

CERTIFIED SURVEY MAP NO. _____

LOTS 27, 28, 29 AND 30 AND PART OF LOTS 21, 22, 23, 24, 25 AND 26 IN BLOCK 1 OF ASSESSMENT SUBDIVISION NO. 35 AND PORTIONS OF VACATED EAST ARCHER AVENUE AND EAST BAY STREET ADJACENT AND PART OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 20 IN BLOCK 1 OF R. STEWART'S SUBDIVISION, ALL IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

TAX KEY NO. 4660310112 ZONING: PD
 TAX KEY NO. 4660303100 ZONING: PD
 TAX KEY NO. 4660302100 ZONING: RT4
 TAX KEY NO. 4661001112 ZONING: PD
 TAX KEY NO. 4661023000 ZONING: RT4

VICINITY MAP
 SOUTHWEST 1/4
 SECTION 4, T6N, R22E

INTERIOR ANGLES

A	126°04'28"
B	147°56'52"
C	147°56'52"
D	135°08'30"
E	135°09'30"
F	207°50'18"
G	92°50'15"
H	133°36'41"
I	133°36'41"
J	274°41'20"
K	265°18'40"
L	94°41'20"
M	85°08'33"
N	274°51'27"
O	85°08'33"

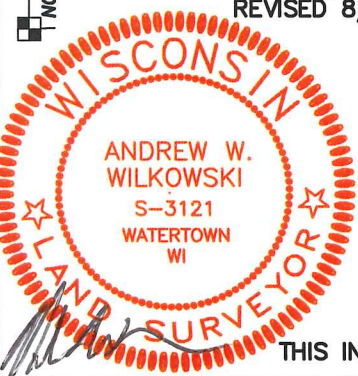
LEGEND

- FOUND PLS MONUMENT
- ⊙ FOUND 1" IRON PIPE
- FOUND 3/4" IRON ROD
- SET, 3/4"x18" IRON ROD WEIGHING 1.68 LBS/FT

NORTHWEST CORNER,
 SOUTHWEST 1/4
 SECTION 4, T6N, R22E
 CONCRETE MONUMENT
 W/BRASS CAP
 N. 375,177.01
 E. 2,559,266.05

WEST LINE, SOUTHWEST 1/4 SECTION 4 (N00°32'33"W - 2654.89')

SOUTHWEST CORNER,
 SOUTHWEST 1/4
 SECTION 4, T6N, R22E
 CONCRETE MONUMENT
 W/BRASS CAP
 N. 372,522.44
 E. 2,559,291.18



JULY 25, 2018
 REVISED 8/20/18

BEARING BASIS

ALL BEARINGS ARE REFER TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 4, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)(NAD27) BEARING OF N00°32'33"W. (JAN. 2017 REVISION)

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

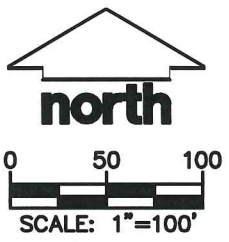
ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

SEE SHEET 2 OF 4 FOR LOT AND DEDICATION DETAILS AND CURVE TABLE

SEE SHEET 5 OF 5 FOR LOT 1 WATER MAIN AND SANITARY SEWER EASEMENT DETAILS

THIS INSTRUMENT WAS DRAFTED BY ANDREW W WILKOWSKI, S-3121.

PREPARED BY: JSD Professional Services, Inc. Engineers • Surveyors • Planners W238 N1610 BUSSE ROAD SUITE 100 WAUKESHA, WISCONSIN 53188 PHONE: (262)513-0666	PREPARED FOR: HAMBURGER LOFTS, LLC 1818 N. FARWELL AVE. MILWAUKEE, WI 53202	PROJECT NO: 17-7927 FILE NO: B-* FIELDBOOK/PG: - SHEET NO: 1 OF 5	SURVEYED BY: BFG DRAWN BY: DHS CHECKED BY: AWW APPROVED BY: JLJ
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INFRASTRUCTURE SERVICES DIVISION

[Signature] 9/7/18
 CENTRAL DRAFTING & RECORDS MANAGER

[Signature] 9-7-18
 ENGR. IN CHARGE ENVIRON. ENGR.

