

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 8712 RECORDED AS DOCUMENT NO. 10486796, LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 8699 RECORDED AS DOCUMENT NO. 10468462, LOT 2 OF CERTIFIED SURVEY MAP NO. 9046 RECORDED AS DOCUMENT NO. 10787135, LOTS 1 AND 2 AND PART OF LOTS 3, 10, 11 AND 12 INCLUDING PARTS OF VACATED SOUTH 3RD STREET, VACATED W. OREGON STREET AND VACATED ALLEY ADJACENT IN BLOCK 15, IN WALKER'S POINT, ALL IN THE NW 1/4 OF THE NE 1/4 OF SECTION 32, TOWN 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

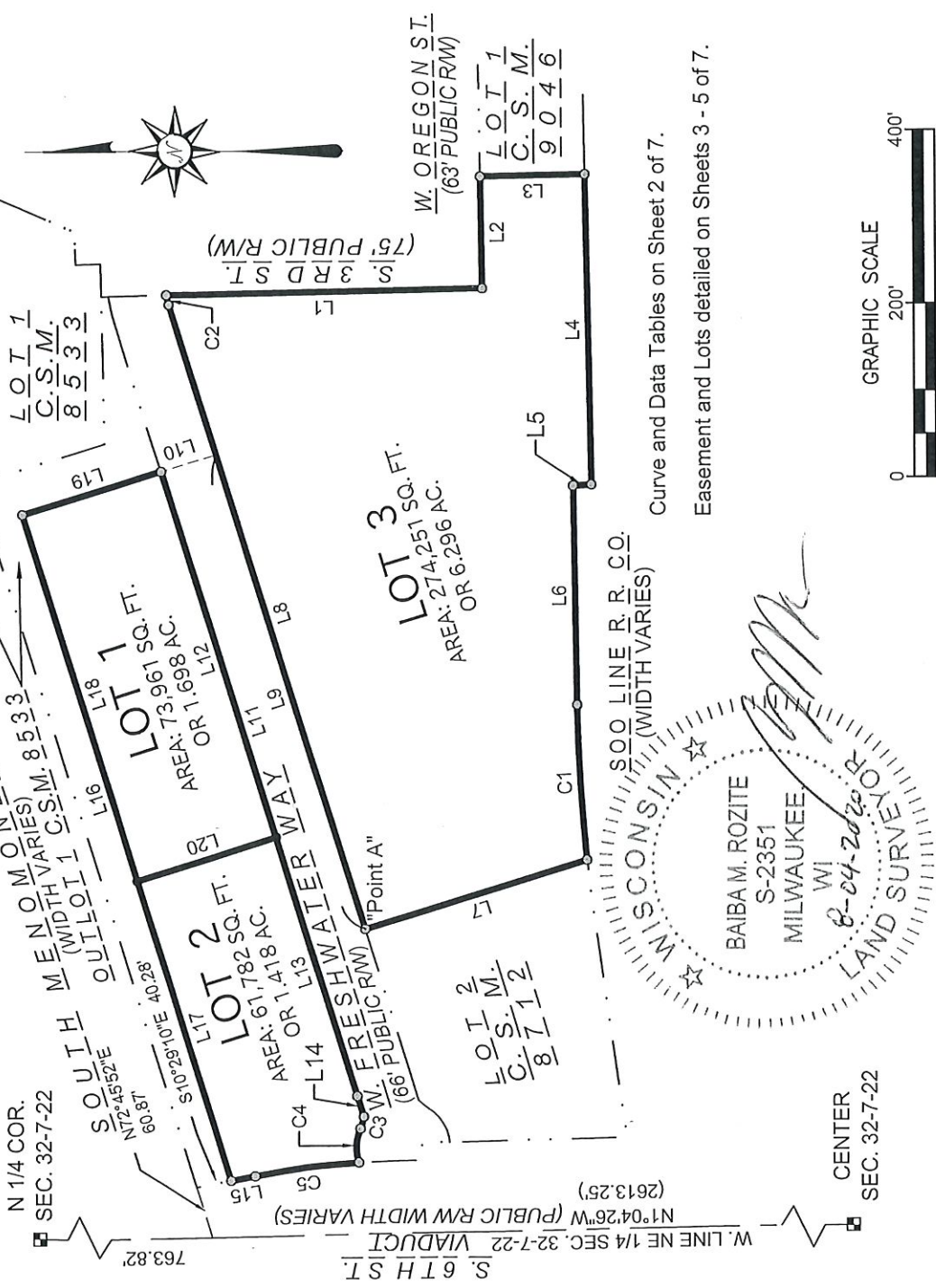
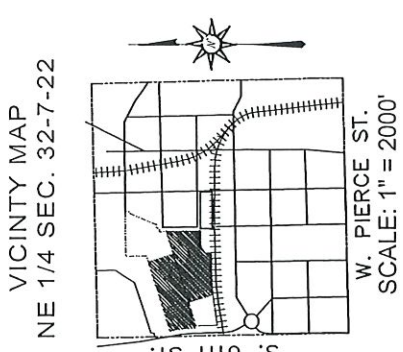
Addresses: 360, 425 & 432 W. Freshwater Way, 305 S. 3rd St., 235 W. Oregon St.
 Tax Key Nos.: 428-1051-000, 428-1061-000, 428-1052-000, 428-0322-113, 428-1102-000
 Zoning: IM

