

# PLAT OF SURVEY

CHAPUT LAND SURVEYS

**CLIENT**

Conflux Holdings, LLC

**SITE ADDRESS**

820 South Water Street, City of Milwaukee, Milwaukee County, Wisconsin.

**LEGAL DESCRIPTION**

Lots 4, 5, and 6 together with the filled lands adjoining said Lots on the East, in Block 69, in Subdivision of Lots 3 and 5 in the West 1/2 of fractional Section 33, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, EXCEPTING from said Lot 6 that part conveyed by Ellicott R. Stillman and wife to William H. Davis by Deed recorded in Volume 416 of Deeds on page 259. Also INCLUDING that part of the East 1/2 of vacated Davidson Street adjoining said lots on the West.

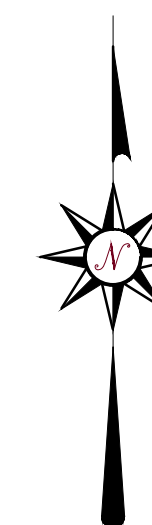
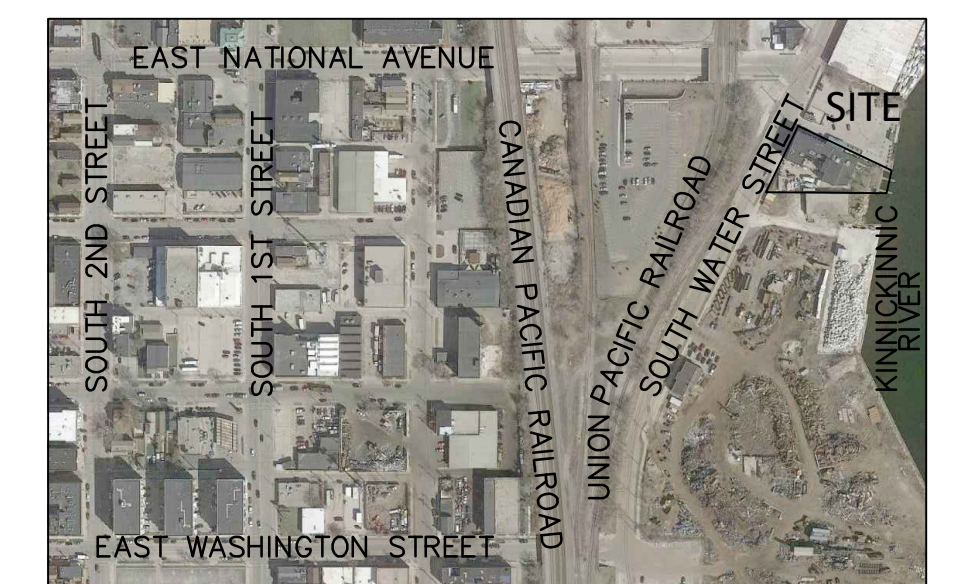
**BASIS OF BEARINGS**

Bearings are referenced To the Wisconsin State Plane Coordinate System (South Zone), in which the West line of the SW 1/4 Section 33 bears N01°03'22"W.

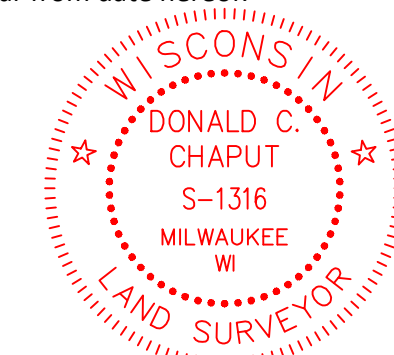
**LEGEND**

● INDICATES FOUND 1" IRON PIPE	□ TELEPHONE PEDESTAL
○ INDICATES SET 1" IRON PIPE	□ CABLE PEDESTAL
+ INDICATES FOUND CHISELED CROSS	□ CONTROL BOX
○ SANITARY MANHOLE	□ FIBER OPTIC PEDESTAL/SIGN
⬇ SANITARY CLEANOUT OR VENT	⬆ TRAFFIC LIGHT
⊗ SEPTIC TANK ACCESS COVER	⊗ COMMUNICATION MANHOLE
⊙ M.I.S. MANHOLE	⊙ BOLLARD
⊙ UNKNOWN MANHOLE	+ SOIL BORING/MONITORING WELL
⊙ STORM MANHOLE	+ WATER SURFACE
⊙ INLET (ROUND)	+ WETLANDS FLAG
⊙ INLET (SQUARE)	▲ MARSH
⊙ CURB INLET	▲ FLAGPOLE
⊙ STORM SEWER END SECTION	▲ PARKING METER
▲ GAS VALVE	▲ SIGN
▲ GAS METER	▲ MAILBOX
▲ WATER VALVE	▲ RAILROAD CROSSING SIGNAL
⊙ HYDRANT	▲ HANDICAP SPACE
⊙ WATER MANHOLE	▲ CONIFEROUS TREE
⊙ WATER SERVICE CURB STOP	▲ DECIDUOUS TREE
▲ WELL HEAD	— SANITARY SEWER
○ STAND PIPE	— STORM SEWER
○ WALL INDICATOR VALVE	— WATERLINE
⊙ POST INDICATOR VALVE	— MARKED GAS MAIN
⊙ LIGHT POLE	— MARKED ELECTRIC
* SPOT/YARD LIGHT	— OVERHEAD WIRES
⊙ UTILITY POLE	— MARKED TELEPHONE
▲ GUY POLE	— MARKED CABLE TV LINE
▲ GUY WIRE	— BURIED ELECTRIC SERVICE
⊙ ELECTRIC MANHOLE	— BOARD FENCE
⊙ ELECTRIC PEDESTAL	— CHAIN LINK FENCE
⊙ ELECTRIC METER	— WIRE FENCE
⊙ TELEPHONE MANHOLE	

**VICINITY MAP**



I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.



*Donald C. Chaput*

Date: August 02, 2021.

