A division of Parcel 2 of Certified Survey Map No. 7388, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 2, Town 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin. minimin VICINITY MAP SW 1/4 SEC. 2, T7N, R21E W. CONGRESS ST. Tax Key: 249-0862-000 Owner: Phoenix Midtown, LLC.

NW COR. OF SW 1/4
SEC. 2, T7N, R21E.

401 East Kilbourn Avenue. Site is zoned: RB2 SCONS 401 East Kilbourn Avenue DONALD <u>w. congress st.</u> CHAPUT EKA) 90' PUBLIC R.O.W. December 1, 2022 Ġ PARCEL 1 C.S.M. NO. 6182 1"=2000' PARCEL 1 C.S.M. NO. 7388 W. CAPITOL DR. N74°00'25"E 45 68' N89°30'26"E 205.27 ,99 PUBLIC R.O.W. 1 STORY CONCRETE BUILDING #5800 2665.76' NS LOT 1 FAST THE NOO.OO,OL.M. 512,569 S.F. 69.00 11.7670 Acres 200.00 LOT 2 43,746 S.F. 05, CENTER 1.0042 Acres 2 6 NORTH WEST MIDTOWN INGRESS 8

EASEMENT EAST 630.16' 45' 68 WEST 194.29 -30' INGRESS & EGRESS EASEMENT-30, 30, WEST 854.66 FAST 68.00 WEST *538.75* PARCEL 1 C.S.M. NO. 7035 + Indicates set chiseled cross 9.50' 9.50' 9.50' 9.50' O Indicates set 1" iron pipe, 18" in **GRAPHIC SCALE** length, 1.13 lbs. per lineal foot. NOO'00'07" 1581.74" 150 300 • Indicates found 1" iron pipe. All bearings are referenced to the West line of the SW 1/4 of AND SURVEY 1" = 150' Section 2 whose assumed 234 W. Florida Street Milwaukee, WI 53204 bearing is N00°00'07"W. CURVE DATA ARC RADIUS CH. BEARING CHORD DELTA 68.33' 85.00' \$23*01'43"W 66.50' 46*03'26' 49.02' 185.00' \$08*35'30"E 48.88' 15*11'00 /2 TAN. BEARING TAN. BEARING CURVE 46'03'26" 23'01'43" S46'03'26"W 15'11'00" 07"35'30" S01'00'00"E SOUTH CONC. MON.

 SW COR. OF SW 1/4
 2
 49.02' 185.00' S08'35'30"E

 SEC. 2, T7N, R21E.
 3
 14.83' 8.00' S36'54'30"W

 This instrument was drafted by Donald C. Chaput, Professional Land Surveyor S-1316

 00" 53'05'30" S16'11'00"E Survey No. 2332-grb **INFRASTRUCTURE** DEPARTMENT OF CITY 2023 DEVELOPMENT CITY OF MILWAUKEE

JUN 17 2019

STAFF APPROVED

4-28-23 ENVIRON. ENGR.

28/2023

APPROVED

CERTIFIED SURVEY MAP NO.

A division of Parcel 2 of Certified Survey Map No. 7388, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 2, Town 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) :SS MILWAUKEE COUNTY)

I, DONALD C. CHAPUT, a professional land surveyor, certify:

THAT I have surveyed, divided and mapped:

A division of Parcel 2 of Certified Survey Map No. 7388, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 2, Town 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, which is bounded and described as follows:

COMMENCING at the Southwest corner of the Southwest 1/4 of Section 2; thence North 00°00'07" West along the West line of said 1/4 Section 1581.74 feet to a point; thence East 68.00 feet to a point on the East line of North 60TH Street and the point of beginning of the lands hereinafter described, thence North 00°00'07" West along said East line 723.04 feet to a point on the South line of Parcel 1 of Certified Survey Map No. 7388; thence North 89°30'26" East along said South line 205.27 feet to a point on the South line of Parcel 1 of Certified Survey Map No. 6182; thence North 74°00'25" East along said South line 174.22 feet to a point; thence North 46°14'58" East along said South line 53.00 feet to a point on the South line of West Fond du Lac Avenue; thence South 43°45'02" East along said South line 272.57 feet to a point; thence South 43°44'21" East along said South line 406.71 feet to a point on the West line of Midtown Center; thence Southwesterly 68.33 feet along said West line and arc of a curve, whose center lies to the Southeast, whose radius is 85.00 feet, and whose chord bears South 23°01'43" West 66.50 feet to a point; thence South along said West line 248.02 feet to a point on the North line of Certified Survey Map No. 7035; thence West along said North line 538.75 feet to a point; thence South 01°30'45" West along said North line 9.50 feet to a point; thence West along said North line 315.66 feet to the point of beginning.

Said lands as described contains 556,315 square feet or 12.7712 Acres.

THAT I have made the survey, land division and map by the direction of Phoenix Midtown, LLC, owner.

CHAPUT S-1316

SURV

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 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: December 1, 2022

Donald C. Chaput

Professional Land Surveyor S-1316

This instrument was drafted by Donald C. Chaput Professional Land Surveyor S-1316

CERTIFIED SURVEY MAP NO.

A division of Parcel 2 of Certified Survey Map No. 7388, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 2, Town 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

ENTITY OWNER'S CERTIFICATE

Phoenix Midtown 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 and mapped 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:

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 (other than already existing lines and cables) shall be installed underground in easements provided therefore, where feasible.

This agreement shall be binding or Date: 425 23		
Entity Name: Phoenix Midtown Land Signature:	<u> </u>	
Type or Print Name: <u>David Marks</u>		
Title: manager of Phoenix Midtow	n LLC	
STATE OF WISCONSIN		
): SS	i	
MIWANCEL COUNTY)	11/4 M	
Personally came before me the	his 25th day of April , 2023, 1	Dand M. Marks
and	- managa	of the above named
Limited Liability Company, to me kn	nown as the persons who executed the fore	going instrument, and to me
known to be the Manager and Repr	esentative of the Limited Liability Company	, and acknowledged that they
executed the foregoing instrument	as such Manager and Representative as the	e deed of the Limited Liability
Company, by its authority.		""SCONS"
(1)	- Ch.	DONALD C.
(Notary Seal)	The Clar Vell	CHAPUT A
PUBLIC INITION	Notary Public State of Wisconsin My commission expires, 123/2	7 Juinty S (13) Chape

My commission is permanent.

This instrument was drafted by Donald C. Chaput Professional Land Surveyor S-1316 December 1,

Sheet 3 of 4 Sheets

CERTIFIED SURVEY MAP NO.

A division of Parcel 2 of Certified Survey Map No. 7388, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 2, Town 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of 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: 08/14/2023

Signature: T. Klajbor, DEPUTY

SPENCER COGGS, TREASURER

CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL APPROVAL

I, certify that this Certified Survey Map was approved under Resolution File No. 230722 adopted by the

Common Council of the City of Milwaukee on___

JAMESIR. OWCZARSKI, CHY CLERK

DONALD C.

CHAPUT

MILWAUKEE

W

SURVE