

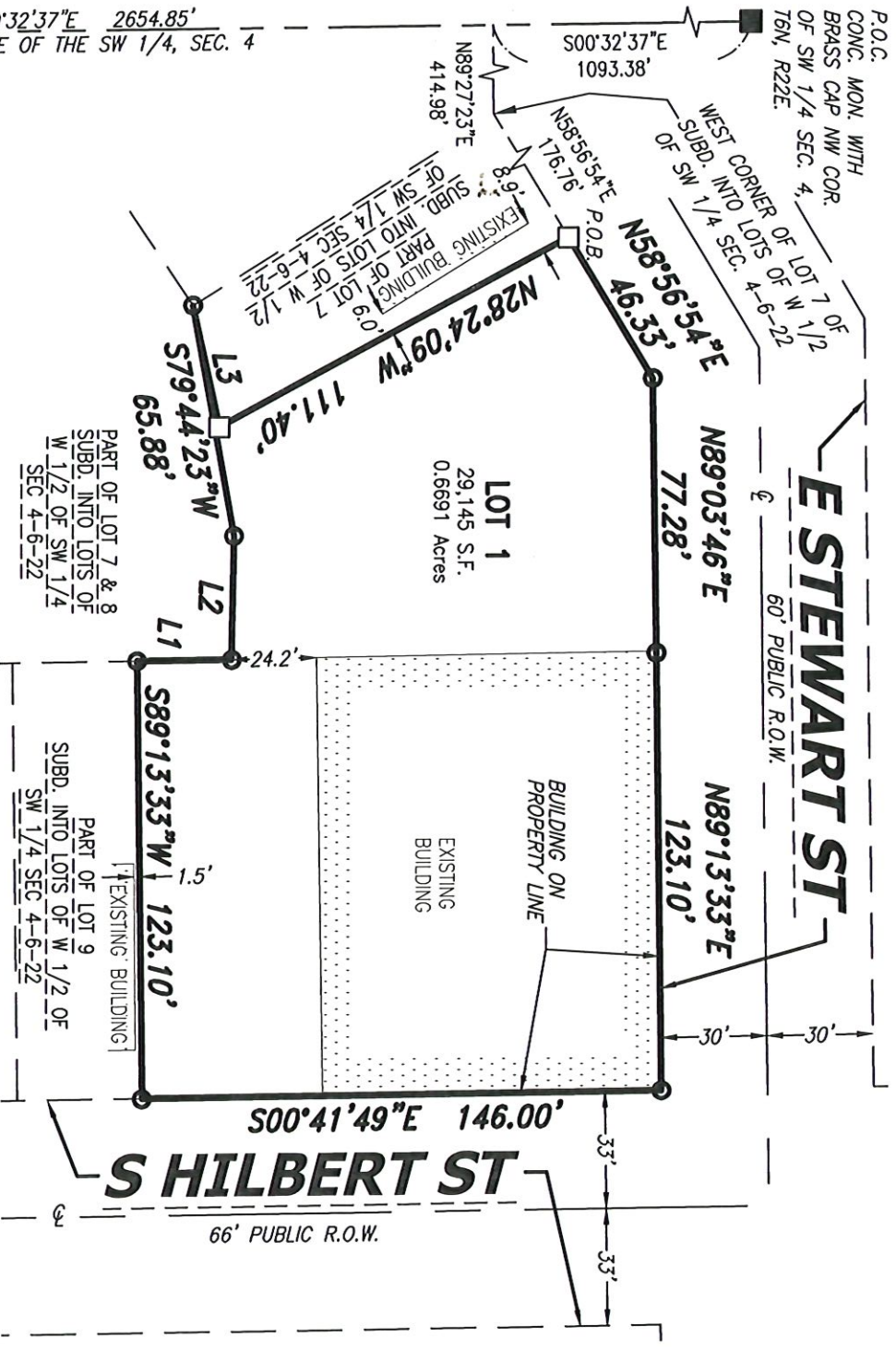
CERTIFIED SURVEY MAP NO. _____

That part of Lot 7 and Lot 9 of the Subdivision of the West One-half (1/2) of the SW 1/4 of Section 4 in the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