LEGEND & NOTES:

- Found 3/4" diam. rebar
- Set 3/4" diam. rebar, 18" long weighing 1.50 lbs/lin. ft.
- Concrete monument with SEWRPC brass cap.

Bearings are referenced to the Wisconsin State Plane Coordinate System, NAD 27, with the West line of the NE 1/4 of Section 32-7-22 bearing N1°04'26"W, as published by SEWRPC, 4/2011 datum.

Distances measured to the nearest 0.01'.



INFRASTRUCTURE SERVICES DIVISION
 CENTRAL DRAFTING & RECORDS MANAGER
 Nady Jha 8-13-2020
 ENGR. IN CHARGE ENVIRON. ENGR.
 CORRECT
 CITY ENGINEER
 APPROVED

DEPARTMENT OF CITY DEVELOPMENT
 CITY OF MILWAUKEE

JUN 15 2020

STAFF APPROVED

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Parcel Line Table		
Line #	Length	Direction
L1	363.99	S1° 05' 47"E
L2	128.97	N89° 11' 24"E
L3	119.84	S1° 08' 11"E
L4	357.78	S88° 59' 15"W
L5	21.32	N3° 29' 09"W
L6	253.08	S89° 04' 22"W
L7	267.16	N17° 16' 52"W
L8	755.31	N72° 43' 09"E
L9	574.42	N72° 43' 09"E
L10	66.00	S17° 17' 08"E

Parcel Line Table		
Line #	Length	Direction
L11	755.54	S72° 43' 09"W
L12	442.79	S72° 43' 09"W
L13	312.75	S72° 43' 09"W
L14	24.77	S72° 43' 13"W
L15	28.31	N10° 29' 10"W
L16	804.76	N72° 42' 52"E
L17	361.97	N72° 42' 52"E
L18	442.79	N72° 42' 52"E
L19	167.05	S17° 17' 08"E
L20	167.01	S17° 17' 00"E

