

CERTIFIED SURVEY MAP NO -

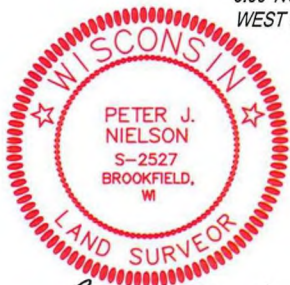
LOTS 3, 4, 6, 7, 8, AND 9 AND PART OF LOTS 1, 2 AND 5 OF BLOCK 3 OF ASSESSMENT SUBDIVISION NO. 2 AND PART OF LOT 5 OF EIRINGS SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 21 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

VICINITY MAP



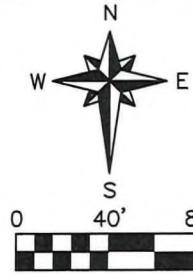
NOTES:

1. PARCEL SUBJECT TO RIGHT OF ENTRY AGREEMENT - DOC. NO. 5940105.
2. PARCEL SUBJECT TO STIPULATION AGREEMENT - DOC. NO. 9239182.
3. PARCEL SUBJECT TO WPCO POLE LINE EASEMENT - DOC. NO. 4110132.
4. PARCEL SUBJECT TO PROVISIONS AND REQUIREMENTS OF THE N. 28th ST. - WEST WELLS ST. URBAN RENEWAL PROJECT - DOC. NO. 6454666 AND AMENDED BY DOC. NO. 8025599.
5. 5' X 15' UNDERGROUND WPCO EASEMENT - DOC. NO. 4110132



Peter J. Nielson

DATED: August 19th, 2022



LEGEND

- 3/4" REBAR SET (3/4"x18", 1.50 LBS./LIN.FT.)
- ⊙ 1 1/4" REBAR SET (1 1/4"x18" 4.173 LBS./LIN.FT.)
- 1" O.D. IRON PIPE - FOUND
- △ PK PK NAIL - SET

SURVEYOR:

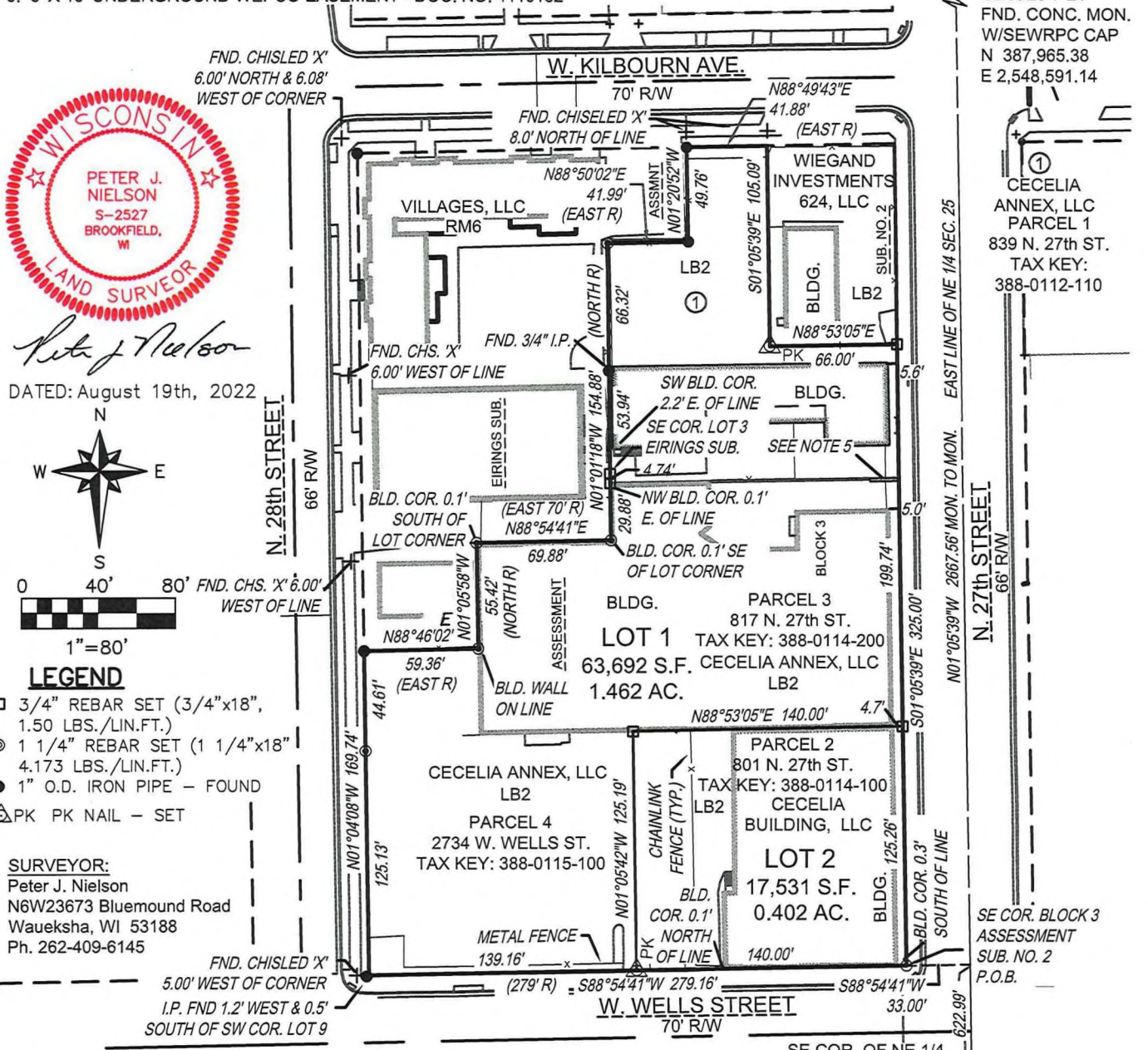
Peter J. Nielson
N6W23673 Bluemound Road
Waukesha, WI 53188
Ph. 262-409-6145