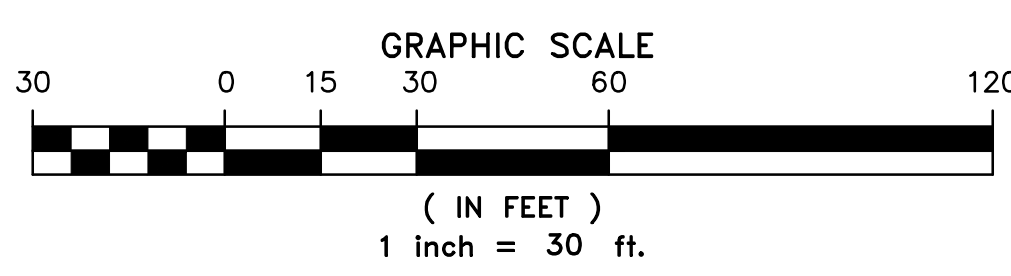
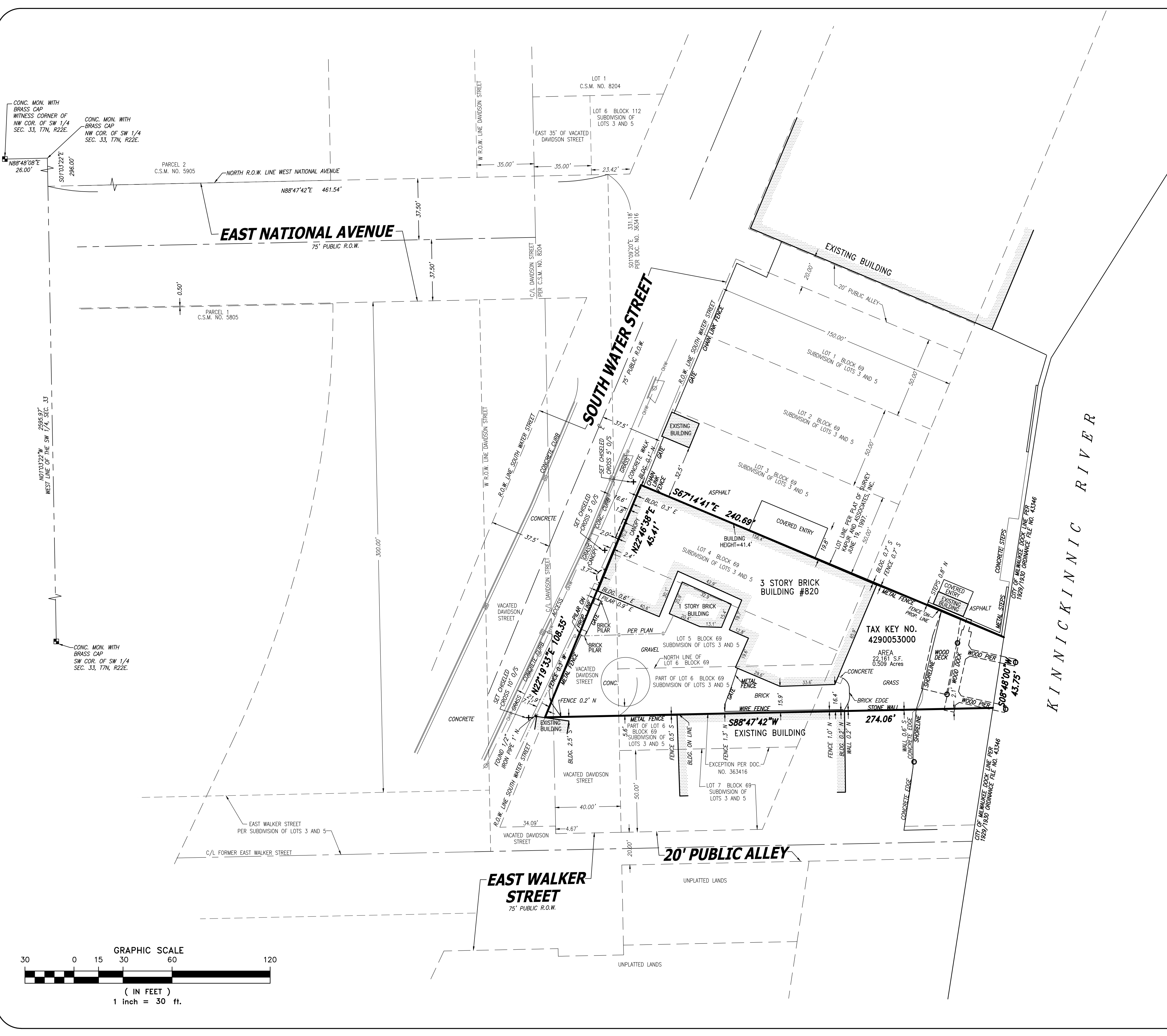
Donald C. Chaput  
Professional Land Surveyor  
Registration Number S-1316

**CHAPUT**  
LAND SURVEYS

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

Date	Revision description
03-30-2022	20' public alley edit

This document is an instrument of professional service, and may be protected by the surveyor's work product doctrine or surveyor's client privileges. The information shown hereon is intended solely for the use of the client and client directed third parties. Drawing No. 3856-dzb





THE  
*Cooperage*





THE  
Garage

Gypsy  
Tacos





UNAPOLOGETICALLY  
UNAUTHENTIC  
SINCE 2014  
WALKER'S POINT WISCONSIN

CATCH US...  
NEXT TIME!





UNAPOLOGETICALLY  
UNAUTHENTIC

SINCE 2014  
WALKER'S POINT WISCONSIN

KACO  
HOT

CATCH US...  
NEXT TIME!

Ferrellgas  
www.ferrellgas.com

AAA-4676





RUSHES  
OPEN FRI-SUN  
TODAY'S SPECIAL  
50 PINEAPPLE SLICES  
with fresh pineapple  
and the house special sauce  
2 MENU'S  
IF YOU SEE IT WE HAVE IT  
(FRANCIS AND MARY'S SPECIAL)  
BOONE OPENING 4PM!  
\*lets come outside\*

