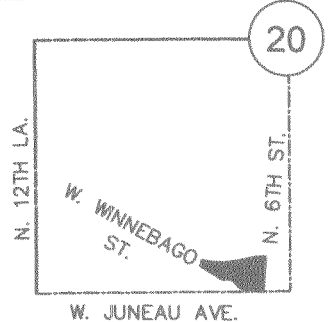




CERTIFIED SURVEY MAP NO. _____

A DIVISION OF LOTS 1, 2, AND 3 OF BLOCK 1 EXCEPTING THEREFROM THAT PART OF LOTS 2 AND 3 OF BLOCK 1 DESCRIBED IN DOCUMENT NO. 9653618, ALSO INCLUDING THE VACATED ALLEYS WITHIN SAID BLOCK 1, BEING PART OF PARK EAST ON THE WEST SIDE OF THE MILWAUKEE RIVER BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN



VICINITY MAP SCALE: 1"=2000'

SW 1/4 OF SEC. 20, T. 7 N., R. 22 E.

WISCONSIN
MATTHEW T. O'ROURKE
S-2771
HARTFORD, WI
LAST SURVEYOR
3-15-2016

HORIZONTAL DATUM IS THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD27. NORTH IS REFERENCED TO THE S. LINE OF THE SW 1/4 OF SECTION 20-7-22 PUBLISHED BY SEWRPC AS N88°57'51"E. ALL DISTANCES ARE GROUND MEASURED. (DEC. 2013 DATUM)

TAX KEYS:
362-0461-000
362-0462-100
362-0463-100

NOTES

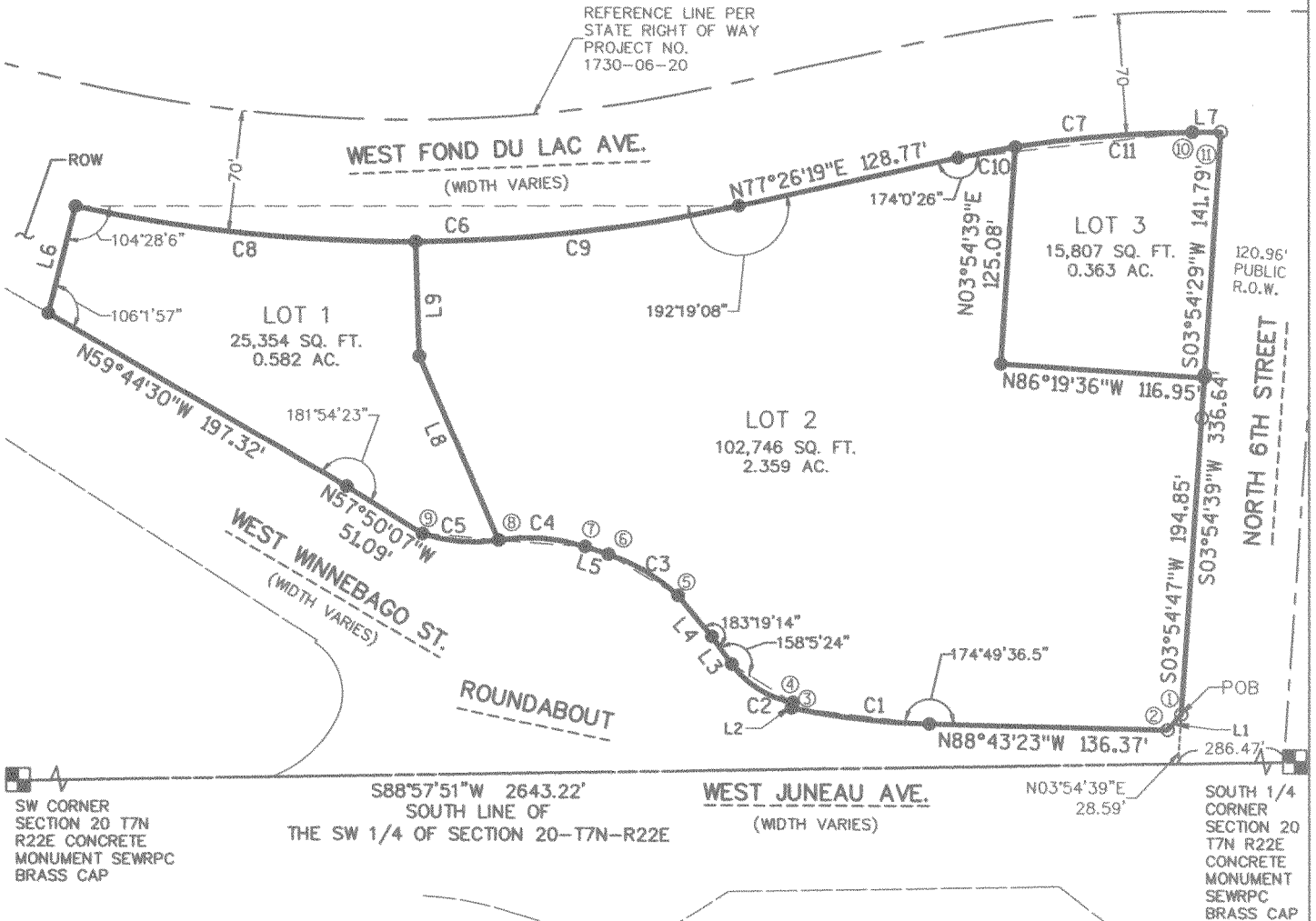
- SEE SHEET 2 FOR SEWER EASEMENT, ACCESS RESTRICTION, INTERIOR ANGLES, CURVE AND LINE TABLES
- SEE SHEET 3 FOR PROPOSED UTILITY EASEMENTS
- ZONING: PD & C9G



