

CERTIFIED SURVEY MAP NO.

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4754, RECORDED AS DOCUMENT NO. 5916188 AND LOT 1 OF CERTIFIED SURVEY MAP NO. 8344, RECORDED AS DOCUMENT NO. 9985220 IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, ALL IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

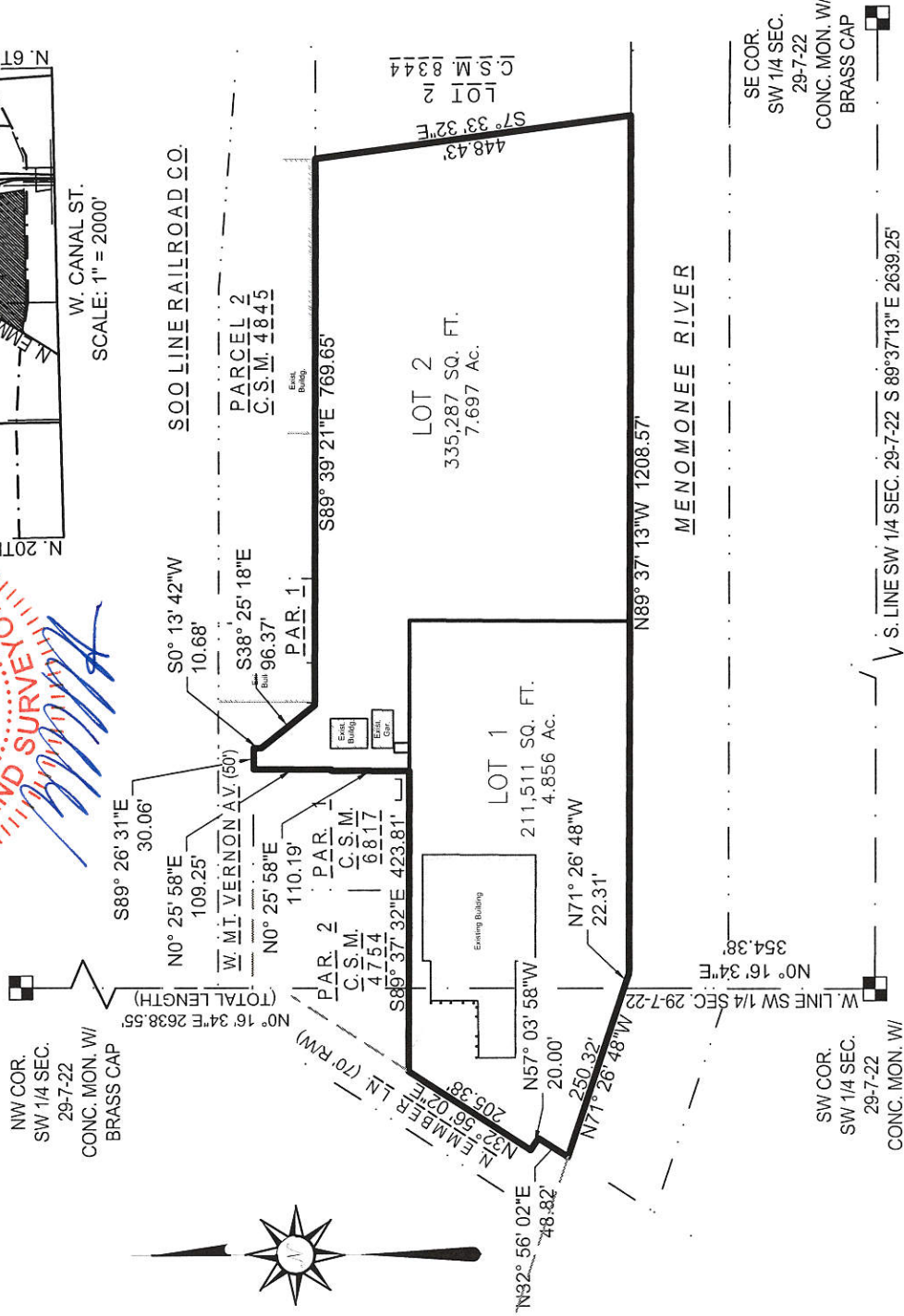
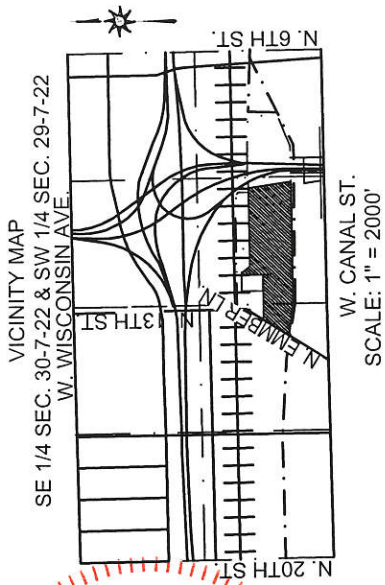
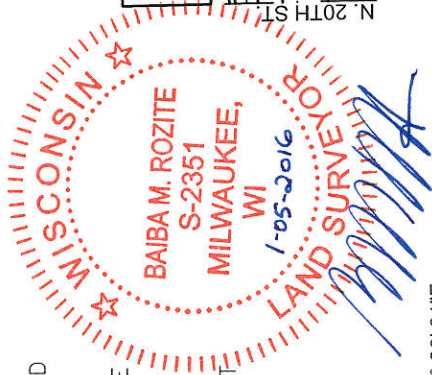
TAX KEYS: 398-1231-000 & 361-2141-000

