

DLD#3424

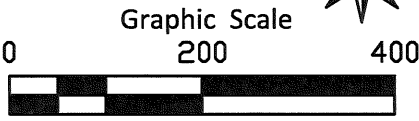
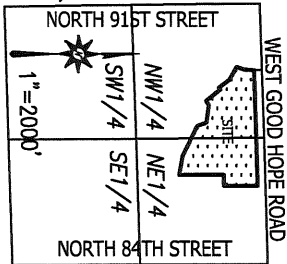
CERTIFIED SURVEY MAP NO. _____

A parcel of land being a part of Lots 2, 4-31 in Block 59 and Lots 2-22 in Block 58, of Menomonee River Hills North, a portion of vacated North 90th Boulevard, a portion of vacated West Rochelle Avenue, a portion of vacated public frontage street, all of vacated North 87th Court, and Lots 1 & 2 of Certified Survey Map No. 3070, all located in the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 21, Town 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin. All bearings are referenced to the Wisconsin State Plane Coordinate System, South-zone (NAD83/2011) in which the North line of the NW 1/4, Sec. 21 bears N88°12'34"E.

Owner : Christian Faith Fellowship Church, Inc.
8605 West Good Hope Rd.
Milwaukee, WI 53224

Note: See page 2 for easement detail

VICINITY MAP



WEST ROCHELLE AVE.
60' PUBLIC R.O.W.

NORTH 90TH BLVD.
60' PUBLIC R.O.W.

CONC. MON. WITH BRASS CAP
NW COR. OF NW 1/4
SEC. 21, T8N, R21E

WEST GOOD HOPE ROAD
VARYING PUBLIC R.O.W.

CONC. MON. WITH BRASS CAP
NE COR. OF NW 1/4
SEC. 21, T8N, R21E

See Sheet 2 for Line and Curve Tables

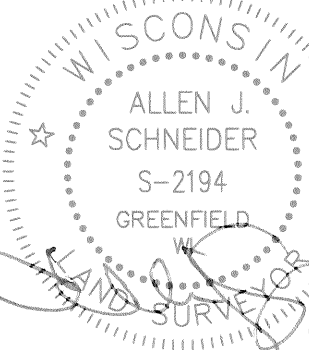
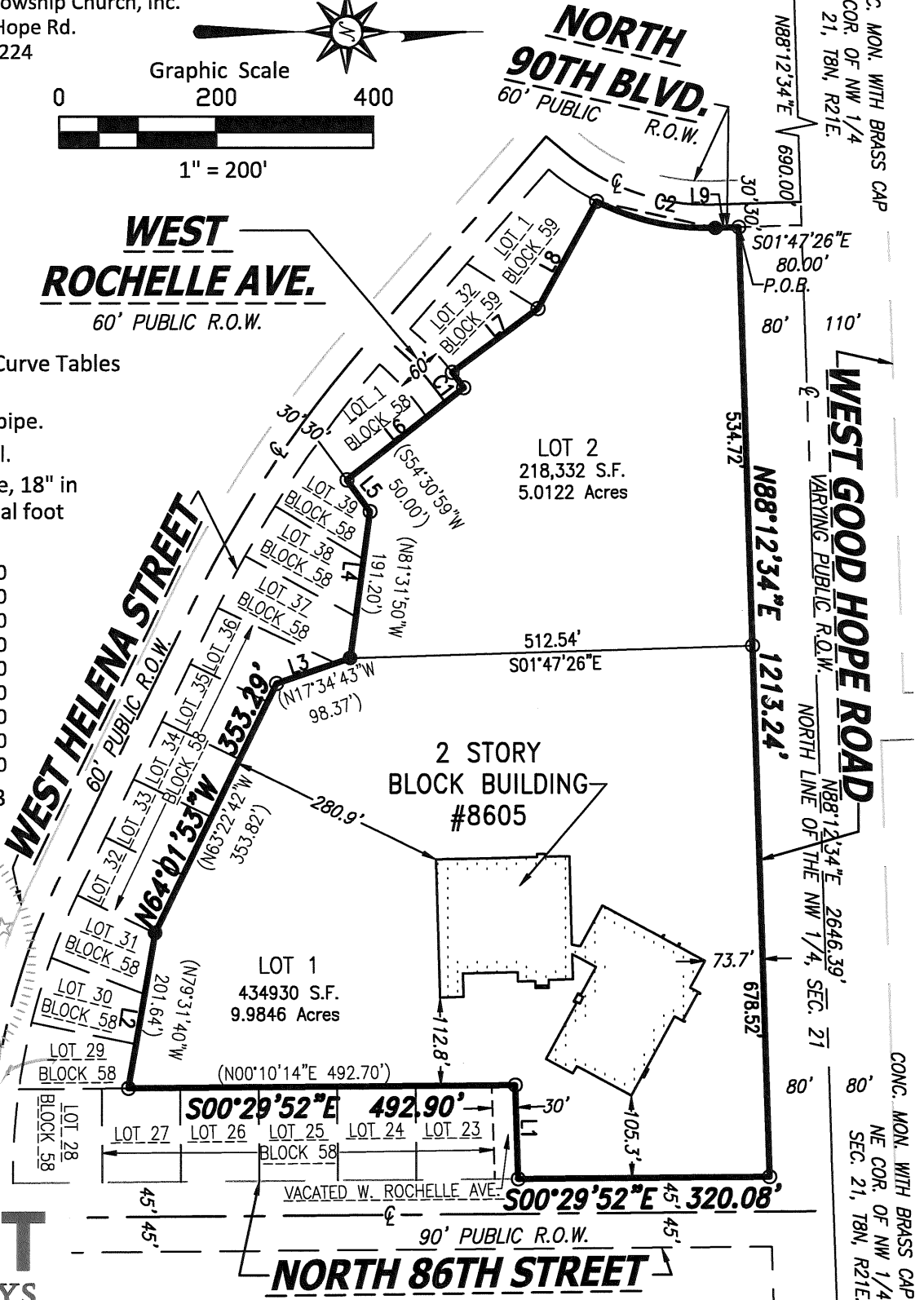
LEGEND

