

D&D # 3279

# CERTIFIED SURVEY MAP NO.

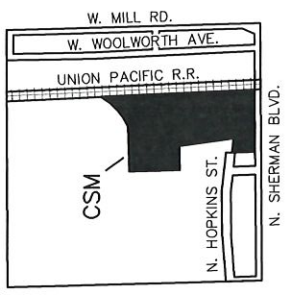
PART OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4, THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



**CAPITOL SURVEY ENTERPRISES**  
220 REGENCY CT., SUITE 210  
BROOKFIELD, WI 53026  
PH: (262) 786-6900  
FAX: (262) 786-6908  
WWW.CAPITOLSURVEY.COM

### VICINITY MAP

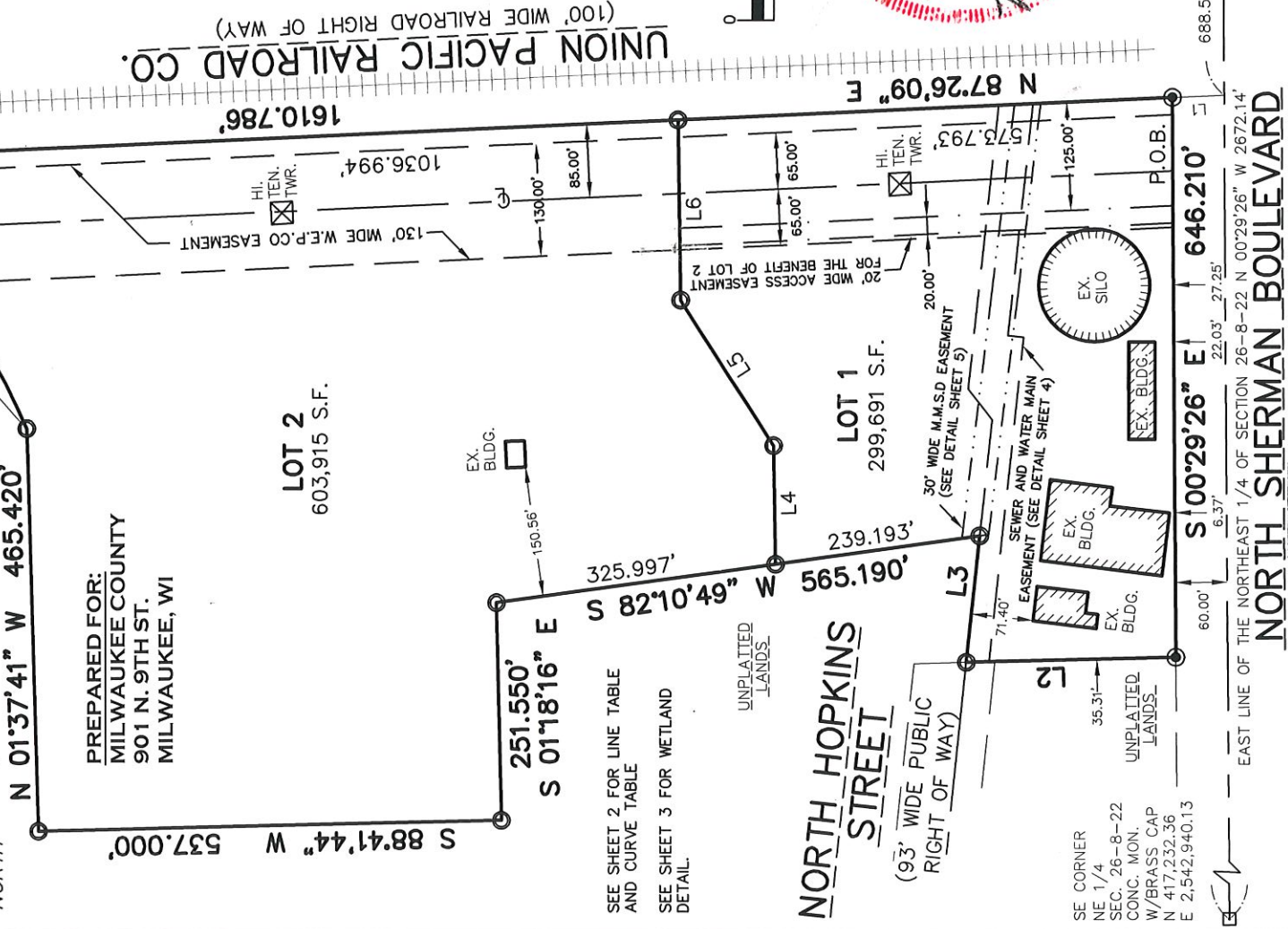
1" = 2000'



