

Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission

09/17/2004

To the Honorable Common Council
Zoning, Neighborhoods & Development Committee
City of Milwaukee

Dear Committee Members:

Attached is a final certified survey map listed as follows:

DCD #2400- Owner: Primax Properties, LLC
Tax Key No's.: 267-0001-200
Located on the on the south side of West Capitol Drive and west of North 48th Street
in the 7th Aldermanic District.

The purpose of this map is to consolidate land for an Advance Auto Parts store. Approval of the above listed map is recommended, since it conforms to the requirements of Chapter 119 of the Subdivision Regulations of the City of Milwaukee .

Sincerely,

John R. Hyslop
Assistant Planning Director

Attachment

#2400 ZND

809 North Broadway, Milwaukee, Wisconsin, Phone (414) 286-5900
Mailing Address: P.O. Box 324, Milwaukee, WI, 53201-0324, Web Site: www.mikedcd.org
T.D.D. Numbers: Rent Assistance 286-2921 and Community Services 286-3504

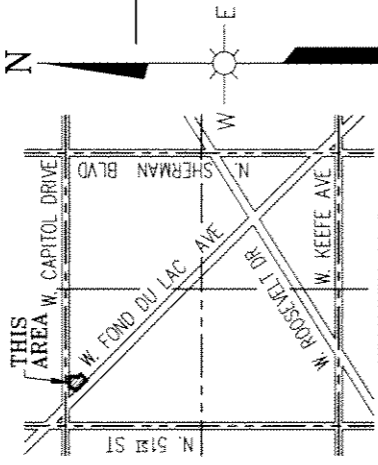
DED # 2400

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

FOR

Primax Properties, LLC

All of Lots 1, 2, 15, 16 & 17, Vacated part of the East and West alley, Block 1, Capitol Heights, and Lands being part of the NW1/4 of the NE1/4, Section 11, T7N, R21E, City of Milwaukee, Milwaukee County, Wisconsin

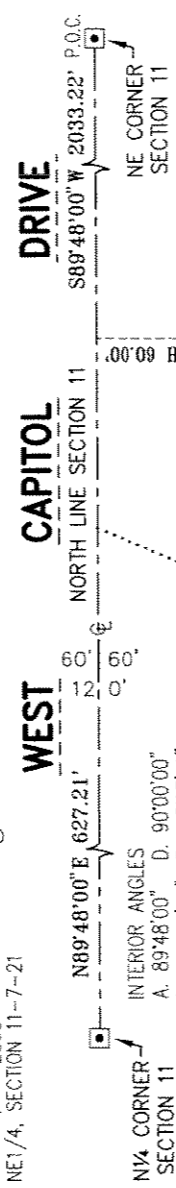


LEGEND:

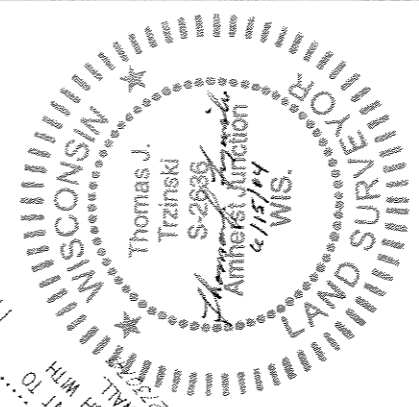
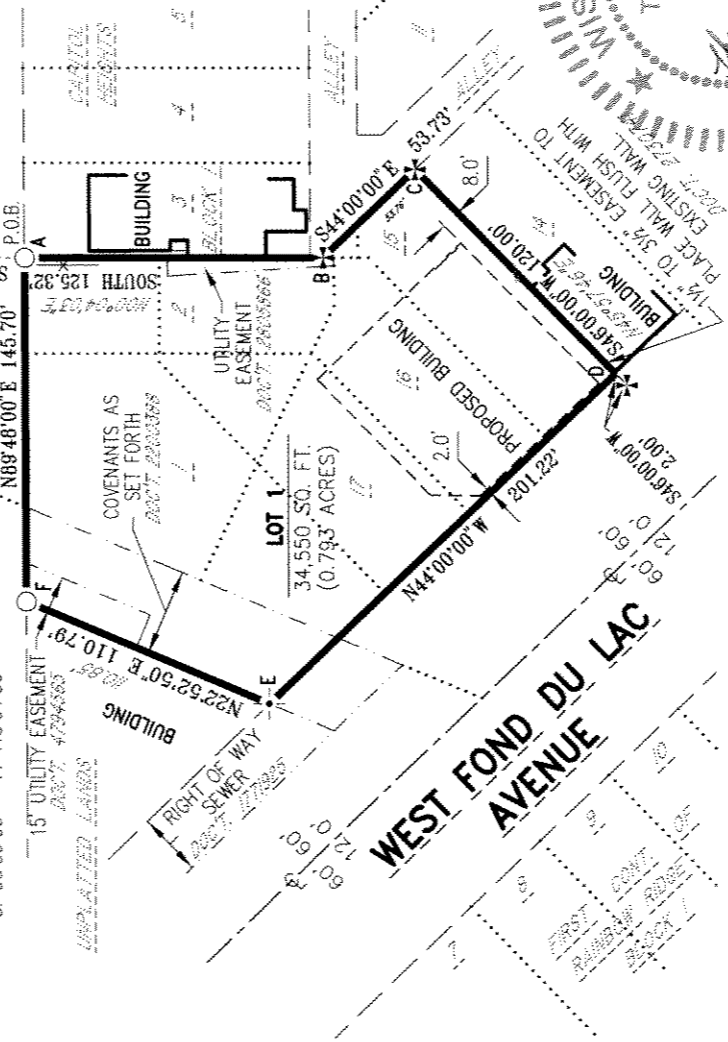
- ☐ CONCRETE MONUMENT FOUND
- 1" IRON PIPE FOUND
- ✕ CROSS CUT IN CONCRETE
- ✕ P.K. NAIL
- *** FENCE
- PREVIOUSLY RECORDED AS (XXXX) ZONING: LB2
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

