

Department of City Development
Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission

Patricia S. Algiers
Commissioner
Steven J. Jacquart
Deputy Commissioner

May 3, 2004

To the Honorable Common Council
Zoning, Neighborhoods & Development Committee
City of Milwaukee

Dear Committee Members:

Attached is a final certified survey map listed as follows:

DCD #2360- Owner: Old Grove, LLC
Tax Key No's.: 557-9970-111-0, -9970-120-x & -1573-5
Located south of West Forest Home Avenue and west of South 60th Street, in the 11th
Aldermanic District.

The purpose of this map is to subdivide one parcel into three parcels for future sale of two parcels. Approval of the above listed map is recommended, since it conforms to the requirements of Chapter 119 of the Subdivision Regulations of the City of Milwaukee.

Sincerely,

John R. Hyslop
Interim Planning Director

Attachment

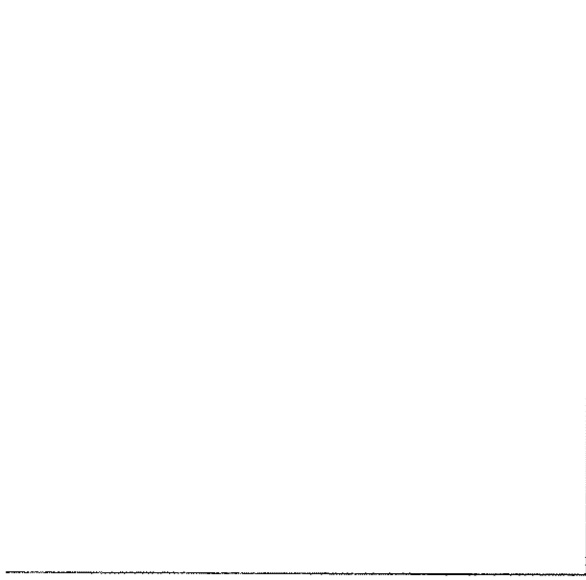
CSMZND.REF.2360.doc

809 North Broadway, Milwaukee, Wisconsin, Phone (414) 286-5900
Mailing Address: P. O. Box 324, Milwaukee, WI. 53201-0324, Web Site: www.mkecdcd.org
T.D.D. Numbers: Rent Assistance 286-2921 and Community Services 286-3504

DCD# 2360

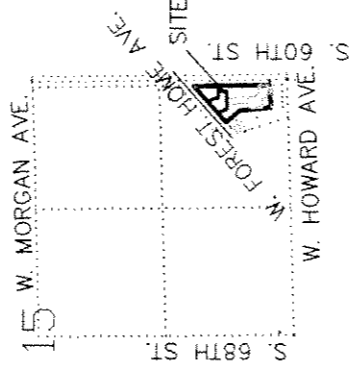
CERTIFIED SURVEY MAP no. _____

A REVISION OF PARCEL 3 OF CERTIFIED SURVEY MAP NO. 5177 AND LANDS ALL BEING A PART OF THE SE1/4 OF THE SE1/4 OF SEC. 15 T6N, R21E, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN



LOCATION MAP

SCALE: 1" = 2000'



SE1/4 SEC. 15
T6N, R21E

DATE OF SURVEY: 10-17-03

FLOOD PLAN NOTE

THE SUBJECT PROPERTY IS DETERMINED TO BE IN AN AREA OF MINIMAL FLOODING

PER: THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.:

550277--0001--B ZONE C

COMMUNITY PANEL NO.:

550278--0022--D ZONE C

COMMUNITY PANEL NO.:

550278--0023--B ZONE C

COMMUNITY PANEL NO.:

550278--0023--B ZONE C

COMMUNITY PANEL NO.:

550278--0023--B ZONE C

COMMUNITY PANEL NO.:

550278--0023--B ZONE C

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COMMUNITY PANEL NO.:

550278--0023--B ZONE C

COMMUNITY PANEL NO.:

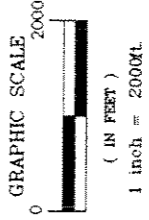
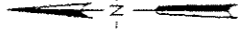
550278--0023--B ZONE C

COMMUNITY PANEL NO.:

550278--0023--B ZONE C

COMMUNITY PANEL NO.:

550278--0023--B ZONE C



This instrument was drafted by

MILLER ENGINEERS
5308 South Twelfth Street
Sheboygan, Wisconsin 53081
920-758-6164

SCIENTISTS No. 03-16317B, (03-1-16317) October 14, 2003
INFRASTRUCTURE

SERVICES DIVISION

Marcia Anderson 3/11/04
CENTRAL DRAFTING & RECORDS MANAGER

Martin Aguero 3/11/04
ENGR. IN CHARGE ENVIRON. ENGR.