PREPARED FOR:  
MILWAUKEE COUNTY  
901 N. 9TH ST.  
MILWAUKEE, WI

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

UNPLATTED LANDS



UNION PACIFIC RAILROAD CO.  
(100' WIDE RAILROAD RIGHT OF WAY)

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

ALL BEARINGS REFER TO THE EAST LINE OF THE NE 1/4 OF SECTION 26-8-21, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (REVISION DECEMBER 2013, NAD 27 DATUM) BEARING OF N 00°29'26" W.

ZONED: IL1 - INDUSTRIAL LIGHT

SETBACKS BASED ON CITY OF MILWAUKEE ZONING CODE AND ARE AS FOLLOWS:  
IL1: NONE, 50' BUFFER (25' ALTERNATE BUFFER)

TAX KEY NOS.: 1579998211, 1579995110

SUBJECT LANDS ARE ZONE "X" PER FLOOD INSURANCE RATE MAPS #55079C0038E & 55079C0039E EFFECTIVE DATES SEPTEMBER 26, 2008.



1 INCH = 200 FT.



REVISED MARCH 3, 2021

P.O.C.  
NE CORNER  
SE 1/4  
SEC. 26-8-21  
CONC. MON.  
W/BRASS CAP  
N 419,904.17  
E 2,542,917.25

## NORTH SHERMAN BOULEVARD

EAST LINE OF THE NORTHEAST 1/4 OF SECTION 26-8-22 N 00°29'26" W 2672.14'

INFRASTRUCTURE (120' WIDE PUBLIC RIGHT OF WAY)

DEPARTMENT OF CITY  
DEVELOPMENT  
CITY OF MILWAUKEE

OCT 19 2020

STAFF APPROVED

INFRASTRUCTURE DIVISION  
SERVICES DIVISION  
*Timothy J. Davis* 3/16/21  
CENTRAL DRAFTING & RECORDS MANAGER  
*Ms. G. Dale Jahn* 3/16/21  
ENGR. IN CHARGE ENVIRON. ENGR.  
*[Signature]*  
CITY ENGINEER APPROVED

THIS INSTRUMENT DRAFTED BY NICHOLAS J. FIRER



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

PART OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4, THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS  
MILWAUKEE COUNTY)

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

THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4, THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION, THENCE S 00°29'26" E 688.570 FEET ALONG THE EAST LINE OF SAID 1/4 SECTION; THENCE S 87°26'09" W 60.039 FEET TO THE WEST RIGHT OF WAY LINE OF NORTH SHERMAN BOULEVARD AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S 00°29'26" E 646.210 FEET ALONG SAID WEST LINE; THENCE S 88°35'29" W 243.886 FEET; THENCE N 05°59'03" E 146.902 FEET; THENCE S 82°10'49" W 565.190 FEET; THENCE S 01°18'16" E 251.550 FEET; THENCE S 88°41'44 W 537.000 FEET; THENCE N 01°37'41" W 465.420 FEET TO A POINT ON A CURVE; THENCE 426.825 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES S 67°15'45" W 623.690 FEET, WHOSE RADIUS IS 623.690 FEET; AND WHOSE CHORD BEARS N 42°20'34" W 418.544 FEET TO THE SOUTH LINE OF A UNION PACIFIC RAILROAD COMPANY RIGHT OF WAY; THENCE N 87°26'09" E 1610.786 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINING: 903,606 SQUARE FEET OR 20.7439 ACRES

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF MILWAUKEE COUNTY, 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. PER WIS. STAT. 236.21 (1), THIS CERTIFICATE HAS THE SAME FORCE AND EFFECT AS AN AFFIDAVIT.

