

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF PART OF LOT 23 AND LOT 24, BLOCK 51 OF J.L. PIERCE'S SUBDIVISION BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

SURVEYING ASSOCIATES, INC.
 MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

2554 N. 100TH STREET
 P.O. BOX 26596
 WAUWATOSA, WISCONSIN 53226
 (414) 257-2212 FAX: (414) 257-2443
 sai@wi.tr.com

PREPARED FOR :

KREG GREER
 2670 N. HOLTON ST.
 MILWAUKEE, WI 53212
 TAX KEY NO. 321-1749-000
 ZONING: LB2



Marc Passarelli
MARC C. PASSARELLI P.L.S. # 2817

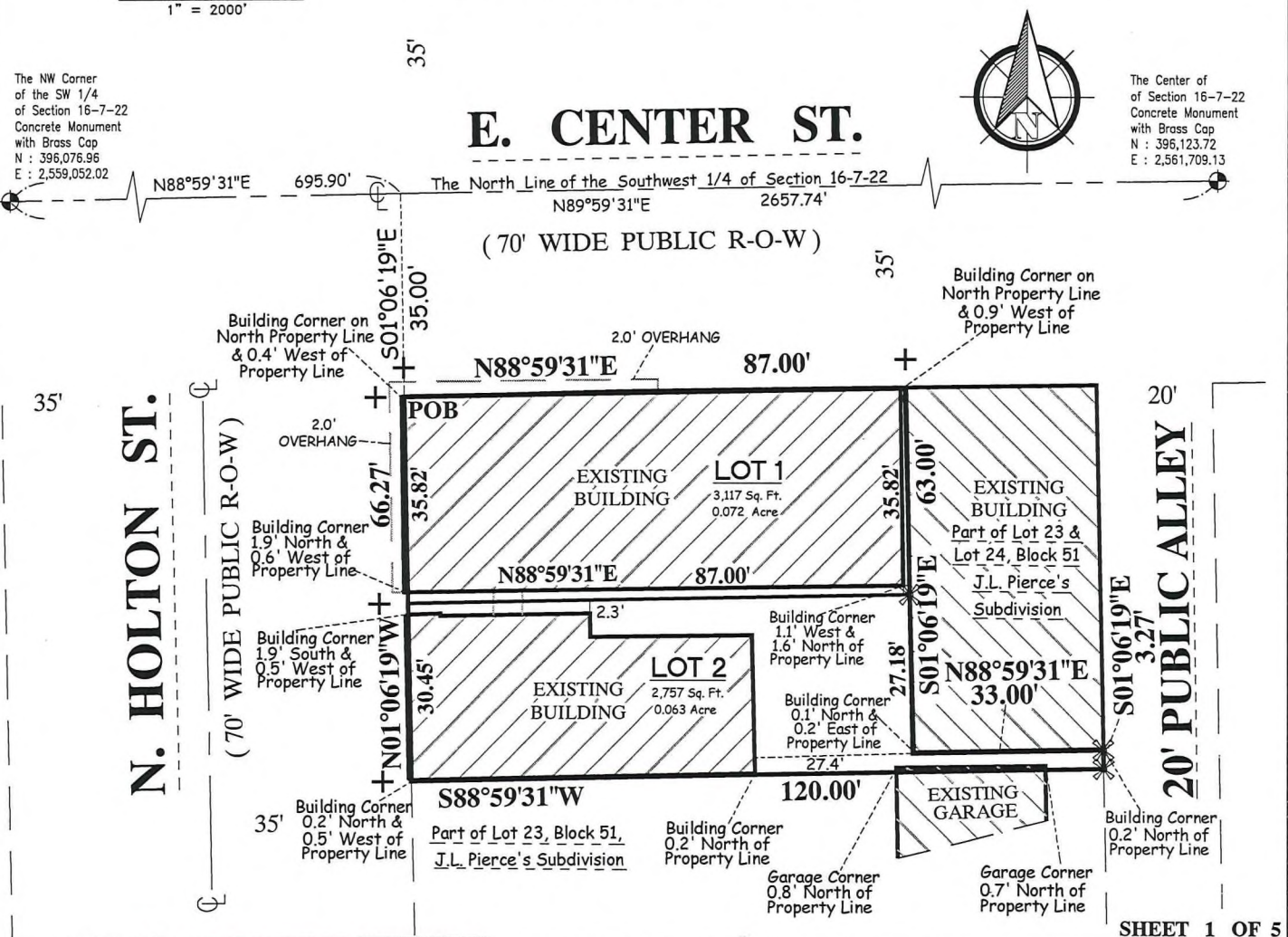
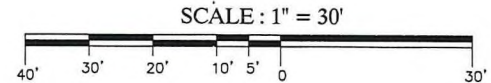
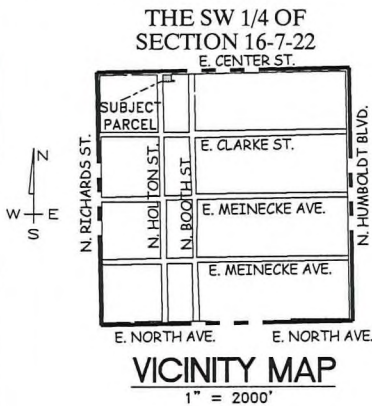
INSTRUMENT DRAFTED BY : MARK W. WEINGARTEN
DATE : 05/17/2022 JOB NO. 36264CSM

ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16-7-22, WHICH IS ASSUMED TO BEAR N 89°59'31" E, WI STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD 27) PER JAN. 2019 C.S.S.D.

