

DCD#3474

# Certified Survey Map No. \_\_\_\_\_

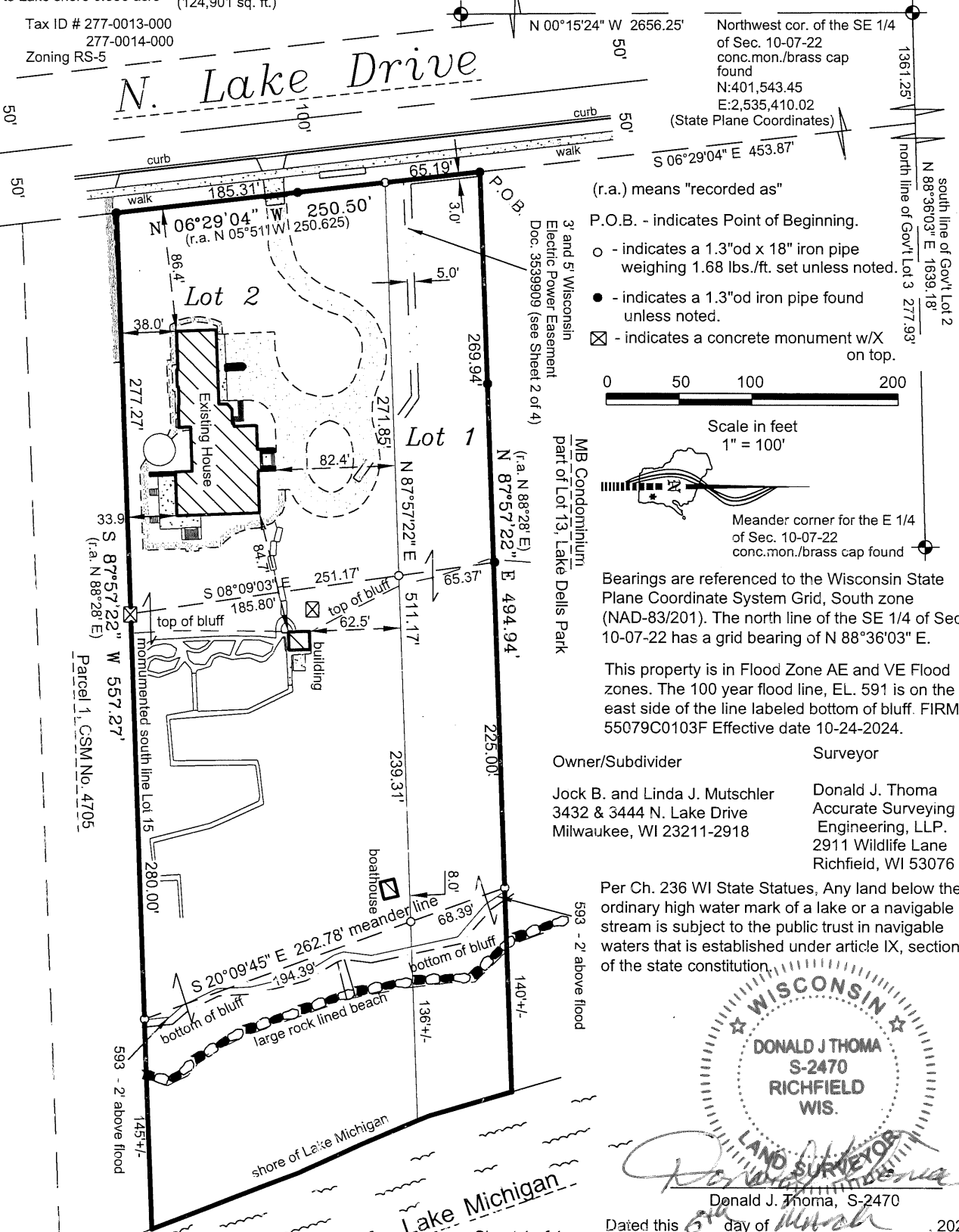
A Division of the South 50.00 feet of Lot 13 and all of Lots 14 and 15, LAKE DELLS PARK, being part of Government Lots 2 and 3; this division located in Government Lot 3 in the NE 1/4 of the SE 1/4 of Section 10, Township 07 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin.

See Sheet 2 of 4 for Vicinity Map.

**Lot 1**  
3444 N. Lake Drive, Milwaukee WI  
Area to Meander line 0.751 acre  
(32,699 sq. ft.) to Lake shore 0.956 acre  
(41,660 sq. ft.)  
Tax ID # 277-0013-000  
277-0014-000  
Zoning RS-5

**Lot 2**  
3432 N. Lake Drive, Milwaukee WI  
Area to Meander line 2.266 acres  
(98,696 sq. ft.) to Lake shore 2.867 acres  
(124,901 sq. ft.)

