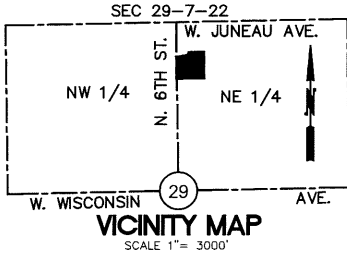


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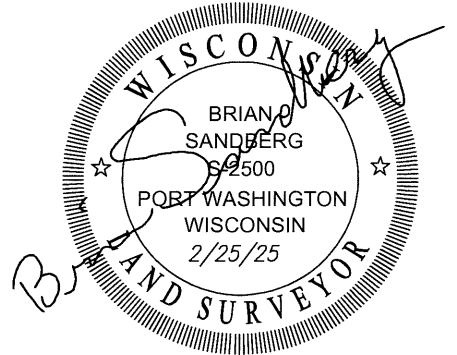
CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOT 3 MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. 9545 IN THE NW 1/4 OF THE NE 1/4 OF SECTION 29, TOWN 7 NORTH, RANGE 22 EAST IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN



LEGEND:

- = 1-1/4" O.D. X 24" LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- ✕ = CHISELED CROSS SET
- ✕ = CHISELED CROSS FOUND
- = SECTION CORNER MON.
- = BUILDING OUTLINE



