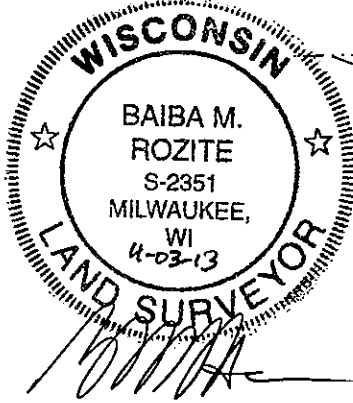
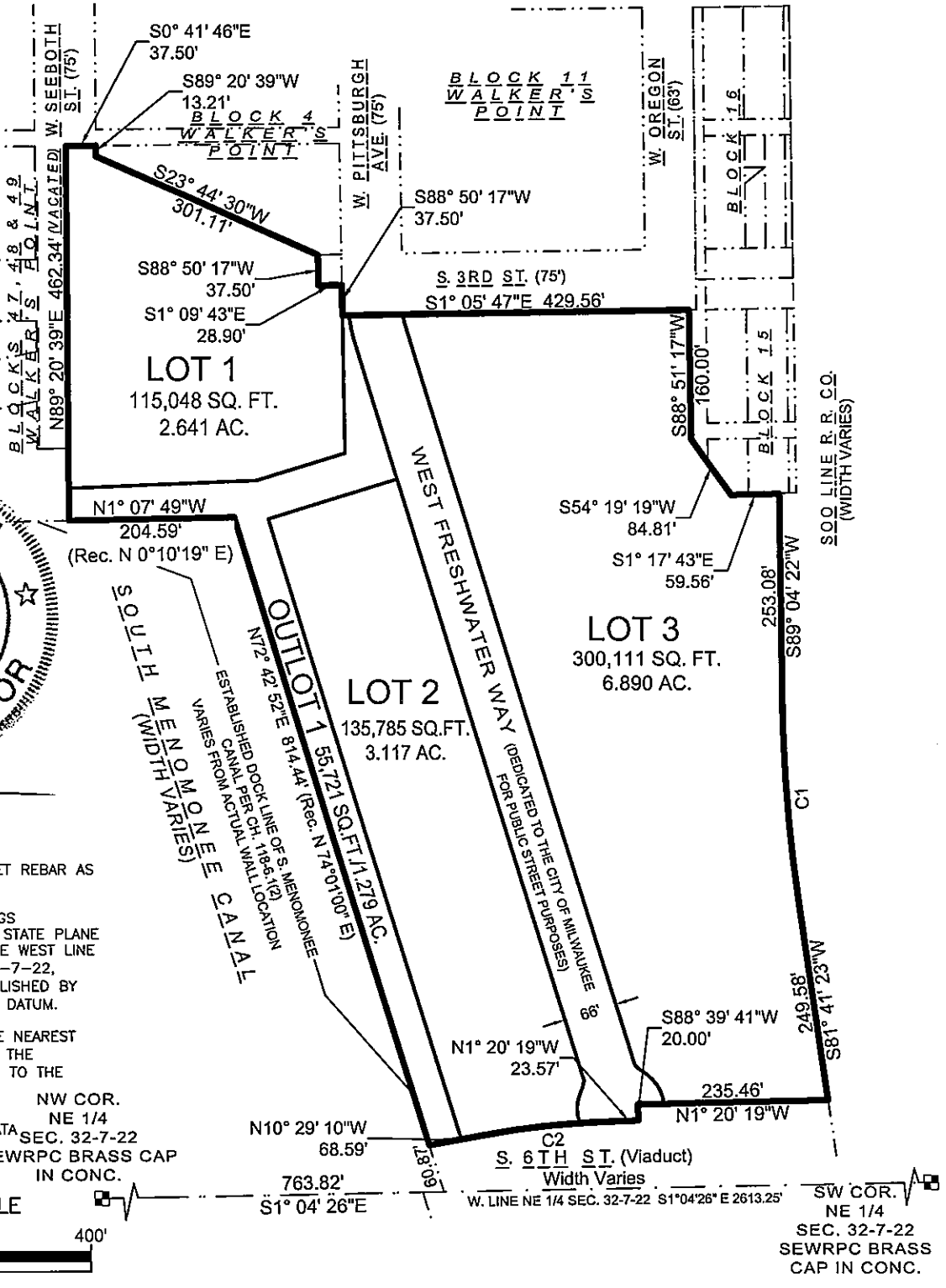
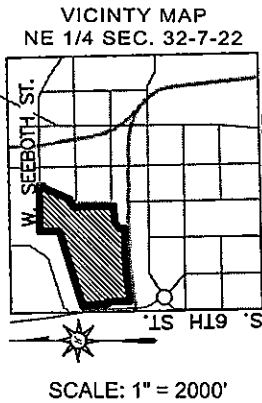


