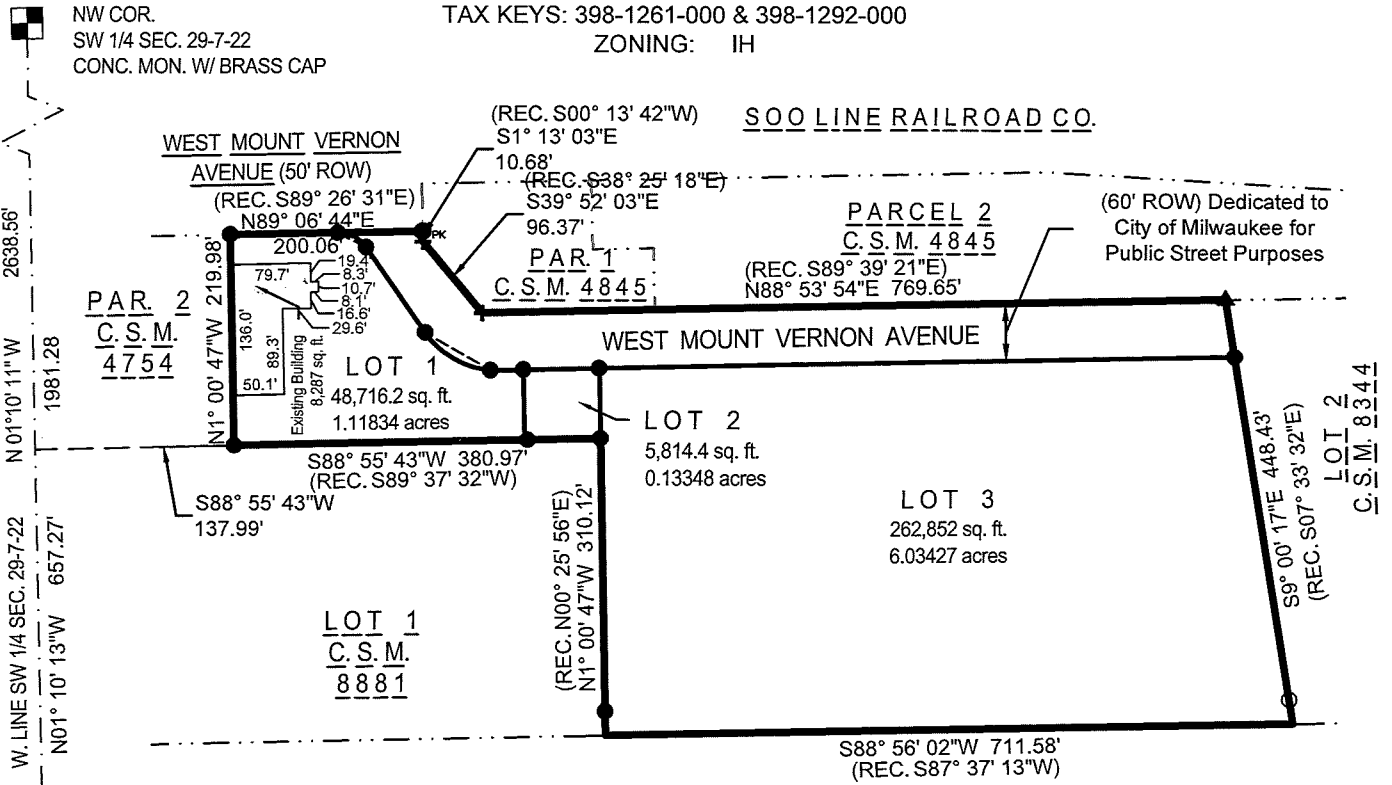


OCD #3414

CERTIFIED SURVEY MAP NO. _____

Parcel 1 of Certified Survey Map No. 6817, Recorded as Document No. 7916281 and Lot 2 of Certified Survey Map No. 8881, Recorded as Document No. 10635387 in the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

ADDRESSES: 1205 W Mount Vernon Ave & 260 N 12th Street
TAX KEYS: 398-1261-000 & 398-1292-000
ZONING: IH