ZONING: IH

LEGEND & NOTES:

COORDINATES & BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (MILWAUKEE ZONE NAD 1983(91) WITH THE WEST LINE OF THE SW 1/4 OF SEC. 29-7-22, ASSUMED TO BEAR N 0°16'34" E.

DISTANCES MEASURED TO THE NEAREST 0.01'. ANGLES MEASURED TO THE NEAREST 01'.



Single Source. Sound Solutions. GROUP

www.thisigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GRAPHIC SCALE



SEE SHEETS 2-3 FOR LOT DETAIL, INTERIOR ANGLES & EASEMENTS Sheet 1 of 7

INFRASTRUCTURE SERVICES DIVISION

CENTRAL DRAFTING & RECORDS MANAGER

ENGR. IN CHARGE

CITY ENGINEER

APPROVED

1/27/16

1/26/16

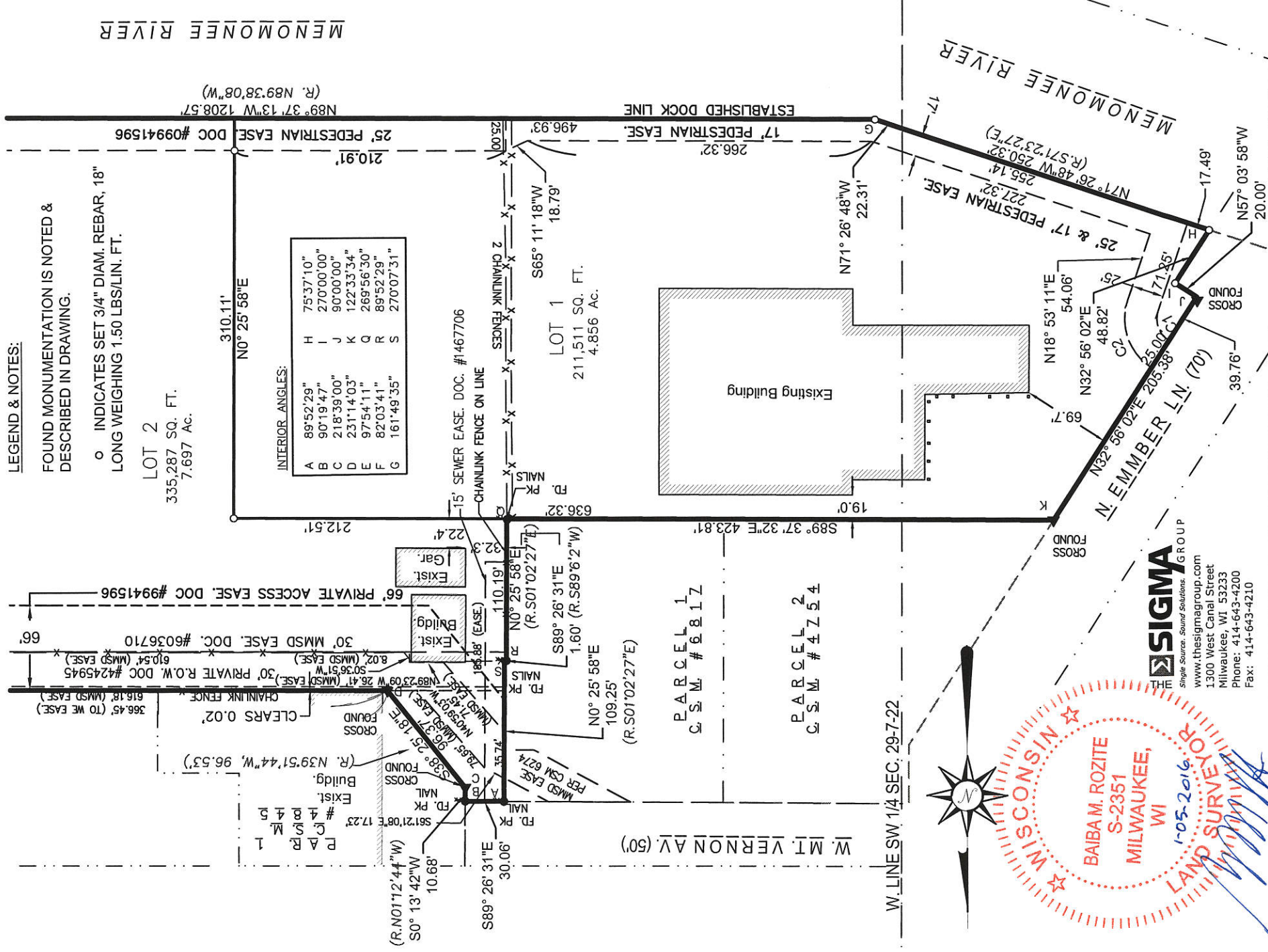
1/27/16

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE

APPROVED
STAFF APPROVED

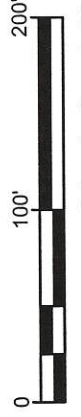
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THE SIGMA
Sigma Source. Smart Solutions. GROUP
 www.thesigmagroup.com
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 Milwaukee, WI 53233
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Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tan. Direction
C1	26.78	19.85	77°16'34"	S19° 29' 21"E	24.79	S58° 07' 37"E, S19° 08' 56"W
C2	59.96	44.85	76°35'48"	N19° 14' 14"W	55.60	N19° 03' 40"E, N57° 32' 08"W



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LEGEND & NOTES:

FOUND MONUMENTATION IS NOTED & DESCRIBED IN DRAWING.

