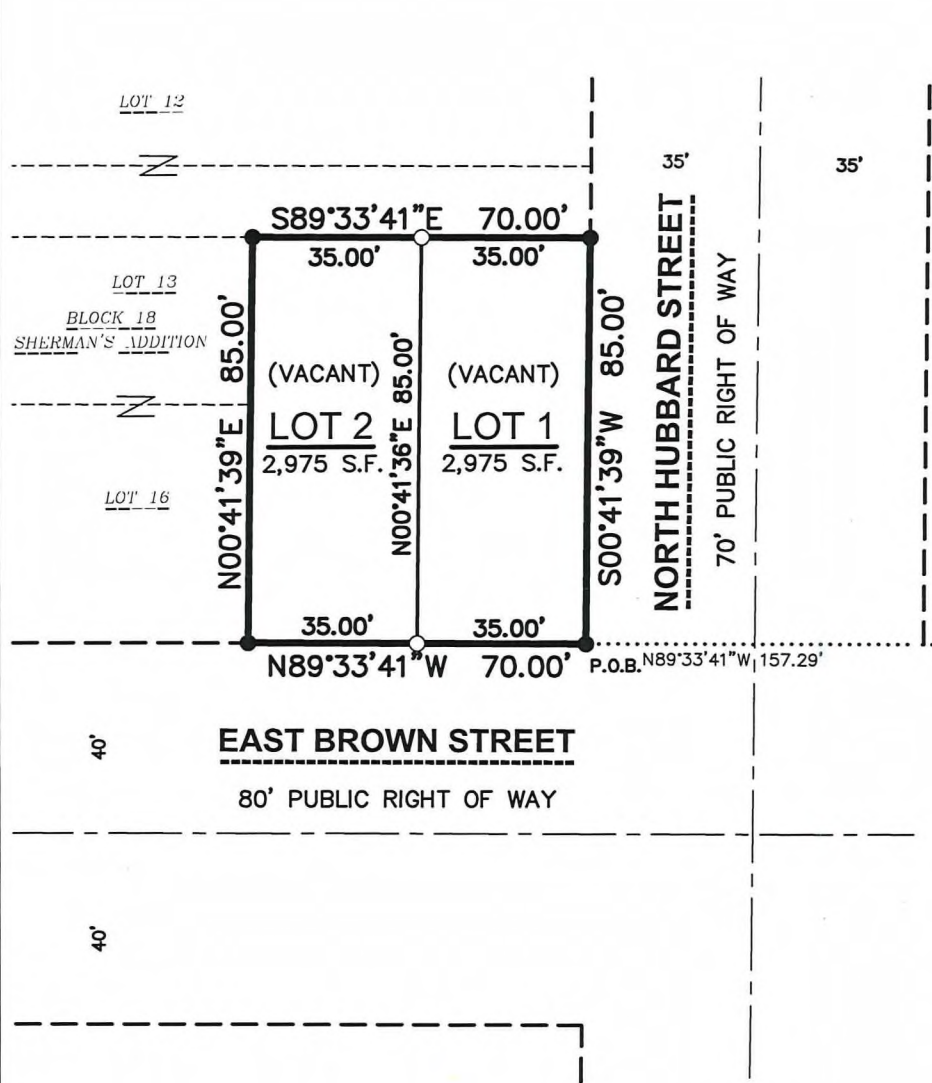
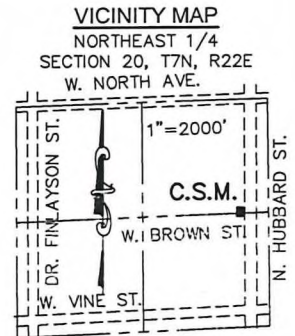


CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 13 AND 16, BLOCK 18, IN SHERMAN'S ADDITION, BEING PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN



NORTHEAST CORNER
NORTHEAST 1/4
20-7-22
CONCRETE MONUMENT
WITH BRASS CAP
N.307,454.695
E.606,420.122



SOUTHEAST CORNER
NORTHEAST 1/4
20-7-22
CONCRETE MONUMENT
WITH BRASS CAP
N.304,822.651
E.606,379.351

NOVEMBER 16, 2023

NOTES

- BEARINGS REFER TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 20, WHICH HAS A WISCONSIN COUNTY COORDINATE SYSTEM (MILWAUKEE COUNTY) BEARING OF N00°53'15"E.
- ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.
- ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" REBAR, WEIGHING 1.67 LBS/FT, SET
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- RECORD LOT LINE
- SECTION LINE



THIS INSTRUMENT DRAFTED BY DAVID H. SPANJAR, S-2646

SURVEYED BY: MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: CHELSEA W23, LLC 533 W. RIVER TRAIL RD. MEQUON, WI 53092	PROJECT NO: <u>23-13206</u>	SURVEYED BY: <u>JSD</u>
		FIELDBOOK/PG: <u>-</u>	DRAWN BY: <u>DHS</u>
		SHEET NO: <u>1 OF 4</u>	TAX KEY NO. <u>353-0478-100</u>

ZONING: RT4

INFRASTRUCTURE SERVICES DIVISION

Yuan Mt. 12/28/23
CENTRAL DRAFTING & RECORDS MANAGER

Kt Jsd 12-28-23
ENGR. IN CHARGE ENVIRON. ENGR.

W. J. M. 1/21/2024
CITY ENGINEER

APPROVED

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE

NOV 29 2023
David H. Spanjar
STAFF APPROVED

CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 13 AND 16, BLOCK 18, IN SHERMAN'S ADDITION, BEING PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

STATE OF WISCONSIN

MILWAUKEE COUNTY

I, DAVID H. SPANJAR, PROFESSIONAL LAND SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF PART OF LOT 16 AND PART OF LOT 13, BLOCK 18, IN SHERMAN'S ADDITION, BEING PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID 1/4 SECTION; THENCE N00°53'15"E ALONG THE EAST LINE OF SAID 1/4 SECTION 1289.82 FEET; TO A POINT OF INTERSECTION OF THE NORTH LINE OF EAST BROWN STREET AND ITS EXTENSION; THENCE N89°33'41"W ALONG SAID NORTH LINE 157.29 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 18, BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING N89°33'41"W ALONG SAID LINE 70.00 FEET; THENCE N00°41'39"E 85.00 FEET; THENCE S89°33'41"E 70.00 FEET TO A POINT ON THE WEST LINE OF NORTH HUBBARD STREET; THENCE S00°41'39"W ALONG SAID WEST LINE 85.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINS 5.950 SQUARE FEET OR 0.1366 ACRES.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF CHELSEA W23, LLC.

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

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME. PER WIS. STAT. 236.21 (1), THIS CERTIFICATE HAS THE SAME FORCE AND EFFECT AS AN AFFIDAVIT.

DATE: NOVEMBER 16, 2023

SIGNATURE: 

TYPE OR PRINT NAME: DAVID H. SPANJAR

TITLE: PROFESSIONAL LAND SURVEYOR, NUMBER S-2646



THIS INSTRUMENT WAS DRAFTED BY DAVID H. SPANJAR, S-2646.

SURVEYED BY:

JSD

MILWAUKEE REGIONAL OFFICE
W238 N 1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

SURVEYED FOR:

**CHELSEA
W23, LLC**

533 W. RIVER TRAIL RD.
MEQUON, WI 53092

PROJECT NO: 23-13206

FIELDBOOK/PG: -

SHEET NO: 2 OF 4

SURVEYED BY: JSD

DRAWN BY: DHS

CERTIFIED SURVEY MAP NO.

PART OF LOTS 13 AND 16, BLOCK 18, IN SHERMAN'S ADDITION, BEING PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

ENTITY OWNER'S CERTIFICATE

CHELSEA W23, 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 CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES AND 119 OF THE MILWAUKEE CODE OF ORDINANCES.

