

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 9249 AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8595, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE AND THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

NORTHWEST CORNER,
SOUTHWEST 1/4
SECTION 5, T7N, R22E
CONCRETE MONUMENT
W/BRASS CAP
N. 406.598.33
E. 2.553.694.94

GLENDALE
TAX KEY NO. 243-9002
ZONING: M-1

MILWAUKEE
TAX KEY NO. 243-1041-000
ZONING: IL2

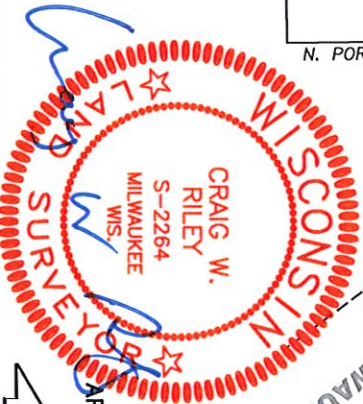
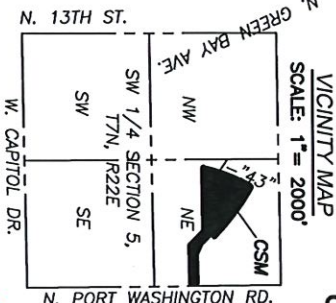
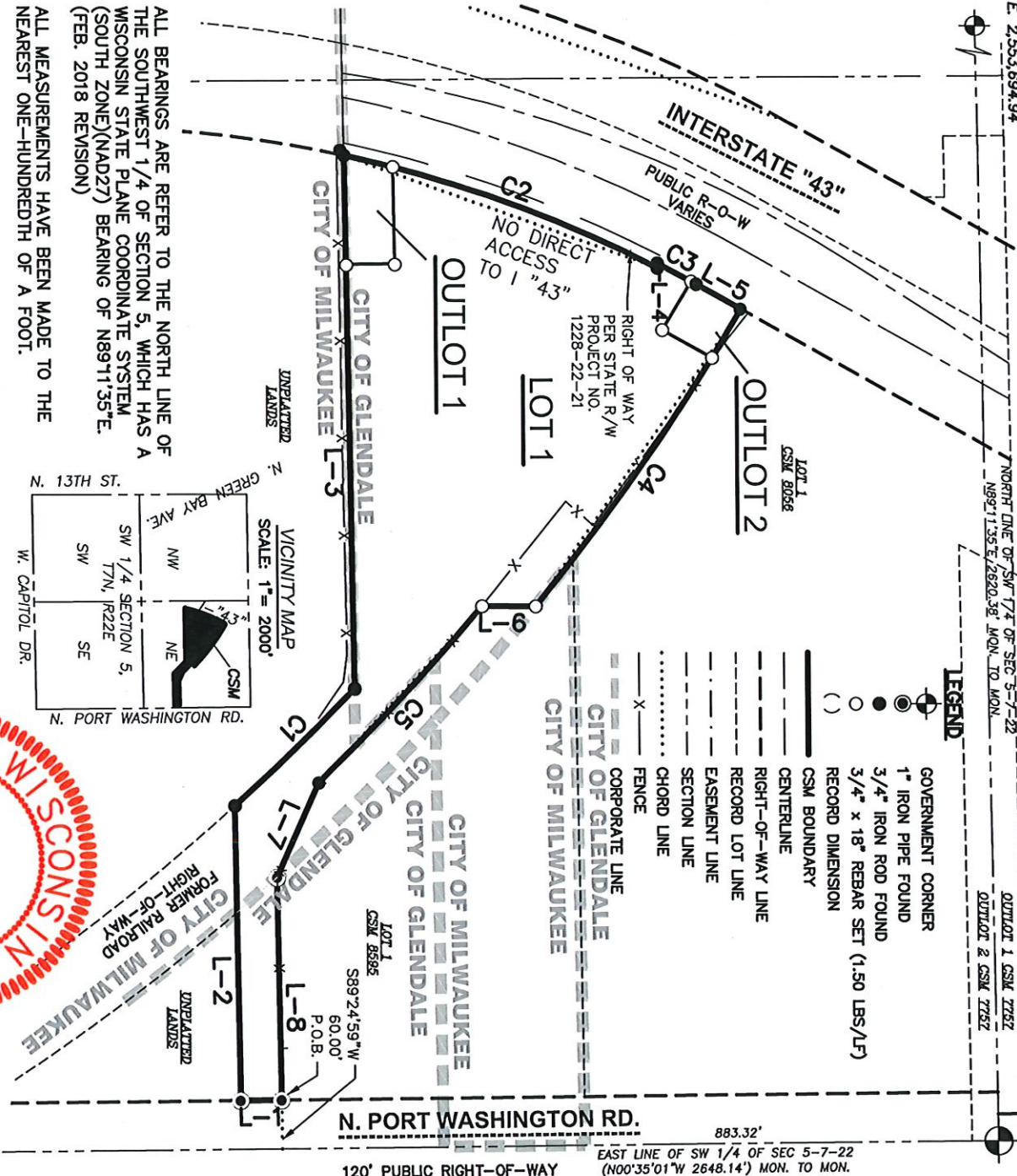
NORTHEAST CORNER,
SOUTHWEST 1/4
SECTION 5, T7N, R22E
CONCRETE MONUMENT
W/BRASS CAP
N. 406.635.23
E. 2.556.315.04