NW COR.
SW 1/4 SEC. 29-7-22
CONC. MON. W/ BRASS CAP

SW COR.
SW 1/4 SEC. 29-7-22
CONC. MON. W/ BRASS CAP

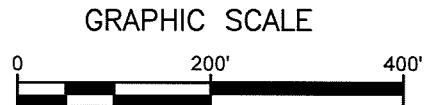
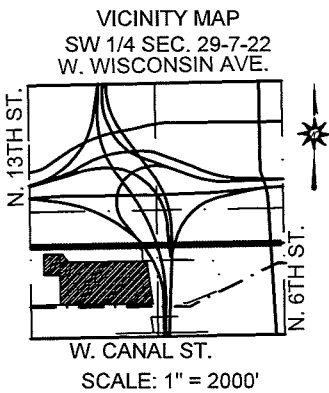
MENOMONEE RIVER

LEGEND:

- INDICATES FOUND 3/4" REBAR
- ▲ INDICATES FOUND SPIKE
- ⊕ INDICATES FOUND CHISELED CROSS
- ⊙_{PK} INDICATES FOUND PK NAIL
- INDICATES SET 3/4" DIAM. REBAR, 18" LONG WEIGHING 1.50 LBS/LIN. FT.

NOTES:

- *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.
- *OHWM FALLS ON RIVER SIDE OF DOCK WALL.
- COORDINATES & BEARINGS REFERENCED THE WISCONSIN COUNTY COORDINATE SYSTEM (MILWAUKEE ZONE NAD 1927 WITH THE WEST LINE OF THE SW 1/4 OF SEC. 29-7-22, ASSUMED TO BEAR N 01°10'13" W. (REC. AS N00°16'34" E)
- DISTANCES MEASURED TO THE NEAREST 0.01'. ANGLES MEASURED TO THE NEAREST 01'.
- SEE SHEETS 3-5 FOR EXISTING EASEMENTS



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Single Source. Sound Solutions.
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Milwaukee, WI 53233
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Fax: 414-643-4210

PROJECT NUMBER 18418

DRAFTED BY KMA

DATE 04/22/2024

Sheet 1 of 9

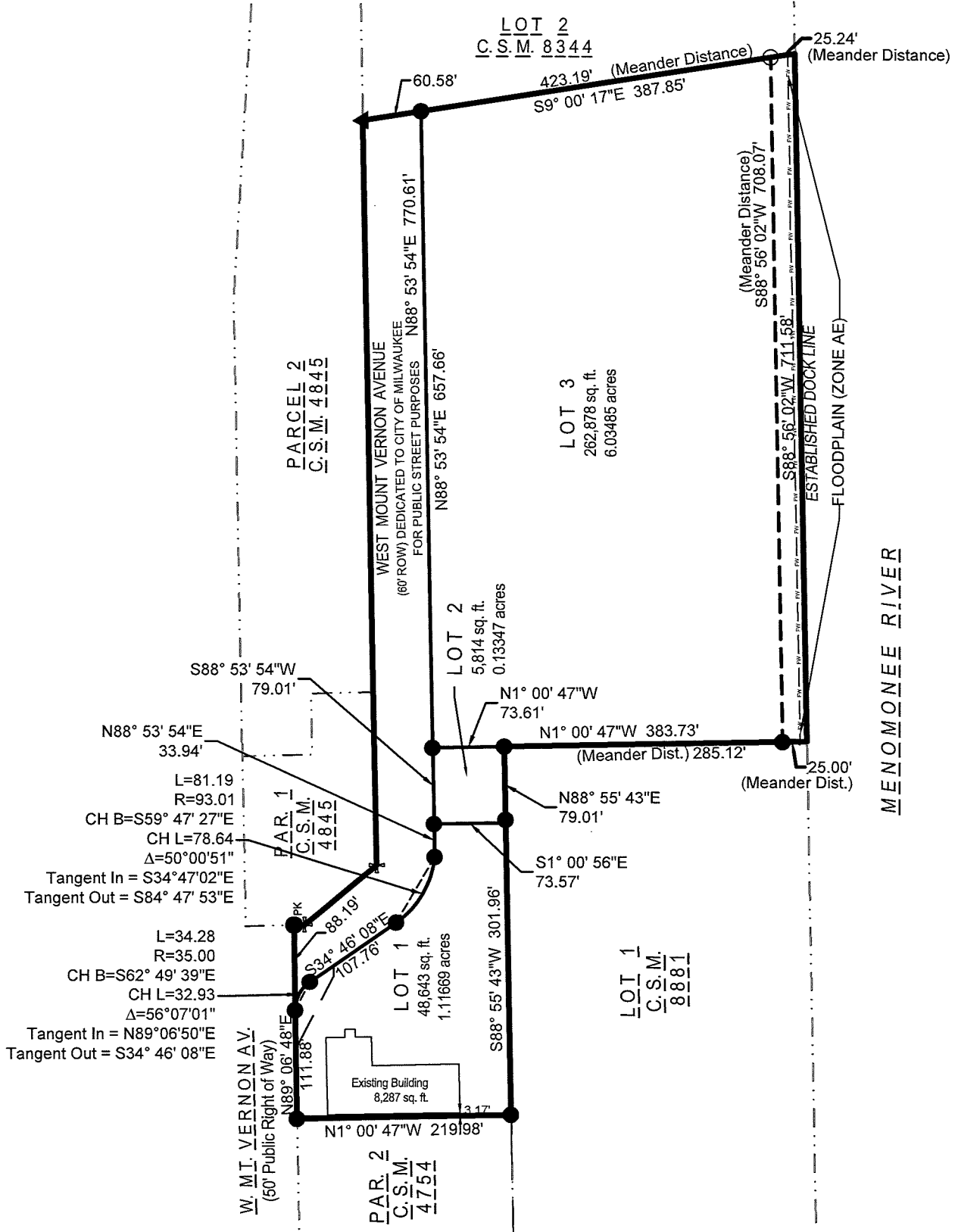
INFRASTRUCTURE SERVICES DIVISION
John Unt. 4/30/2024
 CENTRAL DRAFTING & RECORDS MANAGER
Kt Gant 4-30-24
 ENGR. IN CHARGE ENVIRON. ENGR.
 CORRECT
R. O. M. 4/30/2024
 CITY ENGINEER
 APPROVED