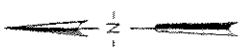
[Signature]
CITY ENGINEER

APPROVED

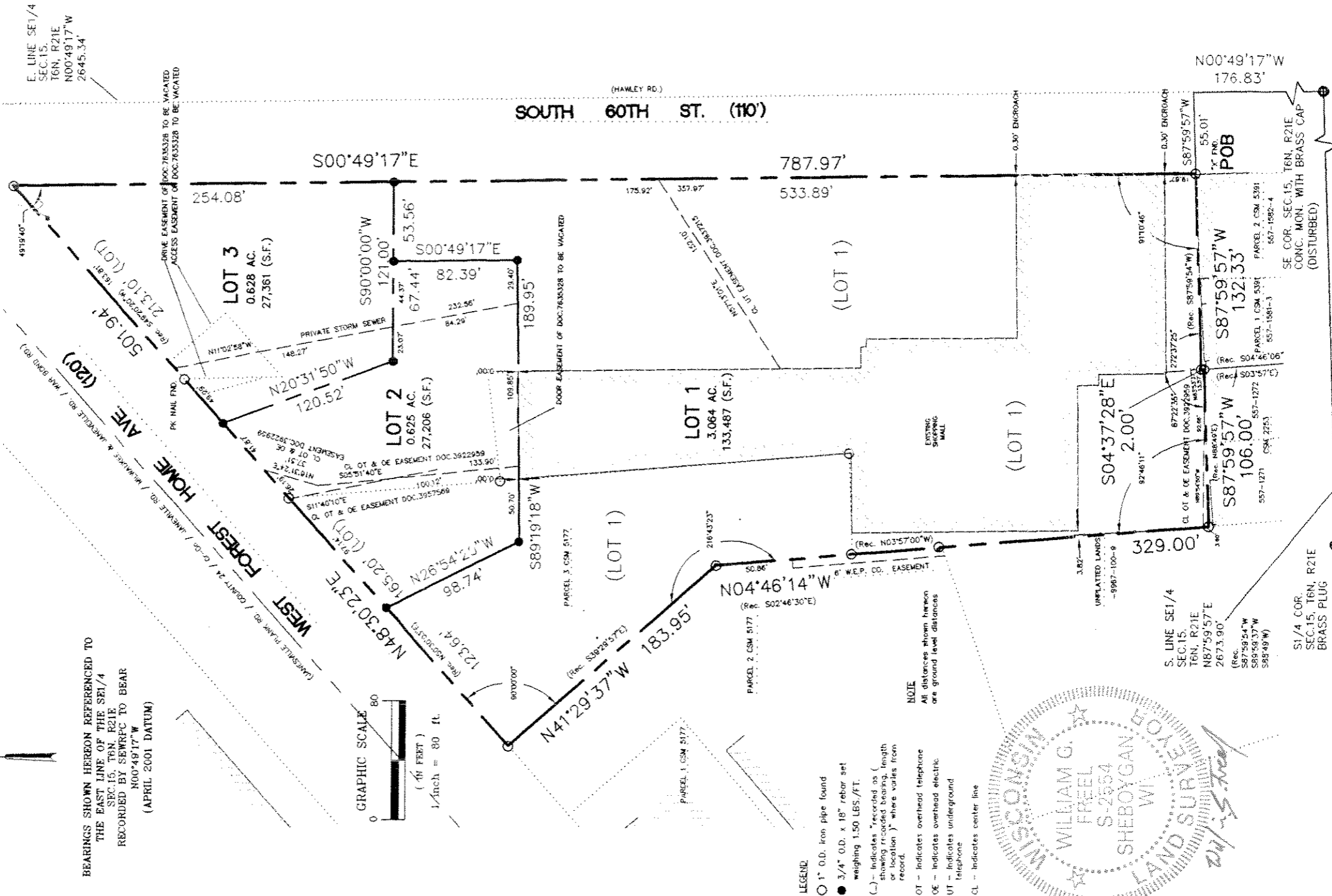
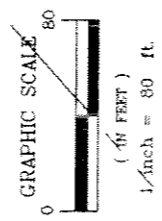
P.C.D. # 2360

CERTIFIED SURVEY MAP no.
A REVISION OF PARCEL 3 OF CERTIFIED SURVEY MAP NO. 5177
AND LANDS ALL BEING A PART OF
THE SE1/4 OF THE SE1/4 OF SEC. 15 T6N, R21E,
CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