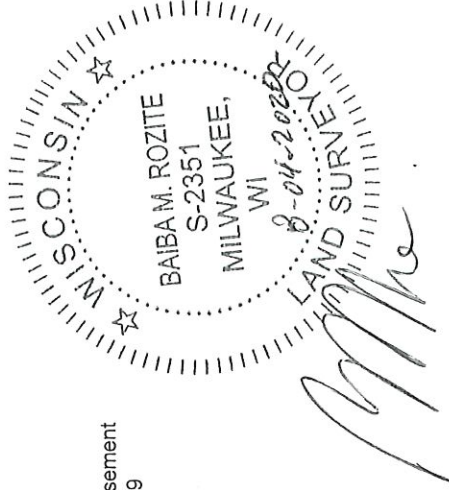
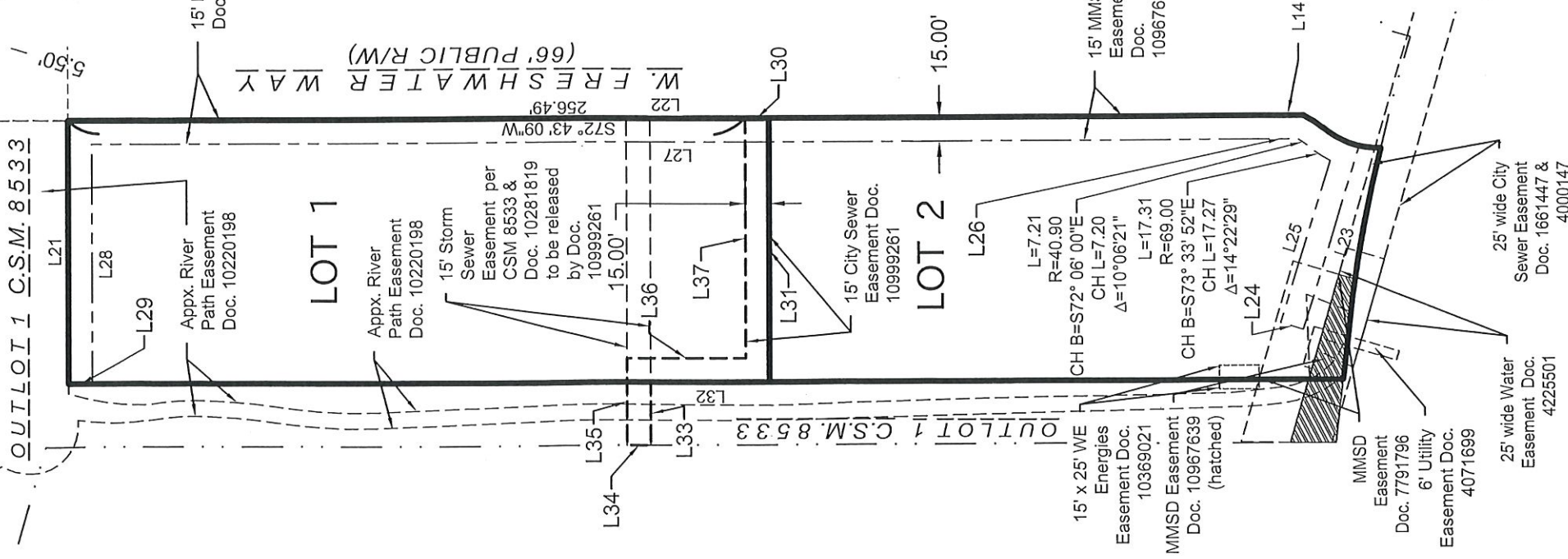
Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tan. Bearing
C1	179.76	1965.38	5°14'26"	S86° 27' 10"W	179.70	S89° 04' 23"W
C2	11.60	87.02	7°38'11"	N76° 31' 52"E	11.59	N72° 42' 46.5"E
C3	14.29	55.90	14°38'49"	N74° 16' 06"W	14.25	N81° 35' 30.5"W
C4	39.89	54.00	42°19'35"	N87° 27' 36"W	38.99	N66° 17' 48.5"W
C5	119.82	801.88	8°33'42"	N7° 15' 56"W	119.71	N2° 59' 05"W
						N11° 32' 47"W