REFERENCE LINE PER STATE RIGHT OF WAY PROJECT NO. 1730-06-20

LEGEND:

- = 1.315" O.D. X 24" LONG, IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- = FOUND 1.27" REBAR AS NOTED
- POB = POINT OF BEGINNING
- EC = EASEMENT CURVE
- ROW = WEST FOND DU LAC RIGHT OF WAY



INFRASTRUCTURE SERVICES DIVISION
[Signature] 3/21/16
CENTRAL DRAFTING & RECORDS MANAGER
[Signature] 3/21/16
ENGR. IN CHARGE ENVIRON. ENGR.
CORRECT
[Signature] 3/21/16
CITY ENGINEER
APPROVED

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE
FEB 11 2016
[Signature]
STAFF APPROVED



CERTIFIED SURVEY MAP NO. _____

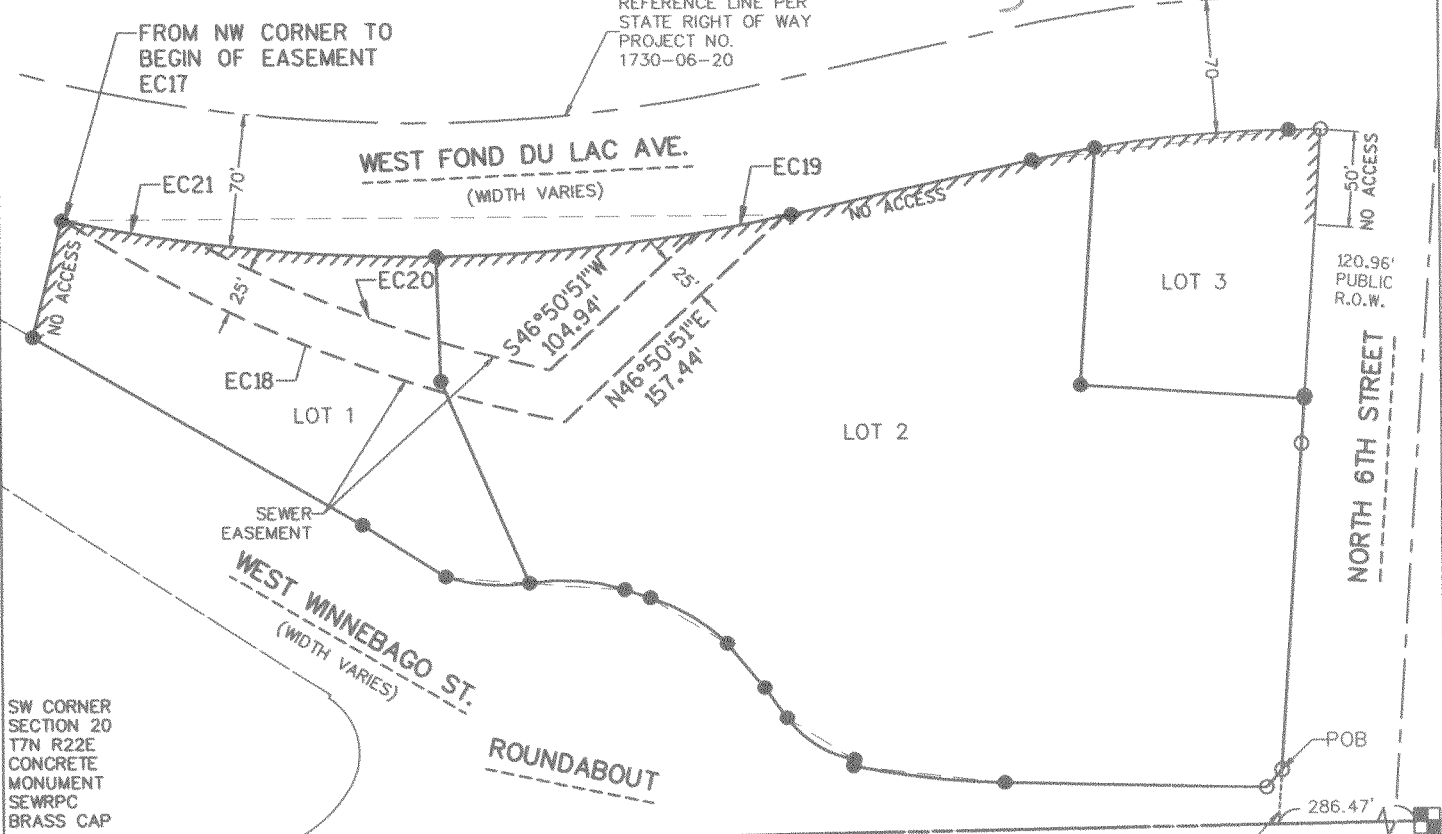
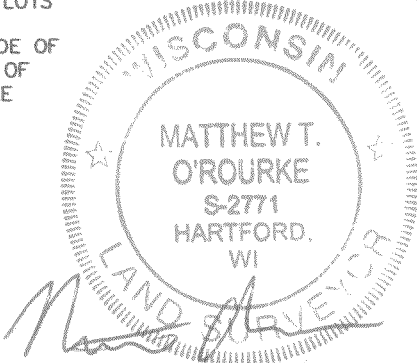
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- LEGEND:**
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 - POB = POINT OF BEGINNING
 - EC = EASEMENT CURVE
 - ▨ = ACCESS RESTRICTION

HORIZONTAL DATUM IS THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD27. NORTH IS REFERENCED TO THE S. LINE OF THE SW 1/4 OF SECTION 20-7-22 PUBLISHED BY SEWRPC AS N88°57'51"E. ALL DISTANCES ARE GROUND MEASURED. (DEC. 2013 DATUM)



REFERENCE LINE PER STATE RIGHT OF WAY PROJECT NO. 1730-06-20



SW CORNER SECTION 20 T7N R22E CONCRETE MONUMENT SEWRPC BRASS CAP

120.96' PUBLIC R.O.W.