E1/4 COR. SEC.15, T6N, R21E
CONC. MON.
WITH BRASS CAP PLUG

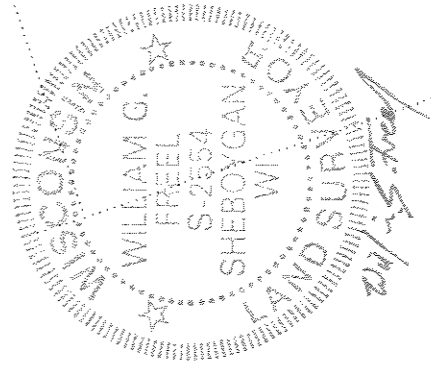


BEARINGS SHOWN HEREON REFERENCED TO
THE EAST LINE OF THE SE1/4
SEC.15, T6N, R21E
RECORDED BY SEWRPC TO BEAR
N00°49'17"W
(APRIL 2001 DATUM)



- LEGEND:**
- 1" O.D. iron pipe found
 - 3/4" O.D. x 18" rebar set weighing 150 LBS./FT.
 - () - indicates "recorded as ()" showing recorded bearing, length and location "Y" where varies from record.
 - OT - indicates overhead telephone
 - OE - indicates overhead electric
 - UT - indicates underground telephone
 - CL - indicates center line

NOTE:
All distances shown hereon are ground level distances



CERTIFIED SURVEY MAP no. _____

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AND LANDS ALL BEING A PART OF

THE SE1/4 OF THE SE1/4 OF SEC. 15 T6N, R21E,
CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
): ss
MILWAUKEE COUNTY)

I, William G. Freel, Registered Land Surveyor, certify: That I have surveyed, divided and mapped:

A REDIVISION OF PARCEL 3 OF CERTIFIED SURVEY MAP NO. 5177
AND LANDS ALL BEING A PART OF
THE SE1/4 OF THE SE1/4 OF SEC. 15 T6N, R21E,
CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

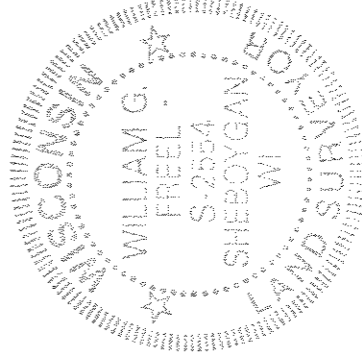
COMMENCING AT THE S1/4 CORNER OF SEC.15, T6N, R21E;
THENCE N87°59'57"E ALONG THE SOUTH LINE OF SAID SE1/4, 2673.90 FEET TO THE SE1/4 CORNER SEC.15, T6N,
R21E;
THENCE N00°49'17"W ALONG THE EAST LINE OF SAID SE1/4, 176.83 FEET;
THENCE S87°59'57"W, 55.01 FEET TO THE NE CORNER OF CERTIFIED SURVEY MAP NO. 5391 AND THE POINT OF
BEGINNING;

THENCE FROM SAID POINT OF BEGINNING S87°59'57"W (REC. S87°59'54"W) ALONG THE NORTHERLY LINE OF SAID CSM,
132.33 FEET TO THE NW CORNER OF SAID CSM;
THENCE S04°37'28"E (REC. S04°46'06"E) ALONG THE WESTERLY LINE OF SAID CSM, 2.00 FEET TO THE NE CORNER
OF CERTIFIED SURVEY MAP NO. 2253;
THENCE S87°59'57"W (REC. N88°49'E) ALONG THE NORTHERLY LINE OF SAID CSM, 106.00 FEET TO THE NW CORNER
SAID CSM;
THENCE N04°46'14"W (REC. S02°46'30"E) ALONG THE EASTERLY LINE EXTENDED OF PARCEL 2 CERTIFIED SURVEY MAP
NO. 5177, 329.00 FEET TO A CORNER OF SAID PARCEL 2;
THENCE N41°29'37"W (REC. S39°29'57"E) ALONG THE EASTERLY LINE OF SAID PARCEL 2, 183.95 FEET TO THE NE
CORNER SAID PARCEL 2 AND THE SE R-O-W LINE OF WEST FOREST HOME AVENUE;
THENCE N48°30'23"E (REC. S49°20'20"W, N50°30'03"E) ALONG SAID SE R-O-W LINE, 501.94 FEET TO THE WESTERLY
R-O-W LINE OF SOUTH 60TH STREET;
THENCE S00°49'17"E ALONG SAID WESTERLY R-O-W LINE, 787.97 FEET TO THE POINT OF BEGINNING;
CONTAINING 4.317 AC (188,054 S.F.) OF LAND.