DATE: OCTOBER 7, 2020

SIGNATURE: \_\_\_\_\_

*Michael J. Berry*

TYPE OR PRINT NAME: MICHAEL J. BERRY

TITLE: PROFESSIONAL LAND SURVEYOR, NUMBER: S-2545

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 87°26'09" W	60.039'
L2	S 88°35'29" W	243.886'
L3	N 05°59'03" E	146.902'
L4	N 00°59'55" W	137.022'
L5	N 32°33'01" W	199.379'
L6	N 00°59'55" W	207.888'



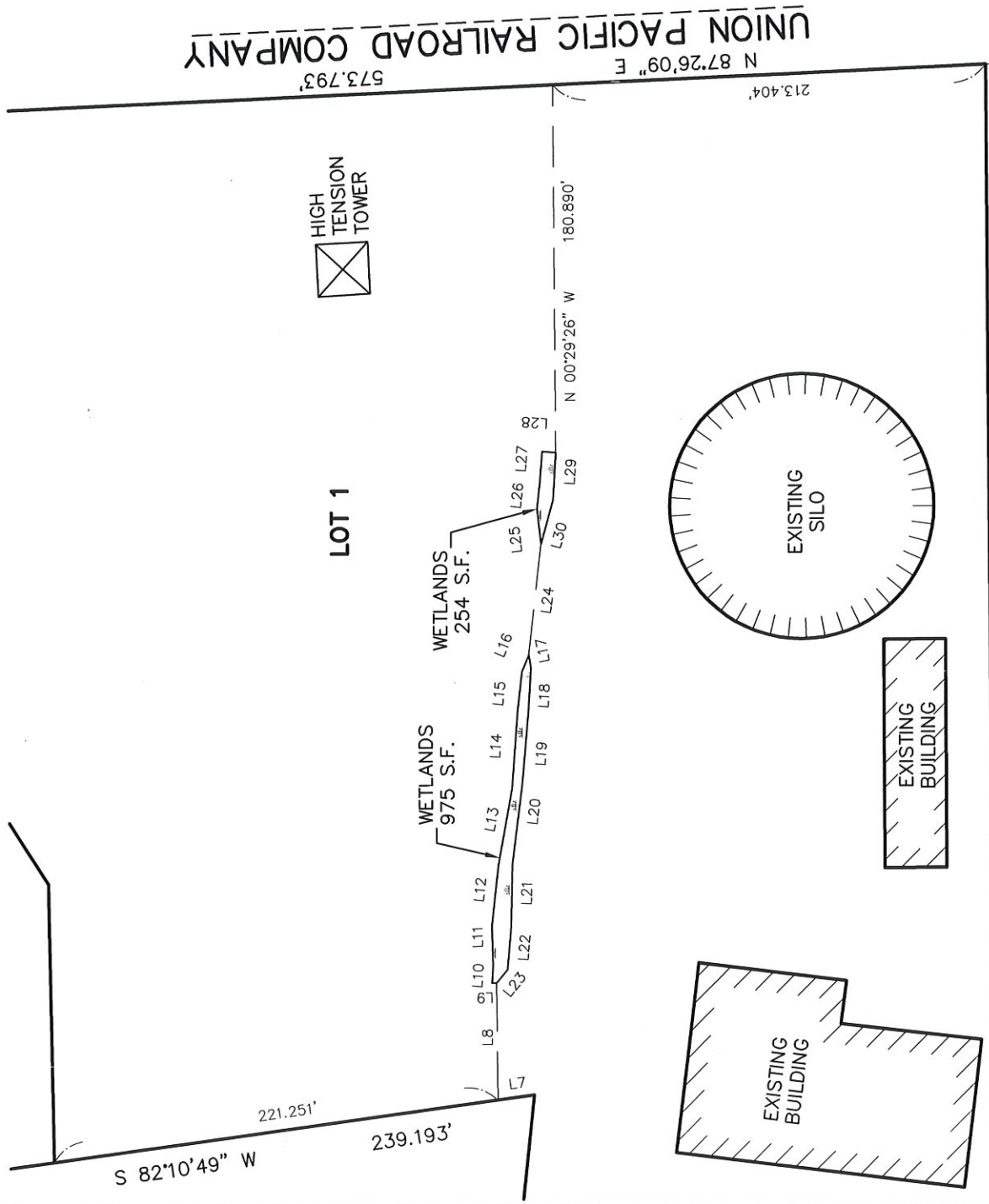
REVISED ~~11~~ MARCH 3, 2021

CURVE TABLE							
CURVE	ARC	RADIUS	CHD. BEARING	CHD. LENGTH	DELTA	TAN. IN	TAN. OUT
C1	426.825'	623.690'	N 42°20'34" W	418.544'	39°12'38"	N 22°44'15" W	N 61°56'53" W

