

CERTIFIED SURVEY MAP NO.

That part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 13, Township 6 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

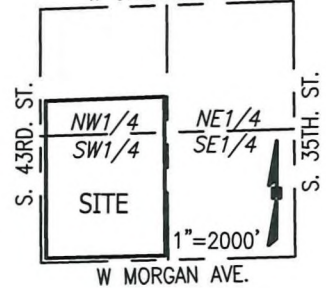
Owner : Alverno College
P.O. Box 343922
Milwaukee, WI 53234

Tax Key No. 5329996110
Zoning: Institutional District - TL

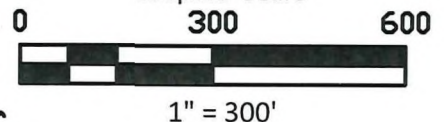
VICINITY MAP

NW 1/4 SEC. 13-6-21

W OKLAHOMA AVE.



Graphic Scale



LOT DETAIL - SEE SHEET 2
EASEMENT DETAIL - SEE SHEET 3

All bearings are referenced to the Wisconsin State Plane Coordinate System, South-zone (NAD83/2011) in which the South line of the NW 1/4, Sec. 13 bears N88°25'58"W.

- CONC. MON. WITH
BRASS CAP SE COR.
OF NW 1/4 SEC. 13,
T6N, R21E.

Revised: March 7, 2025
Date: December 12, 2024
Survey No. 6040.00-lpm
Sheet 1 of 7 Sheets

CHAPUT
LAND & SURVEYS

234 W Florida Street
Milwaukee, WI 53204

414-224 8068
www.chaputlandsurveys.com

This instrument was drafted by Allen J. Schneider
Professional Land Surveyor S-2194

INFRASTRUCTURE
SERVICES DIVISION

Yun *Wt.* 4/2/25
CENTRAL DRAFTING & RECORDS MANAGER

KT Singh 3.27.21
ENGR. IN CHARGE ENVIRON. ENGR.

