

CERTIFIED SURVEY MAP NO.

THE WEST 1/2 OF LOT 9 AND THE SOUTH 50 FEET OF LOTS 7 & 8, ALL IN BLOCK 98 OF "PLOT OF LOTS 3 & 6" LOCATED IN OF THE NE. 1/4 OF SECTION 32, T.7N., R.22E., CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

ATLAS SURVEY

2826 SAINT ANDREWS COURT
WAUKESHA, WI 53188
(262) 901-5256
WWW.ATLASSURVEYWI.COM

SURVEYOR:
BRYCE KACZOR, PLS S-2803

SURVEY FOR:
CHAMPION PROPERTY
MANAGEMENT
1631 S 9TH STREET
MILWAUKEE, WI 53402
414-732-6107

PROPERTY:
838 S. 1ST STREET &
114 E WALKER STREET
MILWAUKEE, WI 53204

- LEGEND**
- BRASS CAP FND.
 - CROSS FOUND
 - SPIKE FOUND
 - CROSS SET

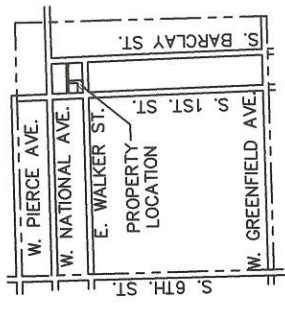
TAX KEY NO:
431-0993-000 & 431-0994-000
ZONING: IM

SCALE: 1" = 30'

BEARINGS ARE REFERENCED TO NAD27, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 32-7-22 AS S88°29'41"W (REVISED DEC. 2012).

OVERALL: SEE PAGE 1
DETAIL: SEE PAGE 2
NOTES: SEE PAGE 3

LOCATION MAP



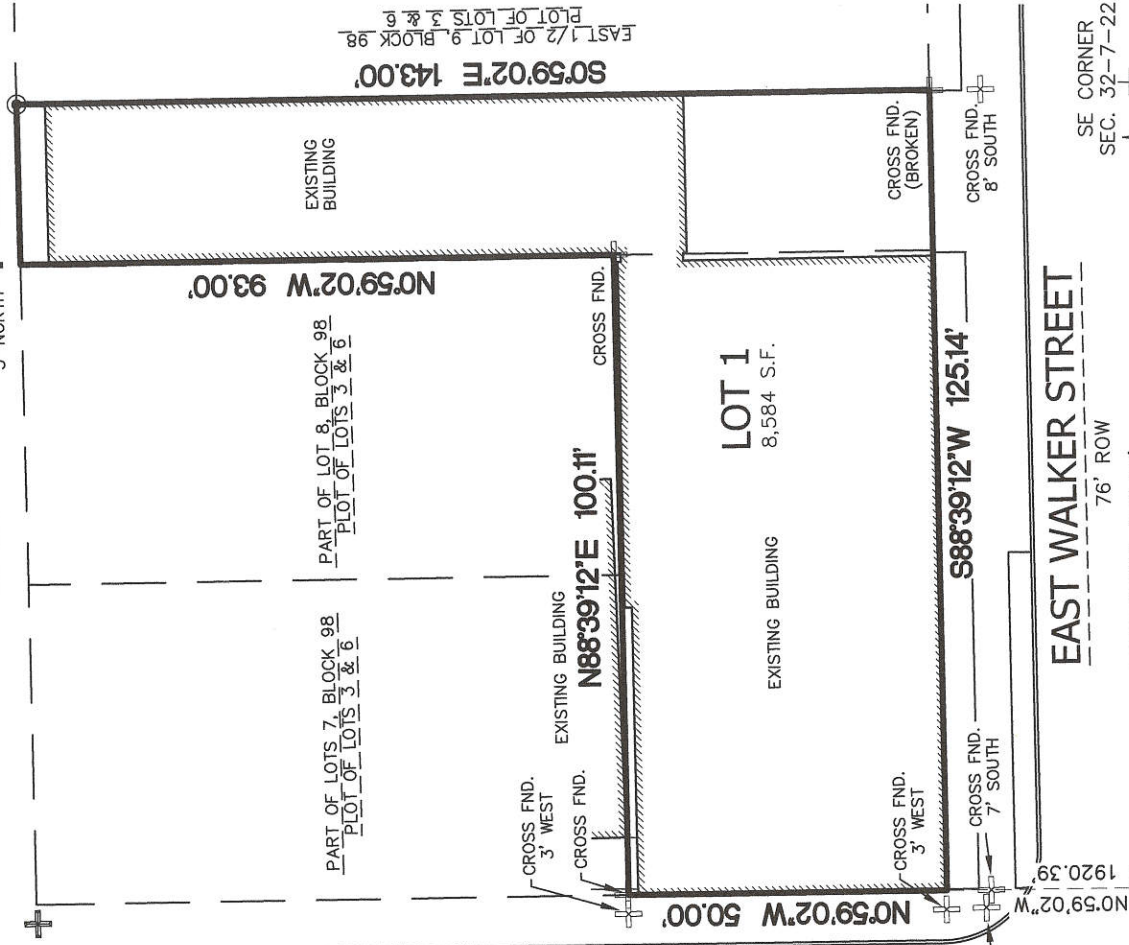
1"=2000'

