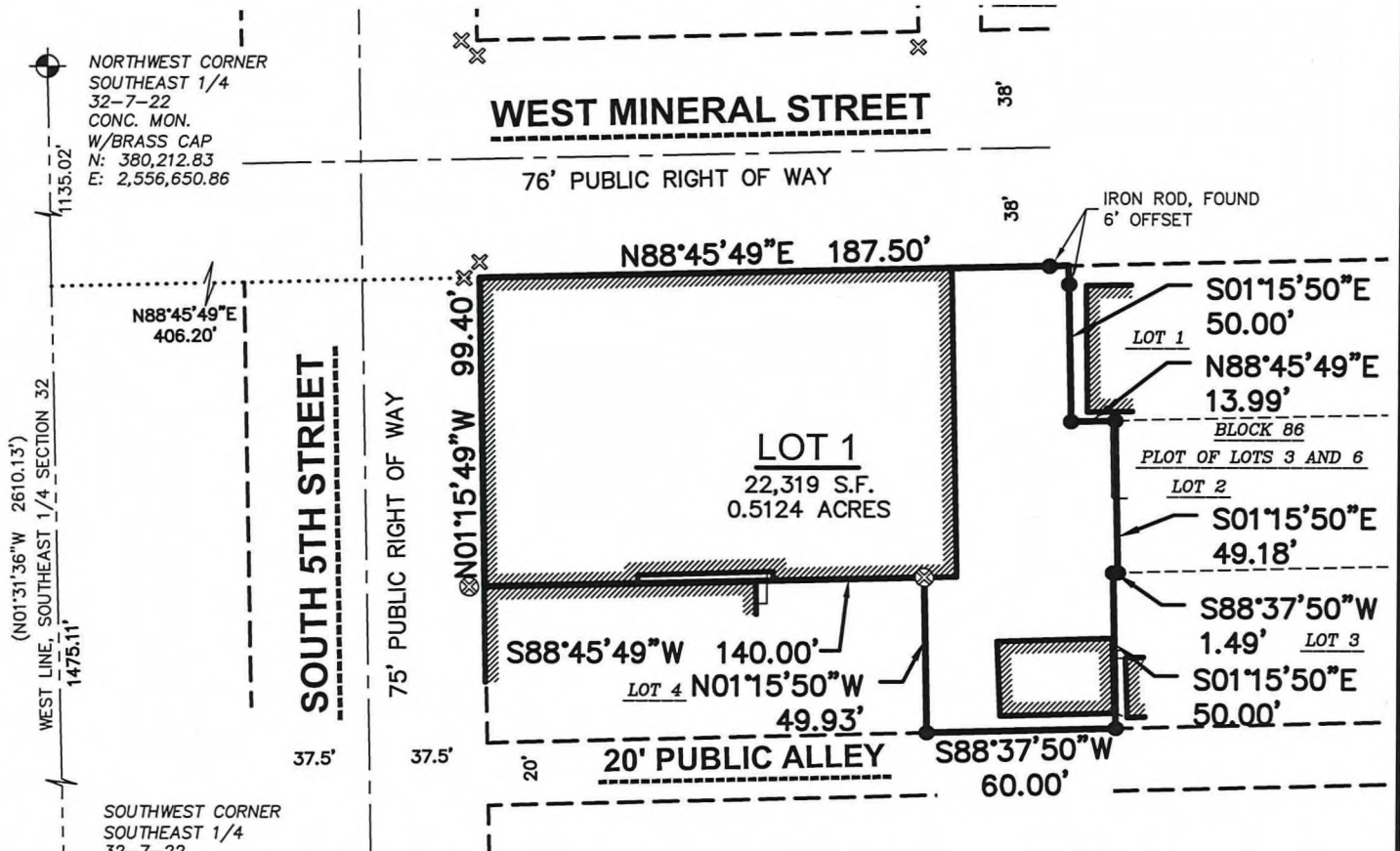


DLD#3403

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

PART OF LOTS 1, 2, 3, 4 AND 5 AND ALL OF LOT 6 IN BLOCK 86, IN THE PLOT OF LOTS 3 AND 6, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 22 EAST. IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



### BEARING BASIS

ALL BEARINGS REFER TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 32, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)(NAD27) BEARING OF N01°31'36"W (JAN. 2019 REVISION).

ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

### LEGEND

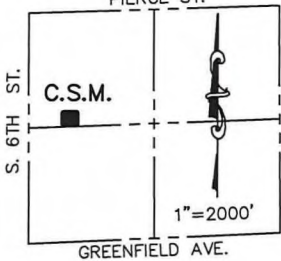
- GOVERNMENT CORNER
- 5' OFFSET CHISELED '+' FOUND, UNLESS OTHERWISE NOTED
- 
- 5' OFFSET CHISELED '+' SET
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- PROPERTY LINE

JUNE 29, 2023



### VICINITY MAP

SOUTHEAST 1/4 SECTION 32, T7N, R22E  
PIERCE ST.



