

# CERTIFIED SURVEY MAP NO.

PARCEL 2, CERTIFIED SURVEY MAP NO. 8118 RECORDED ON DECEMBER 3, 2008 AS DOCUMENT NO. 9676357, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

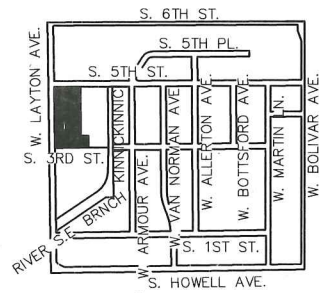
**PREPARED FOR:**  
**HIMALAYAN CONSULTANTS, LLC**  
**W156 N11357 PILGRIM ROAD**  
**GERMANTOWN, WI**

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST THOUSANDTH OF A FOOT.

ALL BEARINGS REFER TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 22 EAST, WHICH BEARS S 89°14'50" W.

SUBJECT LANDS ARE IN ZONE "X" PER FLOOD INSURANCE RATE MAP #55079C0158E EFFECTIVE DATE SEPTEMBER 26, 2008.

**VICINITY MAP**  
 1" = 2000'



SE 1/4 SEC. 20-6-22



- INDICATES 1 INCH DIA. IRON PIPE, FOUND.
- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.

TAX KEY NOS.:  
 595-0852-000

ZONED: LOCAL BUSINESS (LB1) & DEVELOPMENT INCENTIVE ZONE (DIZ).

MIN. SETBACK REQUIREMENTS PER THE CITY OF MILWAUKEE ZONING CODE ARE:

STREET = AVERAGE (MIN.); 70' (MAX.)  
 SIDE STREET SETBACK = "NONE" (MIN.); 25' (MAX.)  
 SIDES = "NONE"  
 REAR = "NONE"



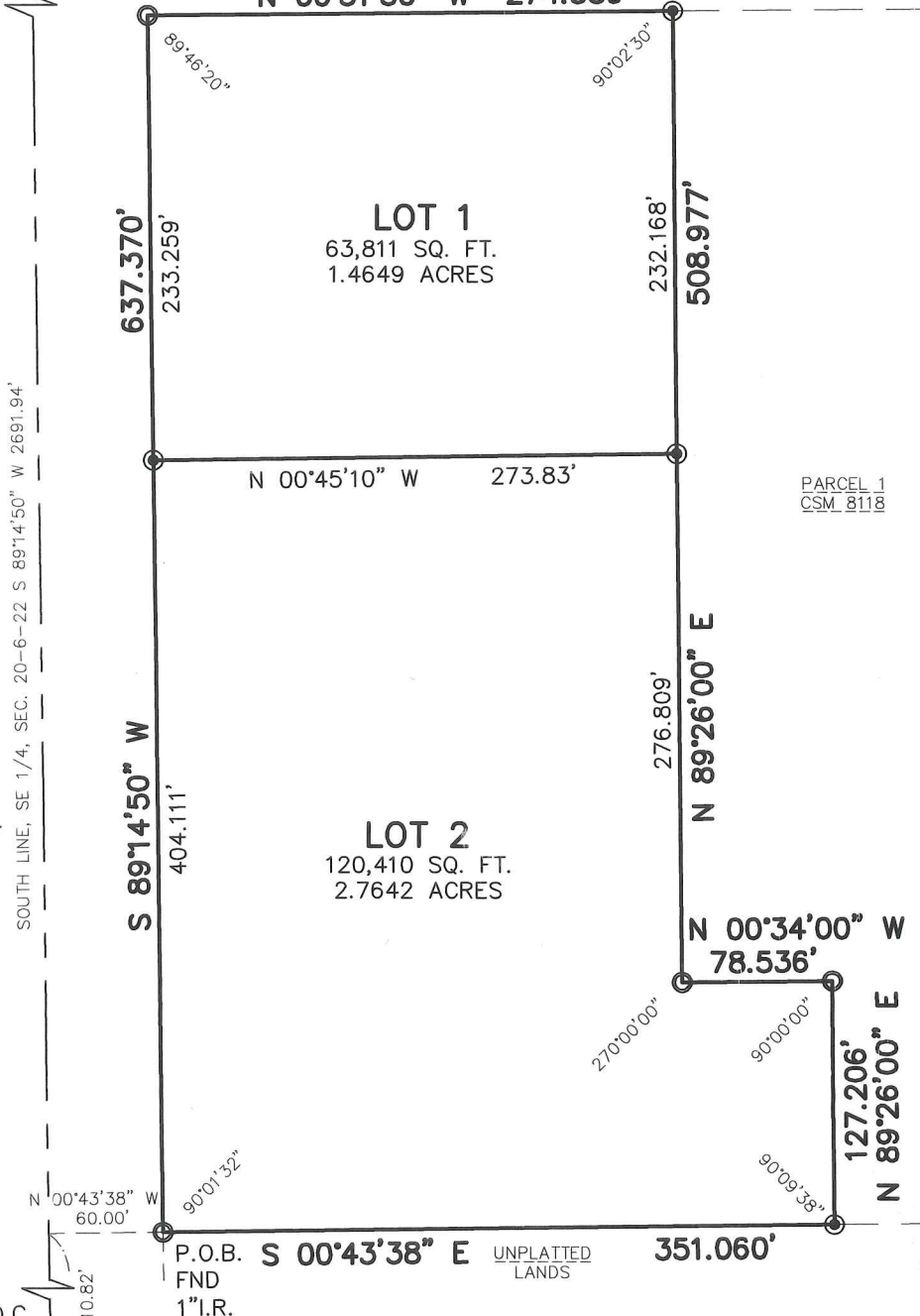
**CAPITOL SURVEY ENTERPRISES**  
 220 REGENCY CT., SUITE 210  
 BROOKFIELD, WI 53226  
 PH: (262) 786-6600  
 FAX: (262) 786-6608  
 WWW.CAPITOLSURVEY.COM