JACK DANIEL'S  
THE ONE  
OPEN  
IS NOT  
INSIDE









PRIVATE NO DOCKING



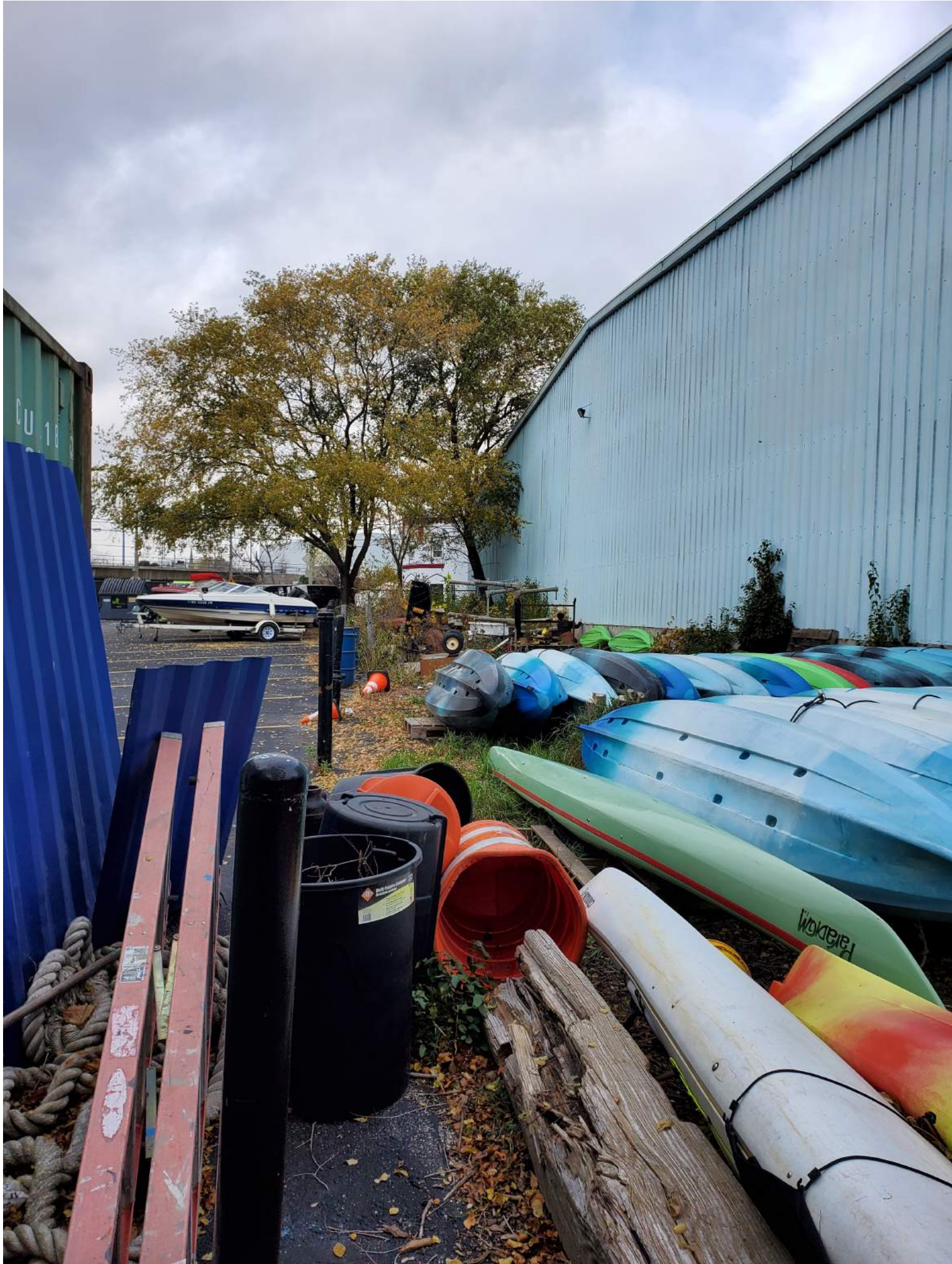




BOONE & CROCKETT

NO DRIVING  
IN  
PARKING LOT

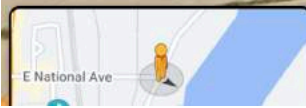
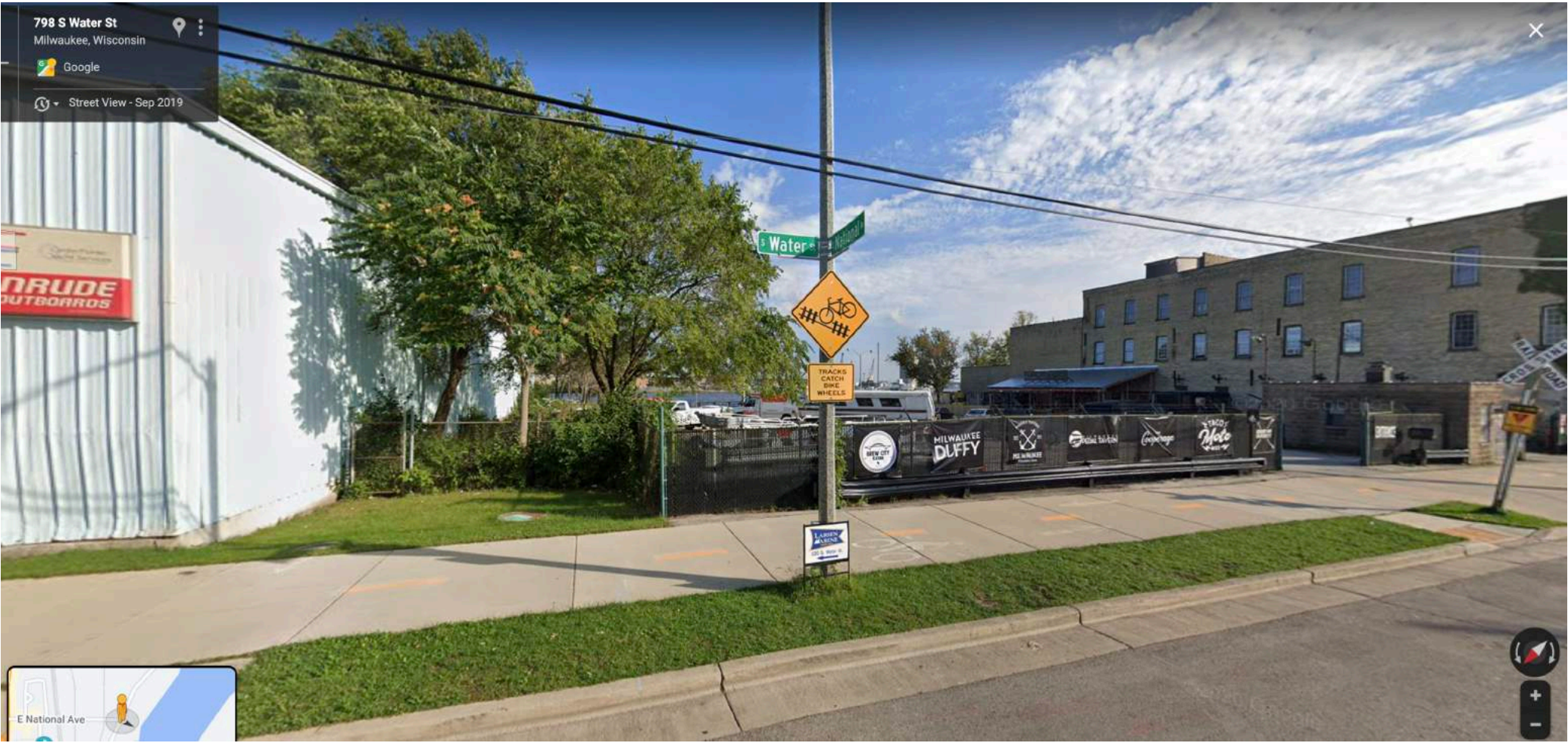
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IN  
PARKING LOT