NORTH LINE OF SW 1/4 OF SEC 5-7-22
N89°13'55"E/2820.38' MON. TO MON.

OUTLOT 1 CSM 8056
OUTLOT 2 CSM 7787

LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" IRON ROD FOUND
- 3/4" x 18" REBAR SET (1.50 LBS/LF)
- RECORD DIMENSION
- CSM BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- RECORD LOT LINE
- EASEMENT LINE
- SECTION LINE
- CHORD LINE
- FENCE
- CORPORATE LINE
- CITY OF GLENDALE
- CITY OF MILWAUKEE



APRIL 20, 2021

north



ALL BEARINGS ARE REFER TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 5, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)(NAD27) BEARING OF N89°11'35"E. (FEB. 2018 REVISION)

ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

SEE SHEET 2 & 3 FOR LOT DETAILS.

SEE SHEET 4 FOR EASEMENT DETAILS.

SEE SHEET 5 FOR LINE AND CURVE TABLES.

THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY S-2264.

SURVEYED BY: **JSD Professional Services, Inc.**
10035 NORTH MILLER COURT
MILWAUKEE, WI 53092
PHONE: (262)513-0666

SUBDIVIDER/OWNER: **GLENDAL PARTNERS, LLC.**
FILE NO: **B-***
FIELDBOOK/Pg: **-**
SHEET NO: **1 OF 7**

SURVEYED BY: **N/A**
DRAWN BY: **DHS**
CHECKED BY: **AWW**
APPROVED BY: **CWR**

INFRASTRUCTURE
SERVICES DIVISION

CENTRAL DRAFTING & RECORDS MANAGER

ENGR. IN CHARGE ENVIRON. ENGR.

