

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

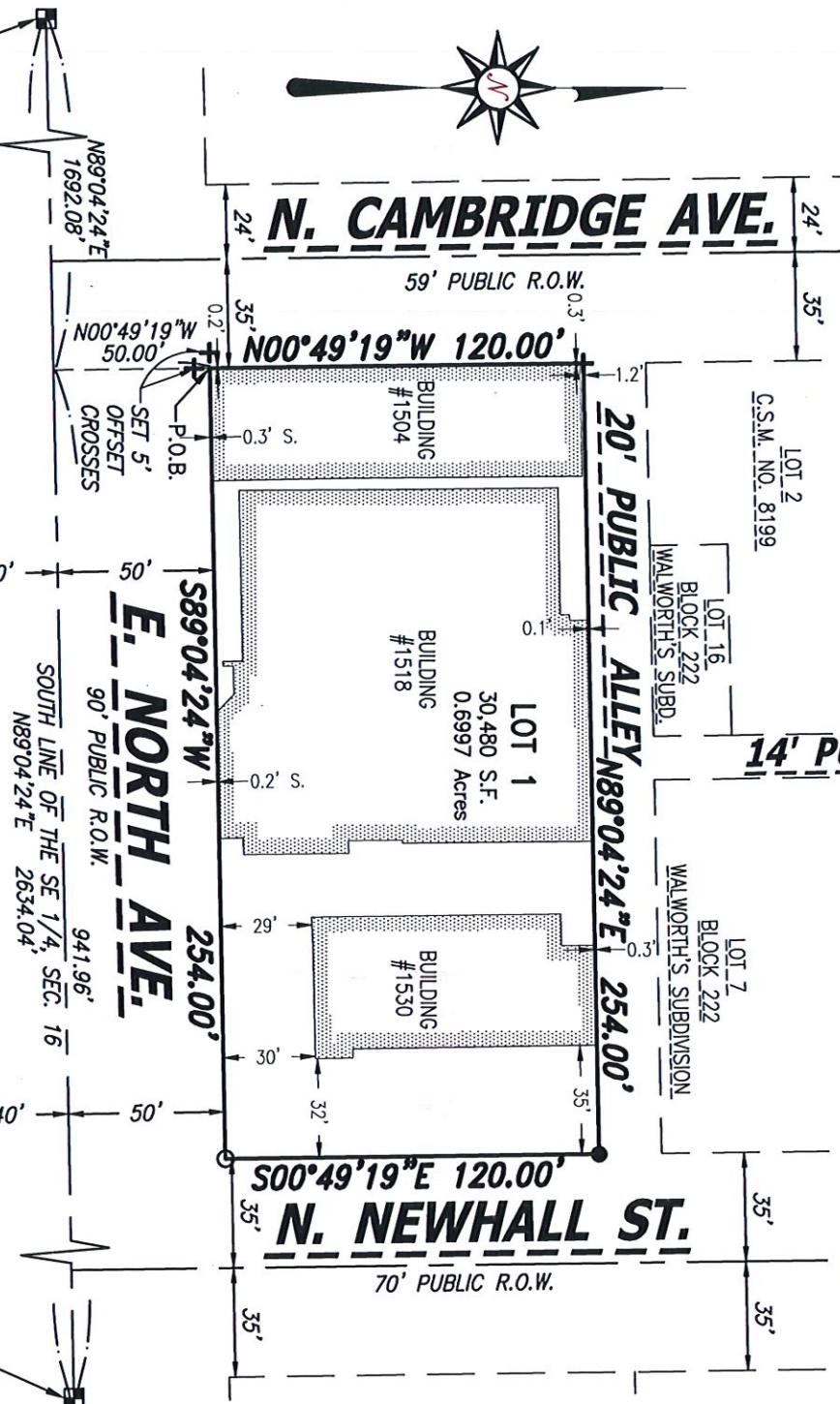
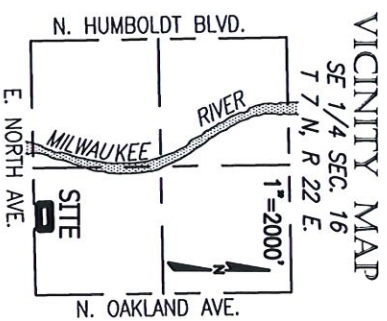
A redivision of Lots 8, 9, 10, 11, 12, 13, 14 and 15, in Block 222, Walworth's Subdivision of the East 977 feet of Lots 15 and 16, being part of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Site is zoned: LB3  
 Tax Key No's.: 320-1539-000, 320-1537-100 & 320-1535-100