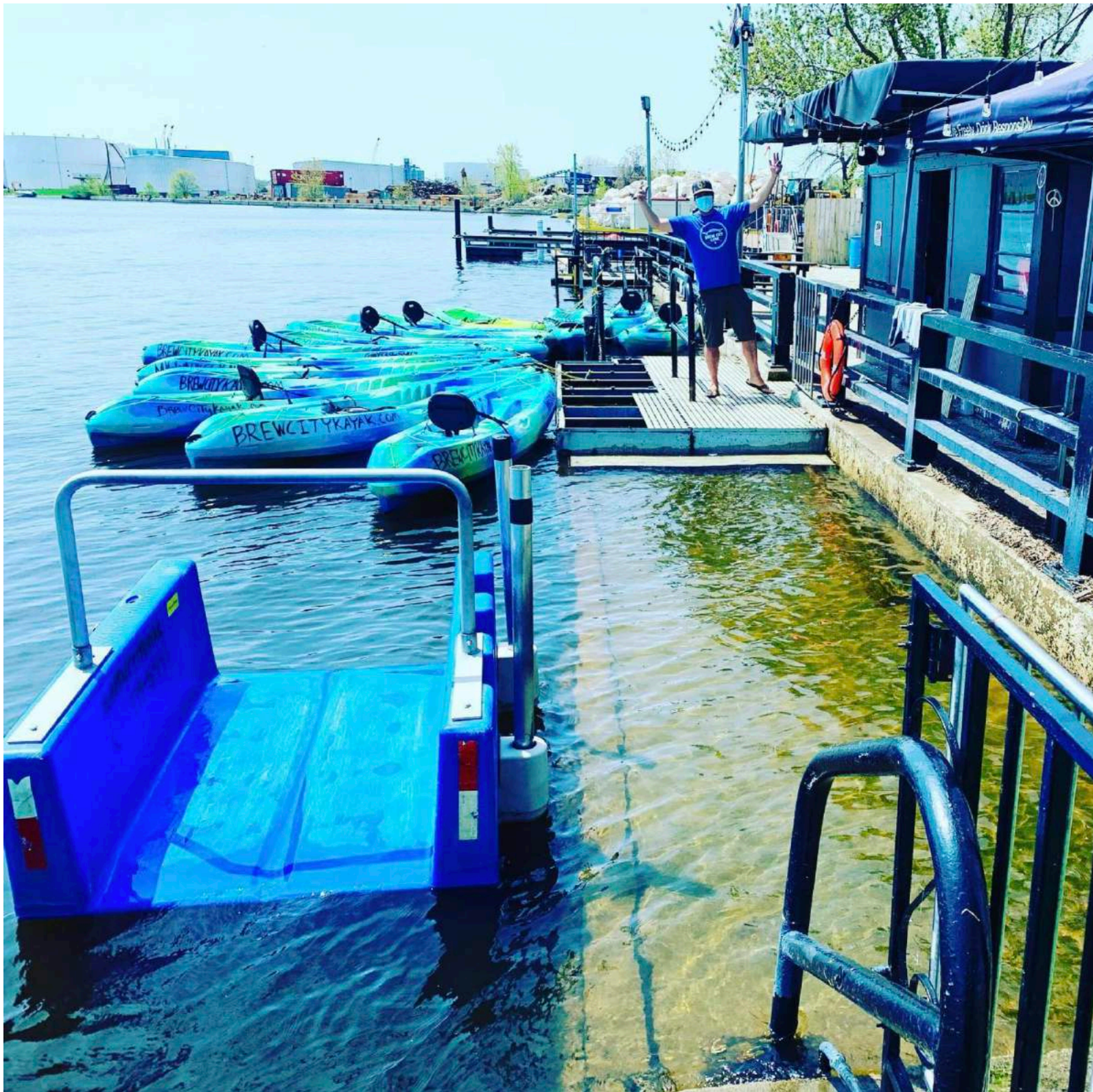




798 S Water St  
Milwaukee, Wisconsin  
Google  
Street View - Sep 2019







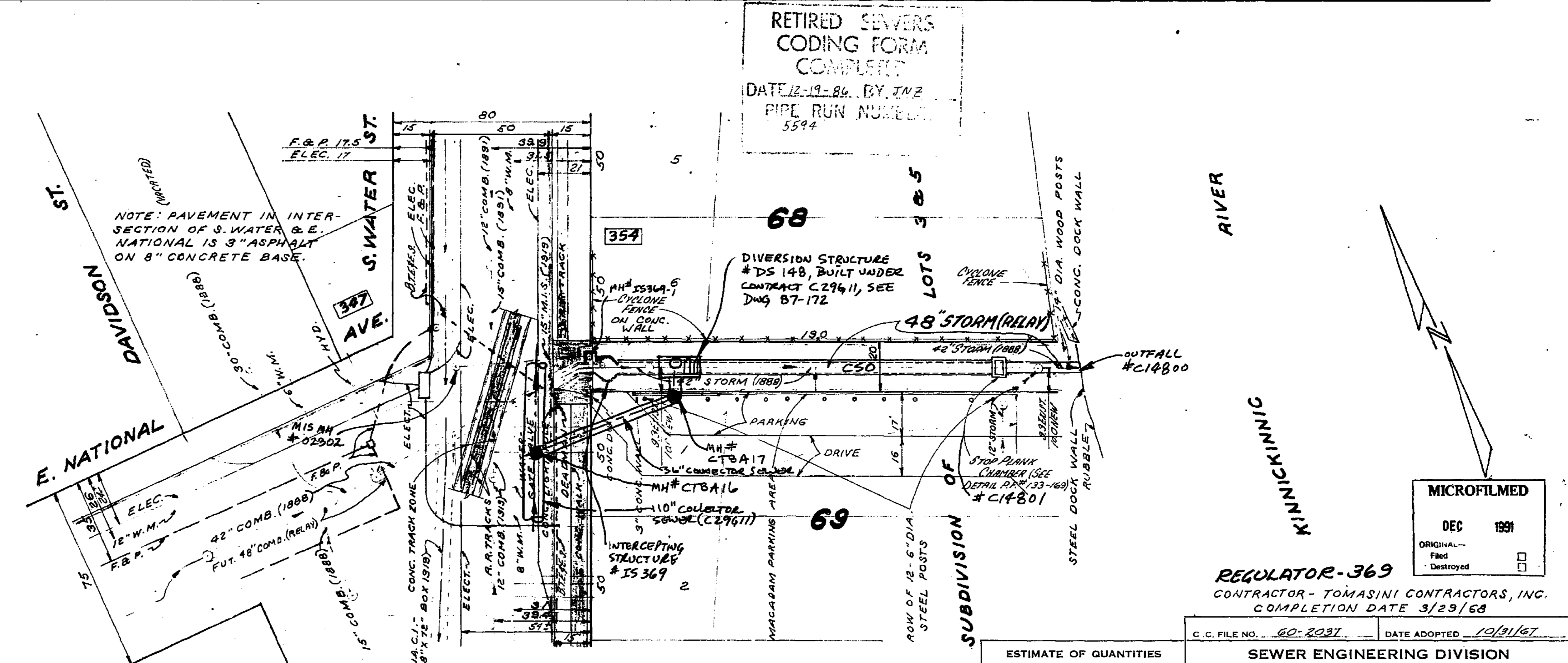
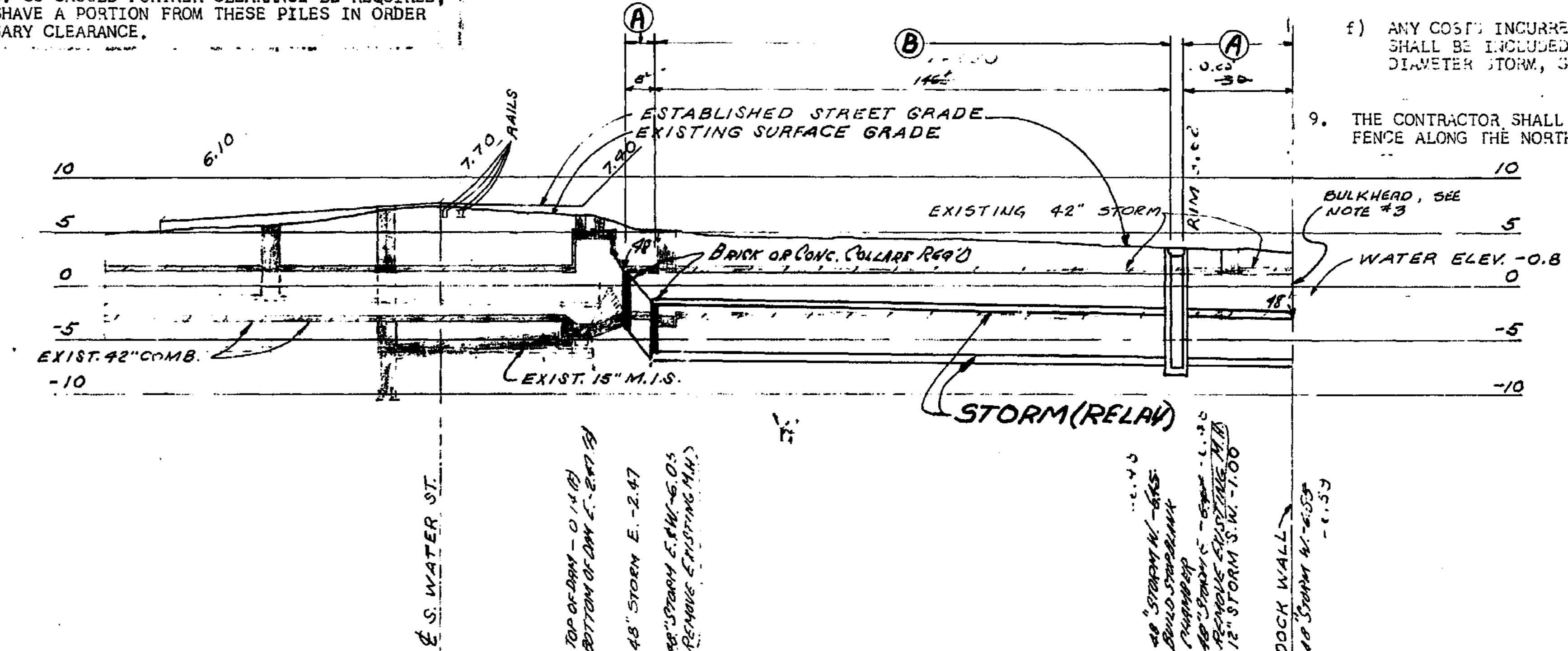
<b>A</b>	<b>B</b>
48" STORM CORR. METAL PIPE # 12 GAUGE CONTINUOUS COATED 1/2" DIA	48" STORM CLASS 12 R.C.P. 77" HALL ALLOY 38 W/STN FOR EXCESS OVER MAX. ALLOW. CLASS 12 OVER 77"

GENERAL NOTES: 134-35

- THE CITY OF MILWAUKEE HAS OBTAINED WRITTEN PERMISSION FROM THE DEPARTMENT OF THE ARMY, CORPS OF ENGINEERS TO CUT THE 48 INCH DIAMETER CONNECTION IN THE DOCK WALL AT THE KINNICKINNIC RIVER.
- IN ORDER TO INSTALL THE 48 INCH DIAMETER CORRUGATED METAL PIPE BETWEEN THE DOCK WALL ANCHOR PILES, THE CONTRACTOR MAY DEFORM THE PIPE TO A MINIMUM INSIDE HORIZONTAL DIMENSION OF 45 INCHES AT THAT POINT. PLANS INDICATE THE PILES TO BE APPROXIMATELY 4 FEET 10 INCHES O.C., SO SHOULD FURTHER CLEARANCE BE REQUIRED, THE CONTRACTOR MAY SHAVE A PORTION FROM THESE PILES IN ORDER TO OBTAIN THE NECESSARY CLEARANCE.