Signature of Baiba M. Rozite

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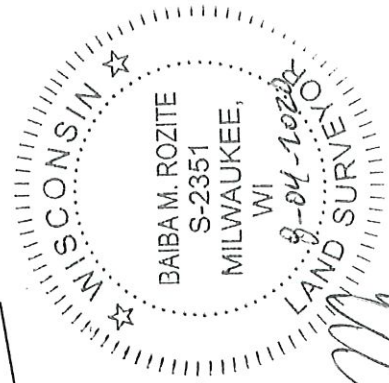
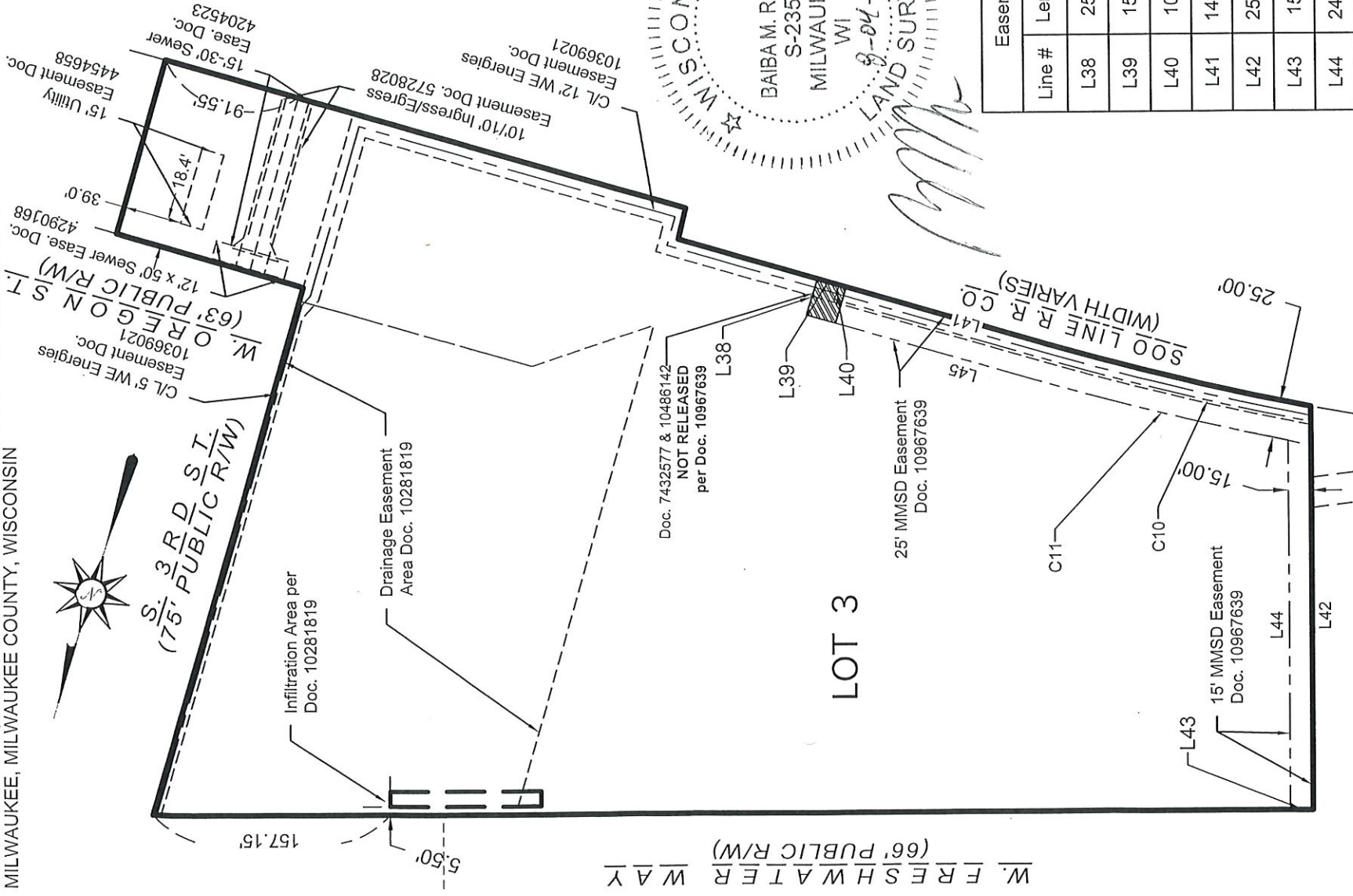
Easement Line Table		
Line #	Length	Direction
L14	24.77	S72° 43' 13"W
L21	167.05	S17° 17' 08"E
L22	755.54	S72° 43' 09"W
L23	121.23	N0° 06' 15"W
L24	15.00	N89° 53' 45"E
L25	107.01	S0° 06' 15"E
L26	21.06	N72° 43' 13"E
L27	740.54	N72° 43' 09"E
L28	152.05	N17° 17' 08"W
L29	15.00	N72° 42' 52"E