# CERTIFIED SURVEY MAP NO.

PART OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4, THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

## WETLAND DETAIL



## NORTH SHERMAN BOULEVARD

EAST LINE OF THE NORTHEAST 1/4 OF SECTION 26-8-22 N 00°29'26" W

LINE	BEARING	LENGTH
L7	S 82°10'49" W	17.942'
L8	N 00°29'26" W	57.600'
L9	S 89°02'53" W	2.323'
L10	N 03°42'33" E	8.281'
L11	N 01°22'42" W	19.744'
L12	N 06°18'15" E	30.488'
L13	N 10°11'29" E	38.259'
L14	N 04°04'40" E	38.288'
L15	N 06°31'50" E	19.041'
L16	N 22°15'00" E	8.709'
L17	S 10°39'28" E	6.296'
L18	S 03°37'35" W	21.776'
L19	S 04°48'10" W	34.852'
L20	S 07°08'39" W	40.663'
L21	S 01°24'07" W	30.461'
L22	S 04°40'46" W	21.295'
L23	S 39°54'46" W	8.371'

LINE	BEARING	LENGTH
L24	N 06°30'04" E	54.866'
L25	N 06°39'06" W	17.335'
L26	N 06°16'13" E	13.742'
L27	N 03°53'47" E	14.480'
L28	S 86°03'19" E	6.877'
L29	S 03°27'50" W	22.950'
L30	S 15°10'30" W	22.736'