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE

DEC 11, 2023
[Signature]
STAFF APPROVED

CERTIFIED SURVEY MAP NO. _____

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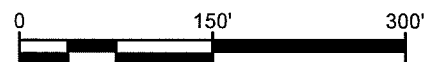
BEARINGS AND DISTANCES LOT LINES



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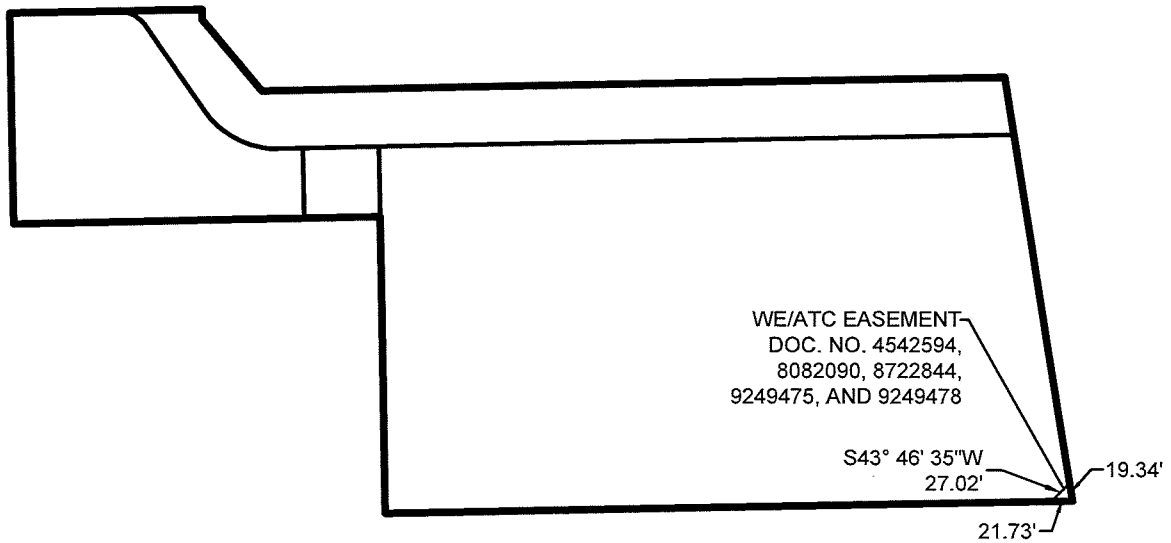
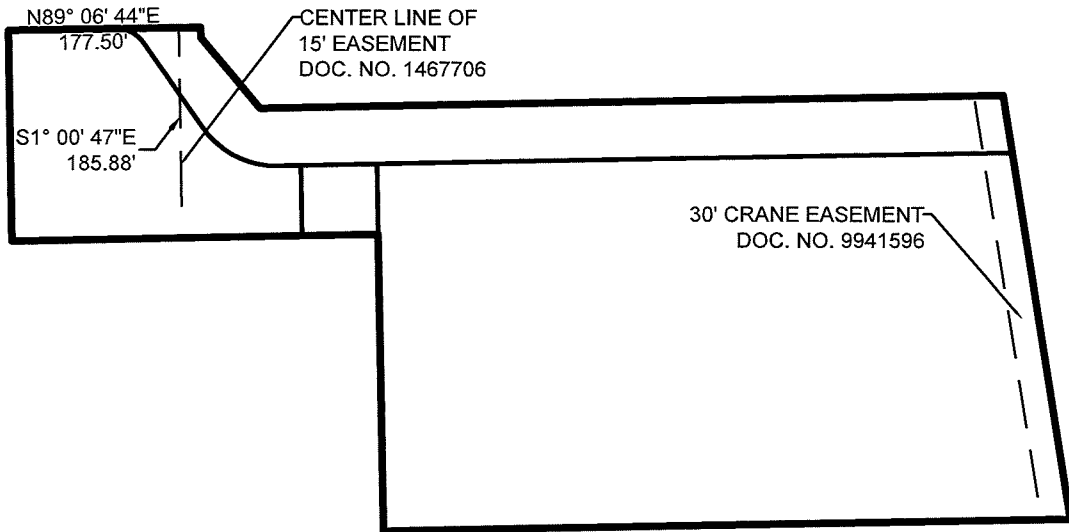
GRAPHIC SCALE



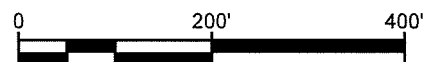
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EXISTING EASEMENTS