CORRECT

CITY ENGINEER

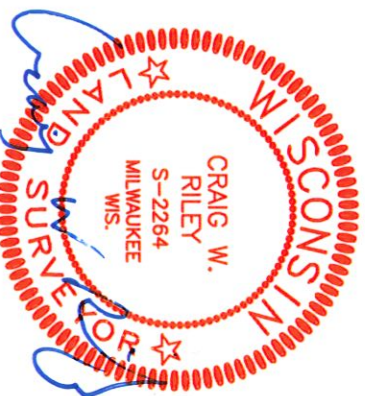
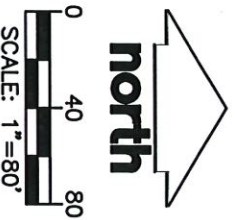
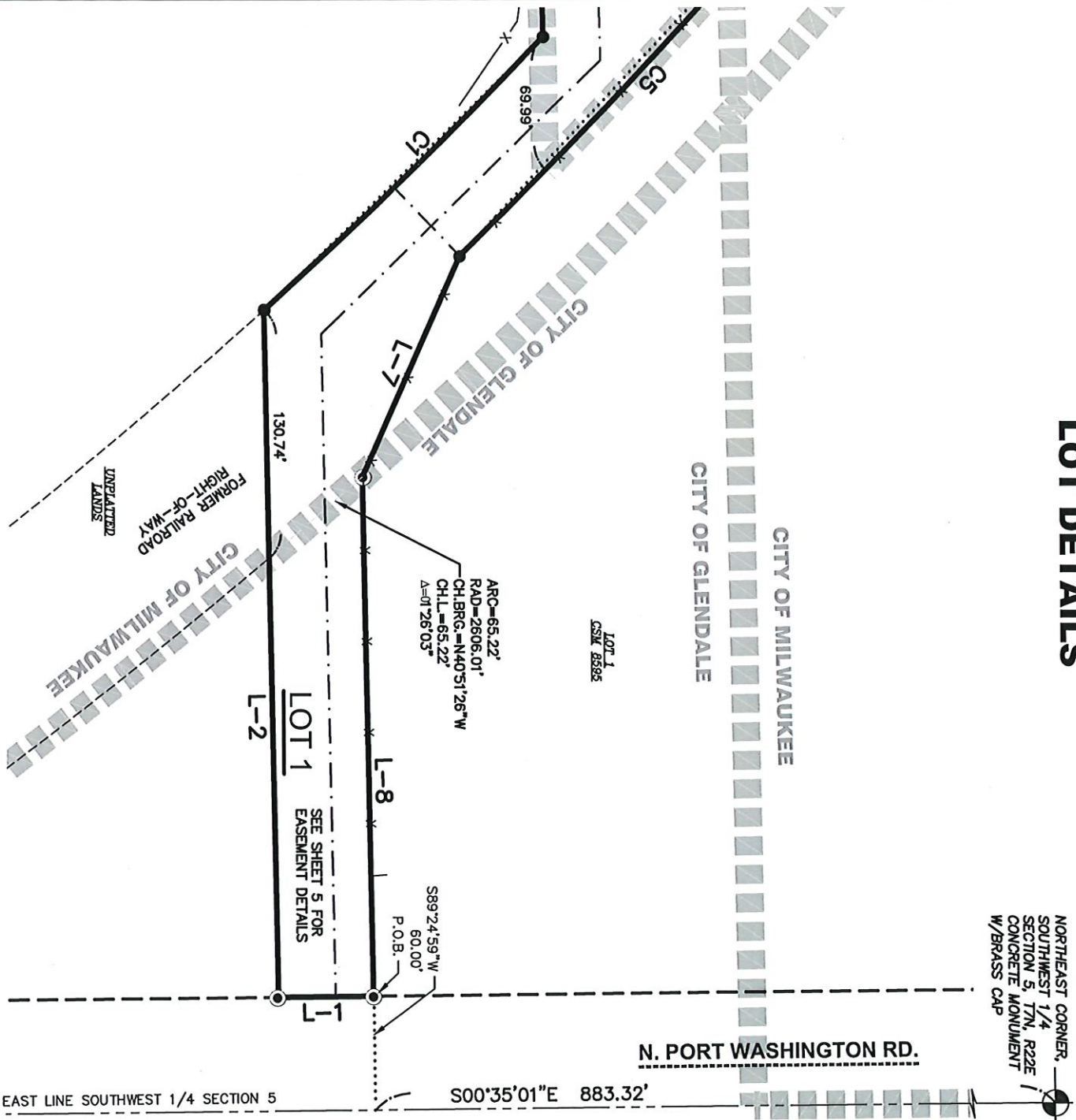
APPROVED

DCD # 3322

CERTIFIED SURVEY MAP NO.

LOT 1 OF CERTIFIED SURVEY MAP NO. 9249 AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8595, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE AND THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