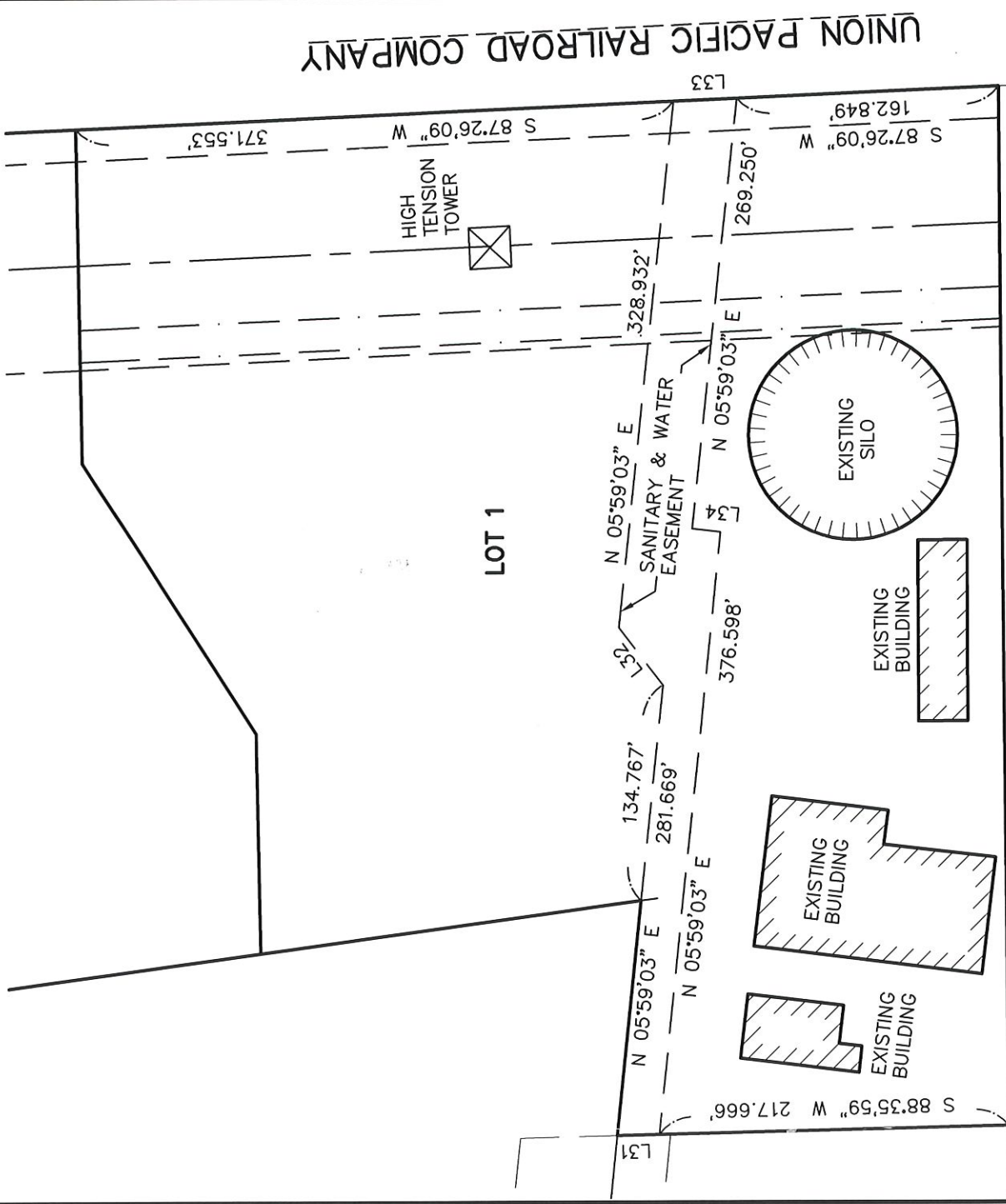




# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4, THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

## SANITARY & WATER EASEMENT DETAIL



### NORTH SHERMAN BOULEVARD

EAST LINE OF THE NORTHEAST 1/4 OF SECTION 26-8-22 N 00°29'26" W

LINE TABLE		
LINE	BEARING	LENGTH
L31	S 88°35'59" W	26.220'
L32	N 37°25'29" W	45.110'
L33	N 87°26'09" E	39.390'
L34	N 83°59'07" W	18.050'