South Quarter corner  
of Sec. 10-07-22  
conc.mon./brass cap  
found



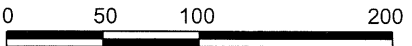
(r.a.) means "recorded as"

P.O.B. - indicates Point of Beginning.

○ - indicates a 1.3"od x 18" iron pipe weighing 1.68 lbs./ft. set unless noted.

● - indicates a 1.3"od iron pipe found unless noted.

⊠ - indicates a concrete monument w/X on top.



Scale in feet  
1" = 100'



Meander corner for the E 1/4 of Sec. 10-07-22 conc.mon./brass cap found

Bearings are referenced to the Wisconsin State Plane Coordinate System Grid, South zone (NAD-83/201). The north line of the SE 1/4 of Sec. 10-07-22 has a grid bearing of N 88°36'03" E.

This property is in Flood Zone AE and VE Flood zones. The 100 year flood line, EL. 591 is on the east side of the line labeled bottom of bluff. FIRM 55079C0103F Effective date 10-24-2024.

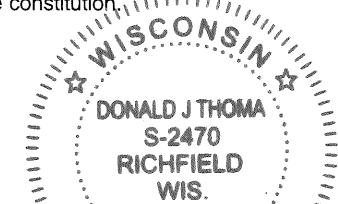
Owner/Subdivider

Surveyor

Jock B. and Linda J. Mutschler  
3432 & 3444 N. Lake Drive  
Milwaukee, WI 23211-2918

Donald J. Thoma  
Accurate Surveying & Engineering, LLP.  
2911 Wildlife Lane  
Richfield, WI 53076

Per Ch. 236 WI State Statues, Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.



*Donald J. Thoma*  
Donald J. Thoma, S-2470

Dated this 24th day of March, 2025.  
Revised this 24th day of March, 2025.

Sheet 1 of 4

INFRASTRUCTURE SERVICES DIVISION  
*Yun Unt* 4/16/2025  
 CENTRAL DRAFTING & RECORDS MANAGER  
*KT Spad* 4.16.25  
 ENGR. IN CHARGE ENVIRON. ENGR.  
 CORRECT  
*N. J. P.* 4/16/2025  
 CITY ENGINEER  
 APPROVED