Owner/Subdivider:  
 1504 North Ave. LLC  
 P.O. Box 806  
 Muskego, WI 53150

Owner/Subdivider:  
 Mandel Northtown II LLC  
 330 E. Kilbourn Ave. # 6005  
 Milwaukee, WI 53202

All bearings are referenced to the Wisconsin State Plane Coordinate System (South zone) (January, 2019) in which the South line of the SE 1/4, Section 16 bears N89°04'24"E. (NAD-27)



CONG. MONUMENT WITH BRASS CAP SW COR. OF SE 1/4 SEC. 16, T7N, R22E.

### LEGEND

- Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.
- Indicates found 1" iron pipe.
- + Indicates set cut cross.



Date: April 13, 2022  
 Revised: April 21, 2022  
 Revised: May 9, 2022

This instrument was drafted by Donald C. Chaput  
 Professional Land Surveyor S-1316

INFRASTRUCTURE

SERVICES DIVISION

CENTRAL DRAFTING & RECORDS MANAGER

ENGR. IN CHARGE ENVIRON. ENGR.

CORRECT

CITY ENGINEER

APPROVED

DEPARTMENT OF CITY DEVELOPMENT  
 CITY OF MILWAUKEE

APR 21 2022

STAFF APPROVED

# CHAPUT

LAND SURVEYS

234 W. Florida Street  
 Milwaukee, WI 53204  
 414-224-8068  
 www.chaputlandsurveys.com  
 Drawing No. 3987-grb  
 Sheet 1 of 6 Sheets





# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A redivision of Lots 8, 9, 10, 11, 12, 13, 14 and 15, in Block 222, Walworth's Subdivision of the East 977 feet of Lots 15 and 16, being part of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

## SURVEYORS CERTIFICATE

STATE OF WISCONSIN }  
:SS  
MILWAUKEE COUNTY }

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of Lots 8, 9, 10, 11, 12, 13, 14 and 15, in Block 222, Walworth's Subdivision of the East 977 feet of Lots 15 and 16, being part of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows:

COMMENCING at the Southwest corner of the Southeast 1/4 of said Section 16; thence North 89°04'24" East along the South line of said Section a distance of 1692.08 feet to a point; thence North 00°49'19" West 50.00 feet to a point on the South line of East North Avenue and East line of North Cambridge Avenue and the point of beginning of the lands hereinafter described; thence continuing North 00°49'19" West along said East line 120.00 feet to a point on the South line of a 20 foot wide public alley; thence North 89°04'24" East along said South line 254.00 feet to a point on the West line of North Newhall Street; thence South 00°49'19" East along said West line 120.00 feet to a point on the North line of East North Avenue; thence South 89°04'24" West along said North line 254.00 feet to the point of beginning.

Said lands as described contain 30,480 square feet or 0.6997 Acres.

THAT I have made the survey, land division and map by the direction of 1504 North Ave. LLC and Mandel Northtown II LLC, owners.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

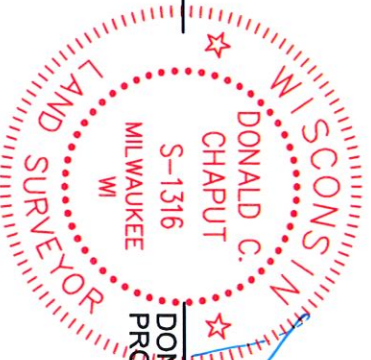
THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code of Ordinances in surveying, dividing and mapping the same. Per Wisconsin Statutes 236.21 (1), this certificate has the same force and effect as an affidavit.

April 13, 2022. \_\_\_\_\_

DATE

Revised: April 21, 2022.

Revised: May 9, 2022.



DONALD C. CHAPUT  
PROFESSIONAL LAND SURVEYOR S-1316



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A redivision of Lots 8, 9, 10, 11, 12, 13, 14 and 15, in Block 222, Walworth's Subdivision of the East 977 feet of Lots 15 and 16, being part of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

## ENTITY OWNER'S CERTIFICATE

Mandel Northtown II LLC a Wisconsin 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 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 certified survey map (other than already existing lines and cables) shall be installed underground in easements provided therefore, where feasible.  
This agreement shall be binding on the undersigned and assigns.