o INDICATES SET 3/4" DIAM. REBAR, 18" LONG WEIGHING 1.50 LBS/LIN. FT.

C.S.M. # 83344

S7° 33' 32"E 448.43'

30' CRANE EASE. DOC #09941596

FD. RBR. 22' O/S.

EXST. WE/ATC EASE. DOC. #4542594
25.24' (EASE.)
N 45°13'20" E 44.73' (EASE.)

25' PEDESTRIAN EASE. DOC #09941596
711.64' ESTABLISHED DOCK LINE

LOT 2
335,287 SQ. FT.
7.697 AC.

PARCEL 2
C.S.M. # 4845

3' WE ENERGIES EASE (APPX.) DOC. #3285244

PRIVATE GRANT OF EASE. DOC. #3187224 & #9010871
(R. S88°52'21"W)
Exist. Buildg. CORNER CLEAR 0.3'

10' WE ENERGIES EASE. DOC. #4594704

366.45' (TO WE EASE.) CHAINLINK FENCE

(R. N39°51'44"W, 96.53')

PARCEL 1
C.S.M. # 4845

66' PRIVATE ACCESS EASE. DOC #9941596

30' MMSD EASE. DOC. #6036710

30' PRIVATE R.O.W. DOC #4245945

309 W 26.41' (MMSD EASE) 30' WE ENERGIES EASE (APPX.)

30' PRIVATE R.O.W. DOC #4245945

610.54' (MMSD EASE) CHAINLINK FENCE

8.02' (MMSD EASE) 30' PRIVATE R.O.W. DOC #4245945

30' MMSD EASE. DOC. #6036710

66' PRIVATE ACCESS EASE. DOC #9941596

30' MMSD EASE. DOC. #6036710

30' PRIVATE R.O.W. DOC #4245945

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30' PRIVATE R.O.W. DOC #4245945

30' MMSD EASE. DOC. #6036710

30' PRIVATE R.O.W. DOC #4245945

25' PEDESTRIAN EASE. DOC #09941596
210.91' SET RBR. 25' O/S

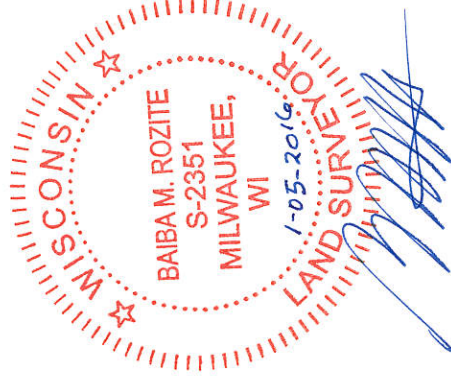
310.11' NO° 25' 58"E

212.51'

LOT 1
211,511 SQ. FT.
4.856 AC.