CORRECT

[Signature] 9/7/18
 CITY ENGINEER

APPROVED

DEPARTMENT OF CITY DEVELOPMENT
 CITY OF MILWAUKEE

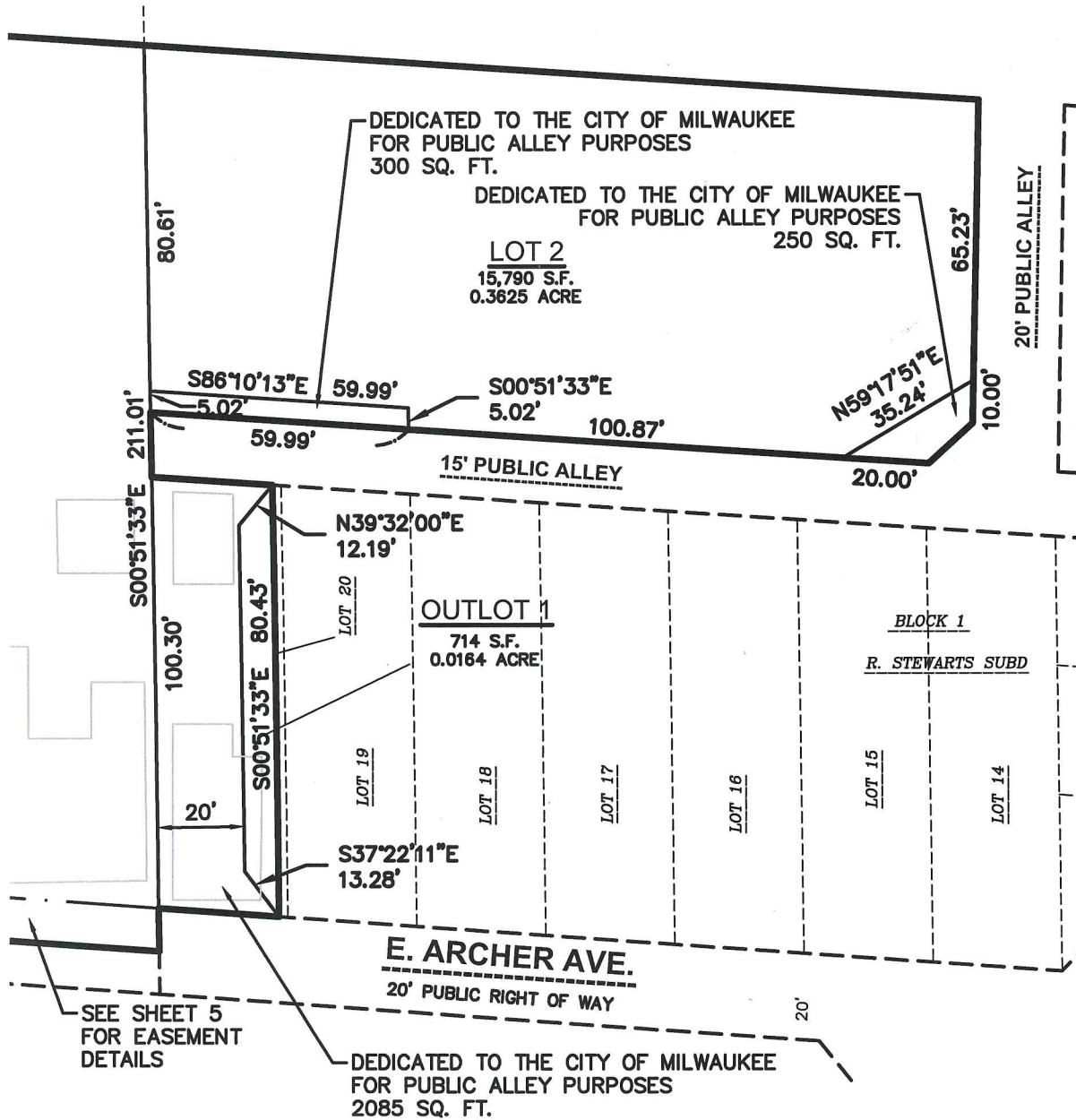
JUL 31 2018
[Signature]
 STAFF APPROVED

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CERTIFIED SURVEY MAP NO. _____

