

DLD #3407

CERTIFIED SURVEY MAP NO. _____

BEING LOTS 17 AND 18, BLOCK 2 OF PAYNE'S ADDITION TO THE TOWNSITE OF NORTH MILWAUKEE, BEING A SUBDIVISION OF A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 21 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



SURVEYING ASSOCIATES, INC.

2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX: (414) 257-2443
sai@wi.rr.com

MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

INSTRUMENT DRAFTED BY : MARK W. WEINGARTEN
DATE : 06/29/23 JOB NO. 36524CSM PAGE 1 OF 5
REVISED : 10/18/23

PREPARED FOR :

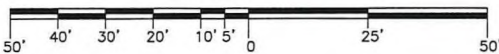
3510 W. VILLARD LLC.
3504-3510 W. VILLARD AVE.
MILWAUKEE, WI 53209

THE NW 1/4 OF SECTION 36-8-21



VICINITY MAP

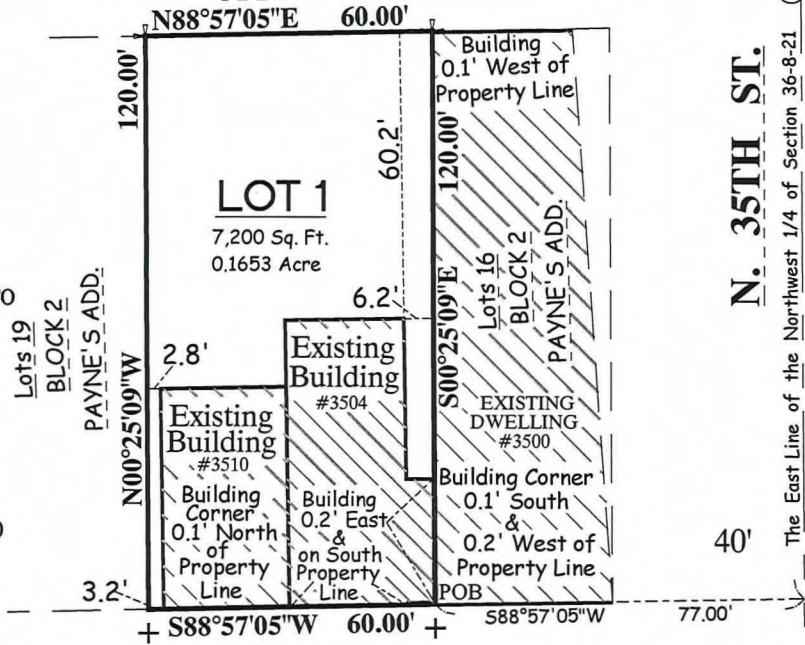
SCALE : 1" = 40'



MARC C. PASSARELLI P.L.S. # 2817



15' PUBLIC ALLEY



ALL BEARING ARE REFERENCED TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 36-8-21, WHICH BEARS N 00°25'09" E, WI. STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 83

TAX ID #: 1920340000 & 1920341000

ZONING: LB2

+ - DENOTES SET 5' OFFSET CROSS CUT
⊕ - DENOTES SET CROSS CUT

W. VILLARD AVE.

The South Line of the Northwest 1/4 of Section 36-8-21 (66' WIDE PUBLIC R-O-W)

N. 35TH ST.

The NE Corner of the NW 1/4 of Section 36-8-21 Concrete Monument with Brass Cap

2640.41'
2673.41'

The East Line of the Northwest 1/4 of Section 36-8-21
500°25'09"E
(80' WIDE PUBLIC R-O-W)

The SE Corner of the NW 1/4 of Section 36-8-21 Concrete Monument with Brass Cap

INFRASTRUCTURE SERVICES DIVISION

Yan Wei 2/1/2024
CENTRAL DRAFTING & RECORDS MANAGER

KE Song 2-1-24
ENGR. IN CHARGE ENVIRON. ENGR.