TAX KEY NO.'S 431-0850-000  
431-0841-000

ZONING: IM, INDUSTRIAL-MIXED

THIS INSTRUMENT WAS DRAFTED BY DAVID H. SPANJAR, S-2646.

SURVEYED BY:

**JSD**

N238 W1610 BUSSE ROAD  
SUITE 100  
WAUKESHA, WISCONSIN 53188  
PHONE: (262)513-0866

SUBDIVIDER/OWNER:

NEW LAND ENTERPRISES  
1840 N. FARWELL AVE.  
MILWAUKEE, WI 53202

PROJECT NO: 22-11549

FILE NO: B-\*

FIELDBOOK/PG: -

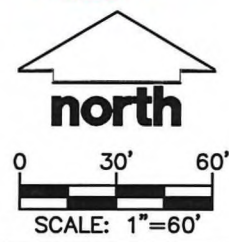
SHEET NO: 1 OF 5

SURVEYED BY: JSD

DRAWN BY: DHS

CHECKED BY: AWW

APPROVED BY: JJJ



INFRASTRUCTURE SERVICES DIVISION

*Yun Wei* 9/14/23  
CENTRAL DRAFTING & RECORDS MANAGER

*H.K.T. Spind* 9.14.23  
ENGR. IN CHARGE ENVIRON. ENGR.