- + - DENOTES SET 5' OFFSET CROSS CUT
- ⊗ - DENOTES SET CROSS CUT

RIGHTS & RESTRICTIONS

1. OWNER OF BOTH LOTS GRANT TO EACH OTHER THE RIGHT TO BUILDING MAINTANCE
2. ALSO GRANT THE RIGHTS TO BUILDING MAINTANCE TO THE EAST



SHEET 1 OF 5

INFRASTRUCTURE SERVICES DIVISION
You Int 2/1/2023
 CENTRAL DRAFTING & RECORDS MANAGER
KE Spad 2-1-23
 ENGR. IN CHARGE ENVIRON. ENGR.
CORRECT
Mark W. Weingarten 2/3/2023
 CITY ENGINEER
APPROVED

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE
 SEP 26 2022
STAFF APPROVED

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)

MILWAUKEE COUNTY

I, Marc C. Passarelli, a professional land surveyor, certify:

That I have surveyed, divided and mapped a division of part of Lot 23 and Lot 24, Block 51 of J.L. Pierce's Subdivision being a part of the Northwest 1/4 of the Southwest 1/4 of Section 16, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of Section 16; thence North 88° 59' 31" East, along the North line of the Southwest 1/4, 695.90 feet; thence South 01° 06' 19" East, 35.00 feet to the point of beginning of the lands to be described; thence North 88° 59' 31" East along the South right-of-way line of East Center Street, 87.00 feet; thence South 01° 06' 19" East, 63.00 feet; thence North 88° 59' 31" East, 33.00 feet; thence South 01° 06' 19" East, 3.27 feet; thence South 88° 59' 31" West, 120.00 feet to the East right-of-way line of North Holton Street; thence North 01° 06' 19" West, along said East line 66.27 feet to the point of beginning. Containing 5,874 square feet of land (0.1348 acre).

That I have made the survey, land division and map by the direction of Greer Real Estate LLC.

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

That I have 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.

Date: 12/14/2022

Signature: Marc Passarelli

Name: Marc C. Passarelli

Title: Professional Land Surveyor, Number: S-2817

(Surveyor's Seal)



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ENTITY OWNER'S CERTIFICATE

Greer Real Estate LLC, a limited liability corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said entity caused the land described on this certified survey map to be surveyed, divided, and mapped as represented on this 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: 1/26/2023

Greer Real Estate LLC

Signature: [Handwritten Signature]

Kreg John Greer

Registered Agent

STATE OF WISCONSIN

MILWAUKEE COUNTY

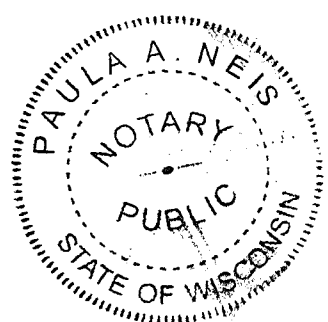
Personally came before me this 26th day of JANUARY, 202~~2~~³, the above named Kreg John Greer, the Registered Agent of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the foregoing instrument as such agent on behalf of the entity, by its authority.

Notary Signature: [Handwritten Signature]

Print Notary Name: PAULA A NEIS

Notary Public, State of WISCONSIN. My Commission expires: 4/5/26

(Notary Seal)



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CONSENT OF ENTITY MORTGAGEE

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

Date: 1/26/2023

Waukesha State Bank

Signature: 

Robert A. Meidenbauer

Vice President

STATE OF WISCONSIN

WAUKESHA COUNTY

Personally came before me this 26th day of JANUARY, 202~~2~~³, the above named Robert A. Meidenbauer, Vice President of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the foregoing instrument as such officer on behalf of the entity, by its authority.

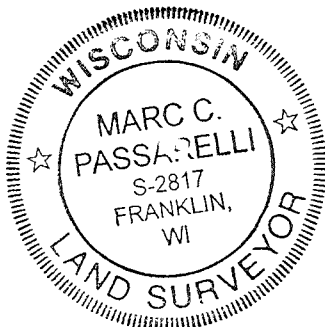
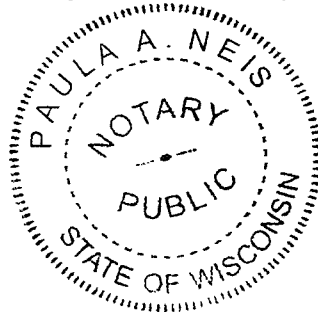
Notary Signature: 

Print Notary Name: PAULA A NEIS

Notary Public, State of WISCONSIN

My Commission expires: 4/5/26

(Notary Seal)



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CERTIFICATE OF CITY TREASURER

I, Spencer Coggs, being the duly elected, qualified 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: 02/07/2023

Signature: James F. Kujhar, DEPUTY

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. 221687, adopted by the Common Council of the City of Milwaukee on 2-28-, ~~2022~~ 2023

Date: 3-7-23

Signature: _____

James Owczarski
(City Clerk)