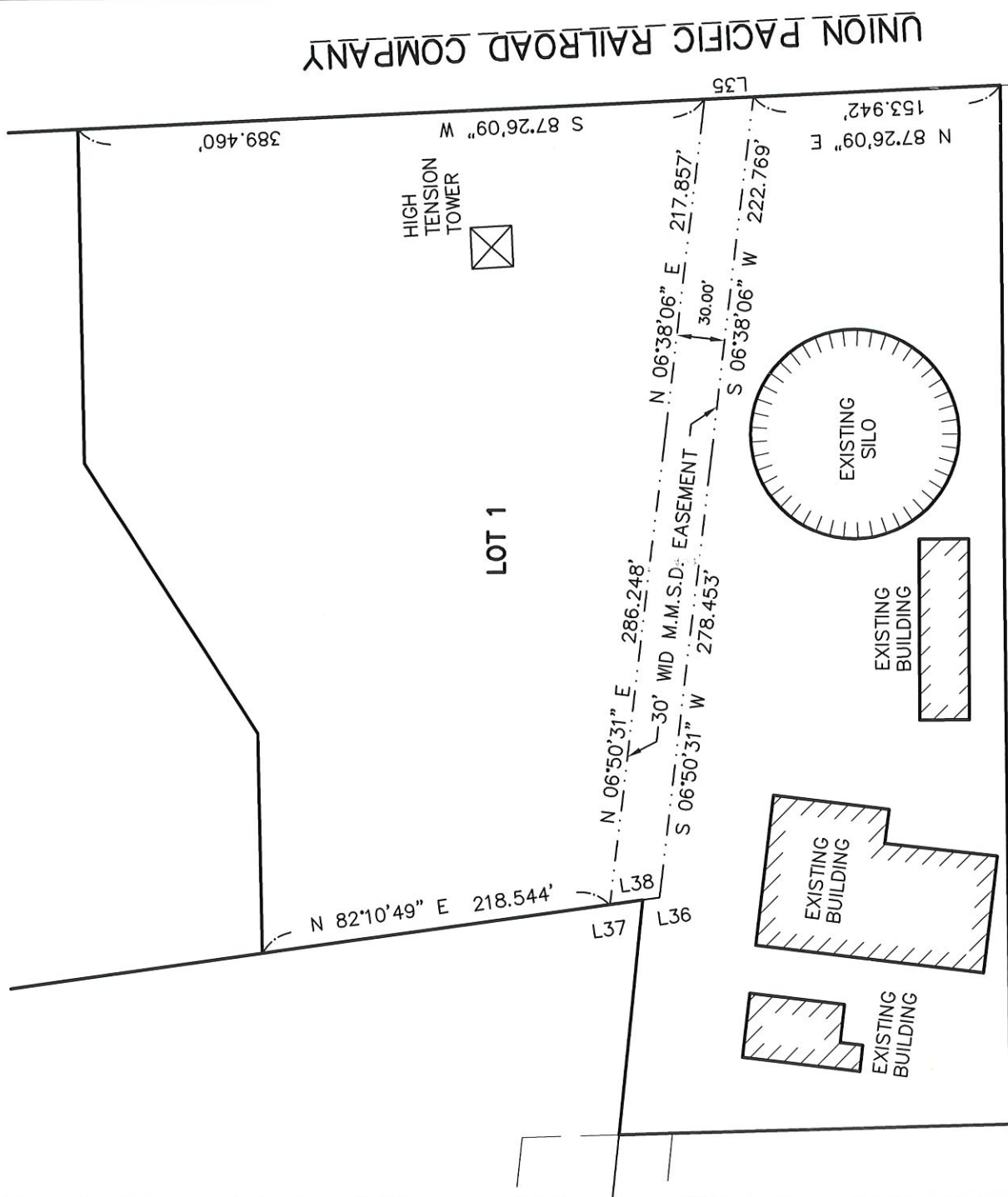
3/12/2021

REVISED MARCH 3, 2021

# CERTIFIED SURVEY MAP NO.

PART OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4, THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

## M.M.S.D. EASEMENT DETAIL



### NORTH SHERMAN BOULEVARD

EAST LINE OF THE NORTHEAST 1/4 OF SECTION 26-8-22 N 00°29'26" W

LINE TABLE		
LINE	BEARING	LENGTH
L35	N 87°26'09" E	30.391'
L36	S 82°10'49" W	10.361'
L37	S 82°10'49" W	20.649'
L38	S 82°10'49" W	31.010'



3/12/2021



1 INCH = 100 FT.

REVISED MARCH 3, 2021



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

PART OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4, THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

## ENTITY OWNER'S CERTIFICATE

MILWAUKEE COUNTY, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT SAID ENTITY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED 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 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 SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFORE, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

DATE: 3-16-2021

ENTITY NAME: MILWAUKEE COUNTY

SIGNATURE: 

PRINT NAME: DAVID C. CROWLEY

TITLE: COUNTY EXECUTIVE

STATE OF WISCONSIN) SS  
*Milwaukee County*

PERSONALLY CAME BEFORE ME THIS 16<sup>TH</sup> DAY OF March, 2021, DAVID CROWLEY, THE COUNTY EXECUTIVE OF MILWAUKEE COUNTY, TO ME KNOWN AS THE PERSON WHO EXECUTED THE FORGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF THE CORPORATION BY ITS AUTHORITY.

NOTARY SIGNATURE: 

PRINT NAME: Kyle Caudill

NOTARY PUBLIC, STATE OF: WISCONSIN

MY COMMISSION EXPIRES: PERMANENT



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PART OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4, THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

## CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN) SS  
MILWAUKEE COUNTY)

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: 03/17/2021

SIGNATURE: Jennifer F. Kuyper, DEPUTY

TYPE OR PRINT 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. 201549, ADOPTED BY THE COMMON COUNCIL OF THE CITY OF

MILWAUKEE ON March 23, 2021

DATE: March 29, 2021

SIGNATURE: [Signature]

TYPE OR PRINT NAME: JAMES R. OWCZARSKI  
(CITY CLERK)

