

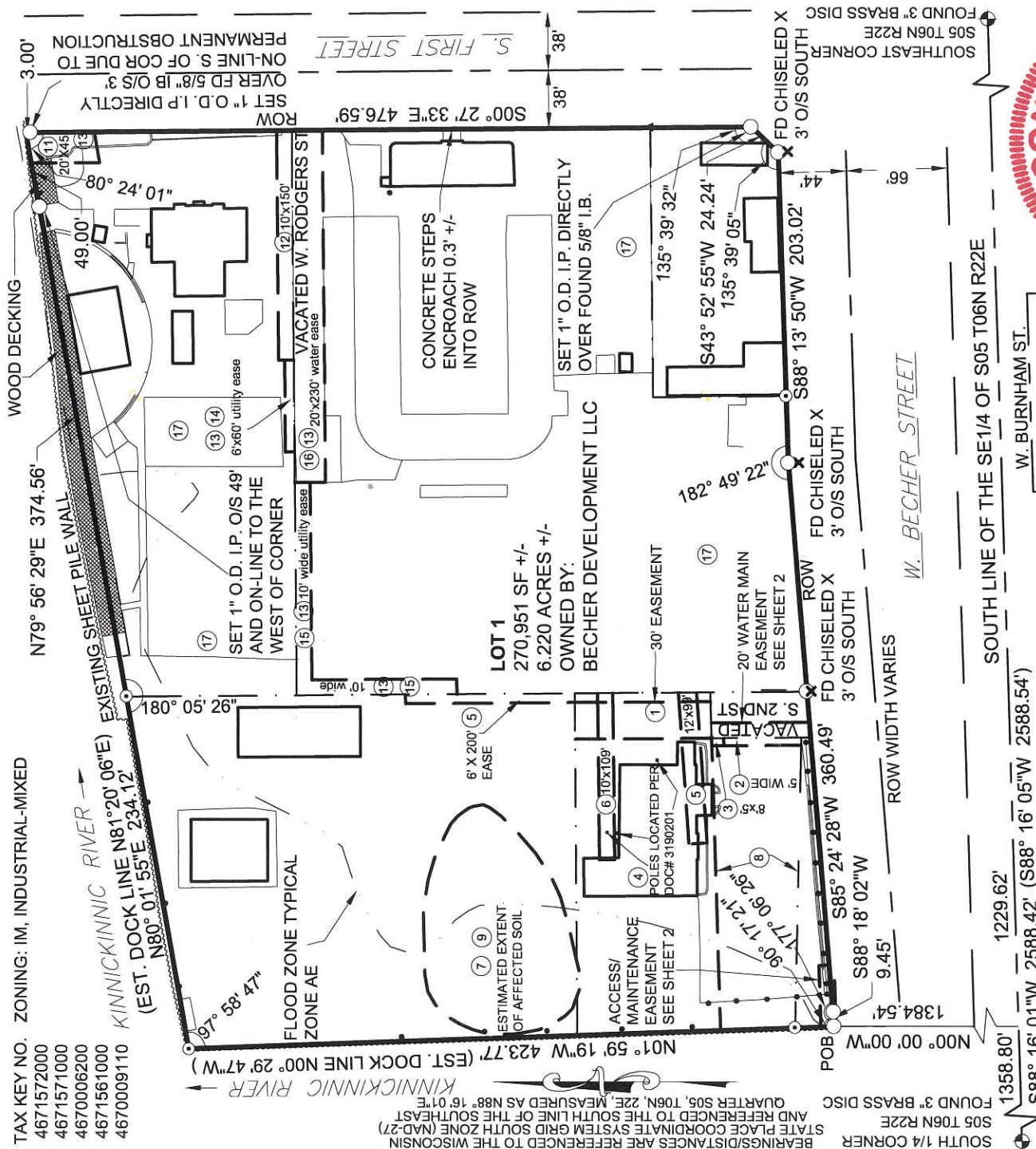
DCD # 8176

# CERTIFIED SURVEY MAP NO

SHEET 1 OF 4  
ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 8408, ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8305, AND PARTS OF ASSessor'S PLAT NO. 291, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