*John P. ...* 9/15/2023  
CORRECT  
CITY ENGINEER

APPROVED

DEPARTMENT OF CITY DEVELOPMENT  
CITY OF MILWAUKEE

AUG 29 2023

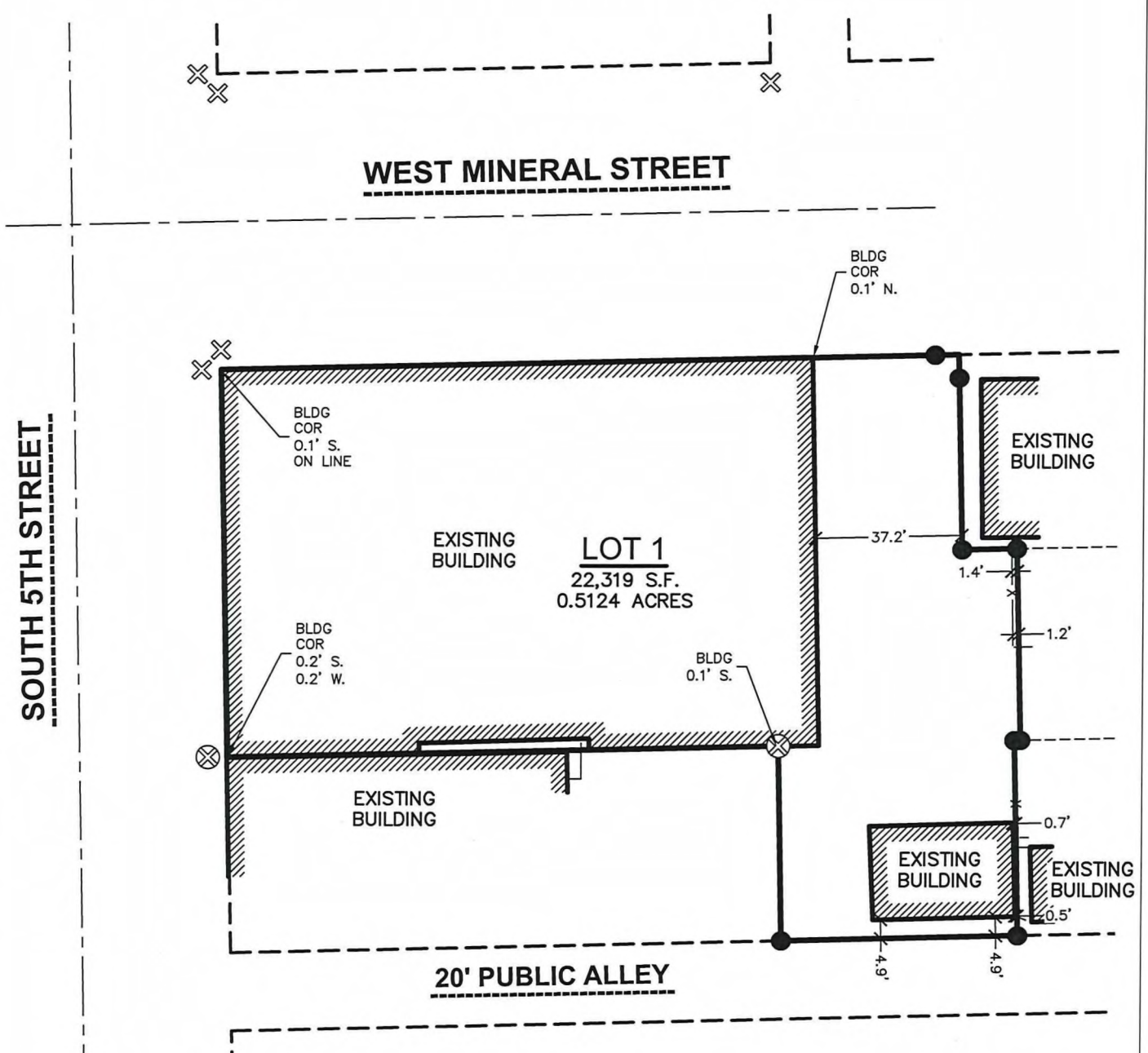
STAFF APPROVED



# CERTIFIED SURVEY MAP NO.

PART OF LOTS 1, 2, 3, 4 AND 5 AND ALL OF LOT 6 IN BLOCK 86, IN THE PLOT OF LOTS 3 AND 6, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 22 EAST. IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

## LOT 1 DETAIL



SOUTH 5TH STREET

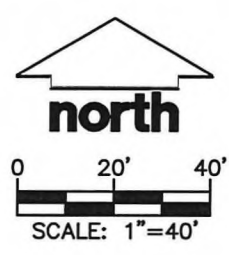
WEST MINERAL STREET

20' PUBLIC ALLEY

**LOT 1**  
22,319 S.F.  
0.5124 ACRES

**LEGEND**

- GOVERNMENT CORNER
- 5' OFFSET CHISELED '+', FOUND, UNLESS OTHERWISE NOTED
- 
- 5' OFFSET CHISELED '+', SET
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- PROPERTY LINE



JUNE 29, 2023



THIS INSTRUMENT WAS DRAFTED BY DAVID H. SPANJAR, S-2646.

SURVEYED BY:  MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: NEW LAND ENTERPRISES 1840 N FARWELL AVE MILWAUKEE, WI 53202	PROJECT NO: 22-11549	SURVEYED BY: JSD	VOL. _____ PAGE _____
		FIELDBOOK/PG: -	DRAWN BY: DHS	
		SHEET NO: 2 OF 5	CHECKED BY: AWW	C.S.M. NO. _____
			APPROVED BY: JLJ	

File: R:\2022\2211549\DWG\Survey Sheets\2211549 CSM.dwg Layout: SHEET 2 User: dspanjar Plotted: Sep 06, 2023 - 8:52am

# CERTIFIED SURVEY MAP NO.

PART OF LOTS 1, 2, 3, 4 AND 5 AND ALL OF LOT 6 IN BLOCK 86, IN THE PLOT OF LOTS 3 AND 6, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 22 EAST. IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

STATE OF WISCONSIN

MILWAUKEE COUNTY

I, DAVID H. SPANJAR, PROFESSIONAL LAND SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF LOTS 1, 2, 3, 4 AND 5 AND ALL OF LOT 6 IN BLOCK 86, IN THE PLOT OF LOTS 3 AND 6, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 22 EAST. IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE N01°31'36"W ALONG THE WEST LINE OF SAID 1/4 SECTION 1475.11 FEET TO A POINT WHICH IS S01°31'36"E 1135.02 FEET FROM THE NORTHWEST CORNER OF SAID 1/4 SECTION; THENCE N88°45'49"E ALONG THE SOUTH LINE OF WEST MINERAL STREET AND ITS EXTENSION 406.20 FEET TO THE NORTHWEST CORNER OF SAID BLOCK, BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING N88°45'49"E 187.50 FEET; THENCE S01°15'50"E 50.00 FEET; THENCE N88°45'49"E 13.99 FEET; THENCE S01°15'50"E 49.18 FEET; THENCE S88°37'50"W 1.49 FEET; THENCE S01°15'50"E 50.00 FEET TO A POINT ON THE NORTH LINE OF A PUBLIC ALLEY, THENCE S88°37'50"W ALONG SAID NORTH LINE 60.00 FEET; THENCE N01°15'50"W 49.93 FEET; THENCE S88°45'49"W 140.00 FEET TO A POINT ON THE EAST LINE OF SOUTH 5TH STREET; THENCE N01°15'49"W ALONG SAID EAST LINE 99.40 FEET TO THE POINT OF BEGINNING.


SAID LANDS CONTAINS 22,319 SQUARE FEET OR 0.5124 ACRES.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF VIA APARTMENTS LLC.