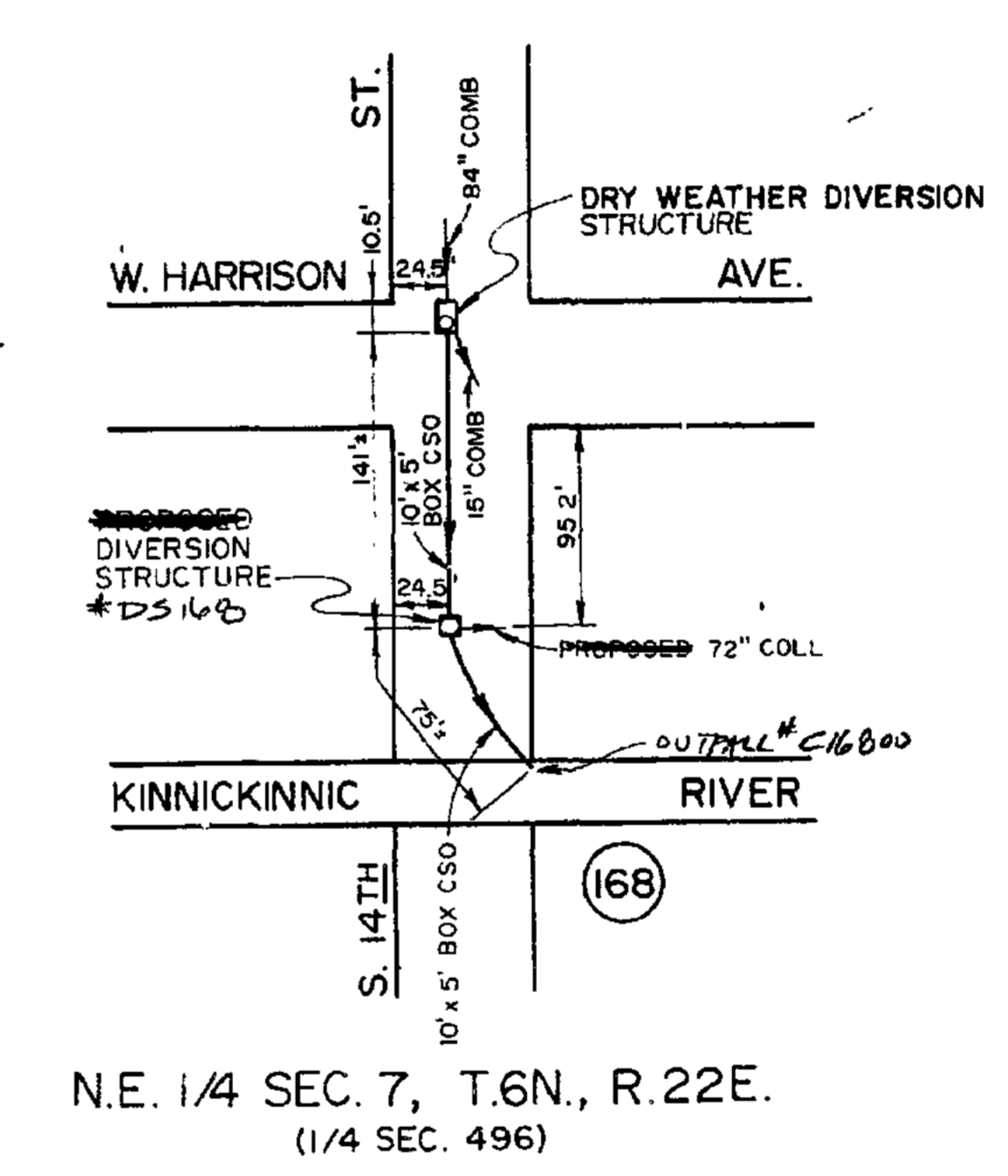
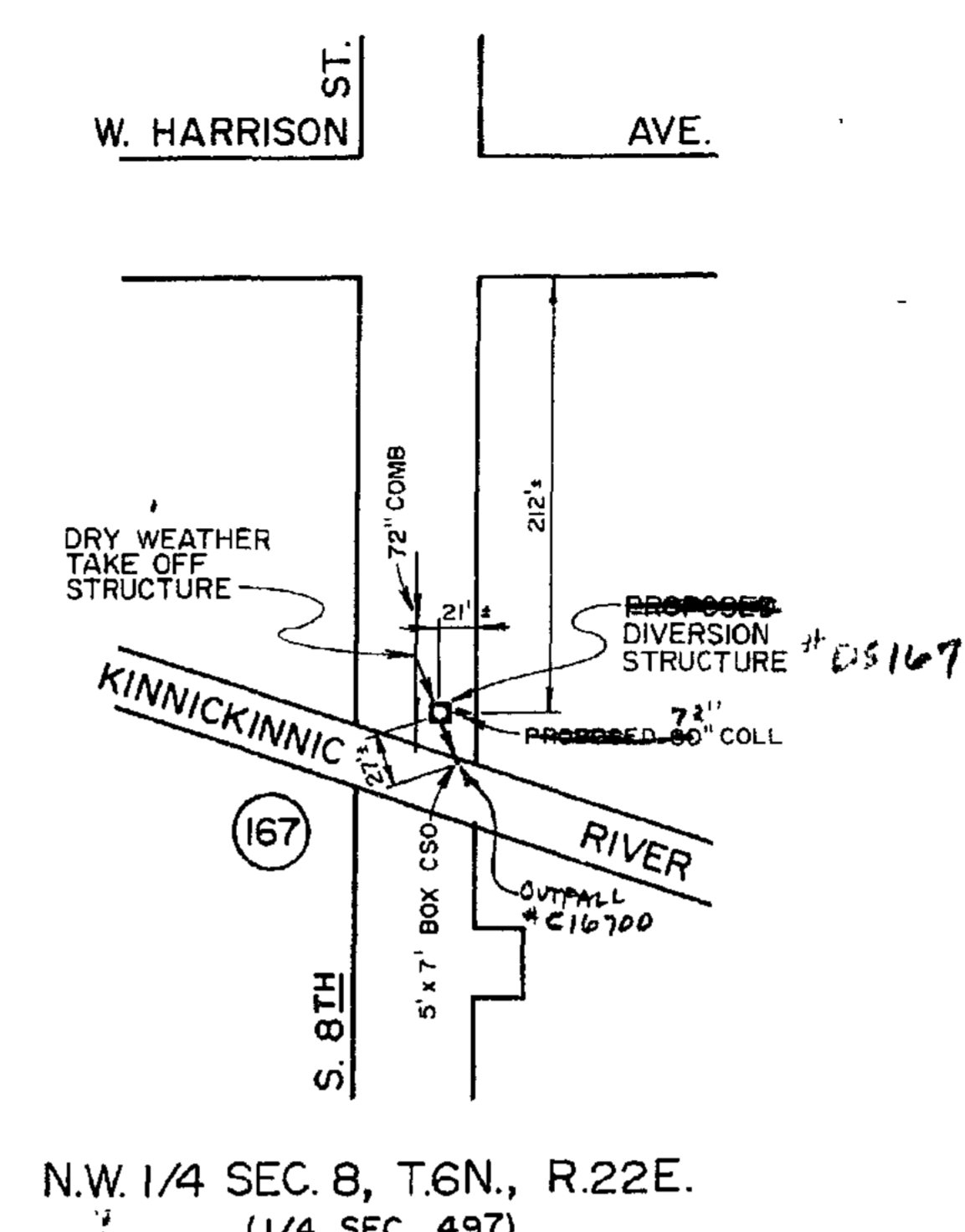
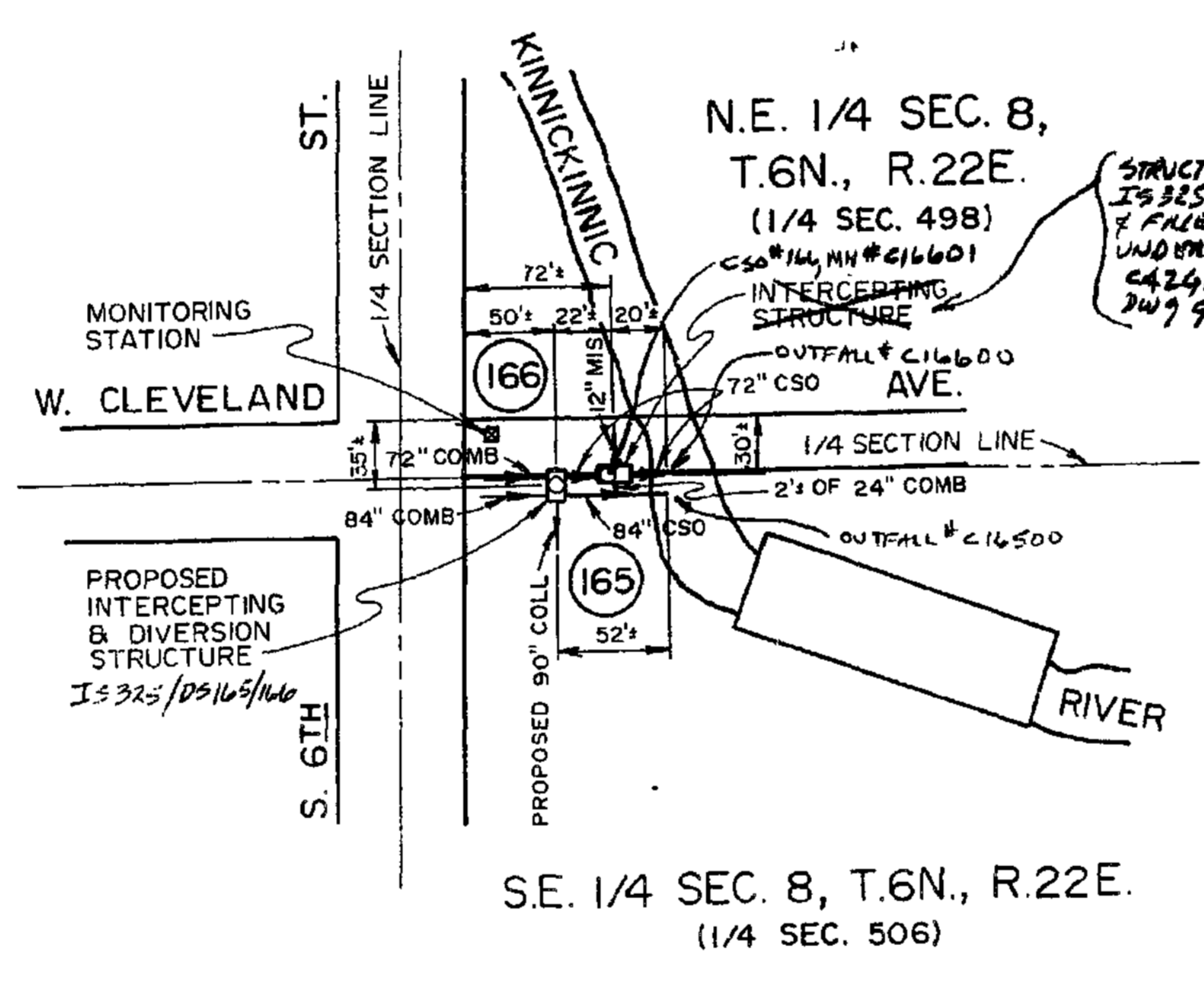
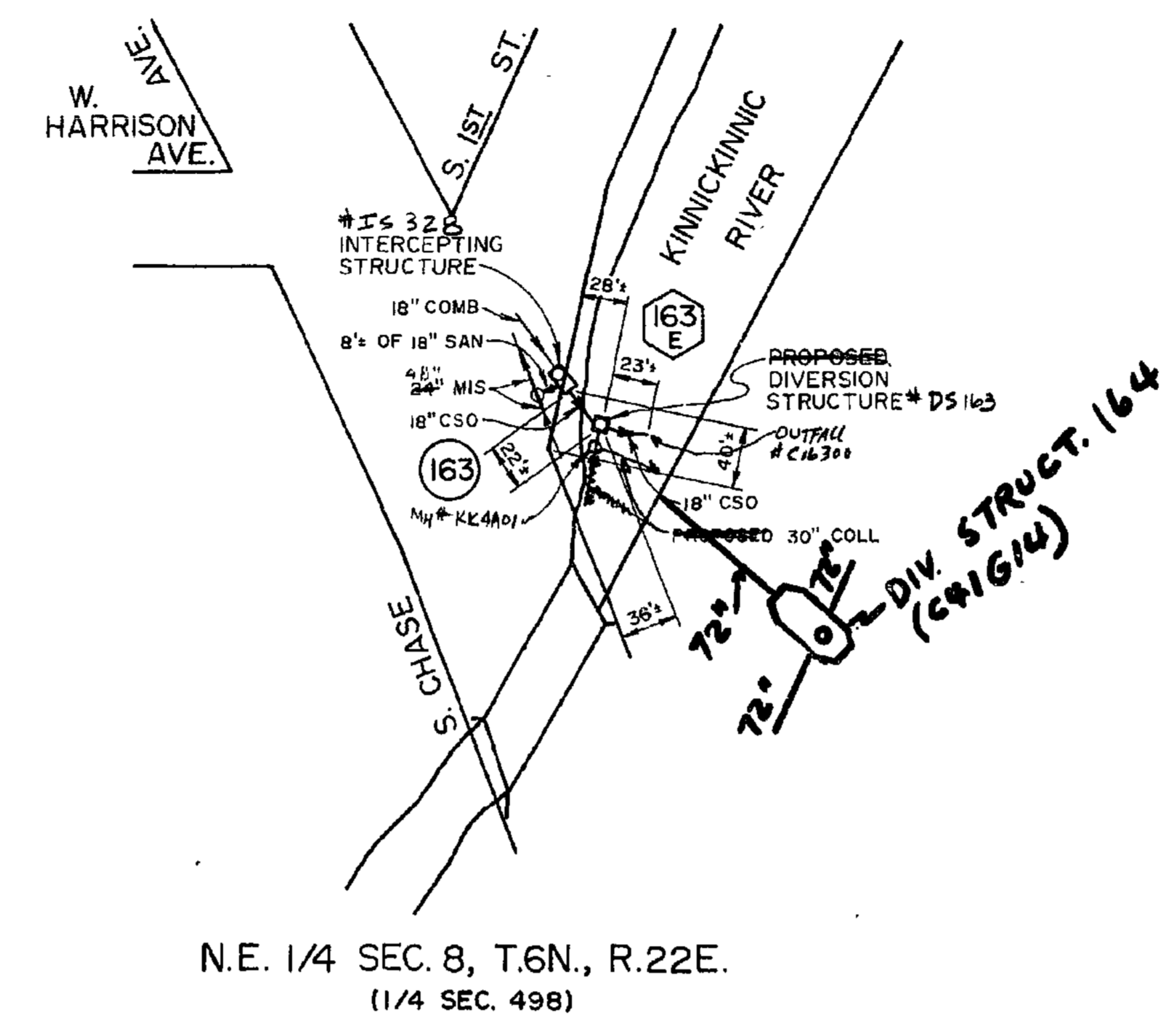
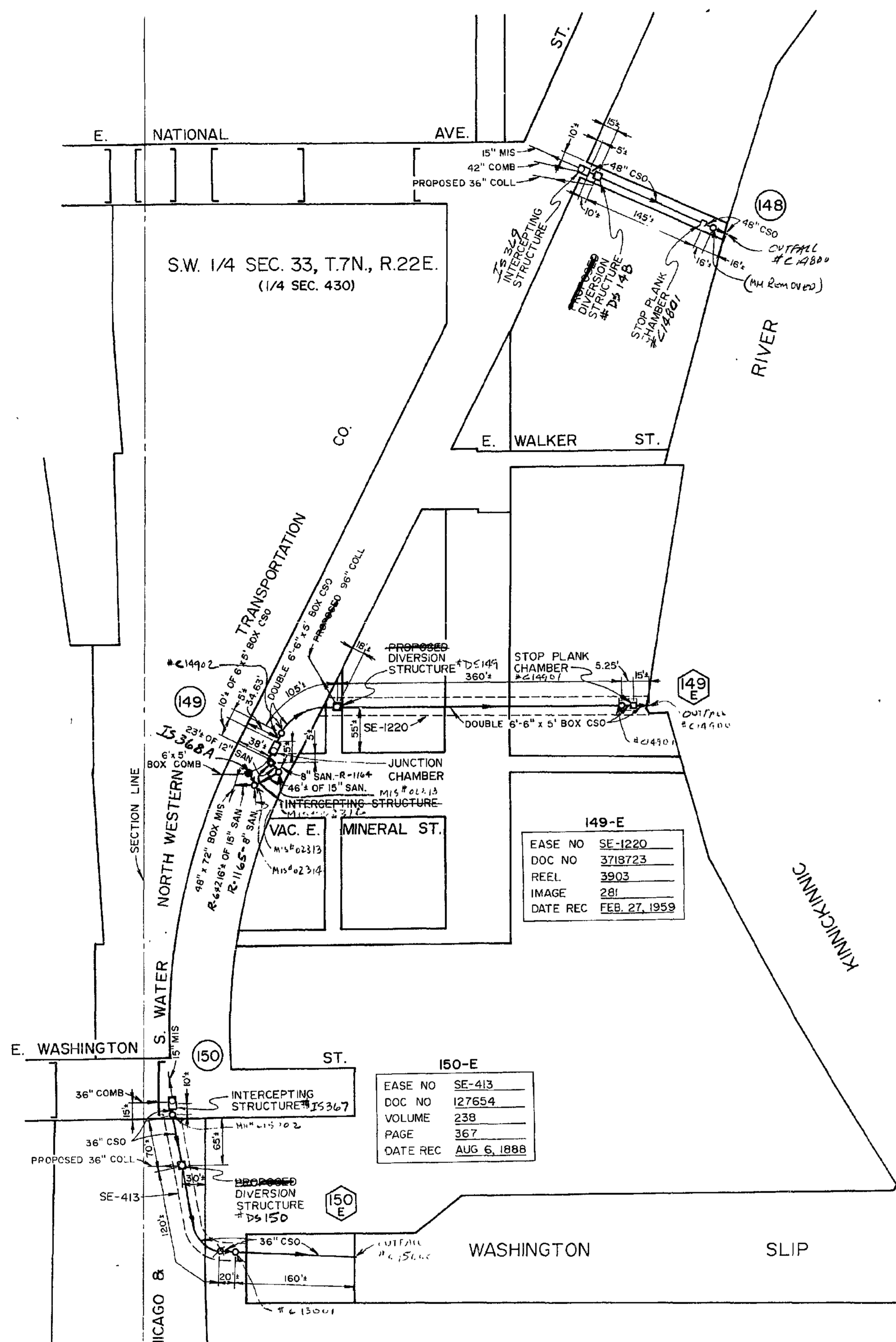
- THAT SECTION OF THE STEEL SHEET PILING WHICH IS REMOVED TO PROVIDE FOR THE 48 INCH DIAMETER CONNECTION SHALL BE SHAPED TO FIT THE EXISTING 42 INCH DIAMETER CONNECTION AND THEN WELDED INTO PLACE TO FORM THE REQUIRED 42 INCH DIAMETER BULKHEAD.
- THE COST OF ALL BRICK OR CONCRETE COLLARS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR 48 INCH DIAMETER STORM, SEC. O-C.
- EARTH BACKFILL, EXCEPT AS PROVIDED IN SPECIFICATIONS.
- THE COST OF ALL MARINE WORK TO CUT AND REPAIR THE EXISTING DOCK WALL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR 48 INCH DIAMETER STORM, SEC. O-C.
- THE CONTRACTOR SHALL GIVE THE SEWERAGE COMMISSION OF THE CITY OF MILWAUKEE 3 DAYS WRITTEN NOTICE PRIOR TO MAKING THE 48 INCH DIAMETER CONNECTION TO THE SEPARATION CHAMBER AT THE EASTLINE OF S. WATER STREET.