- Indicates found 1" iron pipe.
- ⊙ Indicates found mag nail.
- ⊙ Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot

Tax Key Numbers :

- 1170300100 1170365100
- 1170351111 1170336100
- 1170299100 1170551000
- 1170298100 1170552000
- 1170297100 1170338100
- 1170361100 1170339100
- 1170362100 1170340100
- 1170363100 1170341100
- 1170364100 1170342100

Zoning : Site is zoned RS3



Revised: June 3, 2024
Date: April 4, 2024

CHAPUT LAND SURVEYS

This instrument was drafted by Allen J. Schneider Survey No. 5375.00-tjs
Professional Land Surveyor S-2194 Sheet 1 of 6 Sheets

234 W. Florida Street 414.224.8068
Milwaukee, WI 53204 www.chaputlandsurveys.com

INFRASTRUCTURE SERVICES DIVISION

Yun 11/18/2024
CENTRAL DRAFTING & RECORDS MANAGER

St. S. 11.18.24
ENGR. IN CHARGE ENVIRON. ENGR.

CORRECT

K. J. M. 11/18/2024
CITY ENGINEER

APPROVED

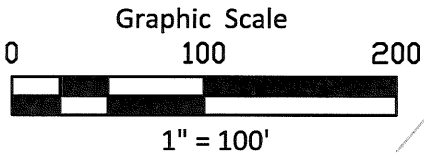
DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE

MAR 04 2024

STAFF APPROVED

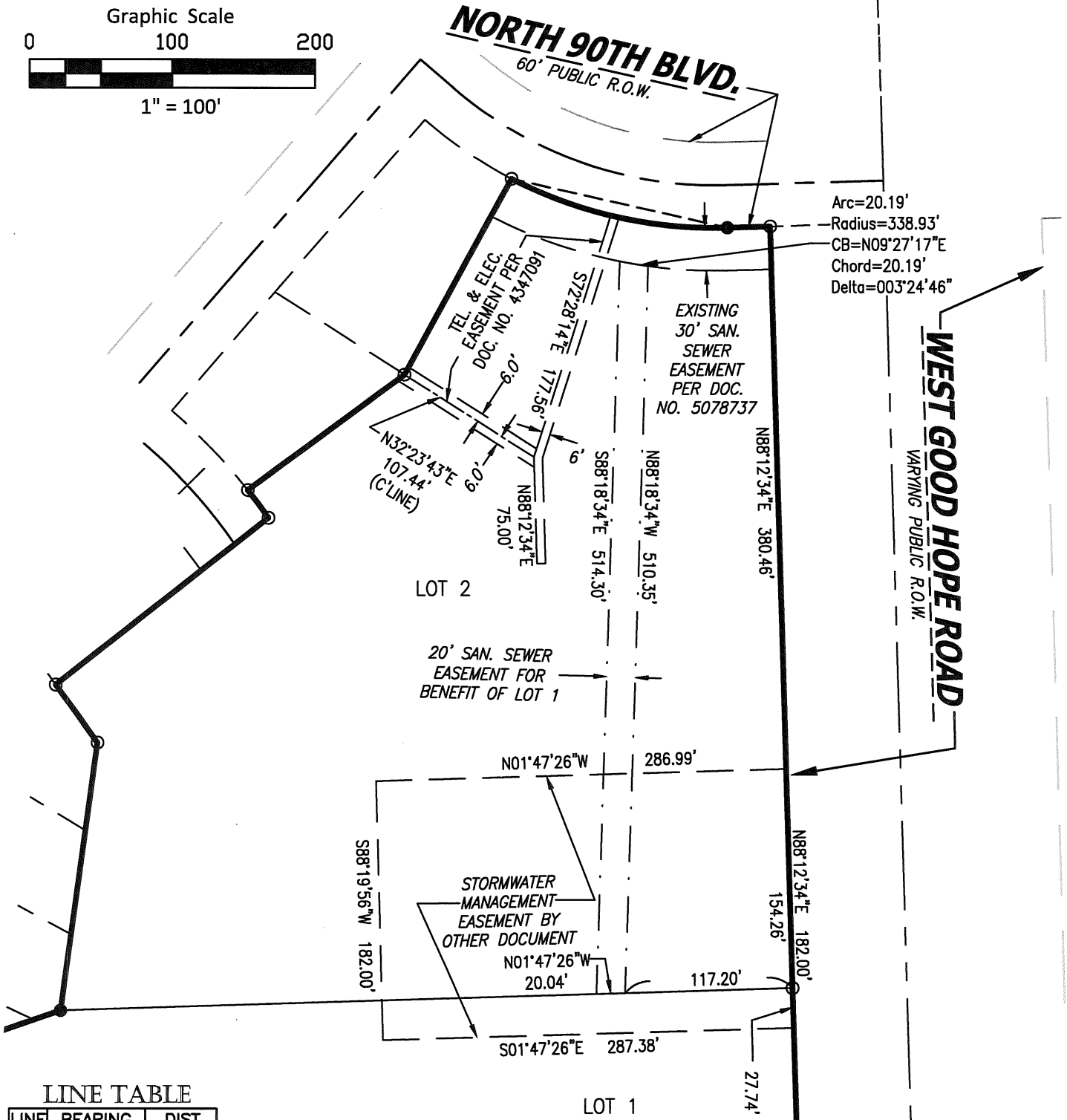
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EASEMENTS

CONC. MON. WITH BRASS CAP
NW COR. OF NW 1/4
SEC. 21, T8N, R21E.



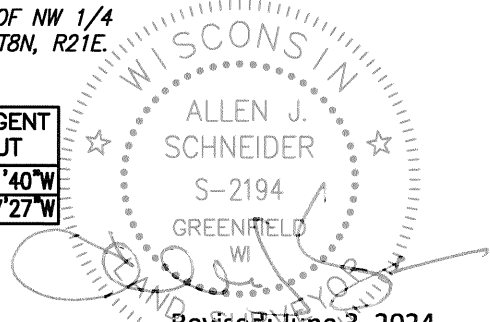
LINE TABLE

LINE	BEARING	DIST.
L1	S88°12'34\"W	120.03'
L2	N80°10'07\"W	202.13'
L3	N19°03'37\"W	99.45'
L4	N82°17'50\"W	189.68'
L5	S53°50'53\"W	49.81'
L6	N38°11'47\"W	189.47'
L7	N36°35'45\"W	136.30'
L8	N61°28'04\"W	156.51'
L9	N01°47'26\"W	29.99'

