

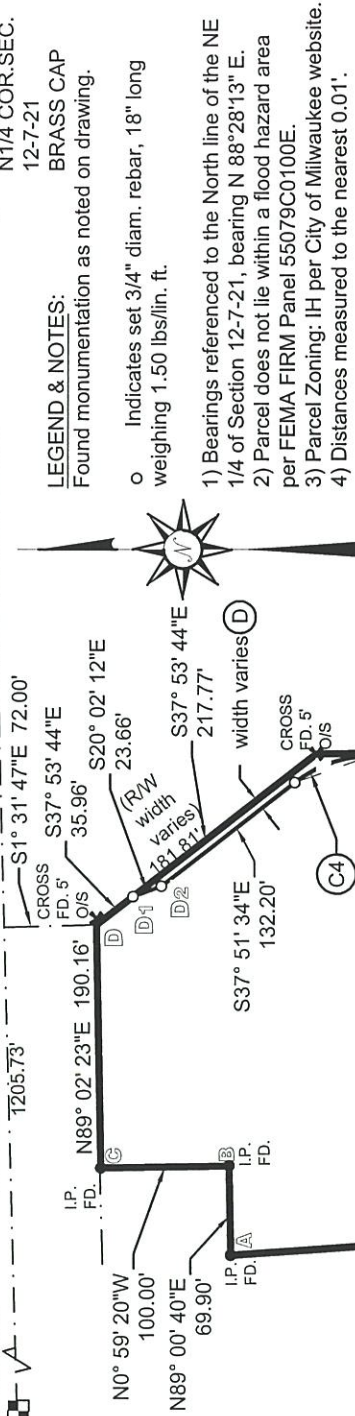
# CERTIFIED SURVEY MAP NO.

Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N. 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.

NW COR. NE 1/4  
SEC. 12-7-21  
BRASS CAP

Tax Key No.: 269-0443-4  
Address: 2725 W. Hopkins Street

W. CAPITOL DR. (width varies) N88° 28' 13"E 2691.29' (TOTAL)



### LEGEND & NOTES:

Found monumentation as noted on drawing.

o Indicates set 3/4" diam. rebar, 18" long weighing 1.50 lbs./lin. ft.

- 1) Bearings referenced to the North line of the NE 1/4 of Section 12-7-21, bearing N 88°28'13" E.
- 2) Parcel does not lie within a flood hazard area per FEMA FIRM Panel 55079C0100E.
- 3) Parcel Zoning: IH per City of Milwaukee website.
- 4) Distances measured to the nearest 0.01'.

SOO LINE R.R.

LOT 1  
189,247 sf.  
or 4.344 ac.

LOT 2  
206,667 sf./4.744 ac.

LOT 3  
1,967,921 sf./  
45.177 ac.

Curve data on Sheet 2.

30' Ingress, Egress & Access Easement detail on Sheet 3.

Data and detail of interior angles on Sheet 4.

Existing easements on Sheet 5.

(D) Dedicated to the City of Milwaukee for public street purposes.

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

GRAPHIC SCALE



INFRASTRUCTURE SERVICES DIVISION

CENTRAL DRAFTING & RECORDS MANAGER

ENGR. IN CHARGE / ENVIRON. ENGR.