Easement Line Table		
Line #	Length	Direction
L30	15.00	S72° 43' 09"W
L31	167.01	N17° 17' 00"W
L32	74.84	N72° 42' 52"E
L33	40.00	N17° 17' 07"W
L34	15.00	N72° 42' 52"E
L35	55.00	S17° 17' 07"E
L36	74.84	S72° 42' 52"W
L37	152.02	S17° 17' 00"E



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Easement Line Table	
Line #	Direction
L38	S0° 03' 55"E
L39	S89° 04' 22"W
L40	N0° 03' 55"W
L41	S89° 04' 22"W
L42	N17° 16' 52"W
L43	N72° 43' 09"E
L44	S17° 16' 52"E
L45	N89° 04' 22"E

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C10	182.64	1975.38	5°17'51"	182.57
C11	171.67	1990.38	4°56'30"	171.61



SIGMA GROUP
 Single Source. Sound Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY)

I, Baiba M. Rozite, a Professional Land Surveyor, certify:

That I have surveyed, divided and mapped:

Lot 1 of Certified Survey Map No. 8712 recorded as Document No. 10486796, Lots 1 and 2 of Certified Survey Map No. 8699 recorded as Document No. 10468462, Lot 2 of Certified Survey Map No. 9046 recorded as Document No. 10787135, Lots 1 and 2 and part of Lots 3, 10, 11 and 12 including parts of vacated South 3rd Street, vacated W. Oregon Street and vacated alley adjacent, in Block 15, in Walker's Point, all in the NW 1/4 of the NE 1/4 of Section 32, Town 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Beginning at the northeast corner of Lot 1 of said Certified Survey Map No. 8712; thence South 1°05'47" East, 363.99 feet along the west line of South 3rd Street to the south line of West Oregon Street; thence North 89°11'24" East, 128.97 feet along said south line to the west line of Lot 1 of Certified Survey Map No. 9046; thence South 1°08'11" East, 119.84 feet along said west line to the northerly line of Soo Line Rail Road; thence South 88°59'15" West, 357.78 feet along said northerly line; thence North 3°29'09" West, 21.32 feet along said northerly line; thence South 89°04'22" West, 253.08 feet along said northerly line to the beginning of a 1965.38 foot radius curve to the left, whose chord bears South 86°27'10" West, 179.70 feet; thence westerly 179.76 feet along the arc of said curve and said northerly line to the easterly line of Lot 2 of Certified Survey Map No. 8712; thence North 17°16'52" West, 267.16 feet along said easterly line to a "Point A" and to the southerly line of West Freshwater Way; thence North 72°43'09" East, 755.31 feet along said southerly line to the beginning of a 87.02 foot radius curve to the right whose chord bears North 76°31'52" East, 11.59 feet; thence easterly 11.60 feet along the arc of said curve and said southerly line to the point of beginning.