CORRECT

CITY ENGINEER

APPROVED

DEPARTMENT OF CITY
DEVELOPMENT
CITY OF MILWAUKEE

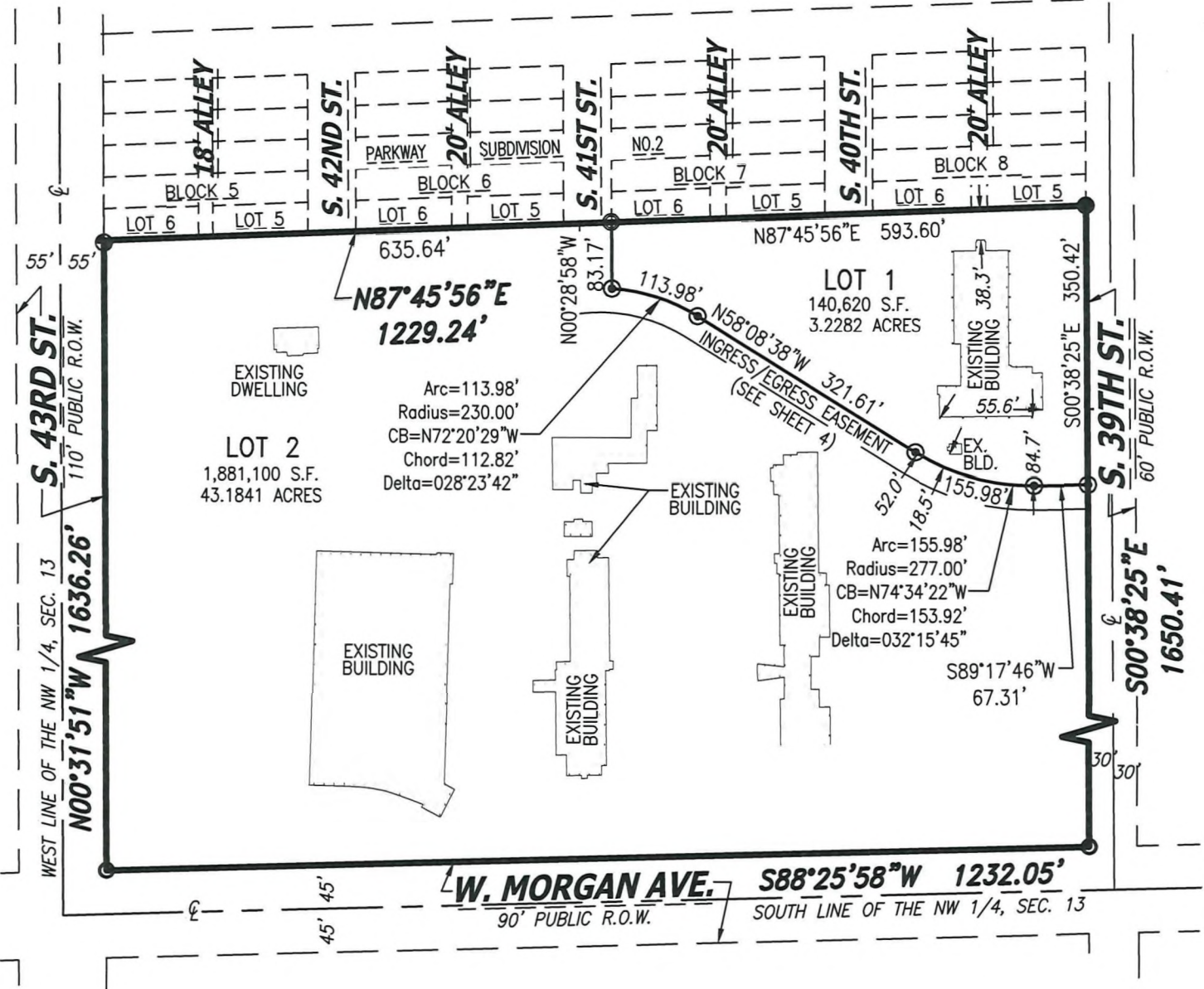
FEB 14 1965

STAFF APPROVED

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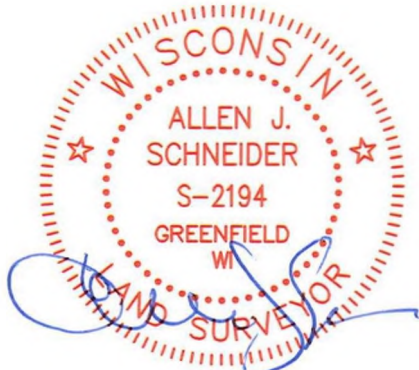
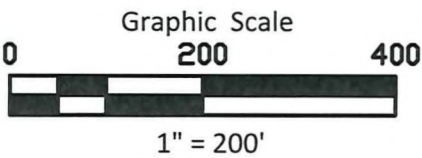
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LOT DETAIL



- LEGEND:
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 1/2" Iron Pipe
 - ⊕ - Denotes Found 1/2" Iron Rebar
 - ⊙ - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS/FT