GRAPHIC SCALE

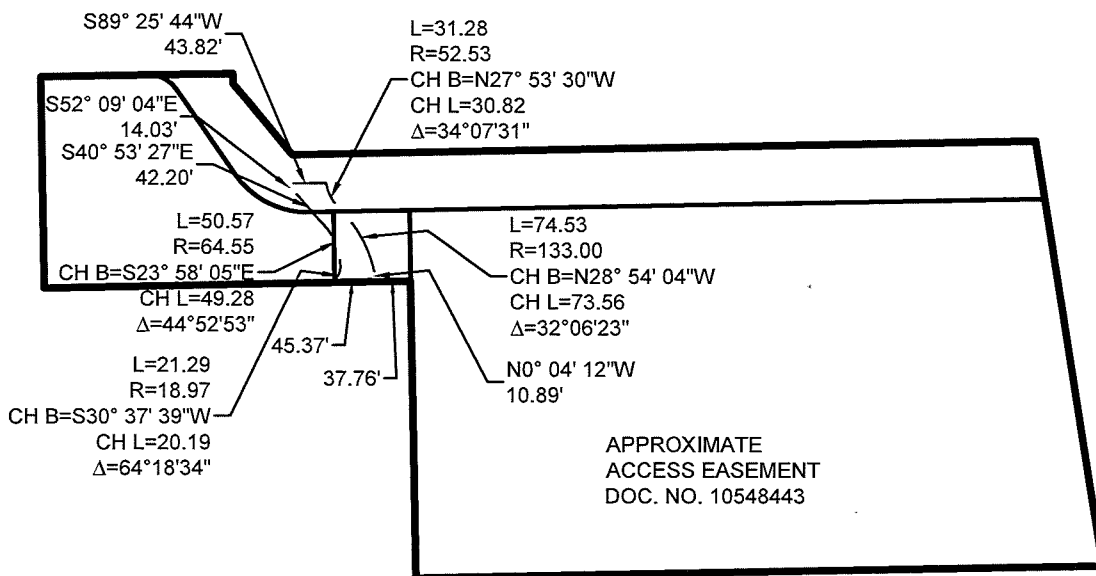
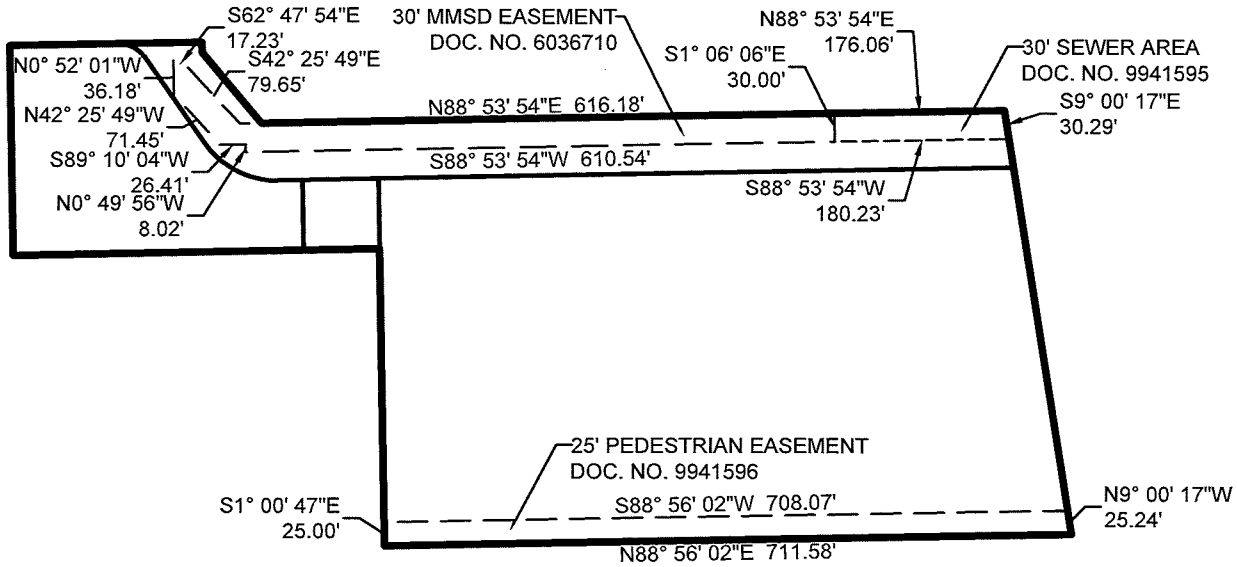