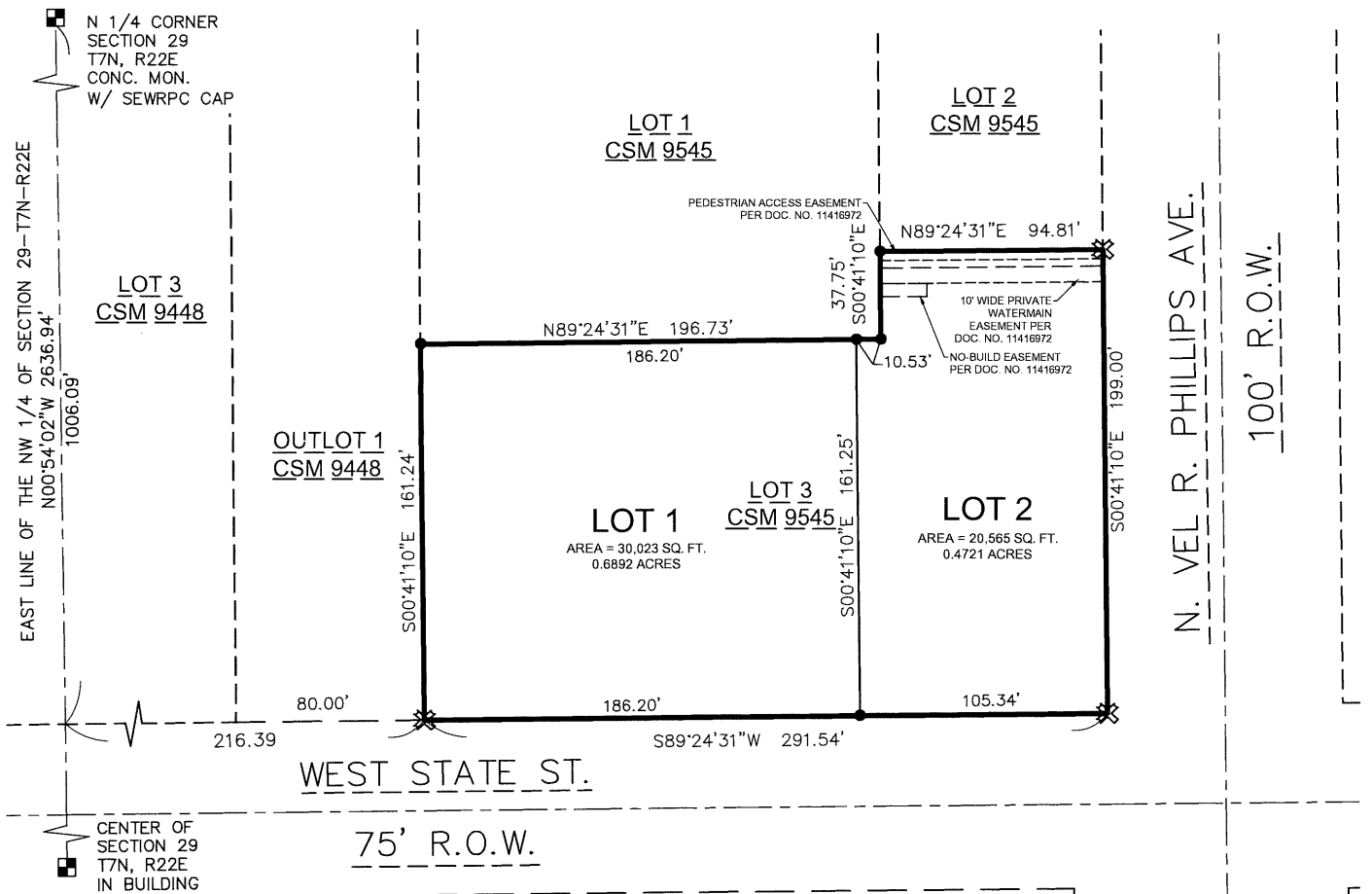
PREPARED FOR
MKE BLK23 LLC

PREPARED BY
Brian E. Sandberg
KAPUR INC.
788 N. Jefferson St.
Milwaukee, WI. 53202

TAX KEYS:
392-3043-000
ZONING: PD



HORIZONTAL DATUM IS THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD27. NORTH IS REFERENCED TO THE W. LINE OF THE NE 1/4 OF SECTION 29-7-22 PUBLISHED BY SEWRPC AS N00°54'02"E. ALL DISTANCES ARE GROUND MEASURED. (DEC. 2013 DATUM)



*NOTE: SEE EASEMENT DETAIL ON SHEET 2 Sheet 1 of 5 Sheets PARCEL 1 C.S.M. NO 6245 THIS INSTRUMENT DRAFTED BY BRIAN E. SANDBERG

INFRASTRUCTURE SERVICES DIVISION

Yun Undi 3/10/2025
CENTRAL DRAFTING & RECORDS MANAGER

K.T. Smith 3.7.25
ENGR. IN CHARGE ENVIRON. ENGR.