- THE CITY OF MILWAUKEE HAS OBTAINED PERMISSION FROM THE SEWERAGE COMMISSION TO ALLOW THE CONTRACTOR TO TEMPORARILY USE THE NORTHERLY 17 FEET OF THEIR PARKING LOT DURING TIME OF CONSTRUCTION, PROVIDED THE FOLLOWING CONDITIONS ARE MET:
  - THE CONTRACTOR SHALL ERECT A SNOW FENCE TO SEPARATE THIS AREA FROM THE PARKING LOT DRIVEWAY.
  - THE CONTRACTOR SHALL MAINTAIN THE PRESENT DRIVEWAY EXIT INTO THE ALLEY OR SHALL PROVIDE FOR A NEW EXIT DIRECTLY WEST OF THE DRIVE.
  - THE CONTRACTOR SHALL INSTRUCT HIS PERSONNEL NOT TO USE THIS LOT FOR PARKING.
  - THE CONTRACTOR SHALL RESTORE THIS AREA TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE SEWERAGE COMMISSION.
  - THE CONTRACTOR SHALL GIVE THE SEWERAGE COMMISSION 3 DAYS WRITTEN NOTICE PRIOR TO COMMENCING WORK ON THIS PROJECT.
  - ANY COSTS INCURRED IN MEETING THE ABOVE PROVISIONS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR 48 INCH DIAMETER STORM, SPEC. SEC.
- THE CONTRACTOR SHALL EXERCISE CARE TO PROTECT THE WALL AND FENCE ALONG THE NORTH SIDE OF THE ALLEY.