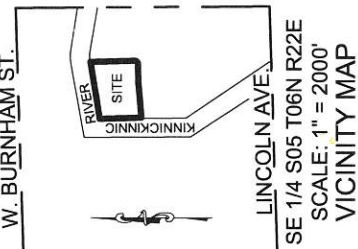
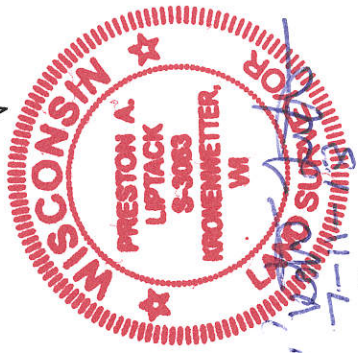
TAX KEY NO. ZONING: IM, INDUSTRIAL-MIXED

- 4671572000
- 4671571000
- 4670006200
- 4671561000
- 4670009110



- LEGEND**
- SECTION LINES
  - EDGE CONC/ASPHALT
  - PLATTED CENTERLINE
  - EX. BUILDING LINES
  - EASEMENT LINES
  - RIGHT-OF-WAY LINES
  - OLD LOT LINES
  - SURVEY BOUNDARY
  - GRAPHIC SCALE

- GOVERNMENT CORNER
- SET 1" O.D. X 18" IRON PIPE WEIGHING 1.13 LBS/FT
- ▲ FD PK NAIL
- × FD CHISELED 'X' IN CONCRETE
- FD 1" O.D. IRON PIPE
- POINT OF BEGINNING
- FD 5/8" O.D. IRON BAR
- BOLLARD/POST
- MAPPED DOCUMENT FROM SHEET 2



DATE OF SURVEY: 3-22-2018

INFRASTRUCTURE SERVICES DIVISION  
 CENTRAL DRAFTING & RECORDS MANAGER  
 ENGR. IN CHARGE ENVIRON. ENGR.  
 CITY ENGINEER  
 APPROVED