SOUTH 1/4 CORNER SECTION 20 T7N R22E CONCRETE MONUMENT SEWRPC BRASS CAP

S88°57'51"W 2643.22' SOUTH LINE OF THE SW 1/4 OF SECTION 20-T7N-R22E WEST JUNEAU AVE. (WIDTH VARIES) N03°54'39"E 28.59'

INTERIOR ANGLES	
1	142°57'36"
2	129°40'34"
3	84°53'19.5"
4	249°23'09"
5	200°00'47"
6	192°48'21"
7	193°43'24"
8	179°36'12"
9	152°27'17"
10	174°00'26"
11	85°30'48"

EASEMENT CURVE TABLE								
CURVE #	D	D/2	L	R	CH	CHB	TANGENT IN	TANGENT OUT
EC17	0°07'35"	0°03'47.5"	1.96'	888.51'	1.96'	S77°59'11.5"E	S77°55'24"E	S78°02'59"E
EC18	22°08'24"	11°04'12"	281.58'	728.70'	279.83'	N67°38'25"W	N78°42'37"W	N56°34'13"W
EC19	3°00'52"	1°30'26"	46.75'	888.51'	46.74'	N79°10'51.5"E	N80°41'17.5"E	N77°40'25.5"E
EC20	15°55'40"	7°57'50"	195.62'	703.70'	194.99'	S69°42'22"E	S61°44'32"E	S77°40'12"E
EC21	4°28'08.5"	2°14'4.25"	69.30'	888.51'	69.29'	S80°17'04"E	S78°02'59.5"E	S82°31'08"E

CURVE TABLE								
CURVE #	D	D/2	L	R	CH	CHB	TANGENT IN	TANGENT OUT
C1	10°20'49"	5°10'24.5"	79.46'	440.00'	79.35'	N83°32'59.5"W	N88°43'23"W	N78°22'34"W
C2	43°49'12"	21°54'36"	42.39'	55.42'	41.36'	N57°49'28"W	N79°44'04"W	N35°54'52"W
C3	25°36'42"	12°48'21"	46.75'	104.58'	46.36'	N59°14'53"W	N46°26'32"W	N72°03'14"W
C4	27°26'48"	13°43'24"	50.10'	104.58'	49.62'	N85°46'38"W	N72°03'14"W	S80°29'58"W
C5	28°14'27"	14°07'13.50"	44.07'	89.42'	43.63'	N85°22'50"W	S80°29'56.5"W	N71°15'36.5"W
C6	24°38'18"	12°19'09"	382.08'	888.51'	379.14'	N89°45'27"E	S77°55'24"E	N77°26'18"E
C7	11°59'08"	5°59'34"	135.18'	646.20'	134.93'	N83°25'53"E	N77°26'19"E	N89°25'27"E
C8	12°37'09"	6°18'34.50"	195.69'	888.51'	195.29'	S84°13'58.5"E	S77°55'24"E	N89°27'27"E
C9	12°01'09"	6°00'34.50"	186.39'	888.51'	186.05'	N83°26'52.5"E	N89°27'27"E	N77°26'18"E
C10	2°57'51"	1°28'55.5"	33.43'	646.20'	33.43'	N78°55'15"E	N77°26'19.5"E	N80°24'10.5"E
C11	9°01'17"	4°30'38.5"	101.75'	646.20'	101.64'	N84°54'49"E	N80°24'10.5"E	N89°25'27.5"E

LINE TABLE		
LINE #	LENGTH	BEARING
L1	12.18'	S40°57'11"W
L2	3.22'	N11°33'41"E
L3	19.49'	N35°54'52"W
L4	30.53'	N39°14'06"W
L5	14.00'	N72°03'14"W
L6	63.41'	N14°13'33"E
L7	18.60'	N89°25'27"E
L8	115.32'	S23°10'35"E
L9	66.00'	S01°38'59"E