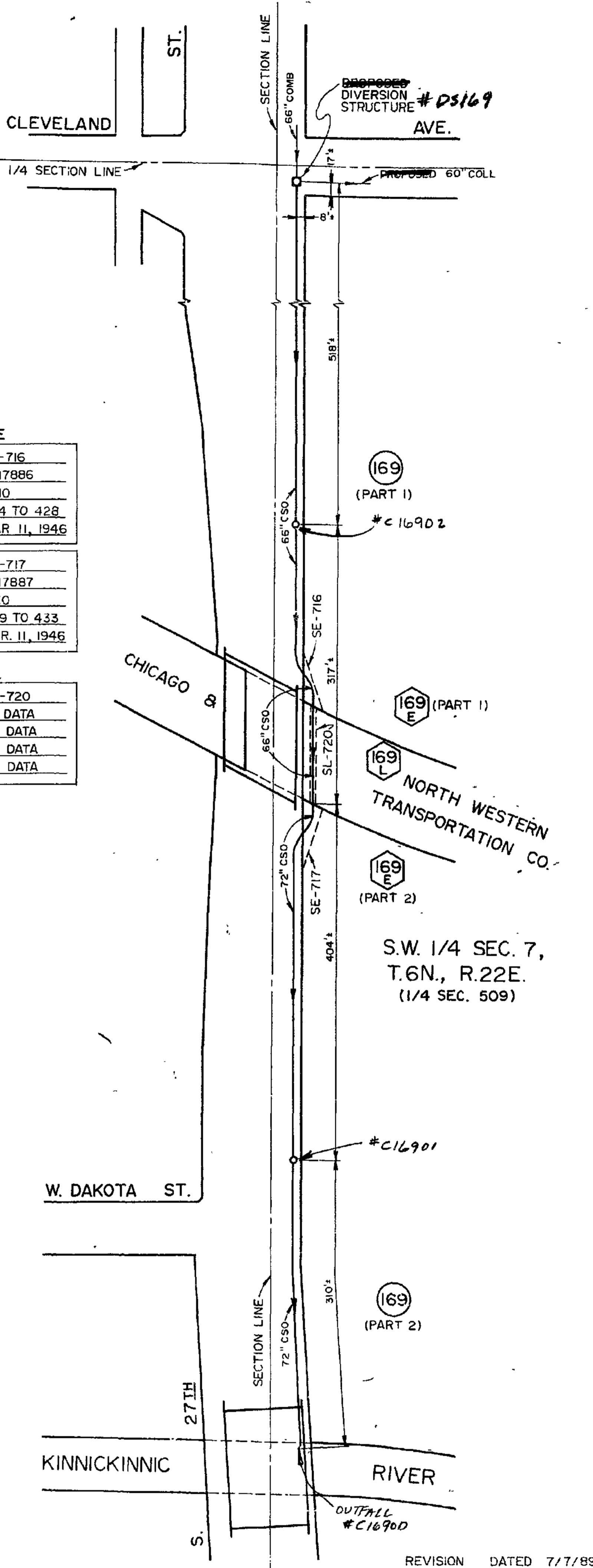
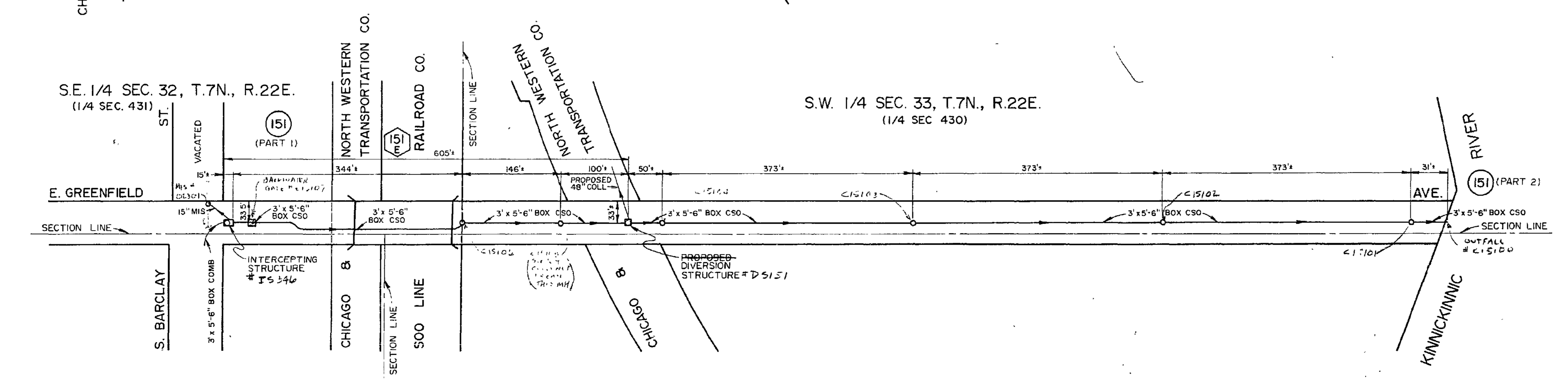
SURVEY BOOKS:  
#451 P. 171-174  
#456 P. 81-86  
B.M. IS STANDARD #302, ELEV. 5.97