CORRECT

W. J. J. J. 3/10/2025
CITY ENGINEER

APPROVED

DEPARTMENT OF CITY DEVELOPMENT CITY OF MILWAUKEE

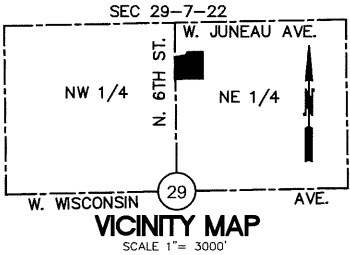
JAN 14 2025

STAFF APPROVED

CERTIFIED SURVEY MAP NO. _____

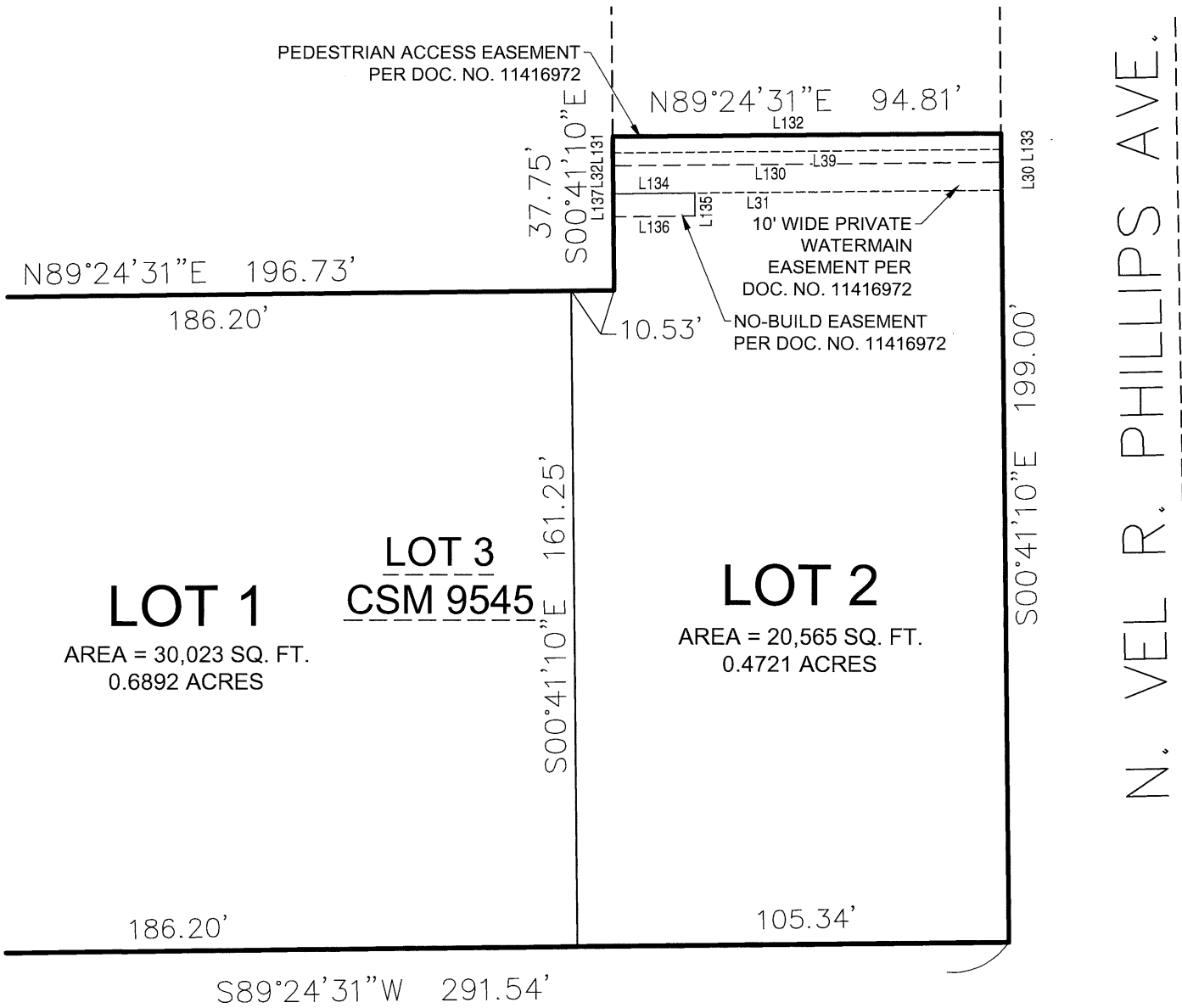
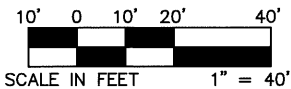
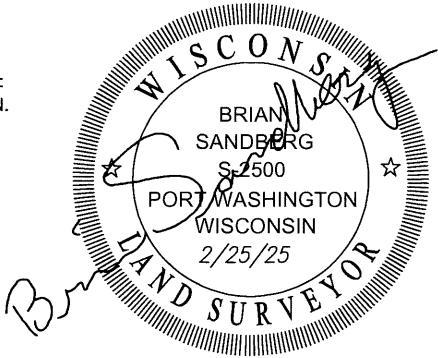
Sheet 2 of 5 Sheets

BEING A DIVISION OF LOT 3 MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. 9545 IN THE NW 1/4 OF THE NE 1/4 OF SECTION 29, TOWN 7 NORTH, RANGE 22 EAST IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN



LEGEND:

- = 1-1/4" O.D.X24" LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- ⊠ = SECTION CORNER MON.
- ✕ = CHISELED CROSS SET
- ⊗ = CHISELED CROSS FOUND
- ▭ = BUILDING OUTLINE



10' WIDE WATERMAIN EASEMENT

Line Table		
Line #	Length	Direction
L30	10.00	S0° 41' 10"E
L31	94.81	S89° 24' 31"W
L32	10.00	N0° 41' 10"W
L39	94.81	N89° 24' 31"E

PEDESTRIAN ACCESS EASEMENT

Line Table		
Line #	Length	Direction
L130	94.81	S89° 24' 31"W
L131	6.67	N0° 41' 10"W
L132	94.81	N89° 24' 31"E
L133	6.67	S0° 41' 10"E

NO-BUILD EASEMENT

Line Table		
Line #	Length	Direction
L134	20.00	N89° 24' 31"E
L135	5.67	S0° 41' 10"E
L136	20.00	S89° 24' 31"W
L137	5.67	N0° 41' 10"W