CERTIFIED SURVEY MAP NO. _____

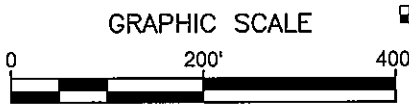
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TAX KEY S# 428-0512-114, 428-0516-110
ZONE IM

FOR DETAIL SEE SHEETS 2-3 EASEMENTS ON SHEET 4

S. 2ND ST. (75')



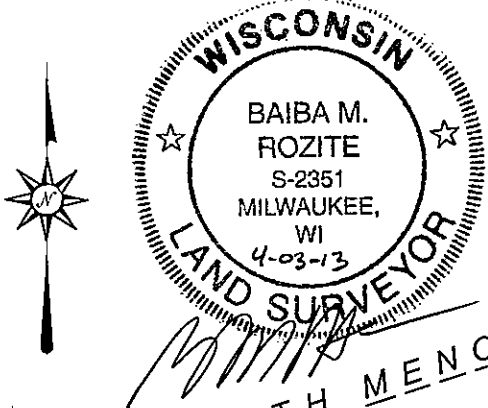
LEGEND & NOTES:
O INDICATES FOUND OR SET REBAR AS INDICATED ON DRAWING.
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DISTANCES MEASURED TO THE NEAREST 0.01'. ANGLES MEASURED TO THE NEAREST 01" AND COMPUTED TO THE NEAREST 00.5"
SEE SHEET 2 FOR CURVE DATA
NW COR. NE 1/4 SEC. 32-7-22 SEWRPC BRASS CAP IN CONC.



INFRASTRUCTURE SERVICES DIVISION
Marcia Cornell 4/15/13
CENTRAL DRAFTING & RECORDS MANAGER
ZY Timothy Ihm 4/15/13
ENGR. IN CHARGE ENVIRON. ENGR.
[Signature] 4/18/13
CITY ENGINEER
APPROVED

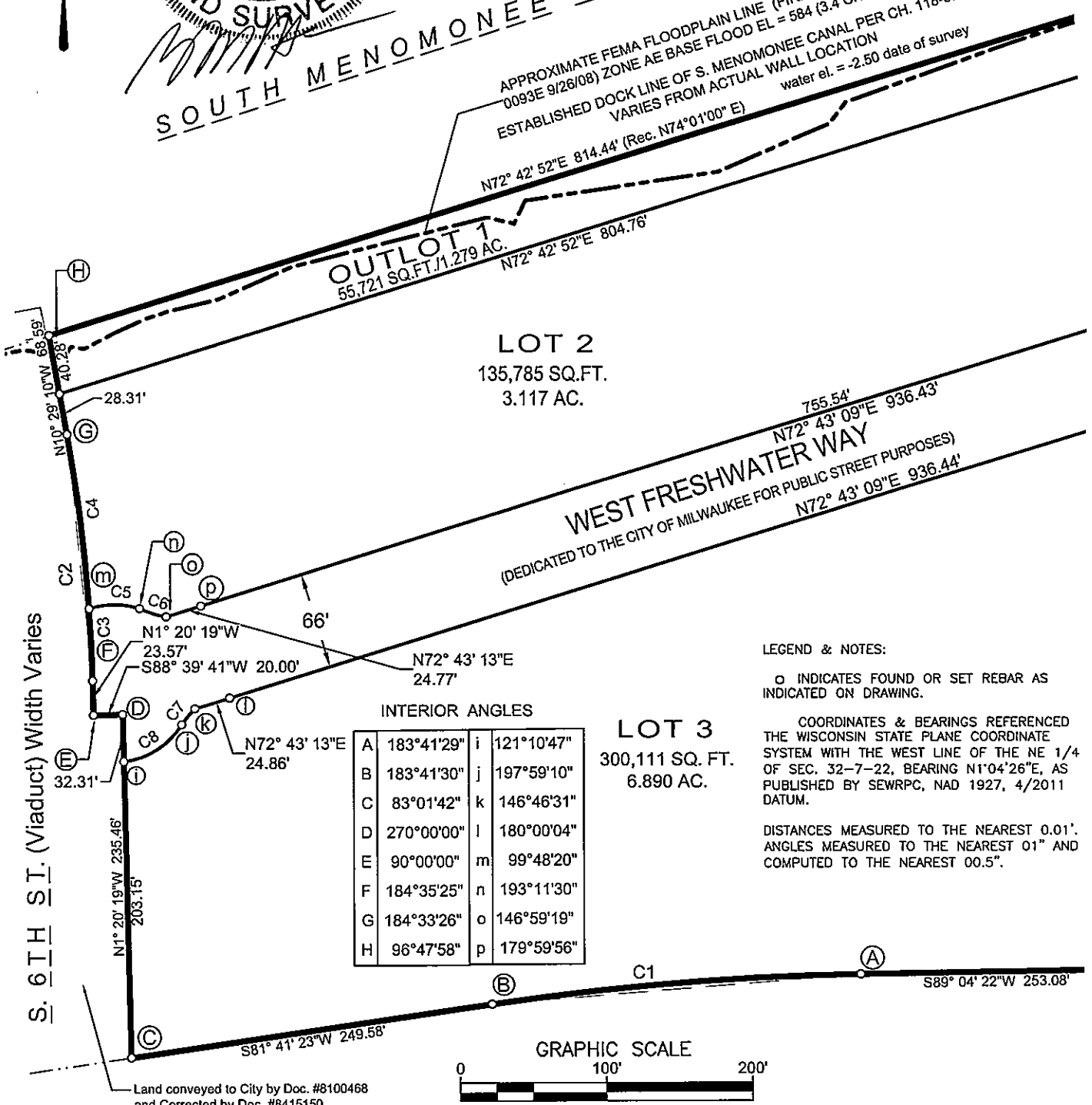
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SOUTH MENOMONEE CANAL (WIDTH VARIES)