THAT THE MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES 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: JUNE 29, 2023

SIGNATURE: 


TYPE OR PRINT NAME: DAVID H. SPANJAR

TITLE: PROFESSIONAL LAND SURVEYOR, NUMBER S-2946



File: R:\2022\2211549\DWG\Survey Sheets\2211549 CSM.dwg Layout: SHEET 3 User: dspanjar Plotted: Sep 06, 2023 - 8:53am

THIS INSTRUMENT WAS DRAFTED BY DAVID H. SPANJAR, S-2646.

<b>SURVEYED BY:</b>  MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	<b>SURVEYED FOR:</b> NEW LAND ENTERPRISES 1840 N FARWELL AVE MILWAUKEE, WI 53202	PROJECT NO: <u>22-11549</u>	SURVEYED BY: <u>JSD</u>	VOL. _____ PAGE _____
		FIELDBOOK/Pg: <u>-</u>	DRAWN BY: <u>DHS</u>	
		SHEET NO: <u>3 OF 5</u>	CHECKED BY: <u>AWW</u>	C.S.M. NO. _____
			APPROVED BY: <u>JLJ</u>	



# CERTIFIED SURVEY MAP NO.

PART OF LOTS 1, 2, 3, 4 AND 5 AND ALL OF LOT 6 IN BLOCK 86, IN THE PLOT OF LOTS 3 AND 6, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 22 EAST. IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

## ENTITY OWNER'S CERTIFICATE

VIA APARTMENTS 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 COMPANY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES AND 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 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 THEREFORE, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

DATE: 9.7.2023

ENTITY NAME: VIA APARTMENTS, LLC

SIGNATURE: 

TYPE OR PRINT NAME: TIM GOKHMAN

TITLE: MANAGING MEMBER

STATE OF WISCONSIN

MILWAUKEE COUNTY

PERSONALLY CAME BEFORE ME THIS 7<sup>th</sup> DAY OF September, 2023, TIM GOKHMAN, THE MANAGER OF THE ABOVE NAMED ENTITY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS SUCH ON BEHALF OF THE ENTITY, BY ITS AUTHORITY.

NOTARY SIGNATURE: 

PRINT ROTARY NAME: Sheldon Oppermann


NOTARY PUBLIC, STATE OF WISCONSIN. MY COMMISSION EXPIRES: is permanent



JUNE 29, 2023



THIS INSTRUMENT WAS DRAFTED BY DAVID H. SPANJAR, S-2646.

<b>SURVEYED BY:</b>  MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	<b>SURVEYED FOR:</b> NEW LAND ENTERPRISES 1840 N FARWELL AVE MILWAUKEE, WI 53202	PROJECT NO: <u>22-11549</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>4 OF 5</u>	SURVEYED BY: <u>JSD</u> DRAWN BY: <u>DHS</u> CHECKED BY: <u>AWW</u> APPROVED BY: <u>JLJ</u>	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

File: R:\2022\2211549\DWG\Survey Sheets\2211549 CSM.dwg Layout: SHEET 4 User: dspanjar Plotted: Sep 06, 2023 - 8:54am

# CERTIFIED SURVEY MAP NO.

PART OF LOTS 1, 2, 3, 4 AND 5 AND ALL OF LOT 6 IN BLOCK 86, IN THE PLOT OF LOTS 3 AND 6, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 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 SPECIAL ASSESSMENTS ON THE LAND INCLUDED IN THE CERTIFIED SURVEY MAP.

PER WIS. STAT. 7506 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 THE COMMON COUNCIL RESOLUTION 901408, WHEREBY THE CITY IS THE SOLE COLLECTOR AND ENFORCER OF PROPERTY TAXES FOR PARCELS IN THE CITY.

DATE: 09/18/2023

SIGNATURE: James F. Kujawa DEPUTY  
TYPE OR PRINT NAME: SPENCER COGGS

## CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. 230861 ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON October 10, 2023


DATE: October 13, 2023

SIGNATURE: [Signature]  
TYPE OR PRINT NAME: JAMES R. OWCZARSKI

JUNE 29, 2023



THIS INSTRUMENT WAS DRAFTED BY DAVID H. SPANJAR, S-2646.

<b>SURVEYED BY:</b>  MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	<b>SURVEYED FOR:</b> NEW LAND ENTERPRISES 1840 N FARWELL AVE MILWAUKEE, WI 53202	PROJECT NO: <u>22-11549</u>	SURVEYED BY: <u>JSD</u>	VOL. _____ PAGE _____
		FIELDBOOK/PG: <u>-</u>	DRAWN BY: <u>DHS</u>	
		SHEET NO: <u>5 OF 5</u>	CHECKED BY: <u>AWW</u>	C.S.M. NO. _____
			APPROVED BY: <u>JLJ</u>	

File: R:\2022\2211549\DWG\Survey Sheets\2211549\_CSM.dwg Layout: SHEET 5 User: dspanjar Plotted: Sep 06, 2023 - 8:54am