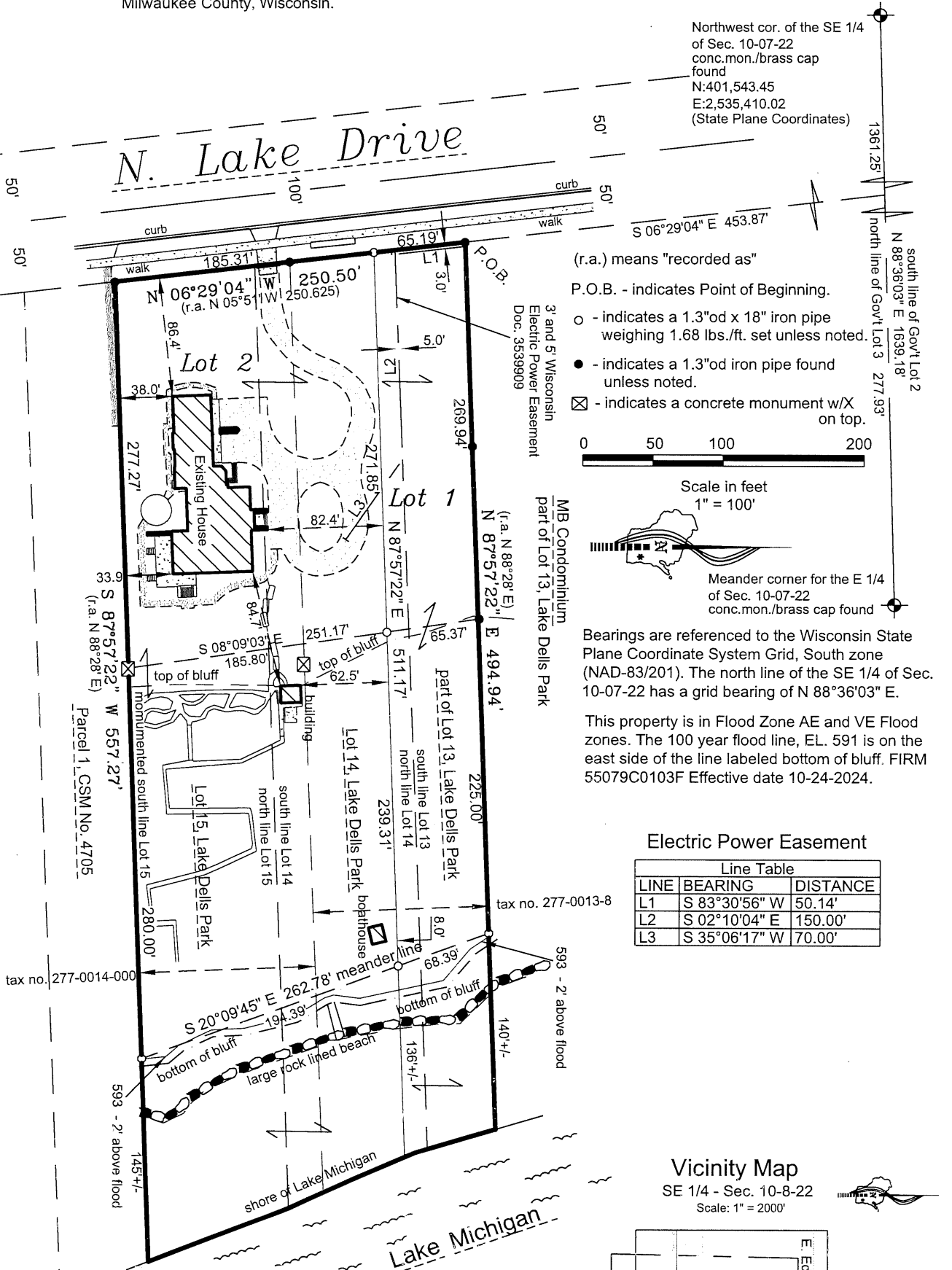
DEPARTMENT OF CITY DEVELOPMENT  
CITY OF MILWAUKEE

MAR 12 2025

STAFF APPROVED

# Certified Survey Map No. \_\_\_\_\_

A Division of the South 50.00 feet of Lot 13 and all of Lots 14 and 15, LAKE DELLS PARK, being part of Government Lots 2 and 3; this division located in Government Lot 3 in the NE 1/4 of the SE 1/4 of Section 10, Township 07 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin.



Northwest cor. of the SE 1/4 of Sec. 10-07-22 conc.mon./brass cap found  
 N:401,543.45  
 E:2,535,410.02  
 (State Plane Coordinates)

N. Lake Drive

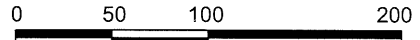
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Scale in feet  
 1" = 100'



Meander corner for the E 1/4 of Sec. 10-07-22 conc.mon./brass cap found

Bearings are referenced to the Wisconsin State Plane Coordinate System Grid, South zone (NAD-83/2011). The north line of the SE 1/4 of Sec. 10-07-22 has a grid bearing of N 88°36'03" E.

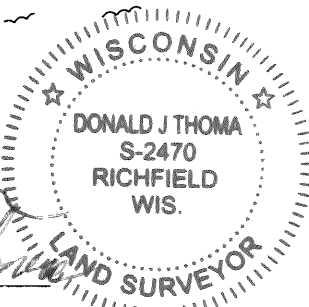
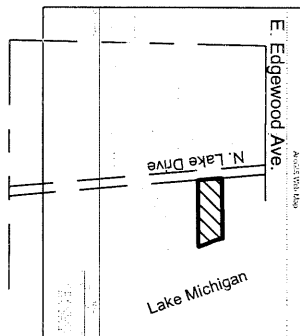
This property is in Flood Zone AE and VE Flood zones. The 100 year flood line, EL. 591 is on the east side of the line labeled bottom of bluff. FIRM 55079C0103F Effective date 10-24-2024.

### Electric Power Easement

Line Table		
LINE	BEARING	DISTANCE
L1	S 83°30'56" W	50.14'
L2	S 02°10'04" E	150.00'
L3	S 35°06'17" W	70.00'

### Vicinity Map

SE 1/4 - Sec. 10-8-22  
 Scale: 1" = 2000'



Donald J. Thoma, S-2470

Dated this 24th day of March, 2025.  
 Revised this 24th day of March, 2025.