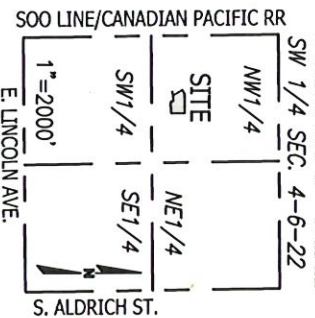
Owner: F Street Stewart, LLC
1134 N. 9th St. Suite 200
Milwaukee, WI 53233

Tax Key Nos: 4661123000
466112100
Zoning: IL2

All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD83/2011, in which the West line of the SW 1/4 of Section 4, Township 6 North, Range 22 East bears S00°32'37"E.



VICINITY MAP



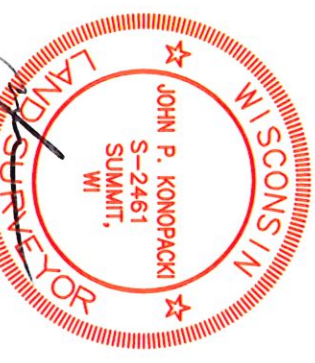
LEGEND

- Indicates found 1" iron pipe.
- Indicates set 3/4" x 18" Iron Rebar, 1.5 lbs./ft.

LINE TABLE

| LINE | BEARING | DIST. |
|------|-------------|--------|
| L1 | N00°41'49"W | 26.37' |
| L2 | N88°54'32"W | 34.78' |
| L3 | N77°32'53"E | 35.00' |

Graphic Scale



Date: May 5, 2025
Revised: June 4, 2025
Survey No. 6037.00A-mem
Sheet 1 of 5 Sheets

CHAPUT LAND SURVEYS

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

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

| | |
|------------------------------------|-----------|
| INFRASTRUCTURE SERVICES DIVISION | 6/25/2025 |
| CENTRAL DRAFTING & RECORDS MANAGER | |
| ENGR. IN CHARGE | 6/25/2025 |
| CORRECT | |
| CITY ENGINEER | |
| APPROVED | |

DEPARTMENT OF CITY
DEVELOPMENT
CITY OF MILWAUKEE

MAY 22 2025
STAFF APPROVED

CERTIFIED SURVEY MAP NO. _____

That part of Lot 7 and Lot 9 of the Subdivision of the West One-half (1/2) of the SW 1/4 of Section 4 in the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

I, John P. Konopacki, a professional land surveyor, do hereby certify:

THAT I have surveyed and mapped that part of Lot 7 and Lot 9 of the Subdivision of the West One-half (1/2) of the SW 1/4 of Section 4 in the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 6 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 said Section 4; thence South 00°32'37" East along the West line of the said 1/4 Section 1093.38 feet; thence North 89°27'23" East and perpendicular to said West line 414.98 feet to the West corner of Lot 7 of Subdivision into Lots Of The West 1/2, also being a point on the South line of East Stewart Street; thence North 58°56'54" East along said South line 176.76 feet to the point of beginning of the lands hereinafter described; thence continuing North 58°56'54" East along said South line 46.33 feet to a point; thence North 89°03'46" East along said South line 77.28 feet to a point; thence North 89°13'33" East along said South line 123.10 feet to a point on the West line of South Hilbert Street; thence South 00°41'49" East along said West line 146.00 feet to a point; thence South 89°13'33" West 123.10 feet to a point; thence North 00°41'49" West 26.37 feet to a point; thence North 88°54'32" West 34.78 feet to a point; thence South 79°44'23" West 65.88 feet to a point; thence North 77°32'53" East 35.00 feet to a point; thence North 28°24'09" West 111.40 feet to the point of beginning.