APPROXIMATE FEMA FLOODPLAIN LINE (FIRM PANEL 55079C 0093E 9/26/08) ZONE AE BASE FLOOD EL = 584 (3.4 CITY DATUM)
 ESTABLISHED DOCK LINE OF S. MENOMONEE CANAL PER CH. 118-6.1(2) VARIES FROM ACTUAL WALL LOCATION
 water el. = -2.50 date of survey



LEGEND & NOTES:

○ INDICATES FOUND OR SET REBAR AS INDICATED ON DRAWING.

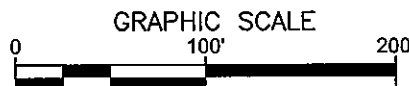
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DISTANCES MEASURED TO THE NEAREST 0.01', ANGLES MEASURED TO THE NEAREST 01" AND COMPUTED TO THE NEAREST 00.5".

INTERIOR ANGLES

A	183°41'29"	i	121°10'47"
B	183°41'30"	j	197°59'10"
C	83°01'42"	k	146°46'31"
D	270°00'00"	l	180°00'04"
E	90°00'00"	m	99°48'20"
F	184°35'25"	n	193°11'30"
G	184°33'26"	o	146°59'19"
H	96°47'58"	p	179°59'56"

Land conveyed to City by Doc. #8100468 and Corrected by Doc. #8415150

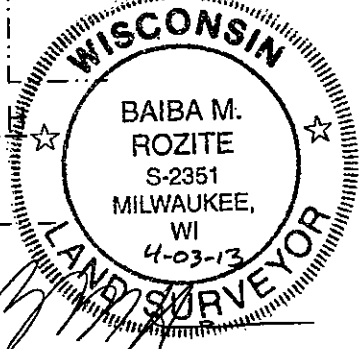
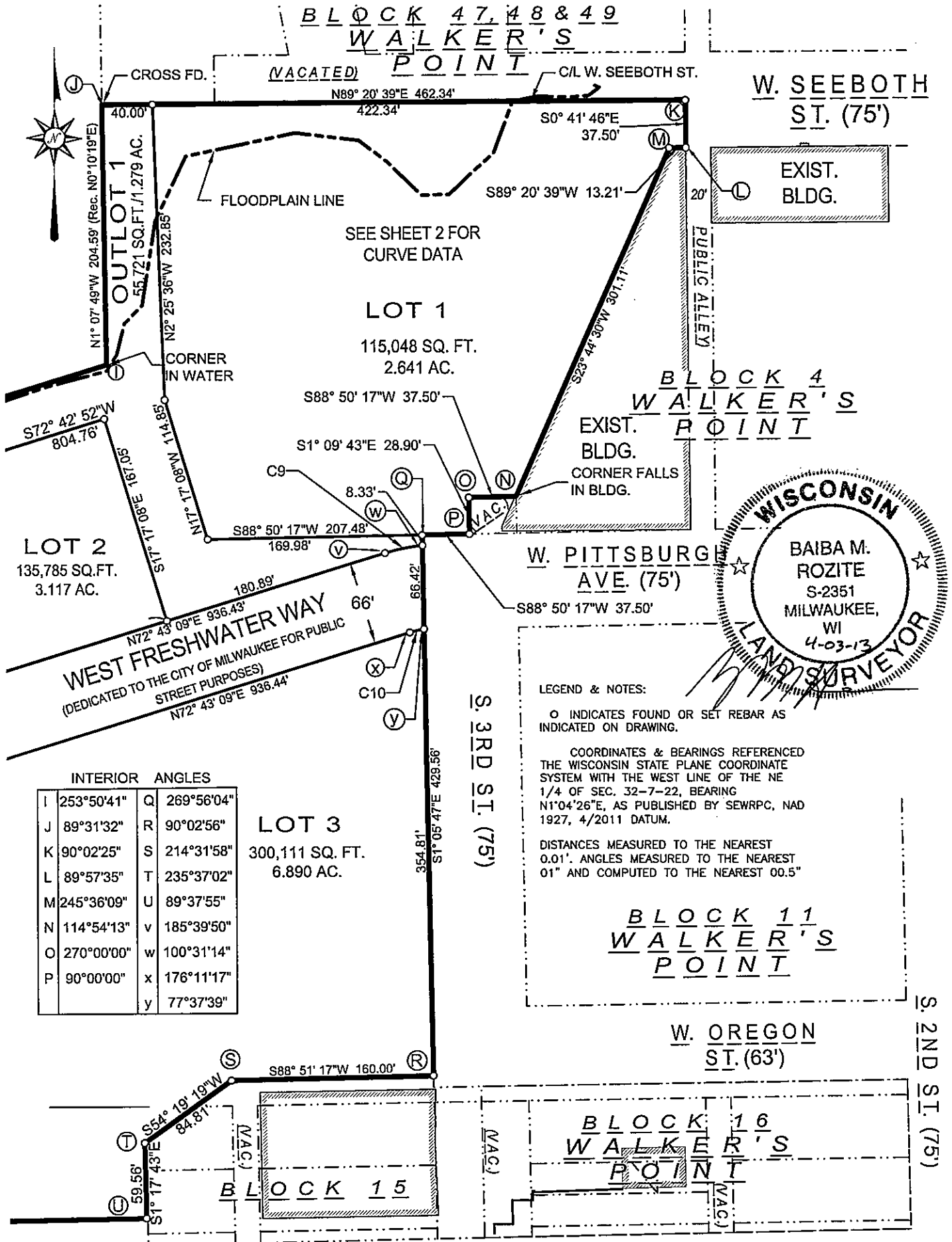