CITY ENGINEER APPROVED

9/23/14

9/23/14



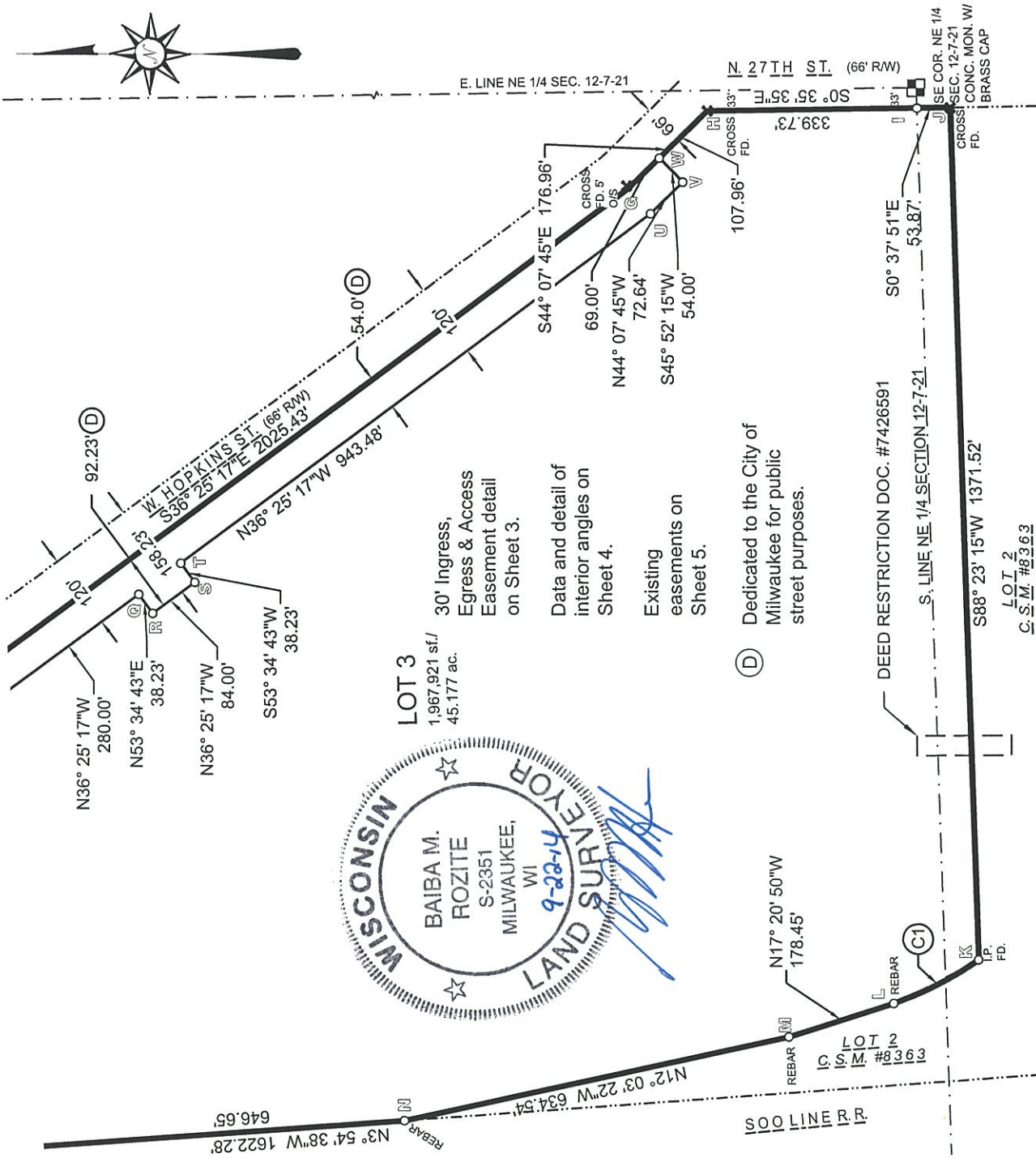
DEPARTMENT OF CITY DEVELOPMENT  
CITY OF MILWAUKEE

MAY 12 2014

STAFF APPROVED

# CERTIFIED SURVEY MAP NO.

Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N. 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.