BEARING REFERENCE: Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) - NAD '27 within which the East line of the Northeast Quarter of Section 25 T7N, R21E, is assumed to bear N1°05'39"W. (Jan. 2017 DATUM)

THIS INSTRUMENT WAS DRAFTED BY PETER NIELSON

SHEET 1 OF 5

SE COR. OF NE 1/4 SEC. 25-7-21
FND. CONC. MON.
W/SEWRPC CAP
N 385,298.31
E 2,548,642.08



INFRASTRUCTURE SERVICES DIVISION

You Art 9/15/2022
CENTRAL DRAFTING & RECORDS MANAGER

Kit S... 9-15-22
ENGR. IN CHARGE ENVIRON. ENGR.

CORRECT

Jemel Kruschke 9/15/22
CITY ENGINEER

APPROVED

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE

AUG 09 2022

[Signature]
STAFF APPROVED

CERTIFIED SURVEY MAP NO - _____

LOTS 3, 4, 6, 7, 8, AND 9 AND PART OF LOTS 1, 2 AND 5 OF BLOCK 3 OF ASSESSMENT SUBDIVISION NO. 2 AND PART OF LOT 5 OF EIRINGS SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 21 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

I, PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED LOTS 3, 4, 6, 7, 8, AND 9 AND PARTS OF LOTS 1, 2 AND 5, BLOCK 3 OF ASSESSMENT SUBDIVISION NO. 2, AND PART OF LOT 5 OF EIRINGS SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 17 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE N 1°05'39" W ALONG THE EAST LINE OF SAID NORTHEAST 1/4 ALSO BEING THE CENTERLINE OF NORTH 27th STREET, 622.99 FEET; THENCE S 88°54'41" W, 33.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 3 OF ASSESSMENT SUBDIVISION NO. 2, A SUBDIVISION RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 299588, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING S 88°54'41" W ALONG THE SOUTH LINE OF SAID BLOCK 3, ALSO BEING THE NORTH LINE OF WEST WELLS STREET, 279.16 FEET TO THE SOUTHWEST CORNER OF LOT 9 OF BLOCK 3, OF ASSESSMENT SUBDIVISION NO. 2, SAID POINT BEING IN THE EAST LINE OF NORTH 28th STREET; THENCE N 1°04'08" W ALONG THE WEST LINE OF SAID LOT 9 AND THE EAST LINE OF NORTH 28th STREET, 125.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 9, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 5 OF EIRINGS SUBDIVISION, A SUBDIVISION RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 454848; THENCE CONTINUING N 1°04'08" W ALONG THE WEST LINE OF SAID LOT 5 OF EIRINGS SUBDIVISION AND THE EAST LINE OF NORTH 28th STREET, 44.61 FEET; THENCE N 88°46'02" E, 59.36 FEET TO THE EAST LINE OF SAID LOT 5 OF EIRINGS SUBDIVISION, SAID POINT ALSO BEING IN THE WEST LINE OF LOT 5 OF ASSESSMENT SUBDIVISION NO. 2; THENCE N 1°05'58" W, ALONG THE EAST LINE OF SAID LOT 5 OF EIRINGS SUBDIVISION, ALSO BEING THE WEST LINE OF LOT 5 OF ASSESSMENT SUBDIVISION NO. 2, 55.42 FEET; THENCE N 88°54'41" E, 69.88 FEET; THENCE N 1°01'18" W, 29.88 FEET TO THE SOUTHWEST CORNER OF LOT 4 OF ASSESSMENT SUBDIVISION NO. 2; THENCE CONTINUING N 1°01'18" W ALONG THE WEST LINE OF SAID LOT 4 OF ASSESSMENT SUBDIVISION NO. 2, 4.74 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF EIRINGS SUBDIVISION; THENCE CONTINUING N 1°01'18" W ALONG SAID WEST LINE OF LOT 4 OF ASSESSMENT SUBDIVISION NO. 2, ALSO BEING THE EAST LINE OF LOT 3 OF EIRINGS SUBDIVISION, 53.94 FEET, SAID POINT BEING IN THE EAST LINE OF LOT 1 OF EIRINGS SUBDIVISION; THENCE CONTINUING N 1°01'18" W ALONG SAID EAST LINE OF LOT 1, 66.32 FEET TO THE NORTHWEST CORNER OF LOT 2 OF ASSESSMENT SUBDIVISION NO. 2; THENCE N 88°50'02" E ALONG THE NORTH LINE OF SAID LOT 2, 41.99 FEET; THENCE N 1°20'52" W, 49.76 FEET TO THE SOUTH LINE OF WEST KILBOURN AVENUE; THENCE N 88°49'43" E ALONG SAID SOUTH LINE OF WEST KILBOURN AVENUE, 41.88 FEET; THENCE S 1°05'39" E, 105.09 FEET TO THE NORTH LINE OF LOT 3 OF ASSESSMENT SUBDIVISION NO. 2; THENCE N 88°53'05" E ALONG SAID NORTH LINE OF LOT 3, 66.00 FEET TO THE WEST LINE OF NORTH 27th STREET; THENCE S 1°05'39" E ALONG THE WEST LINE OF NORTH 27th STREET, 325.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 3 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 81,223 SQUARE FEET OR 1.865 ACRES, MORE OR LESS