NE COR. OF THE SE 1/4, SEC. 20-6-22 FND CONC. MON. W/BRASS CAP N 359,251.25 E 2,559,479.78

**SOUTH 5TH STREET**  
 (60' PUBLIC RIGHT OF WAY)

N 00°31'30" W 274.589'

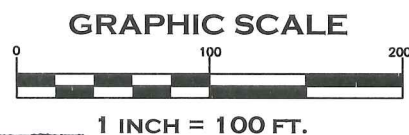


**WEST LAYTON AVENUE**  
 (120' PUBLIC RIGHT OF WAY)

SOUTH LINE, SE 1/4, SEC. 20-6-22 S 89°14'50" W 2691.94'

PARCEL 1  
 CSM 8118

P.O.C. SE COR. OF THE SE 1/4, SEC. 20-6-22 FND CONC. MON. W/BRASS CAP N 356,594.80 E 2,559,541.30



**INFRASTRUCTURE SERVICES DIVISION**  
*Yuan Wu* 10/2/17  
 CENTRAL DRAFTING & RECORDS MANAGER  
*Zy Naha* 10/2/17  
 ENGR. IN CHARGE ENVIRON. ENGR.  
**CORRECT**  
*Jeffrey S. Polenok* 10/3/17  
 CITY ENGINEER  
**APPROVED**

DEPARTMENT OF CITY DEVELOPMENT  
 CITY OF MILWAUKEE  
 JUL 06 2016  
*[Signature]*  
**STAFF APPROVED**

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## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
MILWAUKEE COUNTY) SS

I, MICHAEL J BERRY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED PARCEL 2, CERTIFIED SURVEY MAP NO. 8118 RECORDED ON DECEMBER 3, 2008 AS DOCUMENT NO. 9676357, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN. BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID 1/4 SECTION; THENCE S 89°14'50" W 1310.82 FEET; THENCE N 00°43'38" W 60.00 FEET TO A 1" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID PARCEL 2 AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED, THENCE S 89°14'50" W 637.370 FEET; THENCE N 00°31'30" W 274.589 FEET; THENCE N 89°26'00" E 508.977 FEET; THENCE N 00°34'00" W 78.536 FEET; THENCE N 89°26'00" E 127.206 FEET; THENCE S 00°43'38" E 351.060 FEET TO THE POINT OF BEGINNING.