Curve Table

Curve #	Arc	Radius	Delta	Ch. Bearing	Chord	Tan. Bearing	Tan. Bearing	Delta/2	Description
C1	154.00	543.69	16°13'46"	N26° 55' 27.0"W	153.49	S18° 48' 34"E	S35° 02' 20"E	8° 06' 53"	LOT 3
C3	54.51	107.14	29° 09' 04"	S71° 30' 50.0"W	53.93	S56° 56' 18"W	S86° 05' 22"W	14° 34' 32"	OVERALL
C4	63.82	98.00	37° 18' 43"	S19° 14' 22.5"E	62.70	S37° 53' 44"E	S0° 35' 01"E	18° 39' 21.5"	LOT 1
C5	52.05	256.00	11° 38' 56"	S13° 55' 09.5"E	51.96	S8° 05' 41.5"E	S19° 44' 37.5"E	5° 49' 28"	EXTERIOR
C6	33.56	256.00	7° 30' 40.5"	S4° 20' 21.25"E	33.54	S0° 35' 01"E	S8° 05' 41.5"E	3° 45' 20.25"	N 31st ST.
C7	62.42	256.00	13° 58' 12.5"	S26° 43' 43.75"E	62.26	S10° 44' 37.5"E	S33° 42' 50"E	6° 59' 06.25"	W. HOPKINS
C8	148.03	256.00	33° 07' 49"	S17° 08' 55.5"E	145.97	S0° 35' 01"E	S33° 42' 50"E	16° 33' 54.5"	OVERALL
C20	1.52	107.14	0° 48' 47"	N57° 20' 41.5"E	1.52	N57° 45' 05"E	N56° 56' 18"E	0° 24' 23.5"	LOT 2
C21	52.99	107.14	28° 20' 17"	N71° 55' 13.5"E	52.45	N86° 05' 22"E	N57° 45' 05"E	14° 10' 08.5"	LOT 1



LEGEND & NOTES:  
 • Found monumentation as noted on drawing.

o Indicates set 3/4" diam. rebar, 18" long weighing 1.50 lbs/lin. ft.

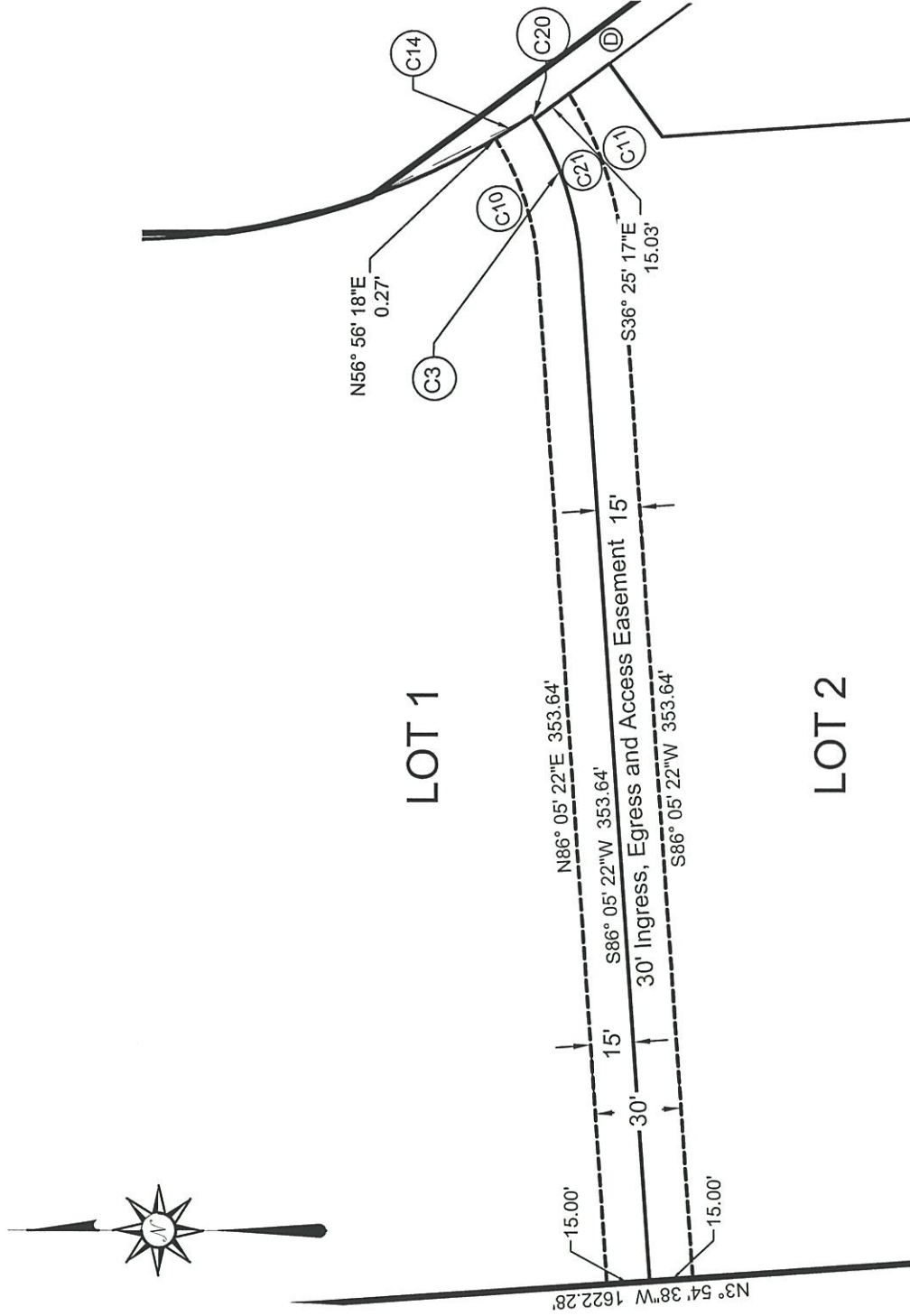
Data and detail of interior angles on Sheet 4.