Date: 6/27/2022

Entity Name: Mandel Northtown II LLC

Signature: Robert B. Monnat

Type or Print Name: Robert B. Monnat

Title: Member - Authorized Member

STATE OF WISCONSIN  
MILWAUKEE COUNTY

Personally came before me this 21 day of JUNE, 2022, Robert B. Monnat the Member of the above named entity, to me known to be the persons 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: Lauren Marie Doro

Print Notary Name: Lauren Marie Doro

Notary Public, State of Wisconsin. My commission expires: April 16, 2023

(Notary Seal)



Date: April 30, 2022  
Revised: April 21, 2022  
Revised: May 9, 2022

This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316

Drawing No. 3987-grb  
Sheet 3 of 6 Sheets

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A redivision of Lots 8, 9, 10, 11, 12, 13, 14 and 15, in Block 222, Walworth's Subdivision of the East 977 feet of Lots 15 and 16, being part of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

## ENTITY OWNER'S CERTIFICATE

1504 North Ave. LLC a Wisconsin 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 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 certified survey map (other than already existing lines and cables) shall be installed underground in easements provided therefore, where feasible.  
This agreement shall be binding on the undersigned and assigns.

Date: 6/27/22

Entity Name: 1504 North Ave. LLC

Signature:



Ryan Pattee

manager

STATE OF WISCONSIN  
MILWAUKEE COUNTY

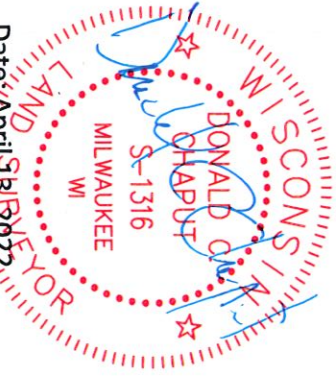
Personally came before me this 27 day of June, 2022, Ryan Pattee the manager of the above named entity, to me known to be the persons who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: Lauren Marie Doro

Print Notary Name: LAUREN MARIE DORO

Notary Public, State of Wisconsin. My commission expires: April 16, 2023

(Notary Seal)



Date: ~~April 13, 2022~~  
Revised: April 21, 2022.  
Revised: May 9, 2022.

This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316

Drawing No. 3987-grb  
Sheet 4 of 6 Sheets



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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## CONSENT OF ENTITY MORTGAGEE

Tri City National Bank, a corporation duly organized and existing by virtue of the laws of the State of Wisconsin, as mortgagee of the above described land, consents to the surveying, dividing, mapping and restricting of the land described on this map and in the surveyor's certificate and to the certificate of the owner of said land.

Date: June 27, 2022

Entity Name: Tri City National Bank

Signature: 

Type or Print Name: Ivan Gamba

Title: SVP

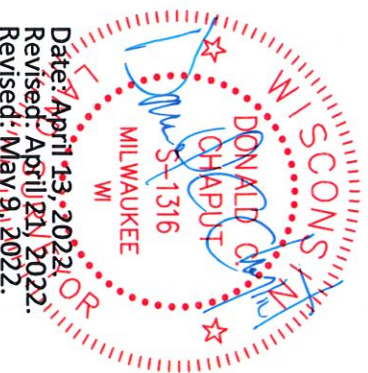
STATE OF WISCONSIN  
Milwaukee COUNTY

Personally came before me this 27 day of June, 2022, Ivan Gamba of the above named entity, to me known to be the persons 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: Jessica L Klapperich

Notary Public, State of Wisconsin. My commission expires: 07/06/24



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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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.

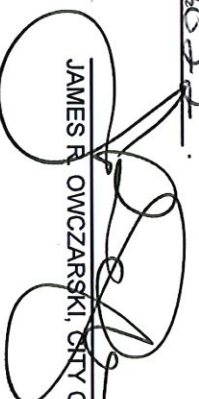
Date: 07/01/2022

Signature: James F. Kuylen, DEPUTY  
for SPENCER COGGS, TREASURER

### CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL APPROVAL

I, certify that this Certified Survey Map was approved under Resolution File No. 200394 adopted by the

Common Council of the City of Milwaukee on July 12, 2022.

  
JAMES R. OWCZARSKI, CITY CLERK



Date: April 13, 2022  
Revised: April 21, 2022  
Revised: May 9, 2022.

This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316

Drawing No. 3987-grb  
Sheet 6 of 6 Sheets