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BEING A DIVISION OF LOT 3 MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. 9545 IN
THE NW 1/4 OF THE NE 1/4 OF SECTION 29, TOWN 7 NORTH, RANGE 22 EAST IN THE
CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY)SS

I, BRIAN E. SANDBERG, PROFESSIONAL LAND SURVEYOR S-2500, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LOT 3 MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. 9545 RECORDED DOCUMENT NO. 11385279 AT THE MILWAUKEE COUNTY REGISTER OF DEEDS OFFICE LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 29, TOWN 7 NORTH, RANGE 22 EAST IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN,

That I have made the survey, land division, and map by the direction of MKE BLK23 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,

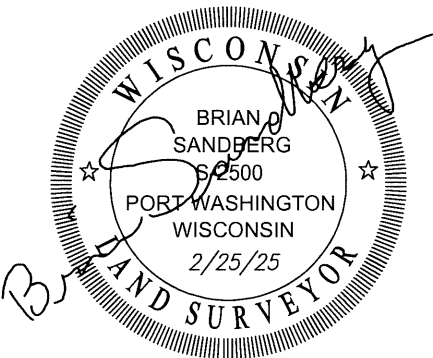
that I have fully complied with Chapter 236 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code of Ordinance in surveying, dividing and mapping the same. Per Wis. Stat 236.21(1), this certificate has the same force and effect as an affidavit.

DATE:

02/25/2025

Brian E. Sandberg
Professional Land Surveyor Number: 2500

Brian Sandberg



CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 5 Sheets

BEING A DIVISION OF LOT 3 MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. 9545 IN
THE NW 1/4 OF THE NE 1/4 OF SECTION 29, TOWN 7 NORTH, RANGE 22 EAST IN THE
CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

ENTITY OWNER’S CERTIFICATE

MKE BLK23 LLC, duly organized and existing under and by virtue of the laws of the State of Delaware, as owner, certifies that said entity caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated 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 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 already existing lines and cables) shall be installed underground in easements provided therefore, where feasible.

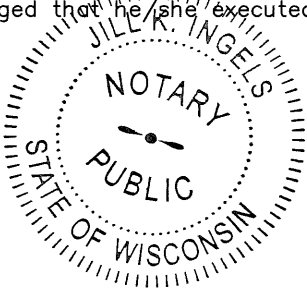
This agreement is binding on the undersigned and successors and assigns.

Date: 3/3/25

MKE BLK23 LLC
By: Peter Feigin
Peter Feigin, President

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this 3rd day of March, 2025, the above-named Peter Feigin, to me known to be the President of MKE BLK23 LLC, a Delaware limited liability company, and acknowledged that he/she executed the foregoing instrument.



Name: Jill K. Ingels
Notary Public, State of Wisconsin
My Commission: does not expire

CONSENT OF ENTITY MORTGAGEE

Deer District, LLC, a Delaware limited liability company, duly organized and existing under and by virtue of the laws of the State of Delaware, as mortgagee of the above described land, consents to the surveying, dividing, mapping, restricting and dedication of the land described on this map and in the surveyor’s certificate, and to the certificate of the owner(s) of said land.

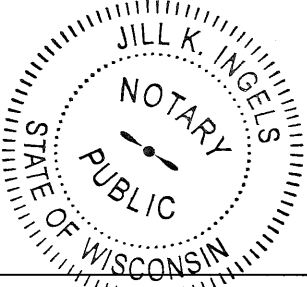
Date: 3/3/25

Entity Name: Deer District, LLC
Signature: Peter Feigin
Peter Feigin, President



STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this 3rd day of March, 2025, the above-named Peter Feigin, to me known to be the President of Deer District LLC, a Delaware limited liability company, and acknowledged that he/she executed the foregoing instrument.



Name: Jill K. Ingels
Notary Public, State of Wisconsin
My Commission: does not expire

CERTIFIED SURVEY MAP NO. _____

Sheet 5 of 5 Sheets

BEING A DIVISION OF LOT 3 MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. 9545 IN
THE NW 1/4 OF THE NE 1/4 OF SECTION 29, TOWN 7 NORTH, RANGE 22 EAST IN THE
CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

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.

Date: 5/22/25

Spencer Coggs
for 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. _____, adopted by the Common Council of the
City of Milwaukee on _____

Date: _____

James R. Owczarski, Clerk, City of Milwaukee