**Certified Survey Map No. \_\_\_\_\_**

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**Surveyor's Certificate:**

STATE OF WISCONSIN  
WASHINGTON COUNTY

I, Donald J. Thoma, a Professional Land Surveyor, certify:  
That I have surveyed, divided and mapped the land shown and described hereon:  
A Division of the South 50.00 feet of Lot 13 and all of Lots 14 and 15, LAKE DELLS PARK, being part of Government Lots 2 and 3; this division located in Government Lot 3 in the NE 1/4 of the SE 1/4 of Section 10, Township 07 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows:

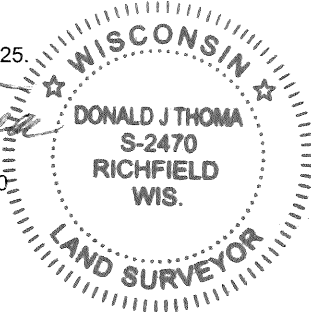
Commencing at the South Quarter corner of said Section 10; thence N 00°15'24" W, along the west line of said SE 1/4, 2656.25 feet, to the Northwest corner of said Government Lot 3 and the Northwest corner of said SE 1/4, marked by a concrete monument with a brass cap; thence N 88°36'03" E, along the north line of said Government Lot 3 and the north line of said SE 1/4, 1361.25 feet, to the intersection of the easterly right-of-way line of N. Lake Drive; thence S 06°29'04" E, along said easterly right-of-way line, 453.87 feet, to a 1.3 inch od iron pipe found marking the northwest corner of the north line of the South 50.00 feet of said Lot 13 and the point of beginning of lands herein described; thence N 87°57'22" E, along said north line of the South 50.00 feet of said Lot 13, 494.94 feet, to a 1.3 inch od iron pipe set marking a meander line along the westerly shore of Lake Michigan; thence S 20°09'45" E, along said meander line, 262.78 feet, to the intersection of the monumented south line of said Lot 15; thence S 87°57'22" W, along said monumented south line, 557.27 feet, to the intersection of said easterly right-of-way line of N. Lake Drive marked by a 1.3 inch od iron pipe found; thence N 06°29'04" W, along said easterly right-of-way line, 250.50 feet, to the point of beginning. Including those lands lying between said meander line and the shore of Lake Michigan.

Containing 3.016 acres (131,395 square feet) more or less to meander line and 3.824 acres (166,561 square feet) more or less to the shore of Lake Michigan at the time of this survey.

That I have made the survey, land division, and map by the direction of Jock and Linda Mutschler.  
That this Certified Survey Map 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.

Date: this 6<sup>th</sup> day of March, 2025.  
Revised this 25<sup>th</sup> day of March, 2025

Signature: Donald J. Thoma  
Donald J. Thoma  
Title: Professional Land Surveyor, Number: S-2470



**INDIVIDUAL OWNER'S CERTIFICATE**

As owner(s), we certify that we caused the land described on this certified survey map to be surveyed, divided, mapped and dedicating as represented on this map or plat 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 or plat) 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 or in the subdivision plat) (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: this 15 day of April, 2025.

Signature: Jock B. Mutschler owner Signature: Linda J. Mutschler owner  
Jock B. Mutschler Linda J. Mutschler

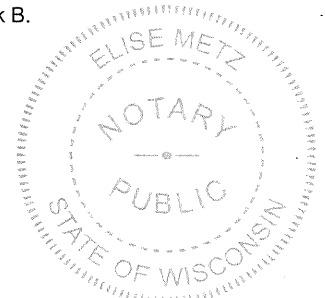
STATE OF WISCONSIN  
COUNTY Washington

Personally came before me this 15 day of April, 2025, the above names, Jock B. Mutschler and Linda J. Mutschler, are to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Signature: Elise Metz

Print Notary Name: Elise Metz

Notary Public, State of Wisconsin. My commission expires: 4/16/2027  
(Notary Seal)



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**CERTIFICATE OF CITY TREASURER:**

I, Spencer Coggis (type or print name), 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: 4/22/25

Signature: [Handwritten Signature]

Type or Print Name: Spencer Coggis  
(City Treasurer)

**CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL 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 \_\_\_\_\_.

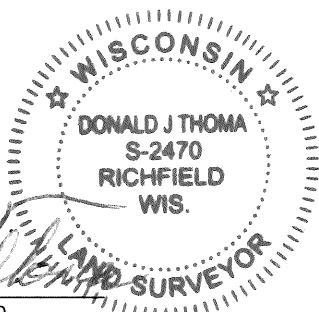
(For final subdivision plats, only if applicable). Pursuant to Section 119-12 of the Milwaukee Code of Ordinances, the owners of the lands in the subdivision plat entered into an agreement relating to the

installation of required improvements in certain public ways on \_\_\_\_\_ (date).

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

Signature: \_\_\_\_\_

Type or Print Name: \_\_\_\_\_  
(City Clerk)



[Handwritten Signature]  
Donald J. Thoma, S-2470

Dated this 6th day of March, 2025.  
Revised this 24th day of March, 2025.

This instrument was drafted by Donald J. Thoma, S-2470