#	Radius	Delta	Delta/2	Arc	Chord	Tangent Bearings
C1	1965.38	7°22'59"	3°41'29.5"	253.26	S85°22'53"W 253.08	N89°04'22.5"W S81°41'23.5"W
C2	1060.00	9°08'50"	4°34'25"	169.23	N5° 55' 44"W 169.05	N1°21'19"W N10°30'09"W
C3	1060.00	2°40'20.5"	1°20'10.25"	49.45	S2°41'29"E 49.45	N1°21'19"W N4°01'40"W
C4	1060.00	6°28'29.5"	3°14'14.75"	119.78	N7°15'56"W 119.71	N4°01'40"W N10°30'09"W
C5	54.00	42°19'35"	21°09'47.5"	39.89	S87° 27' 36"E 38.99	N71°22'36.5"E S66°17'48.5"E
C6	55.90	14°38'49"	7°19'24.5"	14.29	S74° 16' 06"E 14.25	S66°56'41.5"E S81°35'30.5"E
C7	55.89	14°33'55"	7°16'57.5"	14.21	N39° 29' 44"E 14.17	N32°12'46.5"E N46°46'41.5"E
C8	54.00	51°28'54"	25°44'27"	48.52	N57° 28' 54"E 46.90	N83°13'21"E N31°44'27"E
C9	153.00	11°20'14"	5°40'07"	30.27	N78° 22' 59"E 30.23	N72°42'52"E N84°03'06"E
C10	87.02	7°38'11"	3°49'05.5"	11.60	N76° 31' 52"E 11.59	N72°42'46.5"E N80°20'57.5"E