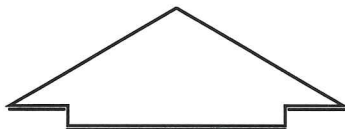
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LOT DETAILS



CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	32.00'	64°06'16"	N00°01'26"W	33.96'	35.80'	N32°04'34"W	N32°01'42"E
C2	25.00'	90°22'20"	N76°53'12"E	35.47'	39.43'	N31°42'02"E	S57°55'38"E

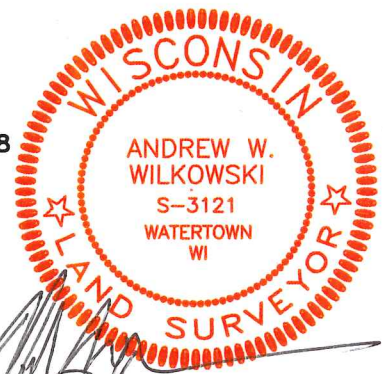


north

SCALE IN FEET



JULY 25, 2018
REVISED 8/20/18



PREPARED BY:

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
W238 N1610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0666

THIS INSTRUMENT WAS DRAFTED BY ANDREW W WILKOWSKI, S-3121.

SHEET 2 OF 5

CERTIFIED SURVEY MAP NO. _____

LOTS 27, 28, 29 AND 30 AND PART OF LOTS 21, 22, 23, 24, 25 AND 26 IN BLOCK 1 OF ASSESSMENT SUBDIVISION NO. 35 AND PORTIONS OF VACATED EAST ARCHER AVENUE AND EAST BAY STREET ADJACENT AND PART OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 20 IN BLOCK 1 OF R. STEWART'S SUBDIVISION, ALL IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

MILWAUKEE COUNTY }
:SS
MILWAUKEE COUNTY }

I, ANDREW W. WILKOWSKI, PROFESSIONAL LAND SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, MAPPED AND DEDICATED LOTS 27, 28, 29 AND 30 AND PART OF LOTS 21, 22, 23, 24, 25 AND 26 IN BLOCK 1 OF ASSESSMENT SUBDIVISION NO. 35 AND PORTIONS OF VACATED EAST ARCHER AVENUE AND EAST BAY STREET ADJACENT AND PART OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 20 IN BLOCK 1 OF R. STEWART'S SUBDIVISION, ALL IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 6 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 N00°32'33"W ALONG THE WEST LINE OF SAID 1/4 SECTION 885.37 FEET; THENCE N89°27'27"E 812.66 FEET TO A POINT ON THE EAST LINE OF SOUTH KINNICKINNIC AVENUE, BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N32°04'34"W ALONG SAID EAST LINE 258.92 FEET; THENCE NORTHERLY 35.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER IS TO THE EAST, WHOSE RADIUS IS 32.00 FEET AND WHOSE CHORD BEARS N00°01'26"W 33.96 FEET; THENCE N32°01'42"E 26.74 FEET; THENCE NORTHEASTERLY 39.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 25.00 FEET AND WHOSE CHORD BEARS N76°53'12"E 35.47 FEET TO A POINT ON THE SOUTHERLY LINE OF EAST BAY STREET; THENCE S58°16'18"E ALONG SAID SOUTHERLY LINE 144.40 FEET; THENCE S86°06'36"E ALONG SAID SOUTHERLY LINE 322.41 FEET TO THE WEST LINE OF A PUBLIC ALLEY; THENCE S01°03'09"W ALONG SAID WEST LINE 75.23 FEET; THENCE S47°26'28"W 13.80 FEET TO A POINT ON THE NORTH LINE OF AN ALLEY; THENCE N86°10'13"W 180.86 FEET; THENCE S00°51'33"E 15.05 FEET TO A POINT ON THE SOUTH LINE OF SAID ALLEY; THENCE S86°10'13"E ALONG SAID SOUTH LINE 27.99 FEET; THENCE S00°51'33"E 100.38 FEET TO A POINT ON THE NORTH LINE OF EAST ARCHER AVENUE; THENCE N86°00'06"W ALONG SAID NORTH LINE 28.00' FEET; THENCE S00°51'33"E 10.04 FEET; THENCE N86°00'06"W 165.99 FEET TO THE POINT OF BEGINNING.