CONTAINING: 184,221 SQUARE FEET OR 4.2291 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF 300 WEST LLC, OWNER OF SAID LAND.

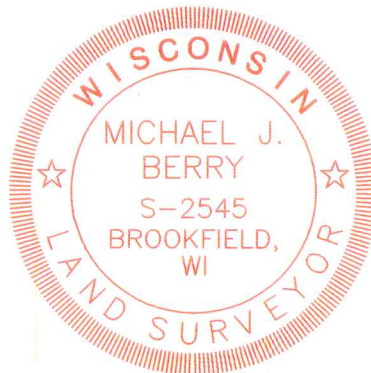
THAT THE MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236 OF THE WISCONSIN STATUTES AND CHAPTER 119 OF THE CITY OF MILWAUKEE CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 8TH DAY OF AUGUST, 2017.



MICHAEL J BERRY  
PROFESSIONAL LAND SURVEYOR, S-2545  
STATE OF WISCONSIN





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## CORPORATE OWNER'S CERTIFICATE

300 WEST, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT SAID CORPORATION 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:

A. 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 SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFORE, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHERE OF, 300 WEST, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY DEMETRIOS DIMITROPOULIS, (MANAGING MEMBER), AT MILWAUKEE, WISCONSIN, THIS 27th DAY OF September 2017.

IN THE PRESENCE OF:

300 WEST, LLC

[Signature]  
(WITNESS)

[Signature]  
DEMETRIOS DIMITROPOULIS, MANAGING MEMBER

STATE OF WISCONSIN) SS  
Milwaukee COUNTY)

PERSONALLY CAME BEFORE ME THIS 27th DAY OF September, 2017, DEMETRIOS DIMITROPOULIS, (MANAGING MEMBER), TO ME KNOWN AS THE PERSON WHO EXECUTED THE FORGOING INSTRUMENT, AND TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY OF THE CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF THE CORPORATION, BY ITS AUTHORITY.

[Signature]  
NOTARY PUBLIC  
STATE OF WISCONSIN  
MY COMMISSION EXPIRES: 08-22-2022

**AARON HERSHBERGER**  
NOTARY PUBLIC  
STATE OF WISCONSIN



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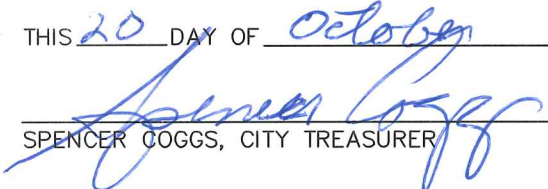
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## CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)  
MILWAUKEE COUNTY) SS

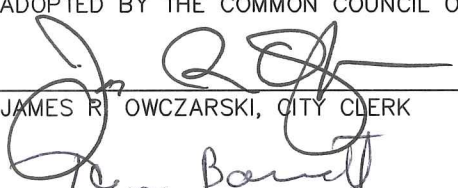
I, SPENCER COGGS, BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF MILWAUKEE, CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN THE OFFICE OF THE CITY TREASURER OF THE CITY OF MILWAUKEE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON THE LAND INCLUDED IN THIS CERTIFIED SURVEY MAP.

THIS 20 DAY OF October, 2017.

  
\_\_\_\_\_  
SPENCER COGGS, CITY TREASURER

## COMMON COUNCIL CERTIFICATE OF APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. 171091, ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON THIS 7<sup>th</sup> DAY OF November, 2017.

  
\_\_\_\_\_  
JAMES R. OWCZARSKI, CITY CLERK

  
\_\_\_\_\_  
TOM BARRETT, MAYOR