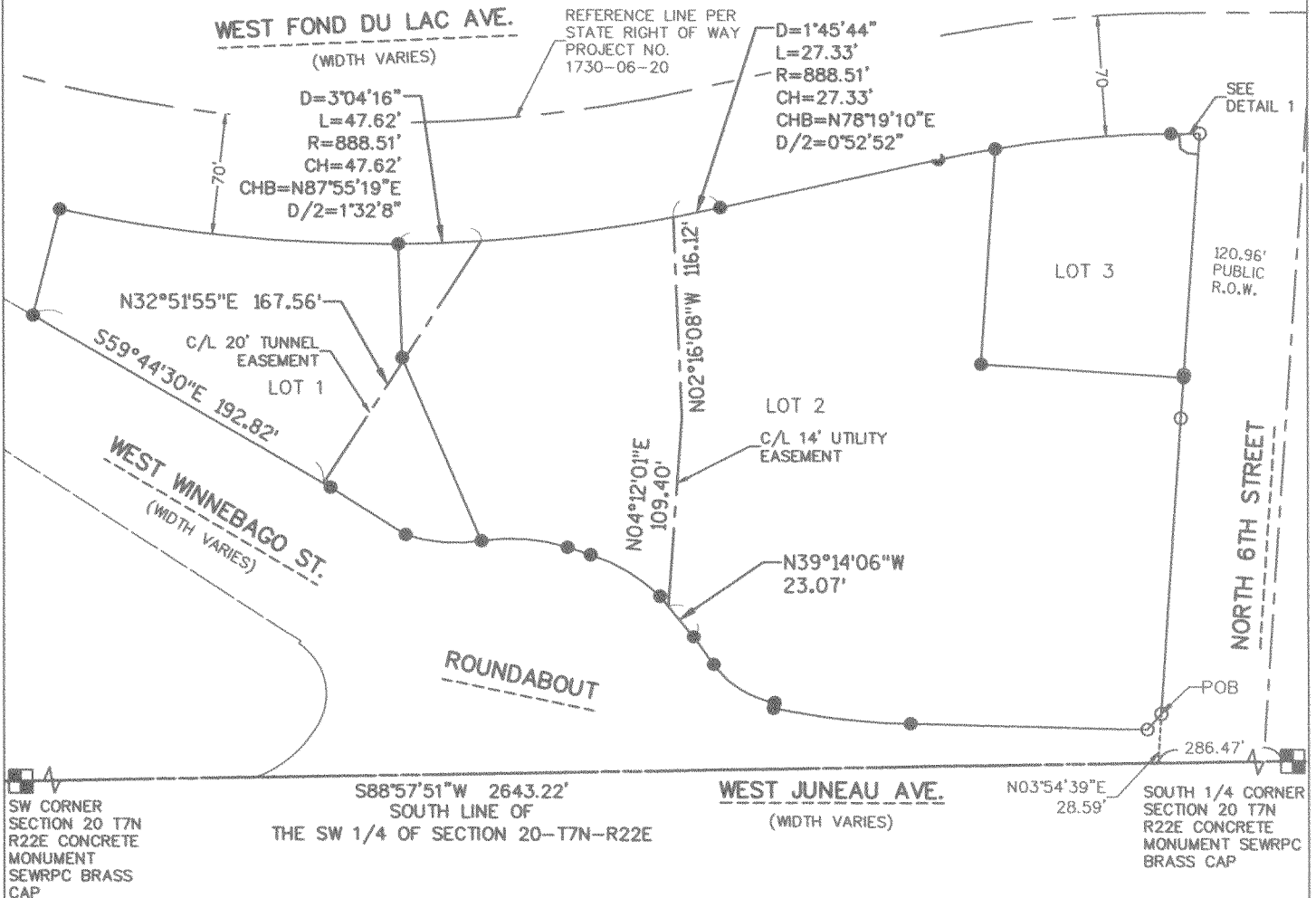
CERTIFIED SURVEY MAP NO. _____

A DIVISION OF LOTS 1, 2, AND 3 OF BLOCK 1 EXCEPTING THEREFROM THAT PART OF LOTS 2 AND 3 OF BLOCK 1 DESCRIBED IN DOCUMENT NO. 9653618, ALSO INCLUDING THE VACATED ALLEYS WITHIN SAID BLOCK 1, BEING PART OF PARK EAST ON THE WEST SIDE OF THE MILWAUKEE RIVER BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