LOT DETAILS



APRIL 20, 2021

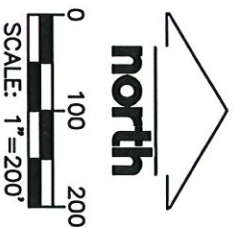
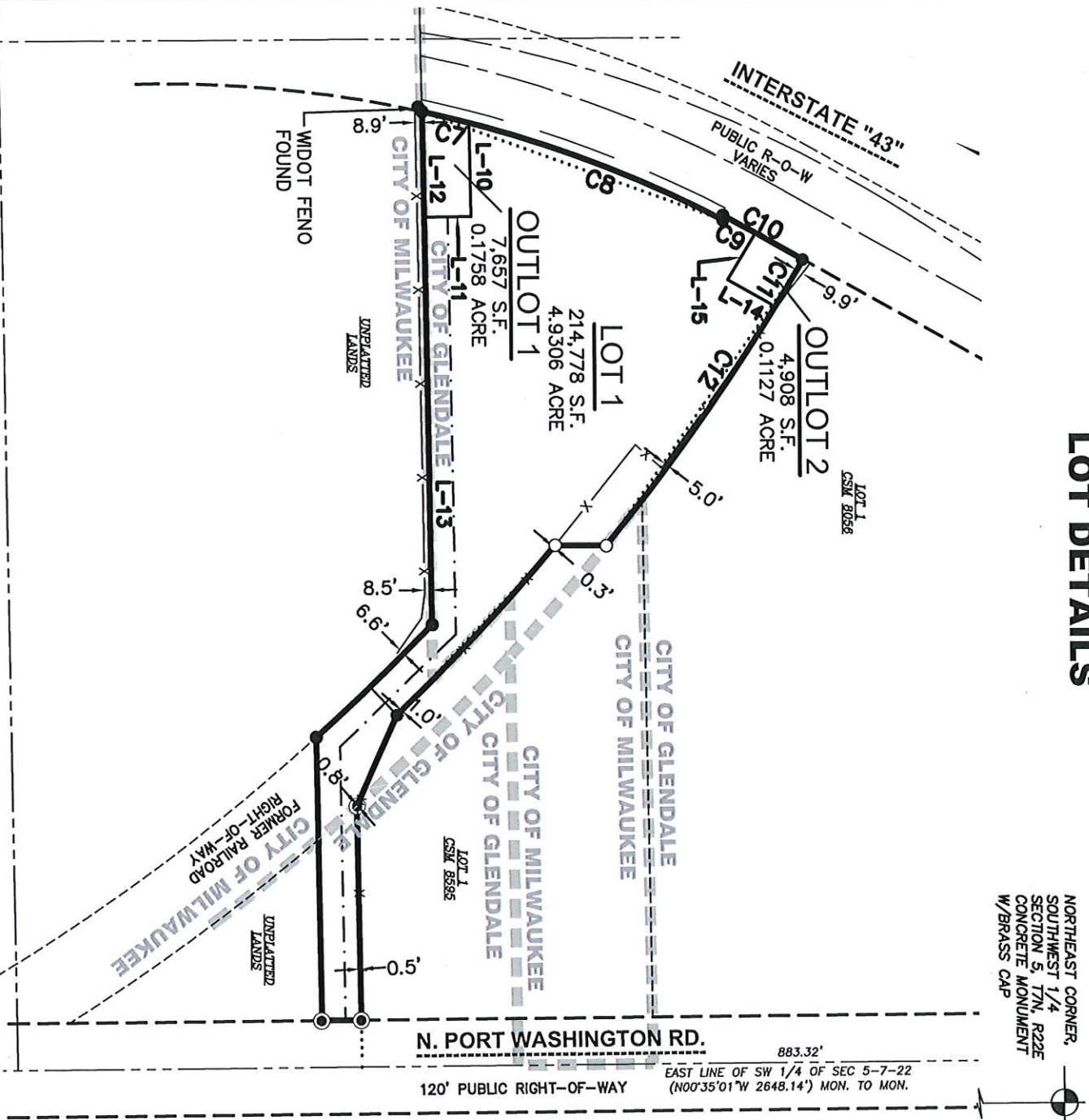
THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY S-2264.

SHEET 2 OF 7

CERTIFIED SURVEY MAP NO.