N89° 37' 13" W 1208.57' (R. N89°38'08"W)

MEMONONEE RIVER (140')



GRAPHIC SCALE



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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
SS
MILWAUKEE COUNTY)

I, Baiba M. Rozite, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped Parcel 1 of Certified Survey Map No. 4754, recorded as Document No. 5916188 and Lot 1 of Certified Survey Map No. 8344, recorded as Document No. 9985220 in the Southwest 1/4 of the Southwest 1/4 of Section 29 and the Southeast 1/4 of the Southeast 1/4 of Section 30, Township 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Southwest 1/4 section; Thence North 0°16'34" East, 354.38 feet along the West line of said Southwest 1/4 section to the Southerly line of said Parcel 1 of Certified Survey Map No. 4754 and to the Point of Beginning; Thence North 71°26'48" West, 250.32 feet along said Southerly line to the Southeasterly line of North Emmer Lane; Thence North 32°56'02" East, 48.82 feet along said Southeasterly line; Thence North 57°03'58" West, 20.00 feet along said Southeasterly line; Thence North 32°56'02" East, 205.38 feet along said Southeasterly line to the South line of Parcel 2 of Certified Survey Map No. 4754; Thence South 89°37'32" East, 423.81 feet along said South line and along the South line of Parcel 1 of Certified Survey Map No. 6817; Thence North 0°25'58" East, 110.19 feet along the East line of said Parcel 1; Thence South 89°26'31" East, 1.60 feet along a South line of said Parcel 1; Thence North 0°25'58" East, 109.25 feet along an East line of said Parcel 1 to the South line of West Mount Vernon Avenue; Thence South 89°26'31" East, 30.06 feet along said South line to the Westerly line of Parcel 1 of Certified Survey Map No. 4845; Thence South 0°13'42" West, 10.68 feet along said Westerly line; Thence South 38°25'18" East, 96.37 feet along the Southwesterly line of said Parcel 1; Thence South 89°39'21" East, 769.65 feet along the Southerly line of Parcel 1 and Parcel 2 of said Certified Survey Map No. 4845 to the West line of Lot 2 of Certified Survey Map No. 8344; Thence South 7°33'32" East, 448.43 feet along said Westerly line to the established dock line of the Menomonee River; Thence North 89°37'13" West, 1208.57 feet along said Dock Line; Thence North 71°26'48" West, 22.31 feet along said Dock Line to the Point of Beginning.

Said parcel contains 546,798 square feet or 12.553 acres of land, more or less.

That I have made the survey, land division, and map by the direction of the Redevelopment Authority of the City of Milwaukee and Standard Electric Supply Co., 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 s. 236.34 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code of Ordinances in surveying, dividing and mapping the same.



BAIBA M. ROZITE S-2351

1-05-2016

DATE



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CORPORATE OWNER'S CERTIFICATE

THE REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN AS OWNER, CERTIFIES THAT SAID CORPORATION 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 ALL LOTS IN THE CERTIFIED SURVEY MAP SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFOR, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHEREOF, THE REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM J. SCHWARTZ, ITS CHAIR;

AND COUNTERSIGNED BY DAVID P. MISKY, ITS ASSISTANT EXECUTIVE DIRECTOR/SECRETARY, AT MILWAUKEE, WISCONSIN, THIS 23rd DAY OF November, 2015.

IN THE PRESENCE OF:
REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE,

David P. Misky
WITNESS

William J. Schwartz
WILLIAM J. SCHWARTZ, CHAIR

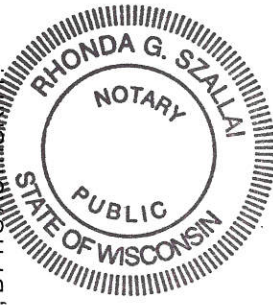
Rhonda G. Szallai
WITNESS

David P. Misky
DAVID P. MISKY, ASSISTANT EXECUTIVE DIRECTOR/SECRETARY

STATE OF WISCONSIN))
MILWAUKEE COUNTY)

PERSONALLY CAME BEFORE ME THIS 23 DAY OF November, 2015, WILLIAM J. SCHWARTZ, CHAIR, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE CHAIR OF THE ABOVE-NAMED CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE CORPORATION, BY ITS AUTHORITY.