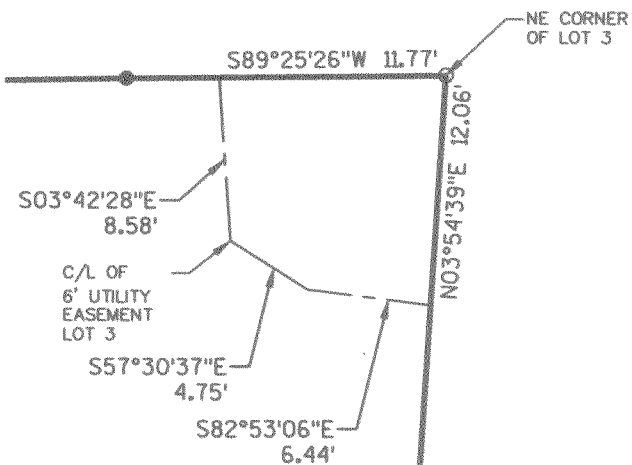
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LEGEND:

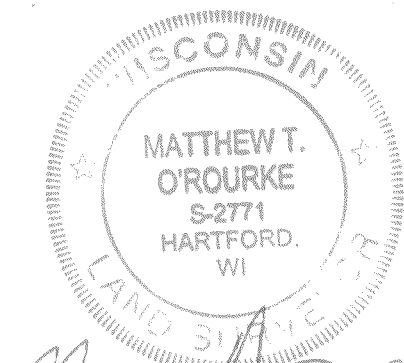
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- = FOUND 1.27" REBAR OR AS NOTED
- POB = POINT OF BEGINNING



SW CORNER SECTION 20 T7N R22E CONCRETE MONUMENT SEWRPC BRASS CAP



DETAIL 1 SCALE 1" = 10'-0"



Matthew T. O'Rourke
3-15-2016



CERTIFIED SURVEY MAP NO. _____

A DIVISION OF LOTS 1, 2, AND 3 OF BLOCK 1 EXCEPTING THEREFROM THAT PART OF LOTS 2 AND 3 OF BLOCK 1 DESCRIBED IN DOCUMENT NO. 9653618, ALSO INCLUDING THE VACATED ALLEYS WITHIN SAID BLOCK 1, BEING PART OF PARK EAST ON THE WEST SIDE OF THE MILWAUKEE RIVER BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN))SS
MILWAUKEE COUNTY)

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF F LOTS 1, 2, AND 3 OF BLOCK 1 EXCEPTING THEREFROM THAT PART OF LOTS 2 AND 3 OF BLOCK 1 DESCRIBED IN DOCUMENT NO. 9653618, ALSO INCLUDING THE VACATED ALLEYS WITHIN SAID BLOCK 1, ALL IN PARK EAST ON THE WEST SIDE OF THE MILWAUKEE RIVER BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20 TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:


COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 20, T7N, R22E; THENCE S 88° 57' 51" W, COINCIDENT WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, 286.47 FEET; THENCE N 03° 54' 39" E, 28.59 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH 6TH STREET AND THE POINT OF BEGINNING; THENCE S 40° 57' 11" W, COINCIDENT WITH SAID WEST RIGHT OF WAY LINE, 12.18 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST JUNEAU AVENUE; THENCE, N 88° 43' 23" W, COINCIDENT WITH SAID NORTH RIGHT OF WAY LINE, 136.37 FEET TO A POINT OF CURVATURE; THENCE 79.46 FEET COINCIDENT WITH A TANGENT CURVE TO THE RIGHT, COINCIDENT WITH SAID NORTH RIGHT OF WAY LINE, SAID CURVE HAVING A RADIUS OF 440.00 FEET AND WHOSE LONG CHORD BEARS N 83° 32' 59.5" W, 79.35 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE WEST JUNEAU AVENUE, NORTH 7TH STREET, AND WEST WINNEBAGO STREET ROUND-A-BOUT; THENCE CONTINUING COINCIDENTAL WITH SAID NORTHERLY ROUND-A-BOUT RIGHT OF WAY LINE FOR THE FOLLOWING EIGHT (8) COURSES;