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EXISTING EASEMENTS



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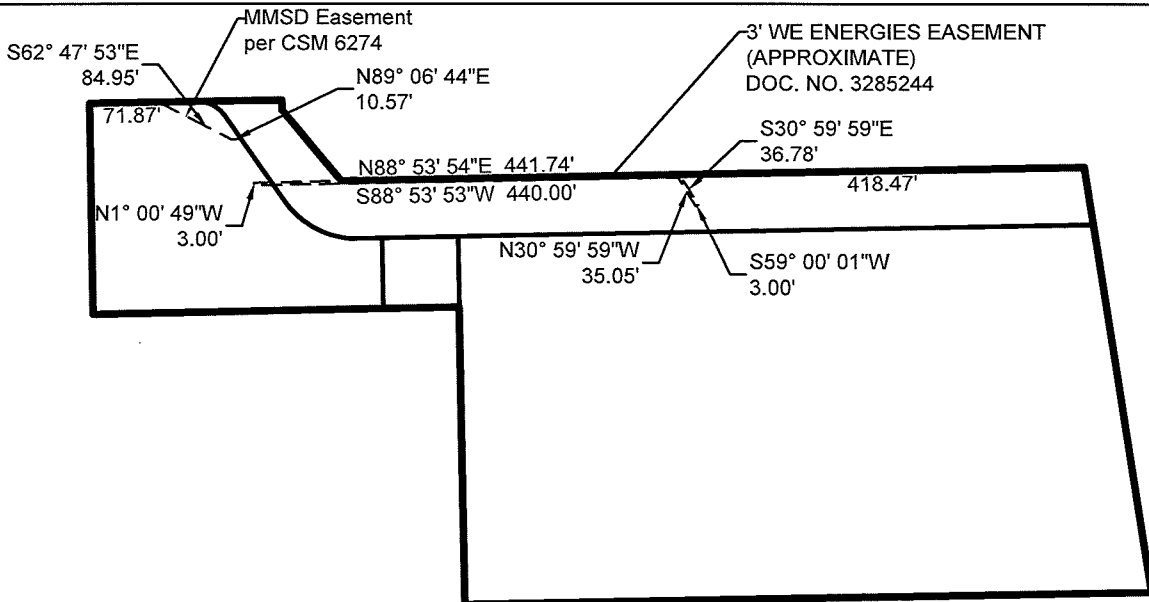
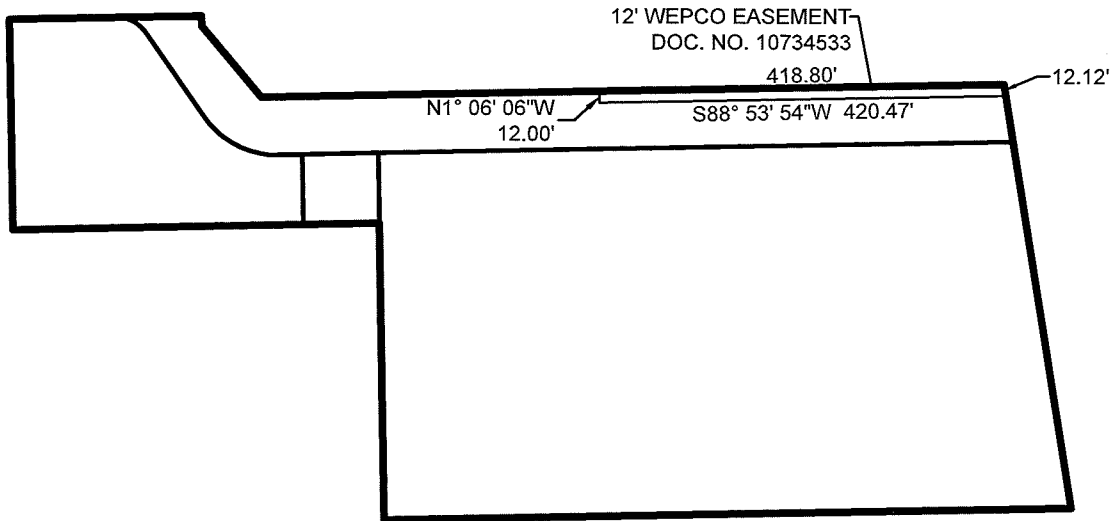
GRAPHIC SCALE



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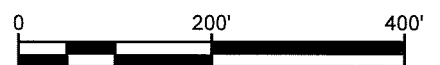
EXISTING EASEMENTS



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GRAPHIC SCALE



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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
SS
MILWAUKEE COUNTY)

I, Kevin A. Slotke, Registered Land Surveyor, hereby certify that I have surveyed, divided, mapped and dedicated Parcel 1 of Certified Survey Map No. 6817, Recorded as Document No. 7916281 and Lot 2 of Certified Survey Map No. 8881, Recorded as Document No. 10635387 in the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

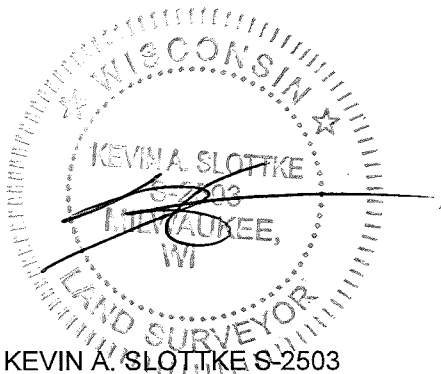
Commencing at the Southwest corner of the Southwest 1/4 of said Section 29; thence North 01°10'13" West (Rec. As North 00°16'34" East), 657.27 feet along the west line of said Southeast 1/4 Section to a point, thence North 88°55'43" East, 137.99 feet to the point of beginning of this description; thence North 01°00'47" West, 219.98 feet along the east line of Parcel 2 of CSM 4754 to the south Right of Way line of West Mount Vernon Avenue; thence North 89°06'44" East (Rec. As North 89°06'44" East) along said south line, 200.06 feet to the west line of Parcel 1 of CSM 4845; thence South 01°13'03" East (Rec. As North 00°16'42" East) along said west line, 10.68 feet; thence South 39°52'03" East (Rec. As South 38°25'18" East), 96.37 feet; thence North 88°53'54" East (Rec. As South 89°39'21" East), 769.65 feet to the west line of Lot 2 of CSM 8344; thence South 09°00'17" East (Rec. As South 07°33'32" East) along said west line, 448.43 feet to the north line of the Menomonee River; thence South 88°56'02" West (Rec. As South 87°37'13" West), along said north line, 711.58 feet to the east line of Lot 1 of CSM 8881; thence North 01°00'47" West (Rec. As North 00°25'56" East), along said east line, 310.12 feet to the north line of Lot 1 of CSM 8881; thence South 88°55'43" West (Rec. As South 89°37'32" West) along said north line, 380.97 feet to the point of beginning.