*10/5/18*  
*10-4-18*  
*10/9/18*

DEPARTMENT OF CITY DEVELOPMENT  
CITY OF MILWAUKEE

APR 04 2018  
STAFF APPROVED

**miTECH**  
Fond Du Lac • Green Bay • Madison • New Berlin  
800.465.8050

DOD # 3176

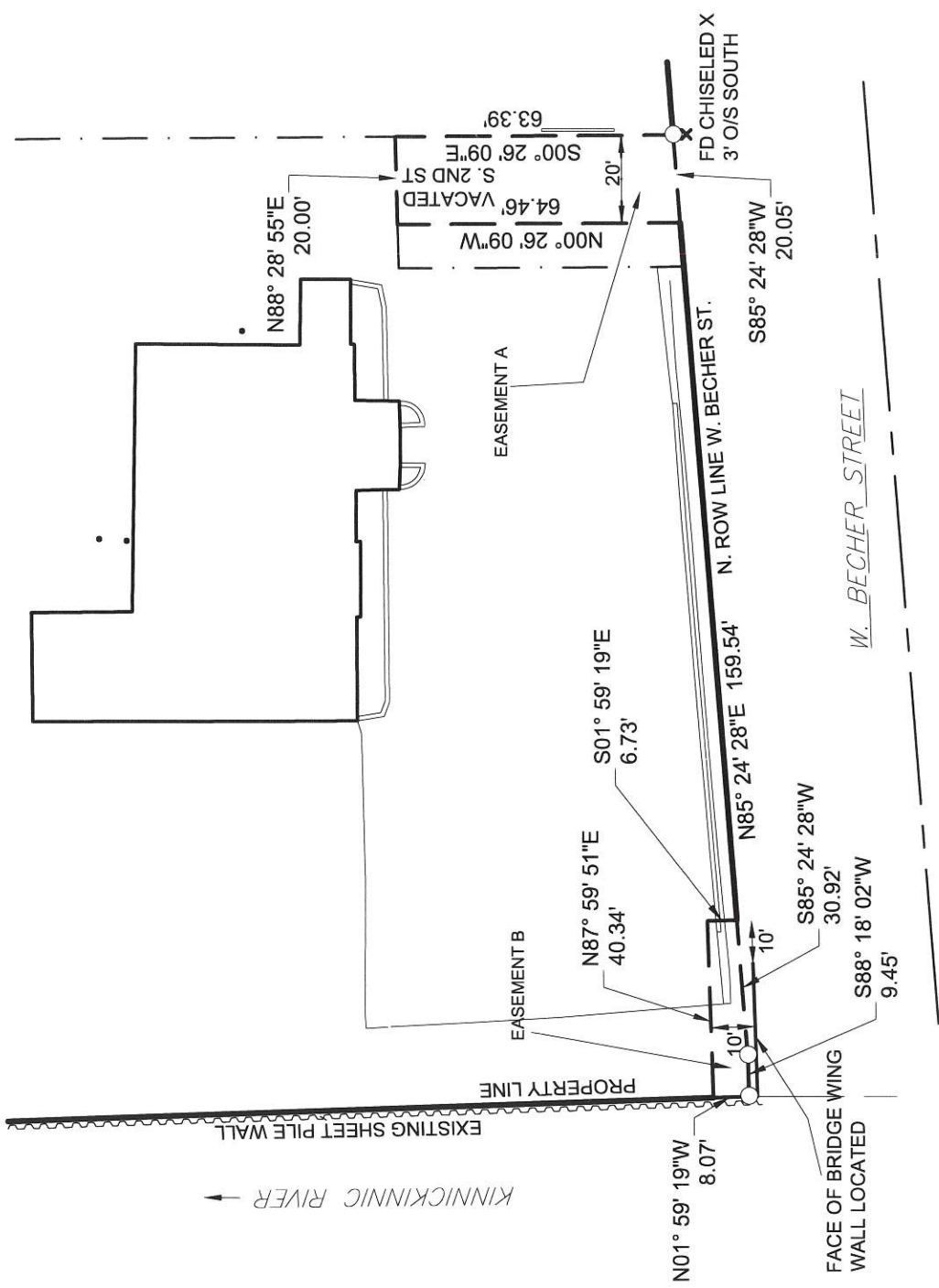
# CERTIFIED SURVEY MAP NO

SHEET 2 OF 4  
ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 8408, ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8305, AND PARTS OF ASSESSOR'S PLAT NO. 291, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

## LIST OF NEW EASEMENTS BEING CREATED BY THE RECORDING OF THIS CSM

- A. A 20-FOOT WIDE WATER MAIN EASEMENT ALONG THE EAST 20 FEET OF VACATED S. 2ND STREET FROM THE NORTH LINE OF W. BECHER STREET NORTH TO ITS TERMINUS
- B. AN 'ACCESS AND MAINTENANCE EASEMENT' FOR THE NORTHEAST WING WALL OF THE W. BECHER STREET BRIDGE GOING OVER THE KINNICKINNIC RIVER. EASEMENT TO BE 10 FEET IN WIDTH FROM THE NORTH AND EAST FACE OF THE EXISTING WING WALL.

SEE DRAWING BELOW FOR NEW EASEMENT LOCATIONS



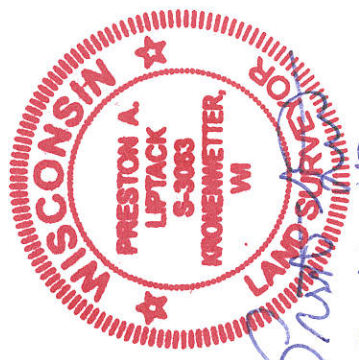
BEARINGS/DISTANCES ARE REFERENCED TO THE WISCONSIN STATE PLACE COORDINATE SYSTEM GRID SOUTH ZONE (NAD-27) AND REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER S05, T06N, 22E, MEASURED AS N88° 16' 01"E

### LEGEND

- PLATTED CENTERLINE
- EX. BUILDING LINES
- EASEMENT LINES
- RIGHT-OF-WAY LINES
- OLD LOT LINES
- SURVEY BOUNDARY
- SET 1" O.D. X 18" IRON PIPE WEIGHING 1.13 LBS/FT
- ✕ FD CHISELED 'X' IN CONCRETE



GRAPHIC SCALE  
1 inch = 40 ft.



*Handwritten signature and date:*  
7-11-18

Dcd # 3176

# CERTIFIED SURVEY MAP NO

SHEET 3 OF 4  
ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 8408, ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8305, AND PARTS OF ASSESSOR'S PLAT NO. 291, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

**LIST OF FOUND EXISTING EASEMENTS AND OTHER DOCUMENTS THAT MAY AFFECT THIS PARCEL. (SEE LOCATION ON SHEET 1 IF ITEM FOUND TO BE PLOTTABLE)**