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 1300 West Canal Street  
 Milwaukee, WI 53233  
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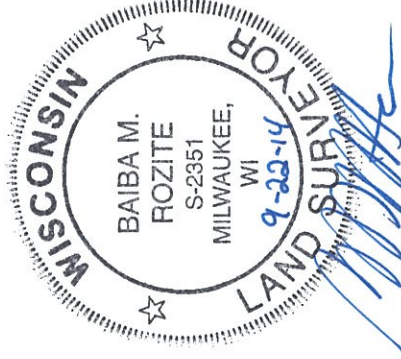
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Curve Table

Curve #	Arc	Radius	Delta	Ch. Bearing	Chord	Tan. Bearing	Tan. Bearing	Delta/2	Description
C10	46.88	92.14	29°09'04"	N71° 30' 50.0"E	46.38	N86°05'22"E	N56° 56' 18"E	14°34'32"	LOT 1
C11	61.51	122.14	28°51'05"	S71° 39' 49.5"W	60.86	S57°14'17"W	S86° 05' 22"W	14°25'32.5"	LOT 2
C14	15.00	256.00	3°21'30"	S32° 02' 05.0"E	15.00	S30°21'20"E	S33° 42' 50"E	1°40'45"	LOT 1



## EASEMENT DETAIL

GRAPHIC SCALE



Additional Curve data on Sheet 2.

30' Ingress, Egress & Access Easement detail on Sheet 3.

Data and detail of interior angles on Sheet 4.

Existing easements on Sheet 5.

Ⓓ Dedicated to the City of Milwaukee for public street purposes.



