

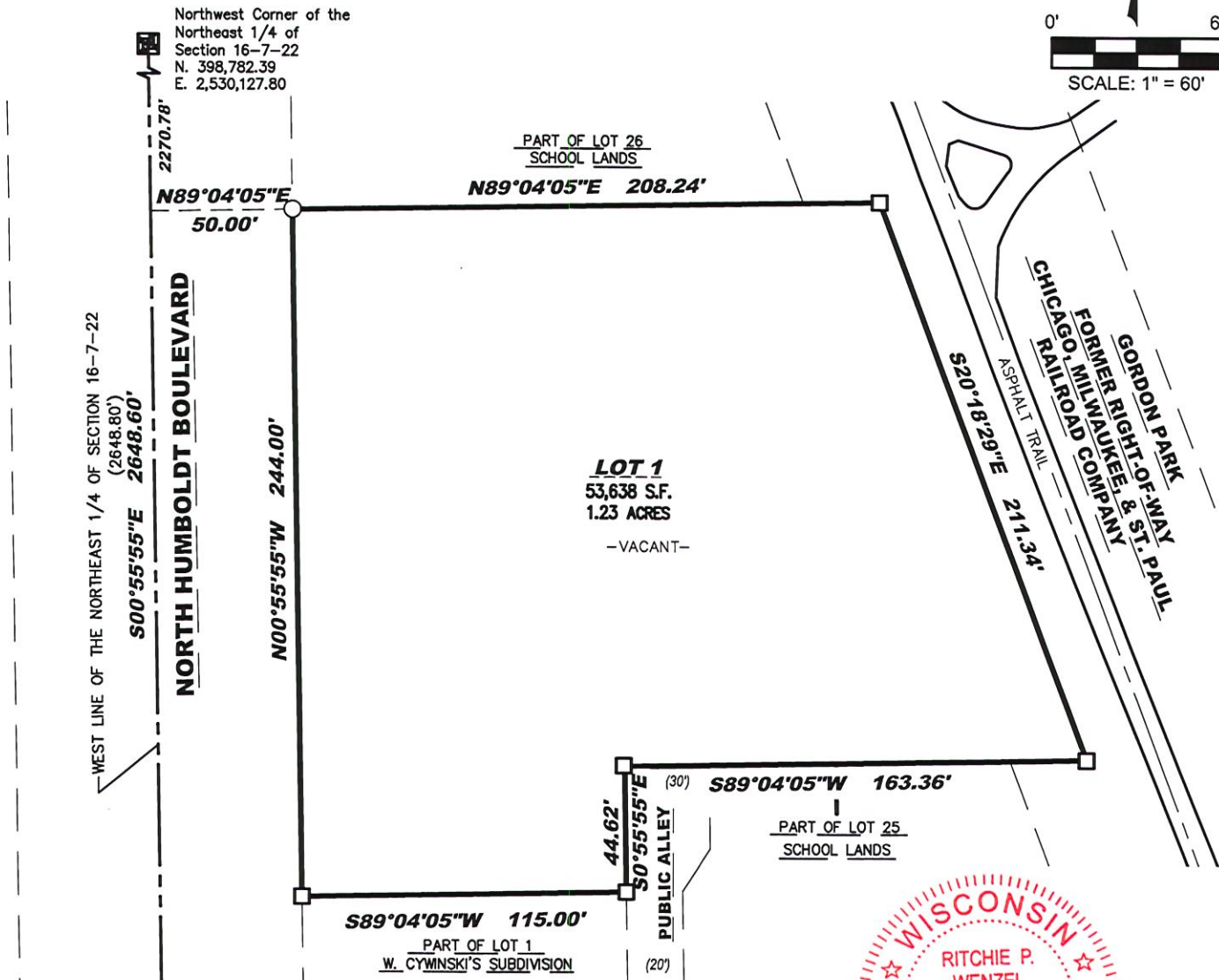
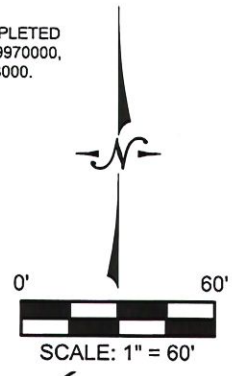
**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

LOCATED IN PARTS OF LOT 25 AND LOT 26 OF SCHOOL LANDS IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWN 7 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

**SURVEYOR:**  
RITCHIE P. WENZEL  
5000 TOWNE DRIVE, SUITE 160  
NEW BERLIN, WI 53151  
Phone: (262) 402-5040  
Email: rwenzel@lynch-engineering.com  
Job #22.5016.02

**OWNER/SUBDIVIDER:**  
NOLA HITCHCOCK CROSS  
LIVING IN COMMUNITY MILWAUKEE, LLC  
845 NORTH 11TH STREET  
MILWAUKEE, WI 53233