DATED: NOVEMBER 4, 2016 OVERALL

SE. 1/4 SEC. 32-T7N-R22E

PUBLIC ALLEY
20' ROW

N88°39'12"E
CROSS SET
5' NORTH + 25.03'



S 1/4 CORNER
SEC. 32-7-22

S88°29'41"W 1891.68'

S88°29'41"W 2633.61'

SOUTH LINE OF THE SE 1/4 SEC. 32-7-22

PROJECT #16369

THIS INSTRUMENT DRAFTED BY BRYCE KACZOR

SHEET 1 OF 6

INFRASTRUCTURE SERVICES DIVISION

Yuan *11/16/16*

CENTRAL DRAFTING & RECORDS MANAGER

Zy *11-16-2016*

ENGR. IN CHARGE ENVIRON. ENGR.

Correct

CITY ENGINEER

APPROVED

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE

OCT 12 2016

STAFF APPROVED

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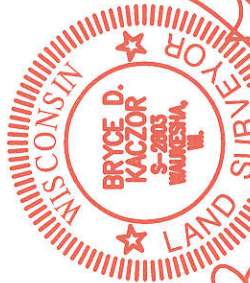
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Bryce Kaczor
Dated: November 4, 2016

LEGEND

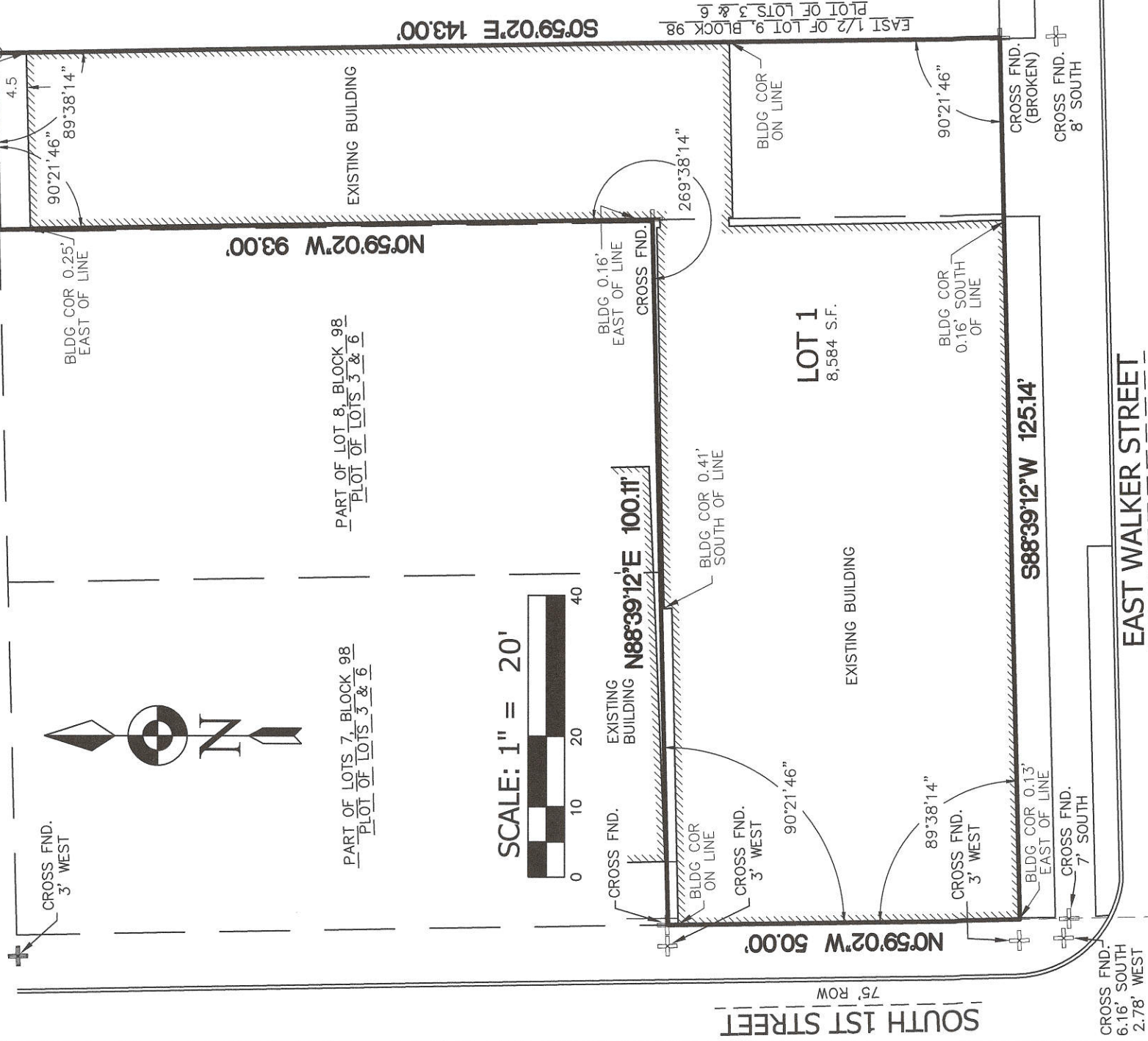
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- ⊕ SPIKE FOUND
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TAX KEY NO:
431-0993-000 & 431-0994-000
ZONING: IM

DATE: NOVEMBER 4, 2016

DETAIL

PUBLIC ALLEY
20' ROW
CROSS SET
5' NORTH
BLDG COR ON LINE
N88°39'12"E
25.03'



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SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