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LOT DETAILS



APRIL 20, 2021

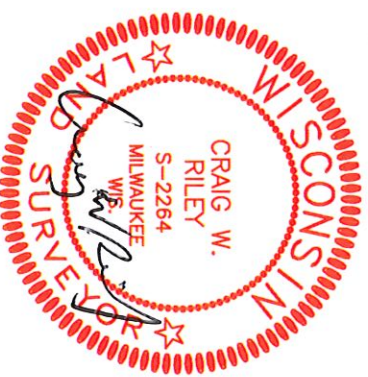
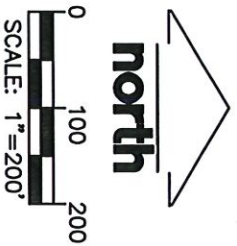
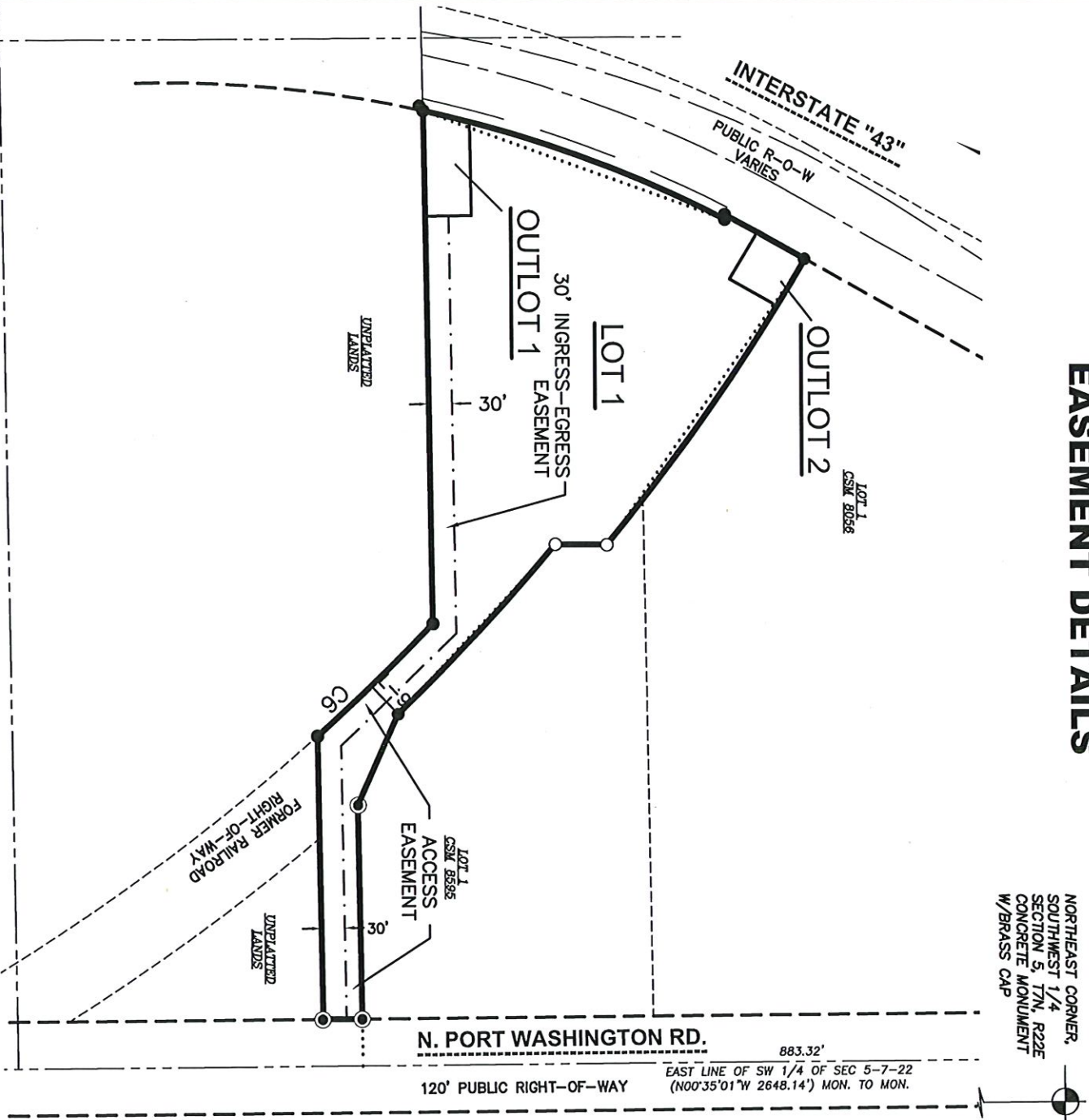
THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY S-2264.