LANDS CONTAINS 75,416 SQUARE FEET OR 1.7314 ACRES.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF HAMBURGER LOFTS, LLC, AND THE CITY OF MILWAUKEE.

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.


ANDREW W. WILKOWSKI
PROFESSIONAL WISCONSIN LAND SURVEYOR S-3121

REVISED 8/20/18
JULY 25, 2018
DATE



CORPORATE OWNER'S CERTIFICATE

HAMBURGER LOFTS 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 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 THEREFORE, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

HAMBURGER LOFTS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JIM WECHMANN, MANAGING PARTNER.


JIM WECHMANN, MANAGING PARTNER

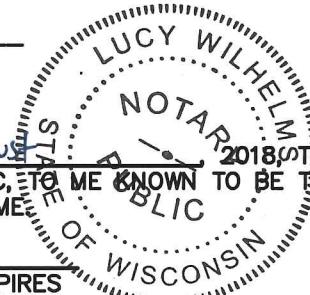
DATED 8/27/18

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY) SS

JIM WECHMANN, PERSONALLY CAME BEFORE ME THIS 27th DAY OF August, 2018, AT THE ABOVE NAMED MANAGING PARTNER OF THE ABOVE NAMED HAMBURGER LOFTS, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.


NOTARY PUBLIC, MILWAUKEE COUNTY, WISCONSIN

12.3.19
MY COMMISSION EXPIRES



PREPARED BY:
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
W238 N1610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0666

File: R:\2017\177927 New Land Development - Confidential Site\Dwg\177927_CSM.dwg Layout: CSM 3 of 5 User: awilkowski Plotted: Aug 24, 2018 - 10:29am

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CORPORATE OWNER'S CERTIFICATE

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 THEREFORE, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

THE CITY OF MILWAUKEE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY TOM BARRETT, ITS MAYOR AND COUNTERSIGNED BY JAMES R. OWCZARSKI, ITS CITY CLERK AT MILWAUKEE, WISCONSIN ON THIS _____ DAY OF _____, 2018.

TOM BARRETT, MAYOR

JAMES R. OWCZARSKI, CITY CLERK

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY) SS

TOM BARRETT, MAYOR, PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018, THE ABOVE NAMED MAYOR OF THE ABOVE NAMED CITY OF MILWAUKEE, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, MILWAUKEE COUNTY, WISCONSIN

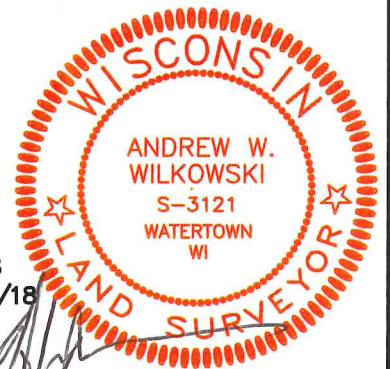
MY COMMISSION EXPIRES

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY) SS

JAMES R. OWCZARSKI, CITY CLERK, PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018, THE ABOVE NAMED CITY CLERK OF THE ABOVE NAMED CITY OF MILWAUKEE, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, MILWAUKEE COUNTY, WISCONSIN

MY COMMISSION EXPIRES



JULY 25, 2018
REVISED 8/20/18

PREPARED BY:
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
W238 N1610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0666

THIS INSTRUMENT WAS DRAFTED BY ANDREW W WILKOWSKI, S-3121.

