

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

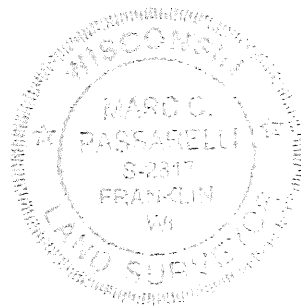
BEING PART OF LOT 2, BLOCK 4, OF BUTLER'S ADDITION, BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



**SURVEYING  
ASSOCIATES, INC.**

MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS  
& NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

2554 N. 100TH STREET  
P.O. BOX 26596  
WAUWATOSA, WISCONSIN 53226  
(414) 257-2212 FAX: (414) 257-2443  
sai@wi.rr.com



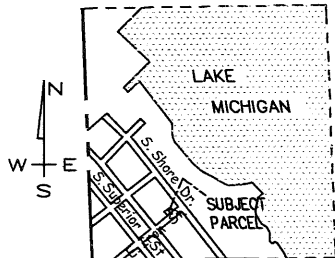
**OWNER:**

DSJ GENERAL CONTRACTING LLC  
TAX KEY: 501-0044-000  
ZONING: RT2

*Marc Passarelli*  
MARC C. PASSARELLI P.L.S. # 2817

REVISED 01/08/2025

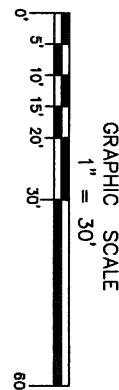
The NW 1/4 of Section 10-6-22



LOCATION SKETCH  
1" = 2000'

- - DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING 1.13 LBS. PER LINEAL FOOT.
- - DENOTES FOUND 1" O.D. IRON PIPE
- ⌘ - DENOTES FOUND NOTCH IN CONCRETE

ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 10-6-22, WHICH BEARS N 89°23'48" E, WI. STATE PLANE COORDINATE SYSTEM SOUTH ZONE, (NAD 1983) 2011



The SW Corner of the NW 1/4 of Section 10-6-22 Concrete Monument with Brass Cap

Witness Corner for The SE Corner of the NW 1/4 of Section 10-6-22 Concrete Monument with Brass Cap

The South Line of the Northwest 1/4 of Section 10-6-22 N89°23'48"E 924.87' N89°23'48"E 1651.73'

INSTRUMENT DRAFTED BY: MARC C. PASSARELLI

JOB NO. 36886

DATE: 11/01/2024

SHEET 1 OF 5

INFRASTRUCTURE  
SERVICES DIVISION

*Yun Unto* 1/14/2025  
CENTRAL DRAFTING & RECORDS MANAGER

*KT Spent* 1.14.25  
ENGR. IN CHARGE ENVIRON. ENGR.

CORRECT

*K. J. M.* 1/14/2025  
CITY ENGINEER

APPROVED

DEPARTMENT OF CITY  
DEVELOPMENT  
CITY OF MILWAUKEE

NOV 15 2024

STAFF APPROVED

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**BEING PART OF LOT 2, BLOCK 4, OF BUTLER'S ADDITION, BEING A PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.**

**SURVEYOR'S CERTIFICATE**

**STATE OF WISCONSIN)**

**MILWAUKEE COUNTY**

I, Marc C. Passarelli, a professional land surveyor, certify:

That I have surveyed, divided and mapped a part of Lot 2, Block 4, of Butler's Addition, being a part of the Southwest ¼ of the Northwest ¼ of Section 10, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Southwest Corner of the Northwest ¼ of Section 10; thence North 89° 23' 48" East along the South line of said ¼ Section, 924.87 feet; thence North 00° 36' 21" West, 568.49 feet to the Southeast corner of said Lot 2; thence South 51° 18' 54" West along the Northerly right-of-way line of East Iron Street, 70.00 feet to the point of beginning of the lands to be described; thence continuing South 51° 18' 54" West along said Northerly line 80.00 feet; thence North 37° 56' 43" West, 50.00 feet; thence North 51° 18' 54" East, 80.00 feet; thence South 37° 56' 43" East, 50.00 feet to the point of beginning. Containing 4,000 square feet of land (0.092 acre).

That I have made such survey, land division and map by the direction of DSJ General Contracting LLC.


That such map is a correct representation of the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 119 the land division ordinance of the City of Milwaukee in surveying dividing and mapping the same. Per Wis. Stat. 236.21 (1), this certificate has the same force and effect as an affidavit.

Dated this 1st day of November, 2024.  
Revised this 8th day of January, 2025.

  
Marc C. Passarelli S-2817  
Wisconsin Professional Land Surveyor



  
01/08/2025

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ENTITY OWNER'S CERTIFICATE:

DSJ General Contracting LLC, a limited liability corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said entity caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped 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: 01/09/2025

DSJ General Contracting LLC

Signature: [Signature] ✓

Donnie Sims

President

STATE OF Wisconsin

Waukesha COUNTY

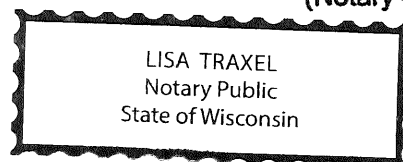
Personally came before me this 9th day of January, 2025, the above named Donnie Sims, the President and CEO of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the foregoing instrument as such agent on behalf of the entity, by its authority.

Notary Signature: [Signature]

Print Notary Name: Lisa Traxel

Notary Public, State of Wisconsin. My Commission expires: 11/24/2028

(Notary Seal)



Marc Passarelli  
01/08/2025

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CONSENT OF ENTITY MORTGAGEE

Orion Holdings LLC., a private lender duly organized and existing under and by virtue of the laws of the State of Wisconsin, 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: 1-9-2025

Entity Name: Orion Holdings LLC

Signature: [Signature]

Type or Print Name: John Crotty

Title: Manager

STATE OF Wisconsin

Waukesha COUNTY name

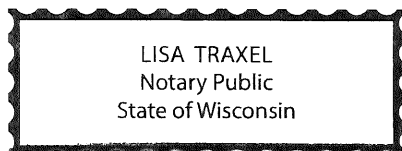
Personally came before me this 9th day of January, 2025, John Crotty (name and title) of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: [Signature]

Print Notary Name: Lisa Traxel

Notary Public, State of Wisconsin. My Commission expires: 11/24/2028

(Notary Seal)



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**CERTIFICATE OF CITY TREASURER**

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.

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: 4/7/2025

Signature: *Spencer Coggs*

Name: Spencer Coggs  
*for* (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 \_\_\_\_\_, 2025.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: James Owczarski  
(City Clerk)



*Marc Passarelli*  
01/08/2025