

DCD #3194

NW CORNER, NW 1/4 SEC. 36, T7N, R21E
(FOUND CONC. MON. W/ BRASS CAP)
N=382,541.68; E=2,543,376.14

1388.51'

S88°38'45"W 2653.03'
NORTH LINE OF THE NW 1/4 SEC. 36, T7N, R21E

1264.52'

NE CORNER, NW 1/4 SEC. 36, T7N, R21E
(FOUND CONC. MON. W/ BRASS CAP)
N=382,604.37; E=2,546,028.22

CERTIFIED SURVEY MAP NO. _____

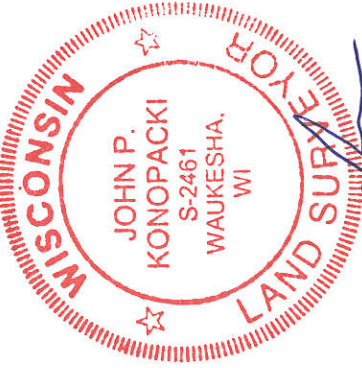
Being Lot 1 of Certified Survey Map No. 8116 and Lot 2 of Block 2 in Menomonee Valley Industrial Park, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin

LOT 12
ASSESSOR'S PLAT
OF MILLER PARK
TAX KEY
#423-9999-017

OWNER: THE SE WI
PROFESSIONAL BASEBALL
PARK DISTRICT

INTERIOR ANGLES

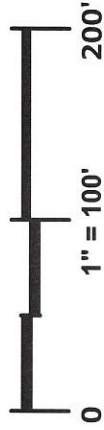
A - 89°36'33"
B - 90°23'27"



OCTOBER 5, 2018

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northwest 1/4 of Section 36, Township 7 North, Range 21 East has a bearing of S88°38'45"W. (C55D JANUARY 2017)

GRAPHICAL SCALE (FEET)



LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS./FT.

(R) - Denotes "Recorded As"

Prepared By:

PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by **John P. Konopacki, PLS-License No. S-2461**

INFRASTRUCTURE
SERVICES DIVISION
CENTRAL DRAFTING & RECORDS MANAGER
11/20/18
CORRECT
11-15-2018
ENGR. IN CHARGE ENVIRON. ENGR.
APPROVED
11/20/18

WEST WHEELHOUSE ROAD

(R) S89°51'53"E

N88°41'28"E 270.00'

5' GAS DISTRIBUTION
EASEMENT PER CSM 8116

LOT 1
162,001 SQ. FT.
3.7190 ACRES

UTILITY AND LANDSCAPE
EASEMENT PER CSM 8116 &
PLAT OF MEMONEE
VALLEY INDUSTRIAL PARK

379.6'

(R) S00°15'20"E
N01°41'59"W 600.02'

S01°41'59"E 600.02'
(R) S00°15'20"E

EXISTING
SHED
97 sq. ft.

78.2'

123.3'

EXISTING
BUILDING
24,525 sq. ft.

12'

S88°41'28"W 270.00'

((R) N89°51'53"W)

MILWAUKEE ROAD WEST

Prepared for:
Mulhane Properties LLC
3880 W. Milwaukee Road
Milwaukee, WI 53215

Subject Property Zoning: IH
Tax Key Numbers: 423-0014-000 & 423-0041-000
PEG JOB #1441.00
SHEET 1 OF 4

DEPARTMENT OF CITY
DEVELOPMENT
CITY OF MILWAUKEE

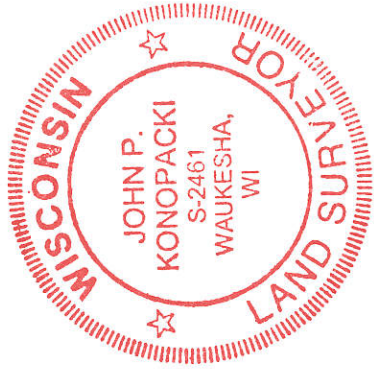
SEP 12 2018

STAFF APPROVED

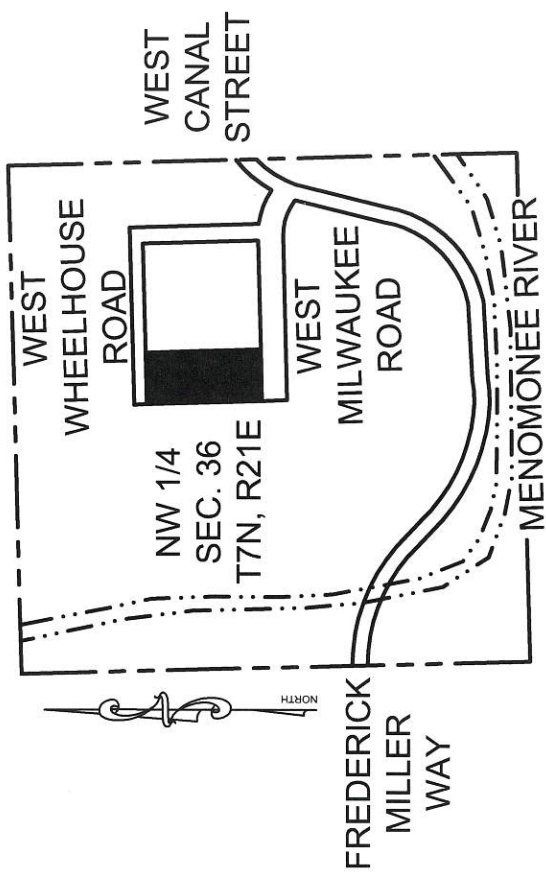
DCD # 3194

CERTIFIED SURVEY MAP NO. _____

Being Lot 1 of Certified Survey Map No. 8116 and Lot 2 of Block 2 in Menomonee Valley Industrial Park, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin



VICINITY SKETCH
SCALE 1"=1000'



SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) S5

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed and mapped Lot 1 of Certified Survey Map No. 8116, as recorded in the office of the Register of Deeds for Milwaukee County as Document No. 9676355, and Lot 2 of Block 2 in Menomonee Valley Industrial Park, as recorded in the office of the Register of Deeds for Milwaukee County as Document No. 9337249, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 36;

Thence South 88°38'45" West along the north line of said Northwest 1/4, 1264.52 feet;

Thence South 01°41'59" East and then along a west line of Lot 1 of Block 1 in Menomonee Valley Industrial Park, 625.65 feet to the south right of way line of West Wheelhouse Road and the Point of Beginning;

Thence North 88°41'28" East along said south right of way line, 270.00 feet to the west line of Lot 2 of Certified Survey Map No. 8116;

Thence South 01°41'59" East along said west line, 600.02 feet to the north right of way line of West Milwaukee Road;

Thence South 88°41'28" West along said north right of way line, 270.00 feet to the west line of Block 2 in Menomonee Valley Industrial Park;

Thence North 01°41'59" West along said west line, 600.02 feet to the Point of Beginning.


Containing 162,001 square feet (3.7190 acres) of land more or less.

That I have made such survey and map by the direction of MULHANEY PROPERTIES LLC, owner of said land.

That such plat 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 the requirements of Chapter 236 of the Wisconsin State Statutes and Chapter 119 of the Milwaukee Code of Ordinances in surveying, mapping and dividing the land with in the certified survey map.

Date: OCTOBER 5, 2018


John P. Konopacki
Professional Land Surveyor S-2461

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Flood Zone Classification: The property lies with in Zone "X - OTHER FLOOD AREAS" of the Flood Insurance Rate Map Community Panel No. 55079C0089E dated SEPTEMBER 26, 2008. Zone "X - OTHER FLOOD AREAS" are determined to be areas of 0.2% annual chance flood (500 Year Flood); areas of 1% annual chance flood (100 Year Flood) with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X-OTHER FLOOD AREAS.

Prepared By:

PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

DCD # 3194

CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE

MULHANEY PROPERTIES 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 and mapped as represented on this certified survey map in accordance with the requirements of Chapter 119 of the Milwaukee Code of Ordinances.

MULHANEY PROPERTIES LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. City of Milwaukee

In consideration of the approval of the map by the Common Council of the City of Milwaukee and in accordance with Chapter 119 of the Milwaukee Code, the undersigned agrees 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 therefor, where feasible.

This agreement shall be binding on the undersigned and assigns.

Witness the hands and seals of said owners, MULHANEY PROPERTIES LLC, to be signed by (name - print) THOMAS F. MULHANEY, (title) MANAGING MEMBER, at 3880 W MILWAUKEE MILWAUKEE County, Wisconsin, on this 12TH day of NOVEMBER, 2018.

In the presence of: MULHANEY PROPERTIES LLC,

Thomas F. Mulhane
Name (signature) - Title MANAGING MEMBER

STATE OF WISCONSIN) COUNTY) 55
MILWAUKEE

Personally came before me this 12th day of November, 2018, (name) Thomas F. Mulhane, (title) Managing Member, of the above named MULHANEY PROPERTIES LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such MANAGING MEMBER (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

David E. Latona
Notary Public
Name: DAVID E. LATONA
State of Wisconsin
My Commission Expires: 08/03/22



CONSENT OF CORPORATE MORTGAGEE

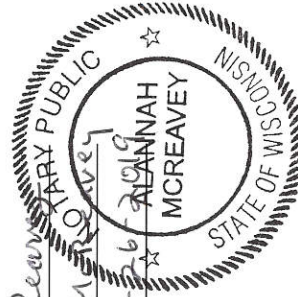
MECO CAPITAL FUND I, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying and mapping of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said MORTGAGEE, has caused these presents to be signed by DAVID E. LATONA, its President, and its corporate seal to be hereunto affixed this 12 day of NOVEMBER, 2018.

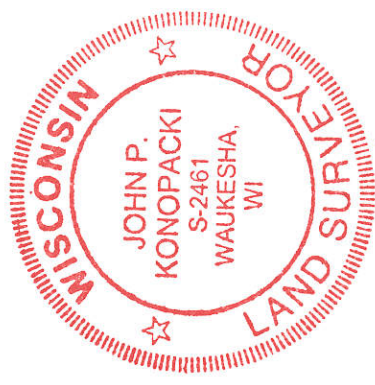
November 12, 2018
Date
David E. Latona
President

STATE OF WISCONSIN)
MILWAUKEE COUNTY) 55

Personally came before me this 12 day of November, 2018, DAVID E. LATONA, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.



Alanah McCreavey
Notary Public
Name: Alanah McCreavey
State of Wisconsin
My Commission Expires: 3-26-2019



[Signature]
OCTOBER 5, 2018

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

DCD # 3194

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CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN
MILWAUKEE COUNTY) 55

I, Spencer Coggs, being the duly elected, qualified 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.

11/26/18
Date

James F. Kojan, DEPUTY
Spencer Coggs, City Treasurer

COMMON COUNCIL CERTIFICATE OF APPROVAL

I certify that this Certified Survey Map was approved under Resolution File No. 161374, adopted by the Common Council of the City of Milwaukee on this 15th day of December, 2018.

[Signature]
James R. Owczarski, City Clerk

[Signature]
Tom Barrett, Mayor



[Signature]
OCTOBER 5, 2018

Prepared By:
PINNACLE ENGINEERING GROUP
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BROOKFIELD, WI 53005
OFFICE: (262) 754-8888