ALSO commencing at above-described "Point A" on the southerly line of West Freshwater Way; thence North 72°43'09" East, 574.42 feet along said southerly line; thence North 17°17'08" West, 66.00 feet to the northerly line of said West Freshwater Way and to the southeast corner of Lot 1 of said Certified Survey Map No. 8699; thence South 72°43'09" West, 755.54 feet along the northerly line of said West Freshwater Way; thence South 72°43'13" West, 24.77 feet along said northerly line to the beginning of a 55.90 foot radius curve to the right whose chord bears North 74°16'06" West, 14.25 feet; thence northwesterly 14.29 feet along the arc of said curve and said northerly line to the beginning of a 54.00 foot radius curve to the left whose chord bears North 87°27'36" West, 38.99 feet; thence westerly 39.89 feet along the arc of said curve and said northerly line to the easterly line of S. 6th Street (Viaduct) and a point on an 801.88 foot radius curve to the left whose chord bears North 7°15'56" West, 119.71 feet; thence northerly 119.82 feet along the arc of said curve and said easterly line; thence North 10°29'10" West, 28.31 feet along said easterly line to the southerly line of Outlot 1 of Certified Survey Map No. 8533; thence North 72°42'52" East, 804.76 feet along said southerly line to a westerly line of said Outlot 1; thence South 17°17'08" East, 167.05 feet along said westerly line to the point of beginning.

Said parcel contains 409,994 square feet or 9.412 acres of land, more or less.

That I have made the survey, land division, and map by the direction of SIXSIBS, LLC, owner of said land.

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

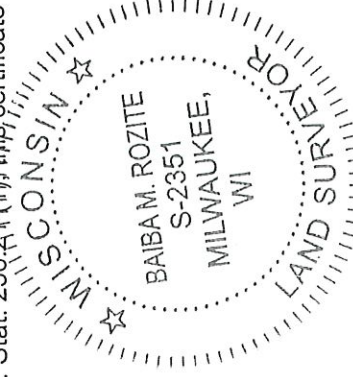
That I have fully complied with Chapter 236 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code of Ordinances in surveying, dividing and mapping the same. Per Wis. Stat. 236.21 (1), this certificate has the same force and effect as an affidavit.



BAIBA M. ROZITE, PLS 2351

8-04-2020

DATE



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OWNER'S CERTIFICATE

SIXSIBS, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as 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:

- 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 (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: August 10, 2020

Entity Name: SIXSIBS, LLC, a Wisconsin limited liability company

By: Micaela Bomhack
Micaela Bomhack
Manager

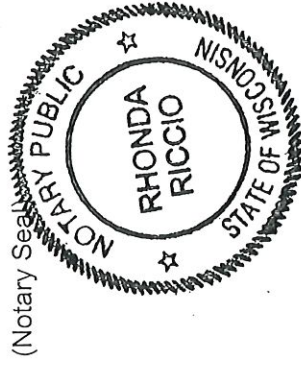
STATE OF Wisconsin)
Milwaukee COUNTY)SS

Personally came before me this 10 day of August, 20 20, **Micaela Bomhack, Manager of SIXSIBS, LLC**, to me known to be the person who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: [Signature]

Print Notary Name: Rhonda Riccio

Notary Public, State of Wisconsin. My commission expires: 02/22/2024



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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 property taxes for parcels in the city.

Date: 9/1/2020

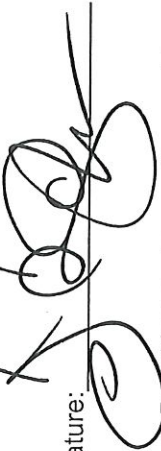
Signature: 

Type or Print Name: Spencer Coggs
(City Treasurer)

CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL APPROVAL

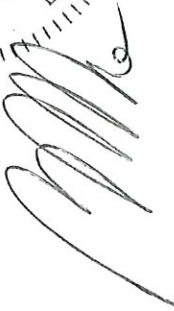
I certify that this certified survey map was approved under Resolution File No. 200734 adopted by the Common Council of the City of Milwaukee on 9-22-2020.

Date: 9/29/2020

Signature: 

Type or Print Name: James Owczarski
(City Clerk)







www.thesigmagroup.com
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