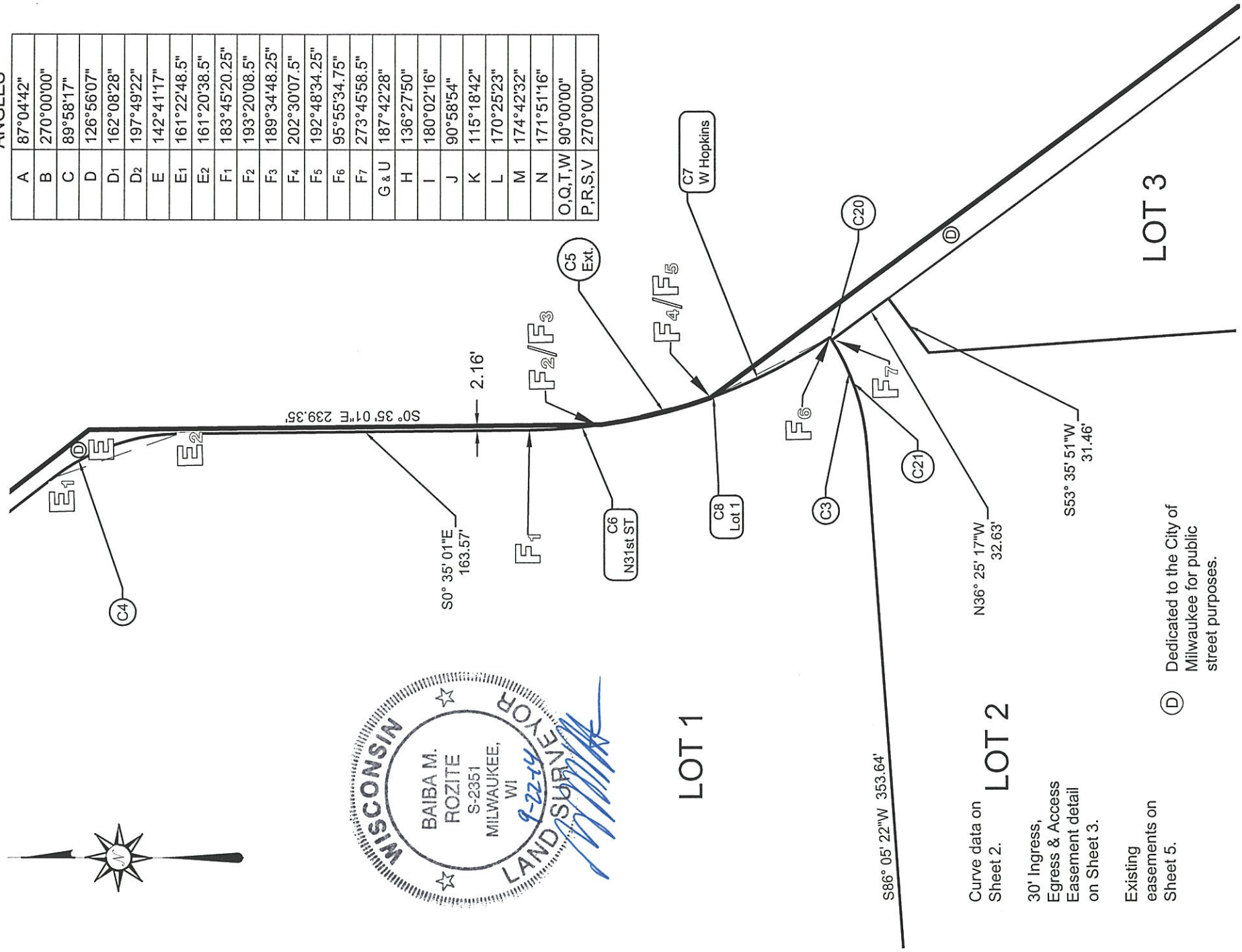
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## INTERIOR ANGLES

A	87°04'42"
B	270°00'00"
C	89°58'17"
D	126°56'07"
D <sub>1</sub>	162°08'28"
D <sub>2</sub>	197°49'22"
E	142°41'17"
E <sub>1</sub>	161°22'48.5"
E <sub>2</sub>	161°20'38.5"
F <sub>1</sub>	183°45'20.25"
F <sub>2</sub>	193°20'08.5"
F <sub>3</sub>	189°34'48.25"
F <sub>4</sub>	202°30'07.5"
F <sub>5</sub>	192°48'34.25"
F <sub>6</sub>	95°55'34.75"
F <sub>7</sub>	273°45'58.5"
G & U	187°42'28"
H	136°27'50"
I	180°02'16"
J	90°58'54"
K	115°18'42"
L	170°25'23"
M	174°42'32"
N	171°51'16"
O,Q,T,W	90°00'00"
P,R,S,V	270°00'00"



Curve data on Sheet 2.  
 LOT 2  
 30' Ingress, Egress & Access Easement detail on Sheet 3.