CURVE DATA

CURVE	ARC	RADIUS	CH. BEARING	CHORD	DELTA	TANGENT IN	TANGENT OUT
C1	24.33'	410.45'	S53°19'46\"W	24.33'	03°23'49\"	S51°37'52\"W	S55°01'40\"W
C2	156.46'	308.93'	N12°43'08\"E	154.80'	29°01'09\"	N27°13'43\"E	N01°47'27\"W

CONC. MON. WITH BRASS CAP
NE COR. OF NW 1/4
SEC. 21, T8N, R21E.



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted
by Allen J. Schneider
Professional Land Surveyor S-2194

Revised: June 3, 2024
Date: April 4, 2024
Survey No. 5375.00-tjs
Sheet 2 of 6 Sheets

CERTIFIED SURVEY MAP NO. _____

A parcel of land being a part of Lots 2, 4-31 in Block 59 and Lots 2-22 in Block 58, of Menomonee River Hills North, a portion of vacated North 90th Boulevard, a portion of vacated West Rochelle Avenue, a portion of vacated public frontage street, all of vacated North 87th Court, and Lots 1 & 2 of Certified Survey Map No. 3070, all located in the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 21, Town 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
MILWAUKEE COUNTY }

I, ALLEN J. SCHNEIDER, a professional land surveyor, certify:

THAT I have surveyed, divided and mapped:

A parcel of land being a part of Lots 2, 4-31 in Block 59 and Lots 2-22 in Block 58, of Menomonee River Hills North, a portion of vacated North 90th Boulevard, a portion of vacated West Rochelle Avenue, a portion of vacated public frontage street, all of vacated North 87th Court, and Lots 1 & 2 of Certified Survey Map No. 3070, all located in the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 21, Town 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin which is bounded and described as follows:

COMMENCING at the Northwest corner of the Northwest 1/4 of Section 21; thence North 88°12'34" East along the North line of said 1/4 Section 690.00 feet to a point; thence South 01°47'26" East 80.00 feet to a point that lies on the South line of West Good Hope Road and is the point of beginning of the lands hereinafter described; thence North 88°12'34" East along said south line 1213.24 feet to a point; thence South 00°29'52" East along the West line of North 86th Street 320.08 feet to a point; thence South 88°12'34" West 120.03 feet to a point; thence South 00°29'52" East 492.90 feet to a point; thence North 80°10'07" West 202.13 feet to a point; thence North 64°01'53" West 353.29 feet to a point; thence North 19°03'37" West 99.45 feet to a point; thence North 82°17'50" West 189.68 feet to a point; thence South 53°50'53" West 49.81 feet to a point; thence North 38°11'47" West 189.47 feet to a point; thence Southwesterly 24.33 feet along an arc of a curve, whose center lies to the Southeast, whose radius is 410.45 feet, and whose chord bears South 53°19'46" West 24.33 feet to a point; thence North 36°35'45" West 136.30 feet to a point; thence North 61°28'04" West 156.51 feet to a point; thence Northeasterly 156.46 feet along the East line of North 90th Boulevard and arc of a curve, whose center lies to the Northwest, whose radius is 308.93 feet, and whose chord bears North 12°43'08" East 154.80 feet to a point; thence North 01°47'26" West 29.99 feet to the point of beginning.

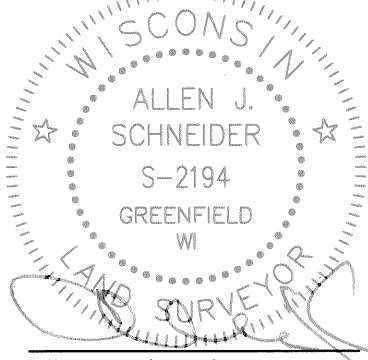
Said lands as described contains 653,262 square feet or 14.9968 Acres.

THAT I have made the survey, land division and map by the direction of Christian Faith Fellowship Church, Inc., owner.