INGRESS/EGRESS DETAIL - SEE SHEET 4



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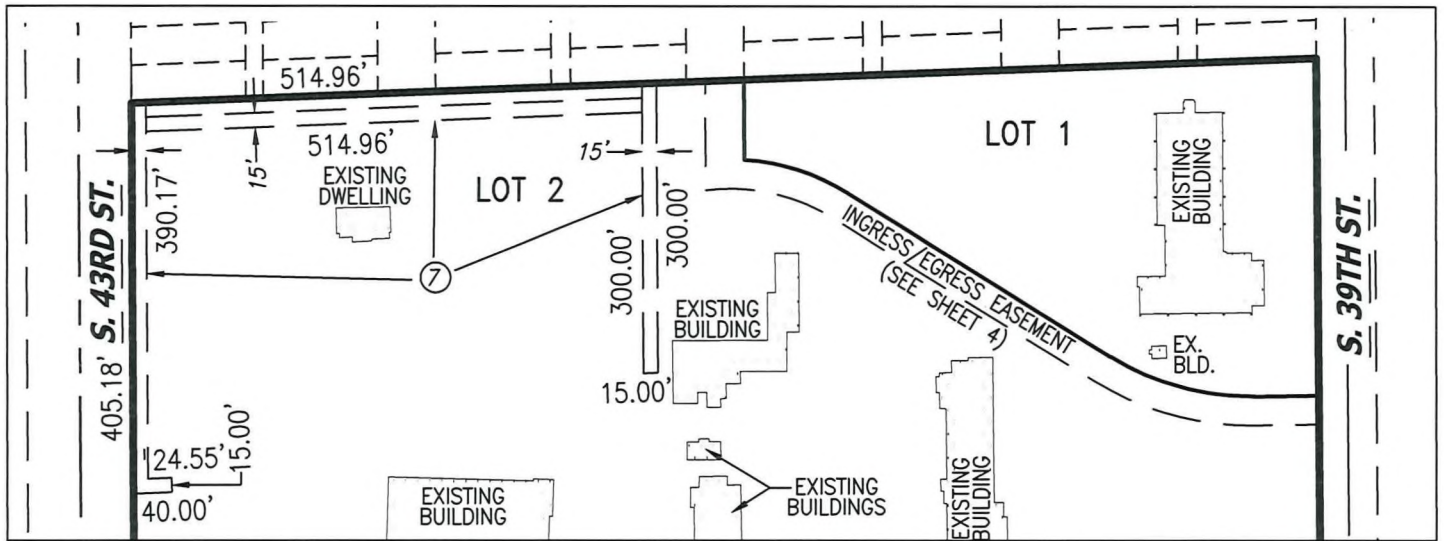
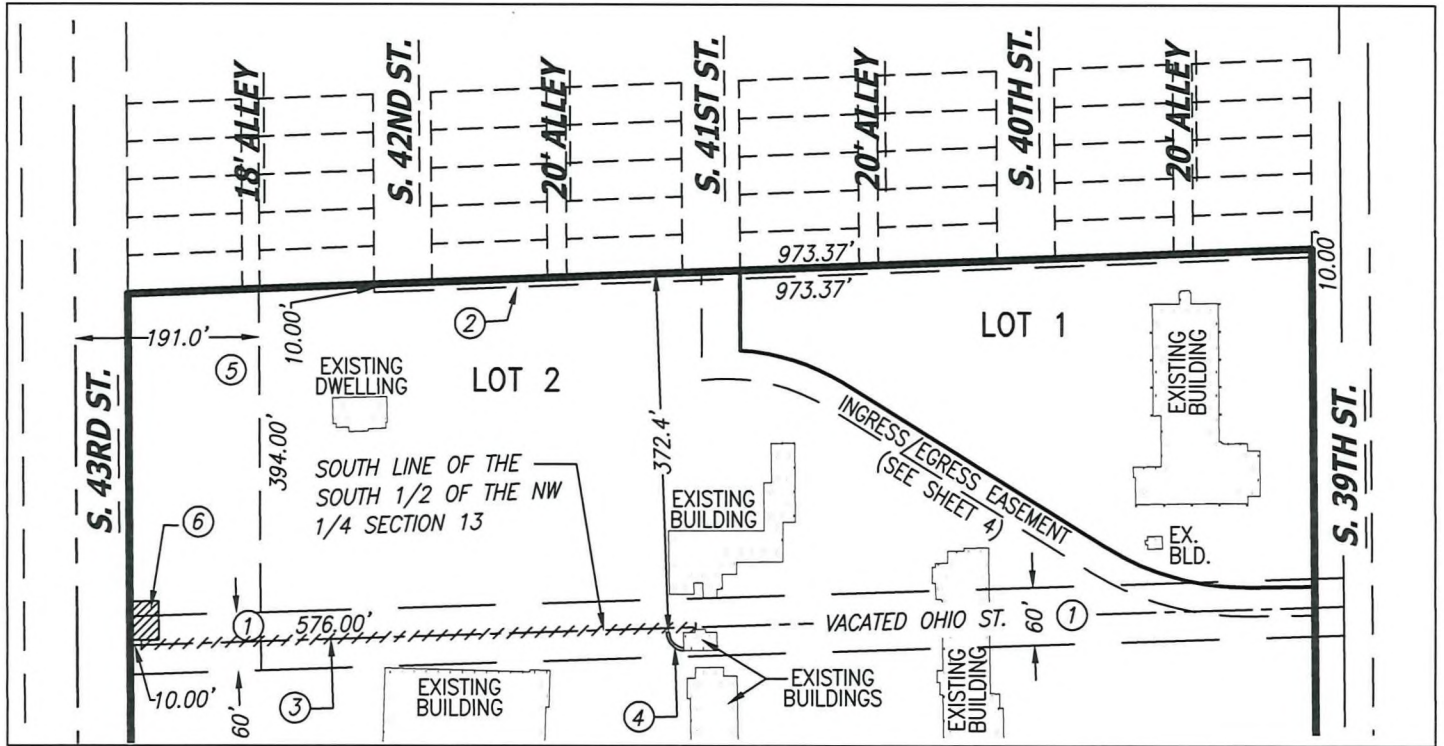
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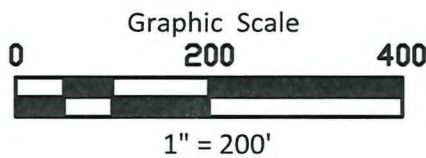
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EASEMENTS FOR REFERENCE ONLY