1. N 11° 33' 41" E, 3.22 FEET TO A POINT OF CURVATURE;
2. 42.39 FEET COINCIDENT WITH AN ARC OF A NON-TANGENT CURVET TO THE RIGHT HAVING A RADIUS OF 55.42 FEET, AND WHOSE LONG CHORD BEARS N 57° 49' 28" W, 41.36 FEET TO A POINT OF TANGENCY.
3. N 35° 54' 52" W, 19.49 FEET.
4. N 39° 14' 06" W, 30.53 FEET TO A POINT OF CURVATURE.
5. 46.75 FEET COINCIDENT WITH AN ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 104.58 FEET, AND WHOSE LONG CHORD BEARS N 59° 14' 53" W, 46.36 FEET TO A POINT OF TANGENCY.
6. N 72° 03' 14" W, 14.00 FEET TO A POINT OF CURVATURE.
7. 50.10 FEET COINCIDENT WITH AN ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 104.58 FEET, AND WHOSE LONG CHORD BEARS N 85° 46' 38" W, 49.62 FEET TO A POINT OF REVERSE CURVATURE.
8. 44.07 FEET COINCIDENT WITH AN ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 89.42 FEET, AND WHOSE LONG CHORD BEARS N 85° 22' 50" W, 43.63 FEET TO A POINT OF NON-TANGENCY AND THE TERMINUS OF THE NORTHERLY RIGHT OF WAY LINE OF SAID ROUNDABOUT AND TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WEST WINNEBAGO STREET.

THENCE N 57° 50' 07" W, COINCIDENT WITH SAID NORTHERLY RIGHT OF WAY LINE, 51.09 FEET; THENCE N 59° 44' 30" W, COINCIDENT WITH SAID NORTHERLY RIGHT OF WAY LINE, 197.32 FEET TO THE WEST LINE OF SAID LOT 2, BLOCK 1; THENCE N 14° 13' 33" E, COINCIDENT WITH SAID WEST LINE OF LOT 2, BLOCK 1, 63.41 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST FOND DU LAC AVENUE AND A POINT OF CURVATURE; THENCE 382.08 FEET COINCIDENT WITH AN ARC OF A CURVE TO THE LEFT, COINCIDENT WITH SAID SOUTH RIGHT OF WAY LINE, HAVING A RADIUS OF 888.51 FEET, AND WHOSE LONG CHORD BEARS N 89° 45' 27" E, 379.14 FEET TO A POINT OF TANGENCY; THENCE N 77° 26' 19" E, COINCIDENT WITH SAID SOUTH RIGHT OF WAY LINE, 128.77 FEET TO A POINT OF CURVATURE; THENCE 135.18 FEET COINCIDENT WITH AN ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 646.20 FEET, AND WHOSE LONG CHORD BEARS N 83° 25' 53" E, 134.93 FEET TO A POINT OF TANGENCY; THENCE N 89° 25' 27" E, COINCIDENT WITH SAID SOUTH RIGHT OF WAY LINE, 16.60 FEET TO SAID WEST RIGHT OF WAY LINE OF NORTH 6TH STREET; THENCE S 03° 54' 39" W, COINCIDENT WITH SAID WEST RIGHT OF WAY LINE, 336.64 FEET TO THE POINT OF BEGINNING.

SAID LANDS AS DESCRIBED CONTAINING 143,906 SQUARE FEET OR 3.304 ACRES MORE OR LESS.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF MILWAUKEE COUNTY, OWNER 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 ORDINANCE IN SURVEYING.