CORRECT

KE Song 2/1/2024
CITY ENGINEER

APPROVED

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE

OCT 05 2023

Sen
STAFF APPROVED

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)

MILWAUKEE COUNTY

I, Marc C. Passarelli, a professional land surveyor, certify:

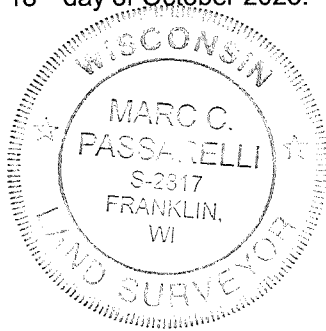
That I have surveyed, divided and mapped being part of Lots 17 and 18, Block 2 of Payne's Addition to the Townsite of North Milwaukee, being Subdivision of part of the Southeast ¼ of the Northwest ¼ of Section 36, Township 8 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Northeast Corner of the Northwest ¼ of Section 36; thence South 00° 25' 09" East along the East line of said Northwest ¼ also being the centerline of North 35th Street, 2640.41 feet; thence South 88° 57' 05" West, 77.00 feet to the point of beginning of the lands to be described; thence continuing South 88° 57' 05" West along the North right-of-way line of West Villard Avenue, 60.00 feet; thence North 00° 25' 09" West, 120.00 feet; thence North 88° 57' 05" East, 60.00 feet; thence South 00° 25' 09" East, 120.00 feet to the point of beginning. Containing 7,200 square feet of land (0.1653 acre).

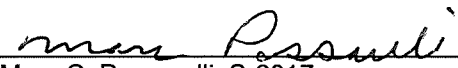
That I have made such survey, land division and map by the direction of 3510 W Villard LLC.

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

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the land division ordinance of the City of Milwaukee in surveying dividing and mapping the same. Per Wis. Stat. 236.21 (1), this certificate has the same force and effect as an affidavit.

Dated this 29th day of June, 2023.
Revised 18th day of October 2023.





Marc C. Passarelli S-2817
Wisconsin Professional Land Surveyor

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ENTITY OWNER'S CERTIFICATE:

3510 W Villard LLC, a limited liability corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said entity caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code of Ordinances.

In consideration of the approval of the map by the Milwaukee Common Council, the undersigned agrees:

That all utility lines to provide electric power and telephone service 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 is binding on the undersigned and successors and Assigns.

Date: 1-29-24

3510 W Villard LLC

Signature: [Handwritten Signature]

Robert Deiss

Registered Agent

STATE OF WISCONSIN

MILWAUKEE COUNTY

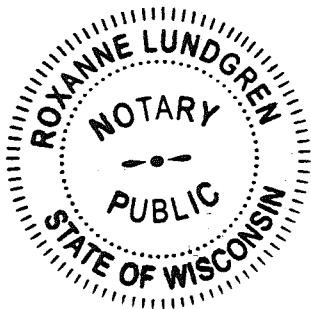
Personally came before me this 29th day of January, 2024, the above named Robert Deiss, the Registered Agent of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the foregoing instrument as such agent on behalf of the entity, by its authority.

Notary Signature: [Handwritten Signature]

Print Notary Name: Roxanne Lundgren

Notary Public, State of Wisconsin. My Commission expires: 5/24/2026

(Notary Seal)



[Handwritten Signature]

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CONSENT OF ENTITY MORTGAGEE

Summit Credit Union, a bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above described land, consents to the surveying, dividing, mapping, restricting, and dedication of the land described on this map and in the surveyor's certificate, and to the certificate of the owner of said land.

Date: JAN 8, 2024

Summit Credit Union

Signature: [Handwritten Signature]

Luke Hagel

VP Business Lending & Market Manager

STATE OF WISCONSIN

WASHINGTON COUNTY

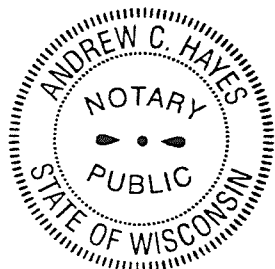
Personally came before me this 8th day of JANUARY, 2024, the above named Luke Hagel, VP Business Lending & Market Manager of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: [Handwritten Signature]

Print Notary Name: Andrew C. Hayes

Notary Public, State of Wisconsin. My Commission expires: 9-27-26

(Notary Seal)



[Handwritten Signature]

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CERTIFICATE OF CITY TREASURER

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.

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: 03/15/2024

Signature: James F. Keajhar, DEPUTY

Name: ^{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. 231916, adopted by the Common Council of the City of Milwaukee on April 9, 2024.

Date: April 17, 2024

Signature: _____

Name: James Owczarski
(City Clerk)