Existing easements on Sheet 5.  
 (D) Dedicated to the City of Milwaukee for public street purposes.

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## CURVE AND INTERIOR ANGLE DETAIL



PROJECT NUMBER 14496 - DRAFTED BY BAIBA M. ROZITE

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

Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N. 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.

APPX. LOC.  
PRIVATE  
SEWER EASE.  
DOC. #1296202

W. CAPITOL DR.

10' GAS EASE.  
DOC. #3909211

PERMANENT  
SEWER EASEMENT  
DOC. #8589079

20' GAS EASEMENT  
DOC. #9410657

LOT 1

SOOLINE R.R.

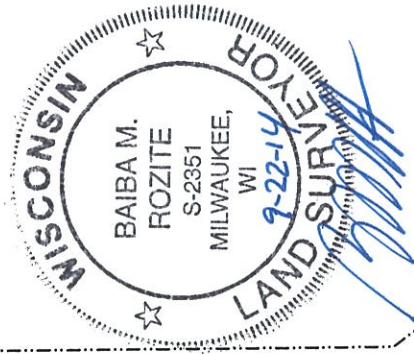
N. 31ST ST.

LOT 2

20' GAS EASEMENT  
DOC. #9410657

LOT 3

W. HOPKINS ST.



Curve data on  
Sheet 2.

30' Ingress,  
Egress & Access  
Easement detail  
on Sheet 3.

Data and detail of  
interior angles on  
Sheet 4.

## EXISTING EASEMENT DETAIL



PROJECT NUMBER 14496 - DRAFTED BY BAIBA M. ROZITE

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

Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N. 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS  
MILWAUKEE COUNTY)

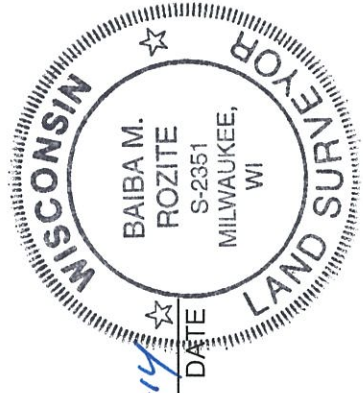
I, Baiba M. Rozite, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped all of Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N. 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Northeast 1/4 section; Thence North 88°28'13" East, 1205.73 feet along the North line of said 1/4 section; Thence South 1°31'47" East, 72.00 feet to the Northeast corner of said Lot 3 of Certified Survey Map No. 8363 and to the Point of Beginning of this description; Thence South 37°53'44" East, 217.77 feet along the Southwesterly line of North 31st Street; Thence South 0°35'01" East, 293.35 feet along the West line of said North 31st Street to the beginning of a 256.00 foot radius non-tangent curve to the left, whose chord bears South 13°55'09.5" East, 51.96 feet; Thence Southeasterly along the arc of said curve and said Southwesterly line 52.05 feet to a point of non-tangency and to the Southwesterly line of West Hopkins Street; Thence South 36°25'17" East, 2025.43 feet along said Southwesterly line; Thence South 44°07'45" East, 176.96 feet along said Southwesterly line to the West line of North 27th Street; Thence South 0°35'35" East along said West line 339.73 feet; Thence South 0°37'51" East, 53.87 feet along said West line to the South line of aforesaid Lot 3; Thence South 88°23'15" West, 1371.52 feet along said South line to the West line of said Lot 3 and to the beginning of a 543.69 foot radius non-tangent curve to the right, whose chord bears North 26°55'27" West, 153.49 feet; Thence Northwesterly, 154.00 feet along the arc of said curve and said West line; Thence North 17°20'50" West, 178.45 feet along said West line; Thence North 12°03'22" West, 634.54 feet along said West line to the Easterly line of Soo Line Rail Road; Thence North 3°54'38" West, 1622.28 feet along said Easterly line; Thence North 89°00'40" East, 69.90 feet along said Easterly line; Thence North 0°59'20" West, 100.00 feet along said Easterly line to the South line of West Capitol Drive; Thence North 89°02'23" East, 190.16 feet along said South line to the Point of Beginning.