SHEET 3 OF 7

CERTIFIED SURVEY MAP NO. _____

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EASEMENT DETAILS



APRIL 20, 2021

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STATE OF WISCONSIN

MILWAUKEE COUNTY

I, CRAIG W. RILEY, PROFESSIONAL LAND SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED LOT 1 OF CERTIFIED SURVEY MAP NO. 9249 AND PART OF LOT OF CERTIFIED SURVEY MAP NO. 8595, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE AND THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE N89°11'35"E ALONG THE NORTH LINE OF SAID 1/4 SECTION 2620.59 FEET TO THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE S00°35'01"E ALONG THE EAST LINE OF SAID 1/4 SECTION 883.32 FEET; THENCE S89°24'59"W 60.00 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S00°35'01"E 50.00 FEET; THENCE S89°05'39"W 362.12 FEET; THENCE NORTHWESTERLY 207.24 FEET ALONG THE ARC OF A CURVE TO LEFT WHOSE CENTER LIES TO SOUTHWEST, WHOSE RADIUS IS 2781.59 FEET AND WHOSE CHORD BEARS N43°59'03"W 207.19 FEET; THENCE S89°11'35"W 656.69 FEET TO A POINT ON THE EASTERLY LINE OF INTERSTATE "43", THENCE NORTHEASTERLY 411.43 FEET ALONG SAID EASTERLY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 1567.02 FEET AND WHOSE CHORD BEARS N19°47'16"E 410.25 FEET; THENCE S89°11'35"W 5.67 FEET; THENCE NORTHEASTERLY 54.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 1369.48 FEET AND WHOSE CHORD BEARS N28°12'09"E 54.35 FEET; THENCE N29°11'35"E 63.02 FEET; THENCE SOUTHEASTERLY 446.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 2901.63 FEET AND WHOSE CHORD BEARS S55°01'19"E 446.48 FEET; THENCE S00°20'10"W 65.56 FEET; THENCE SOUTHEASTERLY 297.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 2864.93 FEET AND WHOSE CHORD BEARS S46°51'42"E 297.38 FEET; THENCE S65°45'27"E 127.75 FEET; THENCE N89°05'39"E 273.54 FEET TO THE POINT OF BEGINNING.


LANDS CONTAINS 227,343 SQUARE FEET OR 5.2191 ACRES.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF GLENDALE PARTNERS LLC.

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

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES, CHAPTER 14 OF THE GLENDALE CODE OF ORDINANCES 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.

DATE: APRIL 20, 2021

SIGNATURE: 
TYPE OR PRINT NAME: CRAIG W. RILEY
TITLE: PROFESSIONAL LAND SURVEYOR,
NUMBER S-2264



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S0°35'01"E	50.00'
L-2	S89°05'39"W	362.12'
L-3	S89°11'35"W	656.69'
L-4	S89°11'35"W	5.67'
L-5	N29°11'35"E	63.02'
L-6	S0°20'10"W	65.56'
L-7	S65°45'27"E	127.75'
L-8	N89°05'39"E	273.54'

LINE TABLE		
LINE	BEARING	DISTANCE
L-9	N46°12'02"E	49.75'
L-10	N89°11'35"E	119.00'
L-11	S0°48'25"E	60.00'
L-12	S89°11'35"W	134.19'
L-13	S89°11'35"W	521.69'
L-14	S29°09'16"W	70.00'
L-15	N58°44'40"W	70.05'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	2781.59'	4°16'08"	N43°59'03"W	207.19'	207.24'	N41°50'59"W	N46°07'07"W
C2	1567.02'	15°02'37"	N19°47'16"E	410.25'	411.43'	N12°15'57"E	N27°18'34"E
C3	1369.48'	2°16'26"	N28°12'09"E	54.35'	54.35'	N27°03'56"E	N29°20'23"E
C4	2901.63'	8°49'30"	S55°01'19"E	446.48'	446.92'	S59°26'03"E	S50°36'34"E
C5	2864.93'	5°57'00"	S46°51'42"E	297.38'	297.51'	S49°50'12"E	S43°53'12"E
C6	2781.59'	1°56'59"	N42°49'28"W	94.65'	94.65'	N43°47'58"W	N41°50'59"W
C7	1567.02'	2°15'47"	S13°23'51"W	61.89'	61.90'	S14°31'45"W	S12°15'57"W
C8	1567.02'	12°46'49"	S20°55'09"W	348.81'	349.54'	S27°18'34"W	S14°31'45"W
C9	1369.48'	1°58'55"	S28°03'23"W	47.37'	47.37'	S29°02'51"W	S27°03'56"W
C10	1369.48'	0°17'32"	S29°11'37"W	6.98'	6.98'	S29°20'23"W	S29°02'51"W
C11	2901.63'	1°22'56"	N58°44'35"W	70.00'	70.00'	N58°03'07"W	N59°26'03"W
C12	2901.63'	7°26'34"	N54°19'50"W	376.65'	376.92'	N50°36'34"W	N58°03'07"W