1. OHIO STREET SEWER EASEMENT PER DOC. NO. 2511677
2. 10' SEWER EASEMENT GRANTED TO CITY OF MILWAUKEE PER DOC. NO. 3058440
3. WEPCO OVERHEAD WIRE/POLE EASEMENT PER DOC. NO. 3097600 (HATCH)
4. 3' WEPCO UNDERGROUND ELECTRIC LINE EASEMENT PER DOC. NO. 3743401
5. WEPCO OVERHEAD WIRE/POLE EASEMENT PER DOC. NO. 4028382
6. 30' x 40' PERMANENT HIGHWAY EASEMENT PER DOC. NO. 3093247
7. 15' WEPCO UNDERGROUND DISTRIBUTION EASEMENT PER DOC. NO. 9272354

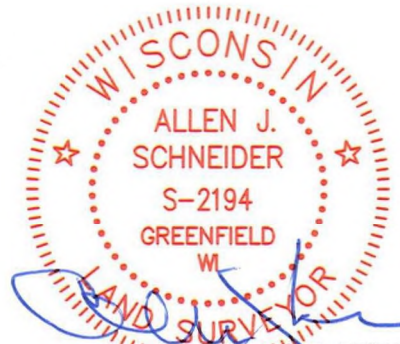


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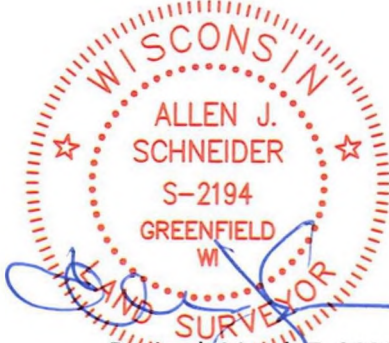
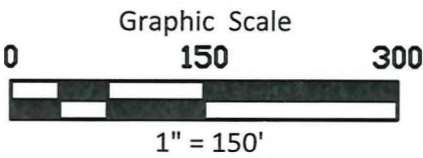
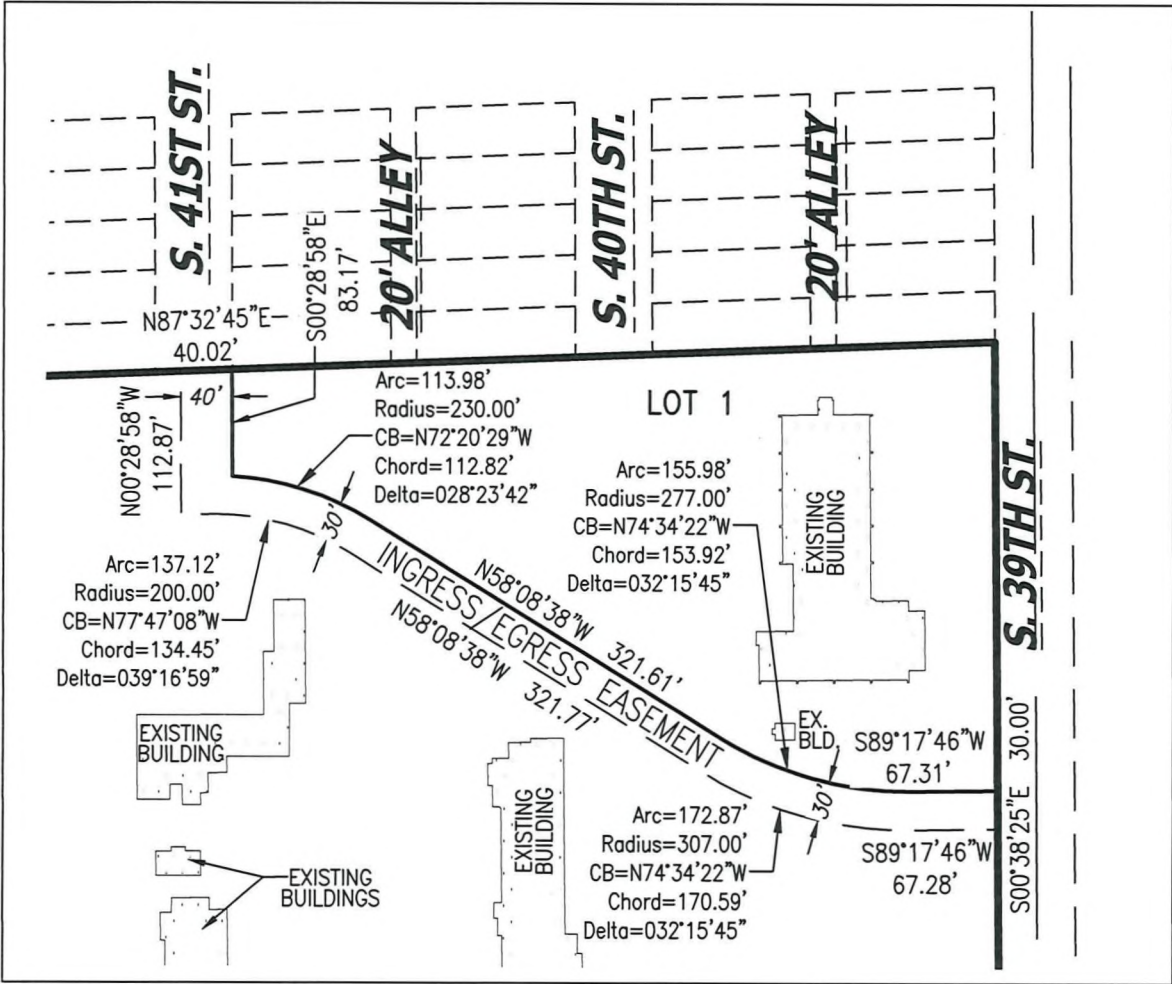