BASIS FOR BEARINGS:

THE NORTH LINE OF THE NE1/4, SECTION 11, T7N, R21E, ASSUMED TO BEAR N89°48'00"E.
TAX KEY NO. 267-0001-100 & 267-0001-200



- INTERIOR ANGLES
A. 89°48'00" D. 90°00'00"
B. 224°00'00" E. 113°07'10"
C. 90°00'00" F. 113°04'50"



Dwg. No. A-8896-B-1B	154
Project No. 03-207	
Drawn By: Nicole Matthews	
Date: August 5, 2004	
Sheet 1 of 5 Sheets	

ESP GROUP, INC.
LAMPERT-LEE & ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
10968 State Hwy. 54 East • Wisconsin Rapids, WI 54494-8718
715-424-3131 or 715-344-0068 • FAX 715-423-8774

INFRASTRUCTURE SERVICES DIVISION
Marian Lindholm 8/25/04
CENTRAL DRAFTING & RECORDS MANAGER
Nicole Matthews 8/24/04
ENGR. IN CHARGE
CORRECTED
CITY ENGINEER APPROVED

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE
JUN 28 2004
STAFF APPROVED

N.M.-Aug. 05, 2004, 09:32:37, CADDO FILE: A-8856-B-1B.dwg

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

All of Lots 1, 2, 15, 16 & 17, Vacated part of the East and West alley, Block 1, Capitol Heights, and Lands being part of the NW1/4 of the NE1/4, Section 11, T7N, R21E, City of Milwaukee, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

**STATE OF WISCONSIN)
PORTAGE COUNTY)ss**

I, Thomas J. Trzinski, registered surveyor, certify:

That I have surveyed, divided and mapped All of Lots 1, 2, 15, 16 & 17, Vacated part of the East and West alley, Block 1, Capitol Heights, and Lands being part of the NW1/4 of the NE1/4, Section 11, T7N, R21E, City of Milwaukee, Milwaukee County, Wisconsin.

Commencing at the concrete monument on the Northeast corner of Section 11;

Thence S89°48'00"W along the North line of Section 11 and the center line of West Capitol Drive, 2033.22 feet;

Thence South, 60.00 feet to an iron pipe stake on the South line of West Capitol Drive and the Northeast corner of Lot 2, Block 1, Capitol Heights and the Point of Beginning of the following description;

Thence continue South along the East line of said Lot 2, 125.32 feet to a cross cut;

Thence S44°00'00"E along the East line of Lot 15, Block 1, Capitol Heights and its prolongation thereof, 53.73 feet to a cross cut and the Southeast corner of said Lot 15;

Thence S46°00'00"W along the South line of said Lot 15, 120.00 feet to the Southwest corner of said Lot 15 and the East line of West Fond Du Lac Avenue;

Thence N44°00'00"W along the East line of West Fond Du Lac Avenue, 201.22 feet to a P.K. nail;

Thence N22°52'50"E, 110.79 feet to an iron pipe stake on the South line of West Capitol Drive;

Thence N89°48'00"E along the South line of West Capitol Drive, 145.70 feet to the Point of Beginning, containing 34,550 square feet or 0.793 acres and subject to restrictions, reservations, rights-of-way and easements of record.

That I have made the survey, land division, and map by the direction of Primax Properties, LLC, Ross Hobson, Agent.

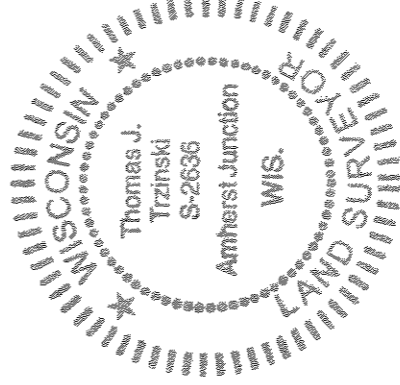
That the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with Chapter 236 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code of Ordinances in surveying, dividing and mapping the same.

Dated this 15TH day of June, 2004.