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 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: April 4, 2024



Allen J. Schneider
Professional Land Surveyor S-2194

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ENTITY OWNER'S CERTIFICATE

Christian Faith Fellowship Church, Inc., a corporation 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 map to be surveyed, divided, dedicated, and mapped 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:

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 shall be binding on the undersigned and assigns.

Date: 10/30/24

Entity Name: Christian Faith Fellowship Church, Inc.

Signature: [Handwritten Signature]

Type or Print Name: Darrell L. Hines II

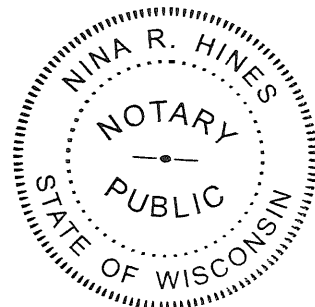
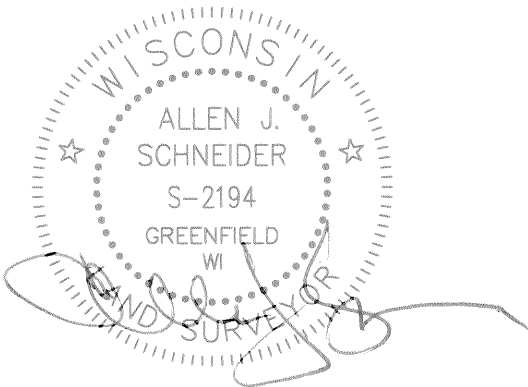
Title: C.O.O

STATE OF WISCONSIN
Milwaukee COUNTY

Personally came before me this 30 day of October, 2024, Darrell Hines the C.O.O of CHRISTIAN FAITH FELLOWSHIP CHURCH INC., to me known to be the persons who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Nina R. Hines

Notary Public
State of Wisconsin
My commission expires. 06/11/27
My commission is permanent.



CHAPUT
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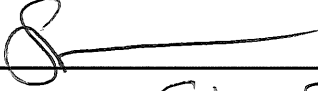
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CONSENT OF ENTITY MORTGAGEE

Steve Fleischman Exec. VP of Collins State Bank, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating the land described on this map and does hereby consent to the above certificate of CHRISTIAN FAITH FELLOWSHIP CHUCH, INC., a Wisconsin corporation, OWNER.

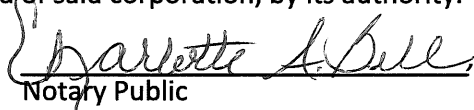


Name: Steve Fleischman

Title: Executive VP
Collins State Bank

STATE OF Wisconsin }
:SS
Waukesha COUNTY }

Personally came before me this 12th day of November, 2024 Steve Fleischman Exec VP of Collins State Bank to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

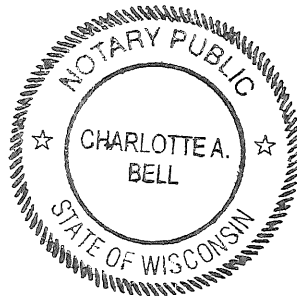


Notary Public

State of Wisconsin

My commission expires 3-1-2026

My commission is permanent.



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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.

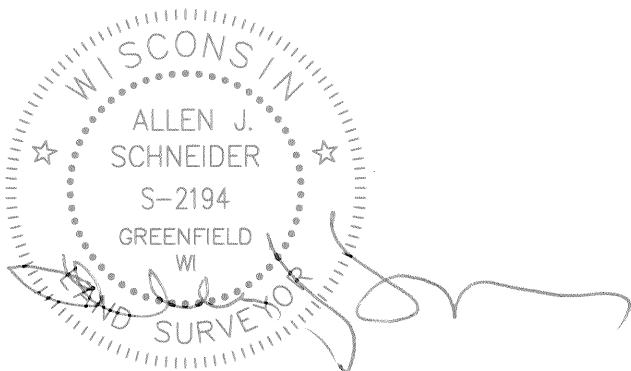
Date: 11/21/24

Signature: James J. Keajob, DEPUTY
for SPENCER COGGS, TREASURER

CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL APPROVAL

I, James Owczarski, certify that this Certified Survey Map was approved under Resolution File No. _____ adopted by the Common Council of the City of Milwaukee on _____.

JAMES R. OWCZARSKI, CITY CLERK



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