHIC SCALE**

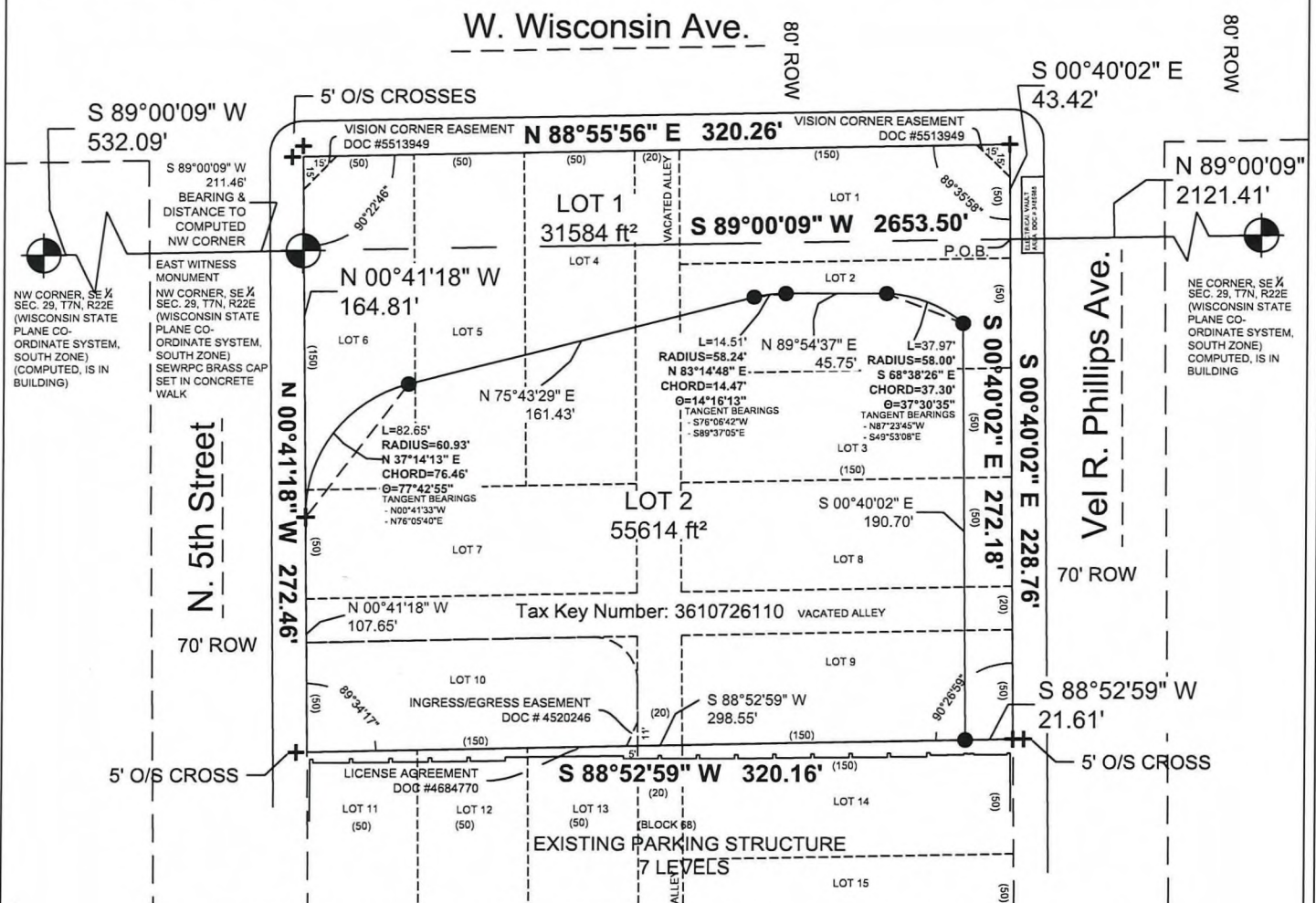


1 INCH = 80 FEET

**VICINITY SKETCH**



NOTE : LOT 1 DEDICATED TO THE CITY FOR PUBLIC PLAZA SPACE AND PUBLIC USE. SITE IS ZONED C9E DOWNTOWN DISTRICT MAJOR RETAIL



MATTERS OF RECORD (INCLUDING EASEMENTS & COVENANTS & RESTRICTIONS); ANY RECORDED OR UNRECORDED RIGHTS OR INTERESTS OF ANY PERSON, ENTITY OR UTILITY IN ANY VACATED ALLEY, STREET OR PUBLIC RIGHT-OF-WAY, PROVIDED IN WIS. STAT. 80.32 (4), MAY AFFECT UNDERGROUND STEAM LINE IN THE VACATED ALLEYS SHOWN ON THE PLAN.