 3-15-2016
MATTHEW T. O'ROURKE S-2771 DATE





CERTIFIED SURVEY MAP NO. _____

A DIVISION OF LOTS 1, 2, AND 3 OF BLOCK 1 EXCEPTING THEREFROM THAT PART OF LOTS 2 AND 3 OF BLOCK 1 DESCRIBED IN DOCUMENT NO. 9653618, ALSO INCLUDING THE VACATED ALLEYS WITHIN SAID BLOCK 1, BEING PART OF PARK EAST ON THE WEST SIDE OF THE MILWAUKEE RIVER BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

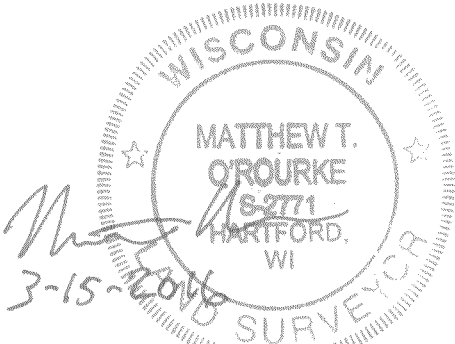
MILWAUKEE COUNTY, A MUNICIPAL CORPORATION, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, HEREBY CERTIFIES THAT SAID MUNICIPAL CORPORATION CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP, TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 119 OF THE CITY OF MILWAUKEE CODE OF ORDINANCES.

MILWAUKEE COUNTY FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF MILWAUKEE.

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 PROVIDING 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.
- B. THAT DIRECT VEHICULAR ACCESS FROM LOTS 1, 2, AND 3 TO W. FOND DU LAC AVE. AND N. 6TH ST. IS PROHIBITED AS DELINEATED ON THE ATTACHED MAP.

IN WITNESS WHEREOF, MILWAUKEE COUNTY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS ABELE, MILWAUKEE COUNTY EXECUTIVE AND JOSEPH J. CZARNEZKI, MILWAUKEE COUNTY CLERK, AT MILWAUKEE, WISCONSIN AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS 18 DAY OF MARCH, 2016.



MILWAUKEE COUNTY

[Signature]
CHRIS ABELE - MILWAUKEE COUNTY EXECUTIVE

[Signature]
JOSEPH J. CZARNEZKI - MILWAUKEE COUNTY CLERK

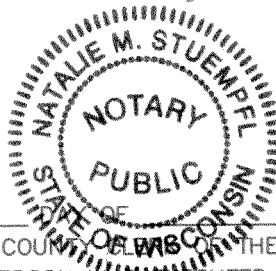
STATE OF WISCONSIN)
COUNTY OF MILWAUKEE)

PERSONALLY CAME BEFORE ME THIS 18th DAY OF March, 2016, THE ABOVE-NAMED CHRIS ABELE, COUNTY EXECUTIVE OF THE ABOVE NAMED MUNICIPAL CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH COUNTY EXECUTIVE OF SAID MUNICIPAL CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID MUNICIPAL CORPORATION, BY ITS AUTHORITY.

MY COMMISSION EXPIRES 2-22-2020

[Signature]

STATE OF WISCONSIN)
COUNTY OF MILWAUKEE)



PERSONALLY CAME BEFORE ME THIS _____, 2016, THE ABOVE-NAMED JOSEPH J. CZARNEZKI, COUNTY CLERK OF THE ABOVE NAMED MUNICIPAL CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH COUNTY CLERK OF SAID MUNICIPAL CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID MUNICIPAL CORPORATION, BY ITS AUTHORITY.

MY COMMISSION EXPIRES _____



CERTIFIED SURVEY MAP NO. _____

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CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN))SS
MILWAUKEE COUNTY)

I, SPENCER COGGS, BEING THE DULY ELECTED, 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. Keaybor, Deputy
for SPENCER COGGS
CITY OF MILWAUKEE TREASURER

03/24/2016
DATE

CITY OF MILWAUKEE COMMON COUNCIL CERTIFICATE OF APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. 151753 .
ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON March 29, 2016 .

James R. Owczarski
JAMES R. OWCZARSKI, CLERK, CITY OF MILWAUKEE

Tom Barrett
TOM BARRETT, MAYOR, CITY OF MILWAUKEE