 _____ COUNTY) SS

I, Bryce D. Kaczor, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped all that being the West 1/2 of Lot 9 and the South 50 feet of Lots 7 & 8, all in Block 98 of "Plot of Lots 3 & 6" located in of the NE. 1/4 of the SE. 1/4 of Section 32, T.7N., R.22E., City of Milwaukee, Milwaukee county, Wisconsin more fully described as follows:

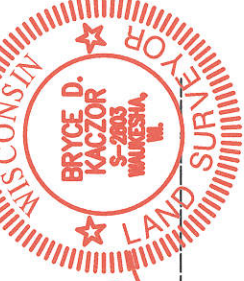
Commencing at the southeast corner of said Section 32; thence S.88°29'41"W., along the southerly line of the Southeast 1/4 of said Section, 741.93 feet; thence N.0°59'02"W., 1920.39 feet to the southwest corner of said lot 7 and the point of beginning of hereinafter described lands; thence continue N.0°59'02"W., along the easterly right-of-way of 1st Street, 50.00 feet to a found cross; thence N.88°39'12"E., 100.11 feet to a found cross; thence N.0°59'02"W., along said west line of said lot 9, 93.00 feet to the northwest corner of said lot 9; thence N.88°39'12"E., along the southerly right-of-way of a public alley, 25.03 feet to a found spike; thence S.0°59'02"E., 143.00 feet to a found cross; thence S.88°39'12"W., along the northerly right-of-way of Walker Street, 125.14 feet to the point of beginning. Said lands containing 8,584 square feet (0.20 Acres).