THAT I HAVE MADE THIS SURVEY, LAND COMBINATION AND MAP BY THE DIRECTION OF CECELIA BUILDING, LLC, CECELIA ANNEX, LLC, AND WIEGAND INVESTMENTS 624, LLC, OWNERS 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 THE PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES IN SURVEYING, COMBINING AND MAPPING THE SAME. PER WIS. STAT. 236.21 (1), THIS CERTIFICATE HAS THE SAME FORCE AND EFFECT AS AN AFFIDAVIT.

DATED THIS 17th DAY OF JUNE, 2022.

Peter J. Nielson
PETER J. NIELSON
PROFESSIONAL LAND SURVEYOR S-2527



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ENTITY OWNER'S CERTIFICATE

Tax Key: 388-0114-100

Cecelia Building LLC, a company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner(s), certifies that said entity caused the land described on this map to be surveyed, combined, dedicated and mapped as represented on this map in accordance with Chapter 236 Wis. Stats. and Chapter 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 service and cable television or communications systems lines or cables to all lots in the Certified Survey Map (other than existing lines and cables) shall be installed underground in easements provided therefor, where feasible.

This agreement is binding on the undersigned and successors and assigns.

Date: 9-8-22

Entity Name: CECELIA BUILDING LLC

Signature: [Handwritten Signature]

Print Name: RICHARD WIEGAND

Title: Managing Member



[Handwritten Signature: Peter J. Nielson]

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

Personally came before me on this 8 day of SEPTEMBER, 2022,

Richard A. Wiegand, the Managing Member of the above named entity, to me known to be the person 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: [Handwritten Signature]

Print Notary Name: Jonathan W. Jossart

Notary Public, State of Wisconsin. My commission expires on 3/7/24

[Notary Seal]



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ENTITY OWNER'S CERTIFICATE

Tax Key: 388-0114-200, 388-0112-110 & 388-0115-100

Cecelia Annex LLC, a company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner(s), certifies that said entity caused the land described on this map to be surveyed, combined, dedicated and mapped as represented on this map in accordance with Chapter 236 Wis. Stats. and Chapter 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 service and cable television or communications systems lines or cables to all lots in the Certified Survey Map (other than existing lines and cables) shall be installed underground in easements provided therefor, where feasible.

This agreement is binding on the undersigned and successors and assigns.

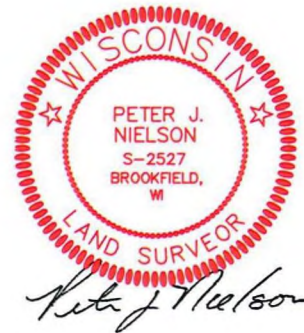
Date: 9-8-22

Entity Name: CECELIA ANNEX LLC

Signature: [Handwritten Signature]

Print Name: RICHARD WIEGAND

Title: Managing Member



STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

Personally came before me on this 8 day of SEPTEMBER, 2022,

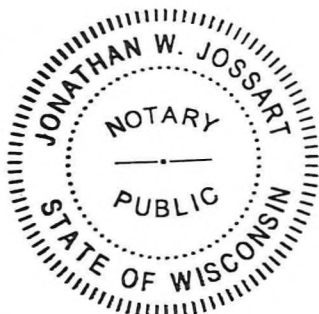
RICHARD A WIEGAND, the MANAGING MEMBER of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: [Handwritten Signature]

Print Notary Name: JONATHAN W JOSSART

Notary Public, State of Wisconsin. My commission expires on 3/7/24

[Notary Seal]



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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.

9/20/22
Date

[Signature]
Signature

SPENCER COGGS
Print Name



[Signature]

CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL APPROVAL

I certify that this Certified Survey Map was approved under Resolution File No. 220859, adopted by the Common Council of the City of Milwaukee on 10-11-22.

Date: 10-20-22

Signature: [Signature]

Print Name: James R. Owczarski
City Clerk