Said parcel contains 2,451,586 square feet or 56.2807 acres of land, more or less.

That I have made the survey, land division, and map by the direction of the Redevelopment Authority of the City of Milwaukee, 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 s. 236.34 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code of Ordinances in surveying, dividing and mapping the same.

  
BAIBA M. ROZITE S-2351



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1300 West Canal Street  
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Fax: 414-643-4210

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## CORPORATE OWNER'S CERTIFICATE

THE REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE, A CORPORATION DULY ORGANIZED AND EXISTING 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:

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 SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFOR, WHERE FEASIBLE.


THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHEREOF, THE REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM J. SCHWARTZ, ITS CHAIR;

AND COUNTERSIGNED BY DAVID P. MISKY, ITS ASSISTANT EXECUTIVE DIRECTOR/SECRETARY, AT MILWAUKEE, WISCONSIN, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

IN THE PRESENCE OF:  
REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE.


WITNESS \_\_\_\_\_ WILLIAM J. SCHWARTZ, CHAIR

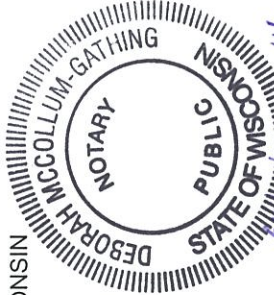
WITNESS  \_\_\_\_\_  
DAVID P. MISKY, ASSISTANT EXECUTIVE DIRECTOR/SECRETARY

STATE OF WISCONSIN) )SS  
MILWAUKEE COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, WILLIAM J. SCHWARTZ, CHAIR, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE CHAIR OF THE ABOVE-NAMED CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE CORPORATION, BY ITS AUTHORITY.

(SEAL) NOTARY PUBLIC, STATE OF WISCONSIN

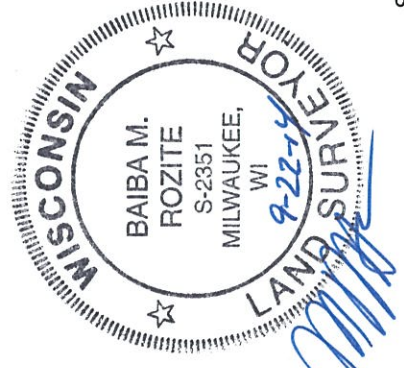
MY COMMISSION EXPIRES October 16, 2014  
  
STATE OF WISCONSIN) )SS  
MILWAUKEE COUNTY)



PERSONALLY CAME BEFORE ME THIS 23 DAY OF October, 2014, DAVID P. MISKY, ASSISTANT EXECUTIVE DIRECTOR/SECRETARY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE ASSISTANT EXECUTIVE DIRECTOR/SECRETARY OF THE ABOVE-NAMED CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE CORPORATION, BY ITS AUTHORITY.

(SEAM) NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES October 16, 2014  
  
STATE OF WISCONSIN) )SS  
MILWAUKEE COUNTY)



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CERTIFICATE OF CITY TREASURER  
STATE OF WISCONSIN )  
MILWAUKEE COUNTY )

I, SPENCER COGGS, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF MILWAUKEE; DO HEREBY 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. Keighton*  
DEPUTY CITY TREASURER      09/23/2014  
DATE

SPENCER COGGS  
CITY OF MILWAUKEE TREASURER

CITY OF MILWAUKEE COMMON COUNCIL CERTIFICATE OF APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. 140694

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON September 23, 2014.

*James R. Owczarski*  
JAMES R. OWCZARSKI, CLERK CITY OF MILWAUKEE

*Tom Barrett*  
TOM BARRETT, MAYOR, CITY OF MILWAUKEE