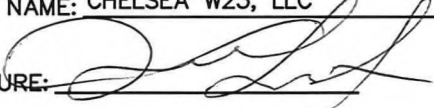
IN CONSIDERATION OF THE APPROVAL OF THE MAP BY THE MILWAUKEE COMMON COUNCIL THE UNDERSIGNED AGREES:

THAT ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE 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.

DATE: 12/16/2023

ENTITY NAME: CHELSEA W23, LLC

SIGNATURE: 

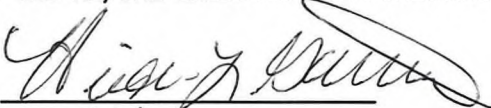
TYPE OR PRINT NAME: REGINA KRET

TITLE: TRUSTEE

STATE OF WISCONSIN

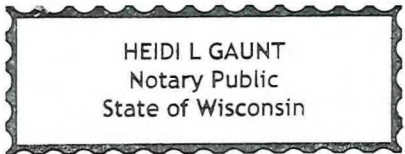
MILWAUKEE COUNTY

PERSONALLY CAME BEFORE ME THIS 16th DAY OF DECEMBER, 2023 REGINA KRET, THE TRUSTEE OF THE ABOVE NAMED ENTITY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS SUCH ON BEHALF OF THE ENTITY, BY ITS AUTHORITY.

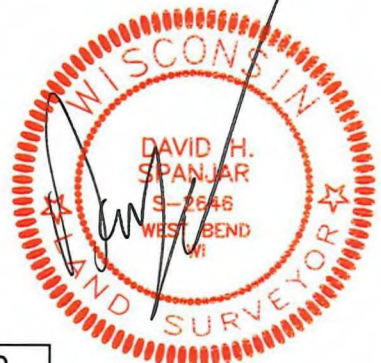
NOTARY SIGNATURE: 

PRINT ROTARY NAME: HEIDI GAUNT


NOTARY PUBLIC, STATE OF WISCONSIN. MY COMMISSION EXPIRES: SEPT 4, 2027



NOVEMBER 16, 2023



THIS INSTRUMENT WAS DRAFTED BY DAVID H. SPANJAR, S-2646.

SURVEYED BY:  MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: CHELSEA W23, LLC 533 W. RIVER TRAIL RD MEQUON, WI 53092	PROJECT NO: <u>23-13206</u>	SURVEYED BY: <u>JSD</u>
		FIELDBOOK/PAGE: <u>-</u>	DRAWN BY: <u>DHS</u>
		SHEET NO: <u>3 OF 4</u>	

CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 13 AND 16, BLOCK 18, IN SHERMAN'S ADDITION, BEING PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

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 SPECIAL ASSESSMENTS ON THE LAND INCLUDED IN THE CERTIFIED SURVEY MAP.

PER WIS. STAT. 7506 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 THE COMMON COUNCIL RESOLUTION 901408, WHEREBY THE CITY IS THE SOLE COLLECTOR AND ENFORCER OF PROPERTY TAXES FOR PARCELS IN THE CITY.

DATE: 01/04/2024

SIGNATURE: James F. Klajbor, DEPUTY

TYPE OR PRINT NAME: SPENCER COGGS

CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. 231441 ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON 1-17-2024

DATE: 1-23-2024

SIGNATURE: [Signature]

TYPE OR PRINT NAME: JAMES R. OWCZARSKI

NOVEMBER 16, 2023



THIS INSTRUMENT WAS DRAFTED BY DAVID H. SPANJAR, S-2646.

SURVEYED BY: JSD MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, STE. 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: CHELSEA W23, LLC	PROJECT NO: 23-13206	SURVEYED BY: JSD
	533 W. RIVER TRAIL RD.	FB/PG: -	DRAWN BY: DHS
	MEQUON, WI 53092	SHEET NO: 4 OF 4	