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INGRESS/EGRESS EASEMENT



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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

I, ALLEN J. SCHNEIDER, a professional land surveyor, certify:

THAT I have surveyed, divided and mapped that part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 13, Township 6 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

COMMENCING at the Southwest corner of the Northwest 1/4 of said Section 13, thence North 00°31'51" West along the West line of said 1/4 Section 45.01 feet to a point; thence North 88°25'58" East 55.01 feet to a point on the East line of South 43rd Street and the point of beginning of the lands to be hereinafter described; thence North 00°31'51" West along said East line 1636.14 feet to a point on the South line of Parkway Subdivision No. 2; thence North 87°45'56" East along said South line 1229.24 feet to a point on the West line of South 39th Street; thence South 00°38'25" East along said West line 1650.41 feet to a point on the North line of West Morgan Avenue; thence South 88°25'58" West along said North line 1232.05 feet to the point of beginning.

Said lands as described contains 2,021,720 square feet or 46.4123 acres.

THAT I have made the survey, land division and map by the direction of ALVERNO COLLEGE, owner.

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 12, 2024



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ENTITY OWNER'S CERTIFICATE

ALVERNO COLLEGE, an educational institution, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said institution caused land described on this map to be surveyed, divided, dedicated 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 on the undersigned and assigns.

Date: 03/24/2024

Entity Name: ALVERNO COLLEGE, an educational institution

Signature: Christy L. Brown

Type or Print Name: Christy L. Brown

Title: President

STATE OF Wisconsin

}

Milwaukee COUNTY

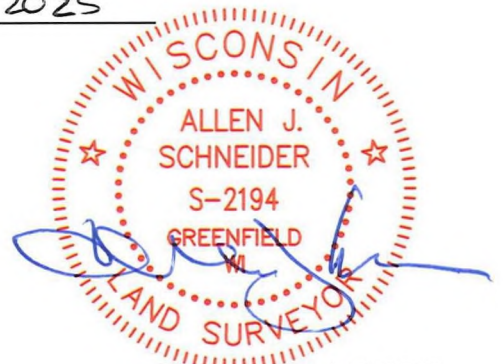
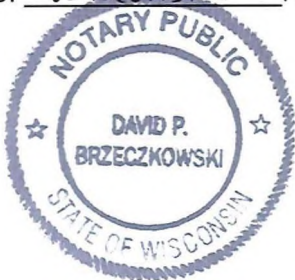
Personally came before me this 24th day of March, 2025, Christy Brown (name), the President (title) of the above named entity, to me known to be the persons who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: DAVID BRZECZKOWSKI

Print Notary Name: DAVID BRZECZKOWSKI

Notary Public, State of Wisconsin. My commission expires: 7/01/2025

(Notary Seal)



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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: 4/08/25

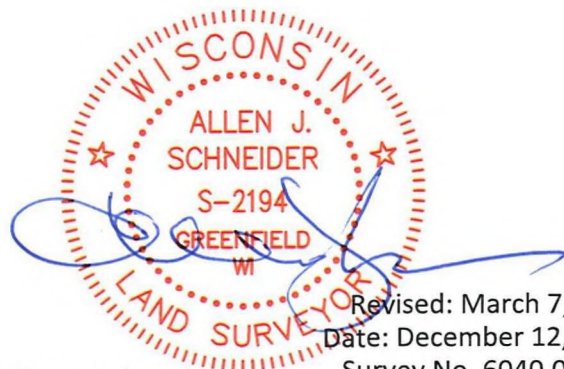
Signature: Jacqueline A. Schwede
for Spencer Coggs, City Treasurer

CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL APPROVAL

I certify that this certified survey map was approved under Resolution File No. 241965, adopted by the Common Council of the City of Milwaukee on 4-22-2025.

Date: 4-29-2025

Signature: [Signature]



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