(SEAL) NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES September 25, 2016



Rhonda G. Szallai

STATE OF WISCONSIN))
MILWAUKEE COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, DAVID P. MISKY, ASSISTANT EXECUTIVE DIRECTOR/SECRETARY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE ASSISTANT EXECUTIVE DIRECTOR/SECRETARY OF THE ABOVE-NAMED CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE CORPORATION, BY ITS AUTHORITY.

(SEAM) NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____



Baiba M. Rozite

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CORPORATE OWNER'S CERTIFICATE

STANDARD ELECTRIC SUPPLY CO., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN AS OWNER, CERTIFIES THAT SAID CORPORATION 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:

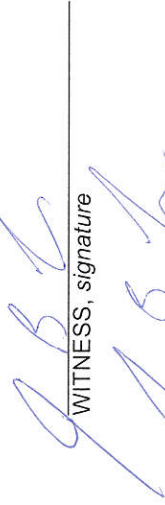

A. THAT ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE SERVICES AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL LOTS IN THE CERTIFIED SURVEY MAP SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFOR, WHERE FEASIBLE.



THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHEREOF, STANDARD ELECTRIC SUPPLY CO. HAS CAUSED THESE PRESENTS TO BE SIGNED BY LARRY STERN, ITS PRESIDENT, AND COUNTERSIGNED BY TOM POEHLMANN, ITS SECRETARY, AT MILWAUKEE,

WISCONSIN, THIS 1st DAY OF November, 2015.

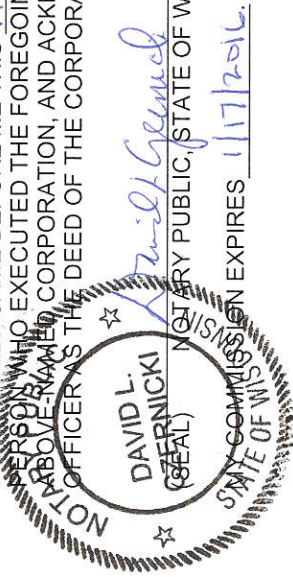
IN THE PRESENCE OF:
STANDARD ELECTRIC SUPPLY CO.,


WITNESS, signature

WITNESS, signature


LARRY STERN, PRESIDENT signature

TOM POEHLMANN, ITS SECRETARY signature

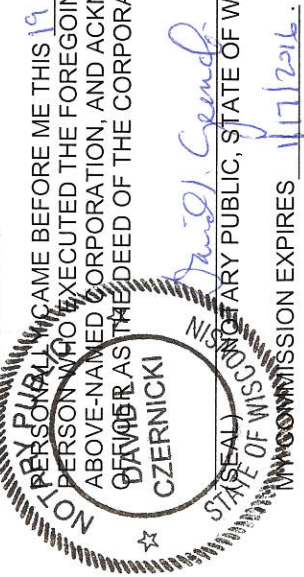
STATE OF WISCONSIN)
MILWAUKEE COUNTY)

PERSONALLY CAME BEFORE ME THIS 19 DAY OF November, 2015, LARRY STERN, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE PRESIDENT OF THE ABOVE-NAMED CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE CORPORATION, BY ITS AUTHORITY.



STATE OF WISCONSIN)
MILWAUKEE COUNTY)

PERSONALLY CAME BEFORE ME THIS 19 DAY OF November, 2015, TOM POEHLMANN, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE SECRETARY OF THE ABOVE-NAMED CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE CORPORATION, BY ITS AUTHORITY.



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CERTIFICATE OF CITY TREASURER
STATE OF WISCONSIN)
MILWAUKEE COUNTY)

I, SPENCER COGGS, BEING THE DULY ELECTED, QUALIFIED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF MILWAUKEE, DO HEREBY 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.

James J. Kenyon
SPENCER COGGS, DEPUTY
CITY OF MILWAUKEE TREASURER
DATE 11/02/2016

CITY OF MILWAUKEE COMMON COUNCIL CERTIFICATE OF APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. 161017

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON November 22, 2016

Richard Poff
JAMES R. OWCZARSKI, CLERK, CITY OF MILWAUKEE

Tom Barrett
TOM BARRETT, MAYOR, CITY OF MILWAUKEE