PROJECT NUMBER SD-13727
 DRAFTED BY B.M.R. 2-12-13
 REV. 4-03-13

CERTIFIED SURVEY MAP NO. _____

ALL OF BLOCKS 12, 38, 39, 40, 45 AND 46, PART OF BLOCKS 4, 13, 14, 15, 41, 43, 44, VACATED STREETS AND ALLEYS, FILLED IN CHANNEL, ALL IN WALKER'S POINT IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN



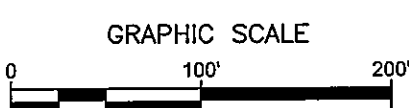
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THE SIGMA R. R. CO.
 Single Source. Sound Solutions. GROUP
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210



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SURVEYOR'S CERTIFICATE


STATE OF WISCONSIN)
SS
MILWAUKEE COUNTY)

I, BAIBA M. ROZITE, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF BLOCKS 12, 38, 39, 40, 45 AND 46, PART OF BLOCKS 4, 13, 14, 15, 41, 43, 44, VACATED STREETS AND ALLEYS, FILLED IN CHANNEL, ALL IN WALKER'S POINT IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 SECTION; THENCE SOUTH 1°04'26" EAST, 763.82 FEET ALONG THE WEST LINE OF SAID 1/4 SECTION; THENCE NORTH 72°42'52" EAST, 60.87 FEET TO THE POINT OF BEGINNING; CONTINUING THENCE NORTH 72°42'52" EAST, 814.44 FEET ALONG THE ESTABLISHED DOCKLINE OF THE SOUTH MENOMONEE CANAL, AS DESCRIBED IN CH. 118-6.1(2) CITY OF MILWAUKEE CODE OF ORDINANCES; THENCE NORTH 1°07'49" WEST, 204.59 FEET ALONG SAID ESTABLISHED DOCKLINE TO THE WESTERLY EXTENSION OF THE CENTERLINE OF WEST SEEBOTH STREET; THENCE NORTH 89°20'39" EAST, 462.34 FEET ALONG SAID CENTERLINE OF WEST SEEBOTH STREET; THENCE SOUTH 0°41'46" EAST, 37.50 FEET TO THE NORTH LINE OF BLOCK 4 SAID WALKER'S POINT; THENCE SOUTH 89°20'39" WEST, 13.21 FEET ALONG SAID NORTH LINE; THENCE SOUTH 23°44'30" WEST, 301.11 FEET; THENCE SOUTH 88°50'17" WEST, 37.50 FEET TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF S. 3RD STREET; THENCE SOUTH 1°09'43" EAST, 28.90 FEET ALONG SAID CENTERLINE TO THE NORTH LINE OF WEST PITTSBURGH AVENUE; THENCE SOUTH 88°50'17" WEST, 37.50 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF S. 3RD STREET; THENCE SOUTH 1°05'47" EAST, 429.56 FEET ALONG SAID WEST LINE; THENCE SOUTH 88°51'17" WEST, 160.00 FEET; THENCE SOUTH 54°19'19" WEST, 84.81 FEET; THENCE SOUTH 1°17'43" EAST, 59.56 FEET TO THE NORTHERLY LINE OF SOO LINE RAIL ROAD; THENCE SOUTH 89°04'22" WEST, 253.08 FEET ALONG SAID NORTHERLY LINE TO THE BEGINNING OF A 1965.38 FOOT RADIUS CURVE TO THE LEFT, WHOSE CHORD BEARS SOUTH 85°22'53" WEST, 253.08 FEET; THENCE SOUTHWESTERLY, 253.26 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY LINE; THENCE SOUTH 81°41'23" WEST, 249.58 FEET TO THE EASTERLY LINE OF SOUTH 6TH STREET (VIADUCT); THENCE NORTH 1°20'19" WEST, 235.46 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 88°39'41" WEST, 20.00 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 1°20'19" WEST, 23.57 FEET ALONG SAID EASTERLY LINE TO THE BEGINNING OF A 1060.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 5°55'44" WEST, 169.05 FEET; THENCE NORTHWESTERLY, 169.23 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY LINE; THENCE NORTH 10°29'10" WEST, 68.59 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 676,874 SQUARE FEET OR 15.539 ACRES OF LAND, MORE OR LESS.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF BUILDING 41 LLC, OWNER OF SAID LAND. 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 S. 236.34 OF THE WISCONSIN STATUTES AND CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME.