**Thomas J. Trzinski
Registered Wisconsin Land Surveyor, S-2636**



DAD #A100

DOD #2400

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

All of Lots 1, 2, 15, 16 & 17, Vacated part of the East and West alley, Block 1, Capitol Heights, and Lands being part of the NW1/4 of the NE1/4, Section 11, T7N, R21E, City of Milwaukee, Milwaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

Primax Properties, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of North Carolina, 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 subdivision shall be installed underground in easements provided therefor.

This agreement shall be binding on the undersigned and assigns.

In Witness Whereof, Primax Properties, LLC has caused these presents to be signed by William G. Seymour, its President; and countersigned by Marie McLucas, its Secretary, at Charlotte, North Carolina (state), this 27th day of July, 2004.

In the presence of:

Edward F. Seel
(Witness)

Primax Properties, LLC

William G. Seymour
William G. Seymour, President

Deborah R. Reape
(Witness)

Marie McLucas, Secretary

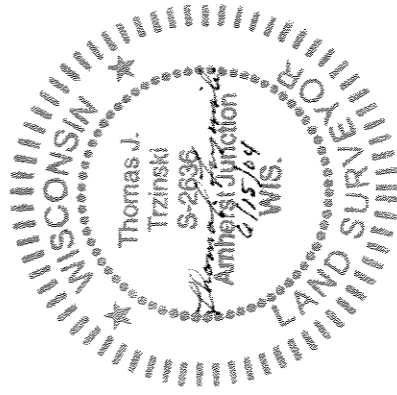
Marie McLucas

CAROLINA
STATE OF NORTH CAROLINA
MECKLENBURG COUNTY^{SS}

Personally came before me this 27th day of July, 2004, William G. Seymour, President, and Marie McLucas, Secretary of the above named corporation, to me known as the persons who executed the foregoing instrument, and to me known to be the President and Secretary of the corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of the corporation, by its authority.

(Notary Seal)

Letitia Mae B. Bode
Notary Public
State of NORTH CAROLINA
My commission expires 11/18/09
My commission is permanent.



DAD #2400

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 alley, Block 1, Capitol Heights, and Lands being part of the
 NW1/4 of the NE1/4, Section 11, T7N, R21E, City of Milwaukee,
 Milwaukee County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

Branch Banking & Trust, a corporation duly organized and existing under and by virtue of the laws of the State of North Carolina, mortgagee of the above described land, consents to the surveying, dividing, mapping, restricting and dedication of the land described in the foregoing affidavit of Thomas J. Trzinski, surveyor, and consents to the above certificate of Primax Properties, LLC, owner.

In Witness Whereof, Branch Banking & Trust, has caused these presents to be signed by E. F. Dehnert, Jr., its Senior Vice-President, and countersigned by Ranjit K. Rawley, its Assistant Secretary, at Charlotte, North Carolina, this 29 day of July, 2004.

In the presence of:

Ann P. Williams
 (Witness)

Branch Banking & Trust
E. F. Dehnert, Jr., Senior Vice-President President

Ann P. Williams
 (Witness)

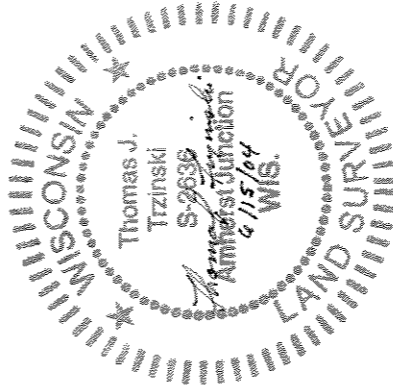
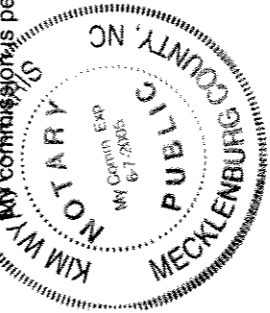
Ranjit K. Rawley, Assistant Secretary Secretary

STATE OF NORTH CAROLINA)
Mecklenburg COUNTY)ss

Personally came before me this 29th day of July, 2004, E. F. Dehnert, Jr., Senior Vice-President, and Ranjit K. Rawley, Assistant Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be the Senior Vice-President and Assistant Secretary of the corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of the corporation.

(Notary Seal)

Kilbuck-Schaefer
 Notary Public
 State of North Carolina
 My Commission expires 06-07-2008
 My Commission is permanent.



DCD#2400

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____
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alley, Block 1, Capitol Heights, and Lands being part of the
NW1/4 of the NE1/4, Section 11, T7N, R21E, City of Milwaukee,
Milwaukee County, Wisconsin.

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
MILWAUKEE COUNTY)ss

I, Wayne F. Whitlow, 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.

9-16-04
(Date)
James L. Hoffman
Deputy City Treasurer for
Wayne F. Whitlow, City Treasurer

COMMON COUNCIL
CERTIFICATE OF APPROVAL

I certify that this certified survey map was approved under Resolution File No. _____
Adopted by the Common Council of the City of Milwaukee on _____

Ronald D. Leonhardt, City Clerk

Tom Barrett, Mayor