That I have made such survey, land division and Certified Survey Map by the direction of CHAMPION PROPERTY MANAGEMENT LLC, owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and Chapter 119 of the Milwaukee Code of Ordinances in surveying, dividing and mapping the same.

Dated this 4TH DAY OF NOVEMBER, 2016.



Bryce D. Kaczor
 Bryce D. Kaczor, PLS S-2803

NOTES:

1. EASEMENTS, IF ANY, ARE NOT SHOWN.
2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.

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CORPORATE OWNER'S CERTIFICATE:

CHAMPION PROPERTY MANAGEMENT LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify 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 Certified Survey Map in accordance with the requirements of Chapter 119 of the Milwaukee Code of Ordinances.

In consideration of the approval of this map by the Common Council, and in accordance with Chapter 119 of the Milwaukee Code of Ordinances, the undersigned agrees:

- A) 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 shall be installed underground in easements provided therefore where feasible.

This agreement shall be binding on the undersigned and assigns.

IN WITNESS WHEREOF, said CHAMPION PROPERTY MANAGEMENT LLC, has caused these presents to be signed by ADAM SMITH, DBA, at _____, Wisconsin, this _____ day of _____, 20____.

In Presence of:

ADAM SMITH, DBA

STATE OF WISCONSIN)

Milwaukee COUNTY) SS

Personally came before me this 10th day of November, 2016, the above named ADAM SMITH, DBA, of the above named limited liability company, to me known to be such person, and acknowledged that they executed the foregoing instrument as such officers as the deed of said limited liability company, by its authority.

JOSE JAIMES
Notary Public
State of Wisconsin

Notary Public
Milwaukee County, Wisconsin

My Commission Expires _____
My Commission Expires August 4, 2017



DATED: NOVEMBER 4, 2016

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CONSENT OF CORPORATE MORTGAGEE:

5TH WARD PARTNERS LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, consents to the surveying, dividing, mapping, restricting and dedication of the land described in the foregoing affidavit of Bryce Kaczor, and consents to the above certificate of CHAMPION PROPERTY MANAGEMENT LLC, Owner.

IN WITNESS WHEREOF the 5th Ward partners llc has caused these presents to be signed by *Richard V. Dabola*, its *Richard V. Dabola*, and countersigned by _____, its _____ at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20 _____.

In presence of: _____

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS)

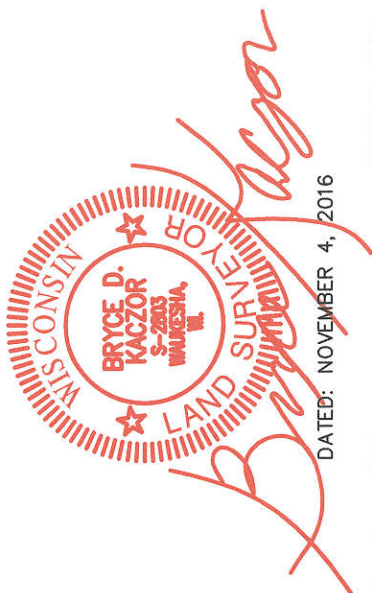
Personally came before me this 10th day of NOVEMBER, 20 16, the above named RICHARD V. DABOLA, _____, and _____ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such MEMBER and _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

MARIANA G. GONZALEZ
NOTARY PUBLIC
STATE OF WISCONSIN

Mariana Gonzalez
Notary Public

MILWAUKEE County, Wisconsin

My Commission Expires 9/27/19



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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, do hereby 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.

Date 11/09/2017 James F. Kaylor, DEPUTY
for Spencer Coggs, Treasurer
City of Milwaukee

COMMON COUNCIL APPROVAL:

I certify that this Certified Survey Map was approved under resolution No. 171227, adopted by the Common Council of the City of Milwaukee on this 28th day of November, 2017.

Tom Barrett
Tom Barrett, Mayor
City of Milwaukee

[Signature]
James R. Owczarski, City Clerk
City of Milwaukee



[Signature]
DATED: NOVEMBER 4, 2016