Containing 29,145 square feet or 0.6691 acres of land.

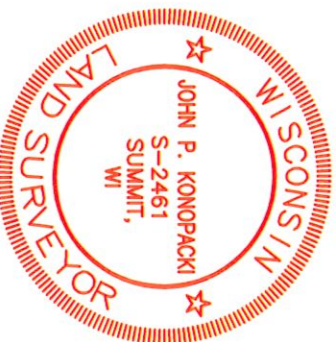
THAT I have made this survey and map by the direction of the F Street Stewart, LLC, owner of said land.

THAT such 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 and mapping the same. Per Wis. Stat. 236.21 (1), this certificate has the same force and effect as an affidavit.

DATE: May 5, 2025
REVISED: June 4, 2025


John P. Konopacki
PROFESSIONAL LAND SURVEYOR S-2461



CERTIFIED SURVEY MAP NO. _____

That part of Lot 7 and Lot 9 of the Subdivision of the West One-half (1/2) of the SW 1/4 of Section 4 in the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

ENTITY OWNER'S CERTIFICATE

F Street Stewart, LLC, a limited liability company, 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 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 Common Council and in accordance with Chapter 119 of the Milwaukee Code of Ordinances, 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: 6/10/25

Entity Name: F Street Stewart, LLC

Signature: _____

Type or Print Name: Scott Lurie

Title: Manager

STATE OF Wisconsin

Milwaukee COUNTY

Personally came before me this 10 day of June, 2025, Scott Lurie, the Manager of the above named entity, to me known to be the person 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.

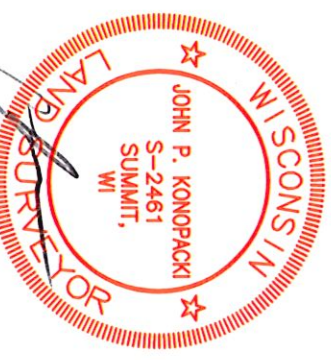
Notary Signature: _____

Print Notary Name: Tania Nigh

Notary Public, State of WI

My commission expires: 5-14, 28

(Notary Seal)



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputandsurveys.com

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: May 5, 2025
Revised: June 4, 2025
Survey No. 6037.00A-mem
Sheet 3 of 5 Sheets

CERTIFIED SURVEY MAP NO. _____

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CONSENT OF ENTITY MORTGAGEE

Wauwatosa 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 certified survey map and in the surveyor's certificate, and to the certificate of the owner(s) of said land.

Date: June 11, 2025

Entity Name: Wauwatosa Bank

Signature: [Signature]

Type or Print Name: Michelle L Knopf

Title: Chief Operating Officer

STATE OF Wisconsin }

:SS

Marathon COUNTY }

Personally came before me this 11th day of June, 2025 Michelle L. Knopf, COO (name and title) of the above named entity, to me known to be the person 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.

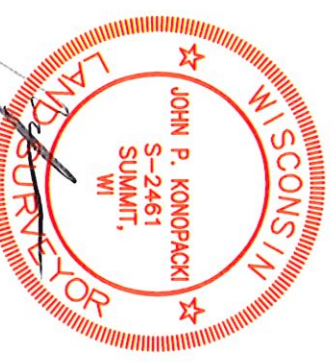
Notary Signature: [Signature]

Print Notary Name: Susan Osness

Notary Public, State of Wisconsin

My commission expires: 11/01/2028

(Notary Seal) Susan Osness



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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: 7/1/2025

Signature: *Spencer Coggs*
SPENCER COGGS, City Treasurer
LaQuisha Schneider
Deputy Treasurer

CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL APPROVAL

I certify that this certified survey map was approved under Resolution File No. 250499, adopted by the Common Council of the City of Milwaukee on 7-15-2025.

Date: 7-22-2025

Signature: *James R. Owczarski*
JAMES R. OWCZARSKI, City Clerk