 4-03-13

BAIBA M. ROZITE S-2351 DATE



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

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OWNER'S CERTIFICATE

BUILDING 41 LLC, A WISCONSIN LIMITED LIABILITY COMPANY, A 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 MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED 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:

A. 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 THEREFOR, WHERE FEASIBLE.


B. EACH INDIVIDUAL LOT OWNER OR THEIR SUCCESSORS SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOT 1. MILWAUKEE COUNTY OR THE CITY OF MILWAUKEE SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME AN OWNER OF ANY LOTS IN THE CERTIFIED SURVEY MAP FOR THE REASON OF TAX DEFICIENCY.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.
IN WITNESS WHEREOF, BUILDING 41 LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY

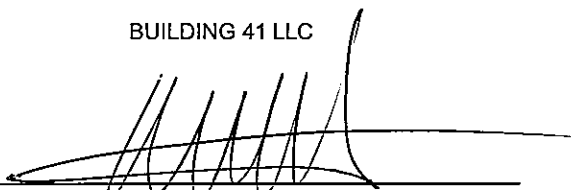
PETER MOEDE, OWNER, AT MILWAUKEE, WISCONSIN, THIS ____ DAY OF _____, 20__.

IN THE PRESENCE OF:

BUILDING 41 LLC



WITNESS

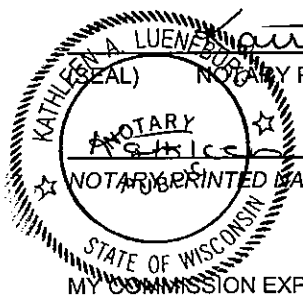
BY: 

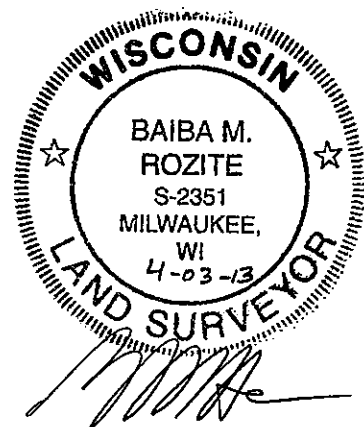
SIGNATURE

NAME: PETER MOEDE
TITLE: OWNER, BUILDING 41 LLC

STATE OF WISCONSIN))SS
MILWAUKEE COUNTY)

PERSONALLY CAME BEFORE ME THIS 4th DAY OF Apr. 1, 2013, THE ABOVE-NAMED PETER MOEDE, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH OWNER OF BUILDING 41 LLC, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.


KATHLEEN A. LUENEBURG
(SEAL) NOTARY PUBLIC SIGNATURE, STATE OF WISCONSIN
NOTARY PRINTED NAME
Kathleen A. Lueneburg
STATE OF WISCONSIN
MY COMMISSION EXPIRES 1-31-16


WISCONSIN
BAIBA M. ROZITE
S-2351
MILWAUKEE, WI
4-03-13
LAND SURVEYOR

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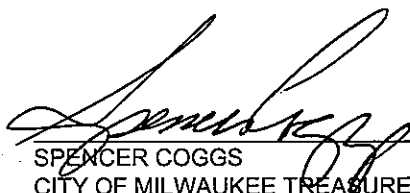
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CERTIFICATE OF CITY TREASURER
STATE OF WISCONSIN)

)SS

MILWAUKEE COUNTY)

I, SPENCER COGGS, BEING THE DULY ELECTED, QUALIFIED, AND ACTING 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.


SPENCER COGGS
CITY OF MILWAUKEE TREASURER

5-2-13
DATE

CITY OF MILWAUKEE COMMON COUNCIL CERTIFICATE OF APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. 121555

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON May 21, 2013


JAMES R. OWCZARSKI, CLERK, CITY OF MILWAUKEE


TOM BARRETT, MAYOR, CITY OF MILWAUKEE