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ENTITY OWNER'S CERTIFICATE

GLENDALE PARTNERS LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT SAID COMPANY 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 236.34, CHAPTER 14 OF THE GLENDALE CODE OF ORDINANCES OF THE WISCONSIN STATE STATUTES AND 119 OF THE MILWAUKEE CODE OF ORDINANCES.

IN CONSIDERATION OF THE APPROVAL OF THE MAP BY THE MILWAUKEE COMMON COUNCIL 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: 22 Sept '21

ENTITY NAME: GLENDALE PARTNERS, LLC

SIGNATURE: _____

TYPE OR PRINT NAME: BRYAN M. MONROE

TITLE: MANAGING PARTNER

STATE OF WISCONSIN

MILWAUKEE COUNTY

PERSONALLY CAME BEFORE ME THIS 22 DAY OF September, 2021, BRIAN M. MONROE, THE MANAGING PARTNER OF THE ABOVE NAMED ENTITY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS SUCH ON BEHALF OF THE ENTITY, BY ITS AUTHORITY.

NOTARY SIGNATURE: _____

PRINT ROTARY NAME: Nicole Maurer

NOTARY PUBLIC, STATE OF WISCONSIN. MY COMMISSION EXPIRES: 09/04/2023

**COMMON COUNCIL CERTIFICATE OF APPROVAL**

THIS CERTIFIED SURVEY MAP AND ITS DEDICATION APPROVED BY THE COMMON COUNCIL OF THE CITY OF GLENDALE ON THIS 23rd DAY OF August, 2021

Rachel A. Safstrom
RACHEL A. SAFSTROM, CITY ADMINISTRATOR



APRIL 20, 2021

THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY S-2264.

SHEET 6 OF 7

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 THE CERTIFIED SURVEY MAP.

PER WS. STAT. 7506 AND 74.87, THE CITY OF MILWAUKEE COLLECTS PROPERTY TAXES AND ENFORCES NONPAYMENT OF SAME ON PARCELS IN THE CITY OF MILWAUKEE. PER WS. STAT. 74.83, THE CITY OF MILWAUKEE AND MILWAUKEE COUNTY ENTERED INTO AN INTERGOVERNMENTAL COOPERATION AGREEMENT APPROVED BY THE COMMON COUNCIL RESOLUTION 901408, WHEREBY THE CITY IS THE SOLE COLLECTOR AND ENFORCER OF PROPERTY TAXES FOR PARCELS IN THE CITY.

DATE: 01/07/2022

SIGNATURE: Spencer J. Klaybor

TYPE OR PRINT NAME: ~~Spencer J. Klaybor~~ SPENCER COGGS
CITY TREASURER

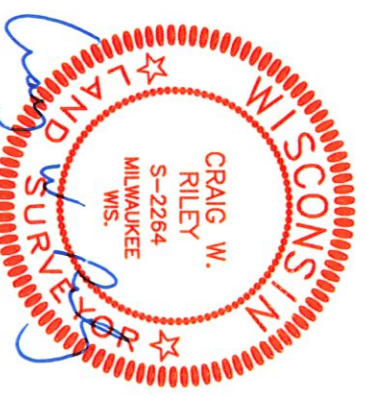
CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. 211501, ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON January 18, 2022

DATE: January 19, 2022

SIGNATURE: _____

TYPE OR PRINT NAME: JAMES R. GWICZARSKI
CITY CLERK



APRIL 20, 2021