- ① Easement for ingress and egress for the benefit of Lot 2 as shown on Certified Survey Map No. 8408 recorded December 13, 2011 as Document No. 10062546.
- ② Easement for gas service line recorded on June 14, 1950 in Volume 2754, page 368 as Document No. 2946180.
- ③ Easement for water service line recorded on June 20, 1946 in Volume 2251, page 313 as Document No. 2693180.
- ④ Easement granted to Wisconsin Electric Power Company recorded on April 10, 1953 in Volume 3138, page 294 as Document No. 3190201.
- ⑤ Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company recorded on July 29, 1966 in Reel 320, Image 1709 as Document No. 4269868.
- ⑥ Easement granted to Wisconsin Electric Power Company recorded on August 1, 1973 in Reel 736, Image 2064 as Document No. 4782054.
- ⑦ Notice of Contamination to Property recorded on November 27, 2000 as Document No. 7994036.
- ⑧ Easement reserved in Warranty Deed recorded on October 2, 1987 in Reel 2147, Image 559 as Document No. 6111217.
- ⑨ Notice of Contamination to Property recorded on November 27, 2000 as Document No. 7994037.
- ⑩ Rights of Utility Companies to maintain existing installations whether above or below ground as disclosed by Certified copy of Resolution recorded as Document No. 5289348 (SURVEYOR NOTES - NOT PLOTTABLE).
- ⑪ Easements and other matters contained in the instrument recorded as Document No. 6777215.
- ⑫ We Energies Overhead Distribution Easement and other matters contained in the instrument recorded September 30, 2009 as Document No. 9798282.
- ⑬ Easements, restrictions and other matters shown on Certified Survey Map No. 8305 recorded November 17, 2010 as Document No. 9940098.
- ⑭ Wisconsin Electric Power Company and Wisconsin Telephone Company and other matters contained in the instrument recorded June 30, 1960 as Document No. 3817752.
- ⑮ Wisconsin Electric Power Company Easement and other matters contained in the instrument recorded April 5, 1973 as Document No. 4751065.
- ⑯ Easement and other matters contained in the instrument recorded January 4, 1979 as Document No. 5281164.
- ⑰ Notice of Contamination to Property and other matters contained in Document No. 8024912 recorded on February 15, 2001. (SURVEYOR NOTES - DOCUMENT GIVES DESCRIPTION OF OLD LOTS IN THEIR ENTIRETY, NO SPECIFIC PLOTTABLE AREA).
- ⑱ Easements, if any, of the public or any utility, municipality or person, as provided in Section 66.1005 of the Wisconsin Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements, or services in that portion of the Land which were formerly part of an alley and/or street and which are now vacated. (SURVEY NOTES - NOT PLOTTABLE).

## GENERAL NOTES

1. Site surveyed by Mi-Tech Services, Inc. on March 22, 2018.
2. Bearings/Distance are referenced to the Wisconsin State Plane Coordinate System Grid South Zone (NAD-27) and referenced to the South Line of the Southeast Quarter S05, T06N, R22E measured as S88° 16' 01"W. The Combination Scale and Sea Level Reduction Factor is 0.99992653.
3. Flood Zone areas are based off of published Milwaukee County shape files and are referenced to FIRM map 55079C0093E Panel 93 of 300, Effective Date: September 26, 2008. Flood Zone area on this map is classified as Zone AE.
4. Existing building overhangs may encroach public right-of-way.
5. Existing buildings and site are planned to be demolished with new site plan created for entire site by owner.
6. No delineated markers of wetlands were observed during the field survey.
7. Road ROW width established from previous surveys of record.
8. Found existing U.S. Public Land Survey Monument Records for both PLSS Corners listed, verified corner monuments and ties to at least 4 witness monuments.
9. ALTA Survey of this site by Liptack filed with the Milwaukee County Surveyor records in January of 2018 was performed in conjunction with this same project.
10. Existing Concrete, Asphalt, Buildings, and old Lot Lines shown to aid in existing easement determination and site visualization.
11. The Northeast Corner of this CSM is obstructed by steel bracing for the bridge. Found a 5/8" iron bar offset on-line 3 feet south of corner. We set a 1" O.D. iron pipe directly over the found 5/8" iron bar. We also set a 1" O.D. iron pipe offset on-line 49 feet west of corner. This was the nearest position to the corner able to place an o/s monument, due to steel, rough concrete edge, and wood decking closely following this boundary line.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN )

) : ss

MARATHON COUNTY )

I, Preston A. Liptack, Registered Professional Land Surveyor S-3063, certify:

That I have surveyed, divided and mapped all of Lots 1 and 2 of Certified Survey Map No. 8408, all of Lot 1 of Certified Survey Map No. 8305, and parts of Assessor's Plat No. 291, being a part of the Northeast Quarter of the Southeast Quarter of Section 05, Township 06 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the Southeast Corner of said Section 05; thence South 88 degrees 16 minutes 01 seconds West along the South Line of the Southeast Quarter of said Section 05, a distance of 1229.62 feet; thence North 00 degrees 00 minutes 00 seconds West, a distance of 1384.54 feet to the North Right-of-Way (ROW) Line of W. Becher Street, the West Line of Lot 6 of said Assessor's Plat (also being an extension of the West Line of said Certified Survey Map (CSM) No. 8408), and the Point of Beginning; thence North 01 degrees 59 minutes 19 seconds West along said West Line, a distance of 423.77 feet to the Northwest Corner of said CSM No. 8408; thence North 80 degrees 01 minutes 55 seconds East along the North Line of said CSM No. 8408, a distance of 234.12 feet to the Northeast Corner of said CSM No. 8408 and the Northwest Corner of said CSM No. 8305; thence North 79 degrees 56 minutes 29 seconds East along the North Line of said CSM No. 8305, a distance of 374.56 feet to the Northeast Corner of said CSM No. 8305 and the West ROW Line of S. First Street; thence South 00 degrees 27 minutes 33 seconds East along said West ROW Line, a distance of 476.59 feet to the Northwest ROW Line of the intersection of said S. First Street and W. Becher Street; thence South 43 degrees 52 minutes 55 seconds West along said Northwest ROW Line, a distance of 24.24 feet to the North ROW Line of said W. Becher Street; thence South 88 degrees 13 minutes 50 seconds West along said North ROW Line, a distance of 203.02 feet; thence South 85 degrees 24 minutes 28 seconds West along said North ROW Line, a distance of 360.49 feet; thence South 88 degrees 18 minutes 02 seconds West along said North ROW Line, a distance of 9.45 feet to the Point of Beginning. Said Property containing 270.951 Square Feet or 6.220 Acres. Said property being subject to easements and restrictions of record.

That I have made the survey, land division, and map by the direction of Becher Development LLC.

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 Ordinances in surveying, dividing and mapping the same.

Dated this 11 day of July, 2018

*Preston A. Liptack*

Preston A. Liptack,

Registered WI P.L.S. No. S-3063



DCD #3176

# CERTIFIED SURVEY MAP NO \_\_\_\_\_

SHEET 4 OF 4

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 8408, ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8305, AND PARTS OF ASSESSOR'S PLAT NO. 291, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

### OWNER'S CERTIFICATE

Becher Development 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 limited liability 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 the land described on this map shall be installed underground in easements provided therefor.

This agreement shall be binding on the undersigned and assigns.

In Witness Whereof, Becher Development LLC has caused these presents to be signed by Andrew Schmitt, its Authorized Agent, at Milwaukee, Wisconsin, this 13th day of July, 2018.

In the presence of: \_\_\_\_\_  
 By: Andrew Schmitt  
 Andrew Schmitt, Authorized Agent

Becher Development LLC

STATE OF WISCONSIN) ss.  
Milwaukee COUNTY)

Personally came before me this 13th day of July, 2018, Andrew Schmitt, Authorized Agent of the above named limited liability company, to me known as the person who executed the foregoing instrument, and to me known to be the Authorized Agent of the limited liability company, and acknowledged that he executed the foregoing instrument as the deed of the limited liability company, by its authority.

(Notary Seal)  
Kara M. Coppage  
Kara M. Coppage  
 Notary Public, State of Wisconsin  
 My commission expires Permanent.  
 My commission is permanent.



CERTIFICATE OF CITY TREASURER  
STATE OF WISCONSIN)

MILWAUKEE COUNTY )

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.

this 12th day of October, 2018, James F. Klaybor, City Treasurer  
James F. Klaybor  
 SPENCER COGGS, DEPUTY  
 City Treasurer

COMMON COUNCIL  
CERTIFICATE OF APPROVAL

I certify that this certified survey map was approved under Resolution File No. 181105, adopted by the Common Council of the City of Milwaukee on this

5th day of November, 2018.

James R. Owczarski  
 JAMES R. OWCZARSKI, City Clerk  
Tom Barrett  
 TOM BARRETT, Mayor