That I have made this survey, land division, and map at the direction of Old Grove, LLC., and Bessie Kristal, Owners
of said land. 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 of
Ordinances in surveying, dividing and mapping the same.

Signed *William G. Freel* Dated this 13th day of February, 2004
William G. Freel, R.L.S./No. S-2554



DLD # 2360

CERTIFIED SURVEY MAP no. _____
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AND LANDS ALL BEING A PART OF
THE SE1/4 OF THE SE1/4 OF SEC. 15 T6N, R21E,
CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

COMPANY OWNER'S CERTIFICATE

Old Grove, LLC, a company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said company caused the land described on this map to be surveyed, divided, 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 subdivision shall be installed underground in easements provided therefor.

This agreement shall be binding on the undersigned and assigns.

In Witness Whereof, the Old Grove, LLC, has caused these presents to be signed by Stan Schuckman, a member,

at 7600 Jericho Turnpike, Woodbury, State of New York, this _____ day of _____, 20____.

In presence of:
Old Grove, LLC.

Stan Schuckman

Stanley H. Schuckman, Member

(Witness) (Type or print name)

STATE OF NEW YORK
)ss.
NASSAU COUNTY)

Personally came before me this 20 day of February, 2004, Stanley H. Schuckman, member of the above named company, to me known as the person who executed the foregoing instrument, and to me known to be a member of the company, and acknowledged that he executed the foregoing instrument as such member as the deed of the company, by it's authority.

(Notary Seal) [Signature]

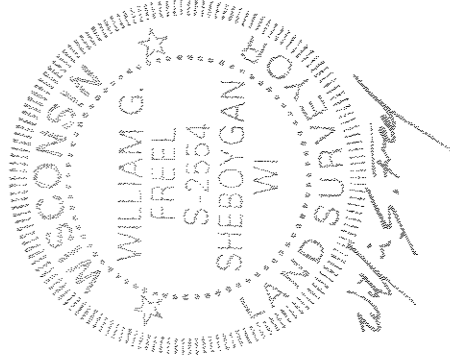
(Type or print name), Notary Public

State of _____

My commission expires _____

My Commission is permanent.

DIANE E. MAIER
Notary Public, State of New York
No. 01MAG09295
Qualified in Nassau County
Commission Expires Sept. 29, 2007.



DCD 2360

CERTIFIED SURVEY MAP NO. _____
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AND LANDS ALL BEING A PART OF
THE SE1/4 OF THE SE1/4 OF SEC. 15 T6N, R21E,
CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

INDIVIDUAL OWNER'S CERTIFICATE

As owner, I certify that I caused the land described on this map to be surveyed, divided, 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 of the City of Milwaukee and in accordance with Chapter 119 of the Milwaukee Code, 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 subdivision shall be installed underground in easements provided therefor.

This agreement shall be binding on the undersigned and assigns.

Witness the hands and seal of said owner this 1st day of MARCH, 2004.

Bessie Kristal
Bessie Kristal

ANNA WASSERMAN
(Witness) (Type or print name)

STATE OF ARIZONA)
)ss.
MARICOPA COUNTY)

Personally came before me this 1st day of MARCH, 2004, the above named Bessie Kristal, to me known to be the person who executed the foregoing instrument and acknowledged the same.

(Notary Seal)

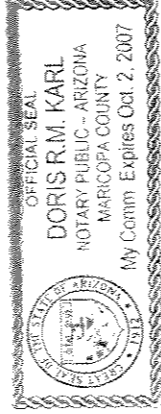
Doris R M Karl

DORIS R M KARL
(Type or print name), Notary Public

State of ARIZONA

My commission expires 10-02-2007

My Commission is permanent.



CERTIFIED SURVEY MAP no. _____
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AND LANDS ALL BEING A PART OF
THE SE1/4 OF THE SE1/4 OF SEC. 15 T6N, R21E,
CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

CERTIFICATE OF CITY TREASURER

WI. STATUTES CHAPTER 236.21(2) / 706.07(7)

STATE OF WISCONSIN)
)ss.
MILWAUKEE COUNTY)

I, Wayne F. Whittow, being the duly elected, qualified 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.

4-27-04
(Date)
Wayne F. Whittow
Wayne F. Whittow, City Treasurer

COMMON COUNCIL CERTIFICATE OF APPROVAL

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

Ronald D. Leonhardt, City Clerk

Mayor

Type or print name