Said parcel contains 372,441.95 square feet or 8.5501 acres of land, more or less.

That I have made the survey, land division, map and dedication by the direction of **MV3, LLC** and the **Redevelopment Authority of the City of Milwaukee**, 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. Per Wis. Stat. 236.21 (1), this certificate has the same force and effect as an affidavit.



KEVIN A. SLOTTKE S-2503
DATE: APRIL 22, 20204



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ENTITY OWNER'S CERTIFICATE

The Redevelopment Authority of the City of Milwaukee, a Corporation duly organized and existing under and by virtue of the laws of the the State of Wisconsin, as owner, certifies that said Corporation 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 Milwaukee Common Council and in accordance with Chapter 119 of the Milwaukee Code of Ordinances, the undersigned agrees:

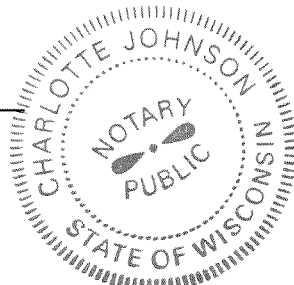
That all utility lines to provide electric power and telephone services and cable television or communications systems lines or cables to all lots in the Certified Survey Map shall be installed underground in easements provided therefore, where feasible.

This agreement is binding on the undersigned and assigns.

Redevelopment Authority of the City of Milwaukee,

David P. Misky

David P. Misky, Assistant Executive Director



STATE OF WISCONSIN)

)SS

MILWAUKEE COUNTY)

Personally came before me this 26 day of APRIL, 2024, David P. Misky, to me known to be the person who executed the foregoing instrument, and to me known to be the Assist exec Director and acknowledged that they executed the foregoing instrument as such officer as the Deed of the Corporation, by its authority.

(SEAL) NOTARY PUBLIC, STATE OF WISCONSIN

My Commission Expires: 2/12/2028

Notary Signature: *Charlotte Johnson*

Print Notary Name: CHARLOTTE JOHNSON



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MV3, LLC, a Corporation duly organized and existing under and by virtue of the laws of the the State of Wisconsin, as owner, certifies that said Corporation 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 Milwaukee 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 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 is binding on the undersigned and assigns.

MV3, LLC.,

TIMOTHY NARR MANAGING PARTNER
NAME TITLE

STATE OF WISCONSIN))SS
MILWAUKEE COUNTY)

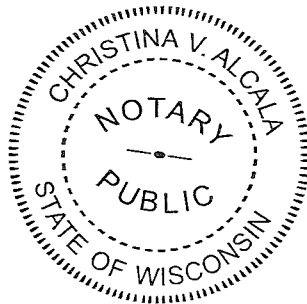
Personally came before me this 29th day of April, 2024, Timothy Narr, to me known to be the person who executed the foregoing instrument, and to me known to be the _____, and acknowledged that they executed the foregoing instrument as such officer as the Deed of the Corporation, by its authority.

(SEAL) NOTARY PUBLIC, STATE OF WISCONSIN

My Commission Expires: 5/14/2027

Notary Signature: Christina V. Alcala

Print Notary Name: Christina V. Alcala



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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: _____

Signature: _____

Name: Spencer Coggs
(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 _____.

Date: _____

Signature: _____

Type or Print Name: James Owczarski
(City Clerk)



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