THIS SURVEY IS BEING COMPLETED  
TO COMBINE TAX KEYS: 3159970000,  
3159971100, AND 3159973000.  
ZONING ID: IM



**VICINITY MAP**

Center Corner  
Section 16-7-22  
N. 396,134.14  
E. 2,530,170.88



**Legend:**

- Found Concrete Monument w/ Brass cap
- Found 3/4" Iron Rod
- Found 1" Iron Pipe



Revised: 02/16/2026  
Revised: 02/03/2026  
Revised: 03/20/2025  
Date: 01/14/2025  
SHEET 1 OF 4

**LYNCH & ASSOCIATES**  
ENGINEERING CONSULTANTS, LLC  
5000 S. TOWNE DRIVE, SUITE 160  
NEW BERLIN, WI 53151  
440 MILWAUKEE AVENUE  
BURLINGTON, WI 53105  
(262) 402-5040

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone, (NAD-83) 2011, with the West line of the Northeast 1/4 of Section 16-7-22, having an assumed bearing of S00°55'55"E.

INFRASTRUCTURE SERVICES DIVISION

Timothy J. Thun 3/3/26  
CENTRAL DEPARTMENTING & RECORDS MANAGER

Kt Spat 3-2-26  
ENGR. IN CHARGE ENVIRON. ENGR.  
CORRECT

K.M. 3/3/2026  
CITY ENGINEER  
APPROVED

STAFF APPROVED

DEC 05 2025

DEPARTMENT OF CITY DEVELOPMENT  
CITY OF MILWAUKEE

*Laura Johnson*

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SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN  
MILWAUKEE COUNTY

I, RITCHIE P. WENZEL, A PROFESSIONAL LAND SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND, BEING PART OF LOTS 25 AND 26 IN SCHOOL LANDS IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 00°55'55" EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 2270.78 FEET; THENCE NORTH 89°04'05" EAST, 50.00 FEET, TO THE EAST LINE OF NORTH HUMBOLDT BOULEVARD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°04'05" EAST, 208.24 FEET, TO THE WESTERLY LINE OF THE FORMER CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILWAY COMPANY RIGHT OF WAY; THENCE SOUTH 20°18'29" EAST, ALONG SAID LINE, 211.34 FEET; THENCE SOUTH 89°04'05" WEST, 163.36 FEET; THENCE SOUTH 00°55'55" EAST, 44.62 FEET; THENCE SOUTH 89°04'05" WEST, 115.00 FEET TO THE EAST LINE OF NORTH HUMBOLDT BOULEVARD; THENCE NORTH 00°55'55" WEST, ALONG SAID EAST LINE, 244.00 FEET TO THE POINT OF BEGINNING.

THE GROSS AREA OF SAID PARCEL CONTAINING 1.23 ACRES OF LAND MORE OR LESS.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND PLAT BY THE DIRECTION OF NOLA HITCHCOCK CROSS, OWNER OF LIVING IN COMMUNITY MILWAUKEE, LLC.

THAT THE PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE 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.

DATED THIS 16<sup>th</sup> DAY OF February, 20 26.

  
\_\_\_\_\_  
RITCHIE P. WENZEL, PLS  
PROFESSIONAL LAND SURVEYOR S-4027



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**ENTITY OWNER'S CERTIFICATE**

Living in Community Milwaukee, a LLC 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, mapped and dedicated 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.

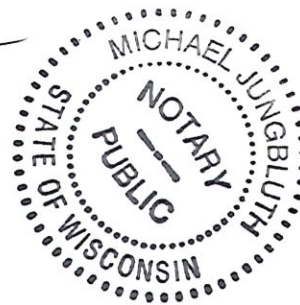
Note: Additional agreements between the City and owner shall also be included, when applicable, for example, the removal of buildings or structures in public right-of-ways, and restrictions prohibiting direct vehicular access to major streets.

This agreement is binding on the undersigned and successors and assigns.

Date: 2/26/2026

Entity Name: Living in Community Milwaukee, LLC

Nola Hitchcock  
Nola Hitchcock Cross, Owner



STATE OF WISCONSIN )

County of Milwaukee ) SS

Personally came before me this 26<sup>th</sup> day of February, 2026, the above named Nola Hitchcock Cross to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Print Name Michael Jungbluth

Notary Public, Milwaukee County, WI.

My Commission Expires: 8/2/2027



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**CITY OF MILWAUKEE TREASURER APPROVAL:**

I, Spencer Coggs, being the duly elected and acting County Treasurer of Milwaukee County, certify that in accordance with the records in the office of the Milwaukee County Treasurer there are no unpaid taxes or unpaid special assessments on the land included in this certified survey map or final subdivision plat).

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 Common Council Resolution File No. 901408, whereby the City is the sole collector and enforcer of property taxes for parcels in the city.

Date: 4/16/2026

Signature: Lalwisha Schneider  
for Spencer Coggs, City Treasurer Lalwisha Schneider  
Deputy City Treasurer

**CITY OF MILWAUKEE CLERK APPROVAL:**

I certify that this certified survey map was approved under Resolution File No. \_\_\_\_\_, adopted by the Common Council of the City of Milwaukee on \_\_\_\_\_.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_  
Jim Owczarski, City Clerk