ESTIMATE OF QUANTITIES	
38' x 48" DIA STORM	SEC O-C
178' x 48" DIA STORM	SPEC SPEC
1' STOP CHAMBER (CONCRETE)	
10' x BUILDING SEWERS & DRAINS	
6' MBF OF SHEETING & BRACING	
LEFT IN PLACE	
SEWER ENGINEERING DIVISION	
BUREAU OF ENGINEERS	
DEPARTMENT OF PUBLIC WORKS	
MILWAUKEE, WISCONSIN	
PLAN OF SEWER	
IN E. NATIONAL AVENUE (EXT'D)	
FROM S. WATER STREET 2 <sup>ND</sup> ST.	
TO KINNICKINNIC RIVER	
SCALE: VERT. 1" = 10'	HORIZ. 1" = 30'
SHEET NO. 1 OF 2	DATE 11/1/67
SYSTEM NO. S-67	DESIGNED BY PECH 85
BASEMENT NO.	CHECKED BY KENNAN P. LAMM
DESIGNED BY PECH 85	APPROVED BY KENNAN P. LAMM
CHECKED BY KENNAN P. LAMM	DATE 11-3-67
W. O. NO. 630-042	PLAN DATE: OCTOBER 13, 1967
AS-BUILT CONT. NO. 25-68	DATE BUILT: 3/11/68
DATE BUILT: 3/11/68	ENT'D BY PECH
PLAN FILE NO. 134-35	
UPDES-148 DS 148-1	



169-E	
EASE NO	SE-716
DOC NO	2617886
VOLUME	2210
PAGE	424 TO 428
DATE REC	MAR. 11, 1946

169-L	
EASE NO	SE-717
DOC NO	2617887
VOLUME	2210
PAGE	429 TO 433
DATE REC	MAR. 11, 1946



CC FILE NO	DATE ADOPTED
SEWER ENGINEERING DIVISION BUREAU OF ENGINEERS DEPARTMENT OF PUBLIC WORKS MILWAUKEE, WISCONSIN	
COMBINED SEWER OVERFLOWS AND CHAMBERS IN TRIBUTARY TO THE KINNICKINNIC RIVER	
FROM E. NATIONAL AVE.	
TO S. 27TH ST.	
SCALE: 1" = 100'	DATE
SHEET NO. 8 OF 14	APPROVED: [Signature]
SYSTEM NO.	APPROVED: [Signature]
EASEMENT NO.	APPROVED: [Signature]
DRAWN BY: R. SUTTS	APPROVED: [Signature]
DESIGNED BY: T.T. [Signature]	APPROVED: [Signature]
CHECKED BY: T.T. [Signature]	APPROVED: [Signature]
1/4 SEC. NO. 33, T.7N., R.22E.	APPROVED: [Signature]
PLAN DATE: NOVEMBER 18, 1988	APPROVED: [Signature]
FILE NO. 180-18	

**PRELIMINARY PLAN**  
NOT TO BE USED FOR  
CONSTRUCTION PURPOSES

MICROFILMED  
JUN 1994



R158

IS369

DS148

CT8A17

C14801