This instrument drafted by Peter P. Ritzman, PLS S-3216

May 25, 2023 Sheet 1 of 4 Sheets

INFRASTRUCTURE SERVICES DIVISION  
*John W. ... 6/6/2023*  
 CENTRAL DRAFTING & RECORDS MANAGER  
*RS ... 6.5-23*  
 ENGR. IN CHARGE ENVIRON. ENGR.  
 CORRECT  
*P. Ritzman 6/6/2023*  
 CITY ENGINEER  
 APPROVED

DEPARTMENT OF CITY DEVELOPMENT  
 CITY OF MILWAUKEE  
 APR 28 2023  
*John W. ...*  
 STAFF APPROVED

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

Lots 1 thru 10, inclusive, in Block 68, in the Plat of the Town of Milwaukee on the West Side of the River, in the Southeast 1/4 of the of Section 29, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, together with the vacated East -West alley and the vacated North-South alley abutting said lots

**SURVEYOR'S CERTIFICATE**

STATE OF WISCONSIN)  
MILWAUKEE COUNTY) SS

I, Peter P. Ritzman, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of Lots 1 thru 10, inclusive, in Block 68, in the Plat of the Town of Milwaukee on the West Side of the River, in the Southeast 1/4 of the of Section 29, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, together with the vacated East -West alley and the vacated North-South alley abutting said lots, which is bounded and described as follows:

Commencing at the Northeast corner of said Southeast 1/4;  
Thence N 89°00'09" W, along the North line of said Southeast 1/4, 2121.41 feet to the point of beginning and the West Right of Way Line of Vel R. Phillips Avenue;  
Thence S 00°40'02" E, along said Right of Way Line, 228.76 feet to a point;  
Thence S 88°52'59" W, 320.16 feet to the East Right of Way Line of N. 5th Street;  
Thence N 00°41'18" W, along said Right of Way Line, 272.46 feet to the South Right of Way Line of W. Wisconsin Avenue;  
Thence N 88°55'56" E, 320.26 feet, along said Right of Way Line, to the West Right of Way Line of Vel R. Phillips Avenue;  
Thence S 00°40'02" E, along said Right of Way Line, 43.42 feet to the point of beginning;

That I have made such survey, land division and map by the direction of the City of Milwaukee Redevelopment Authority, owner of said land.

That such plat 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 the provisions of s.236.34 of the Wisconsin State Statutes and the City of Milwaukee Code of Ordinances in surveying, mapping and dividing the same.

May 25, 2023

Date



Peter P. Ritzman  
Professional Land Surveyor, S-3216



**DAAR**  
**ENGINEERING, INC.**

ENGINEERS PLANNERS SURVEYORS  
518 West Cherry Street, Milwaukee, WI 53212  
PHONE (414) 604-0674 FAX (414) 604-0677  
www.daarcorp.com

This instrument drafted by  
Peter P. Ritzman, PLS S-3216

May 25, 2023  
Sheet 2 of 4 Sheets

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

Lots 1 thru 10, inclusive, in Block 68, in the Plat of the Town of Milwaukee on the West Side of the River, in the Southeast 1/4 of the of Section 29, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, together with the vacated East -West alley and the vacated North-South alley abutting said lots

ENTITY OWNER'S CERTIFICATE

Redevelopment Authority of the City of Milwaukee (RACM), an independent cooperation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said entity cause the land described on this map to be surveyed, divided, mapped and dedicated and represented on this Certified Survey Map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and Chapter 119 of the 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 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 is binding on the undersigned and successors and assigns.

Date: 6/1/23  
Entity Name: Redevelopment Authority of the City of Milwaukee

Signature: [Signature]  
Name: Lafayette L. Crump  
Title: Executive Director

Date: 6/1/23  
Entity Name: Redevelopment Authority of the City of Milwaukee

Signature: [Signature]  
Name: David P. Misky  
Title: Assistant Executive Director

STATE OF Wisconsin

Milwaukee COUNTY

Personally came before me this 1<sup>st</sup> day of June, 2023 (above) (name), the Ex. Director (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 officer on behalf of the entity, by its authority.

Notary Signature: Christina V. Alcala  
Print Notary Name: Christina V. Alcala

Notary Public, State of Wisconsin. My commission expires: 5/14/2027  
(Notary Seal)



[Signature]

This instrument drafted by Peter P. Ritzman, PLS S-3216 May 25, 2023 Sheet 3 of 4 Sheets

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

Lots 1 thru 10, inclusive, in Block 68, in the Plat of the Town of Milwaukee on the West Side of the River, in the Southeast 1/4 of the of Section 29, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, together with the vacated East -West alley and the vacated North-South alley abutting said lots

CERTIFICATE OF CITY TREASURER

I, \_\_\_\_\_ (type or print name), 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.

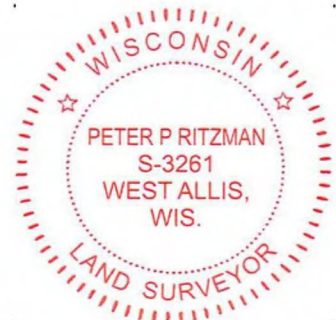
Per Wis. Stat. 75.06 and 74.87, the City of Milwaukee collects property taxes and enforces nonpayment of same on parcels in the City of Milwaukee. Per Wis. Stat. 74.83, the City of Milwaukee and Milwaukee County entered into an Intergovernmental Corporation Agreement approved by Council Resolution 901408, whereby the city is the sole collector and enforcer of property taxes for parcels in the city.

Date: 6/6/23  
Signature: [Signature]  
Type or Print name: SPENCER COGGES  
(City Treasurer)

CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL APPROVAL

I certify that this 3313 (certified survey map or final subdivision plat) was approved under Resolution File No. 230307, adopted by the Common Council of the City of Milwaukee on June 20, 2023.

Date: JUNE 20, 2023  
Signature: [Signature]  
Type or Print Name: JAMES R. OWCZARSKI  
(City Clerk)



[Signature]  
This instrument drafted by Peter P. Ritzman, PLS S-3216  
May 25, 2023  
Sheet 4 of 4 Sheets