SHEET 4 OF 5

CERTIFIED SURVEY MAP NO. _____

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CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN }
MILWAUKEE COUNTY } :SS

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.

09/06/2018
DATE

James J. Kujawa DEPUTY
for SPENCER COGGS, CITY TREASURER

COMMON COUNCIL CERTIFICATE OF APPROVAL

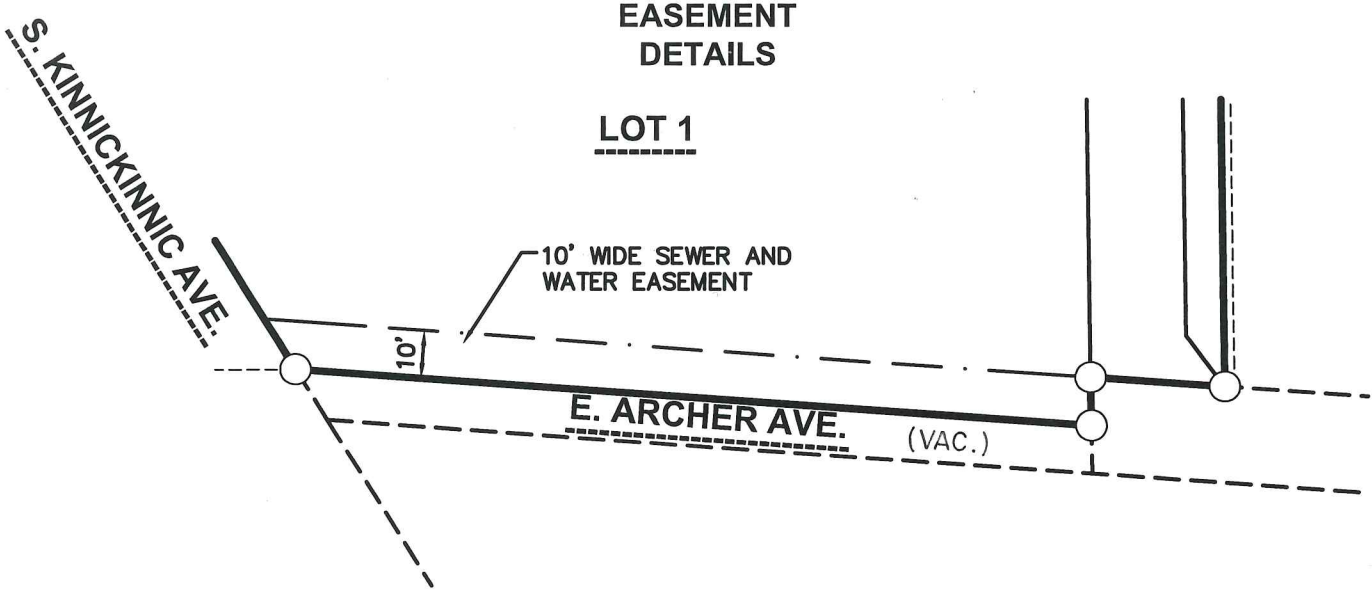
I, CERTIFY THAT THIS CERTIFIED SURVEY MAP AND DEDICATIONS WERE APPROVED UNDER RESOLUTION FILE NO. _____ ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON _____.

JAMES R. OWCZARSKI, CITY CLERK

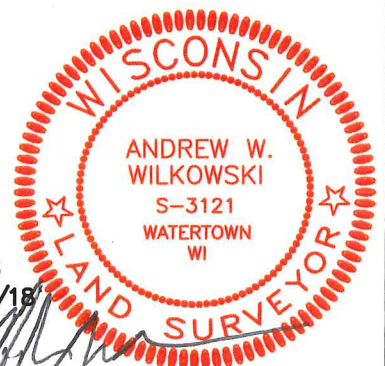
TOM BARRETT, MAYOR

EASEMENT DETAILS

LOT 1



SCALE IN FEET



JULY 25, 2018
REVISED 8/20/18

PREPARED BY:
JSD Professional Services, Inc.
Engineers • Surveyors • Planners
W238 N1610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
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SHEET 5 OF 5

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