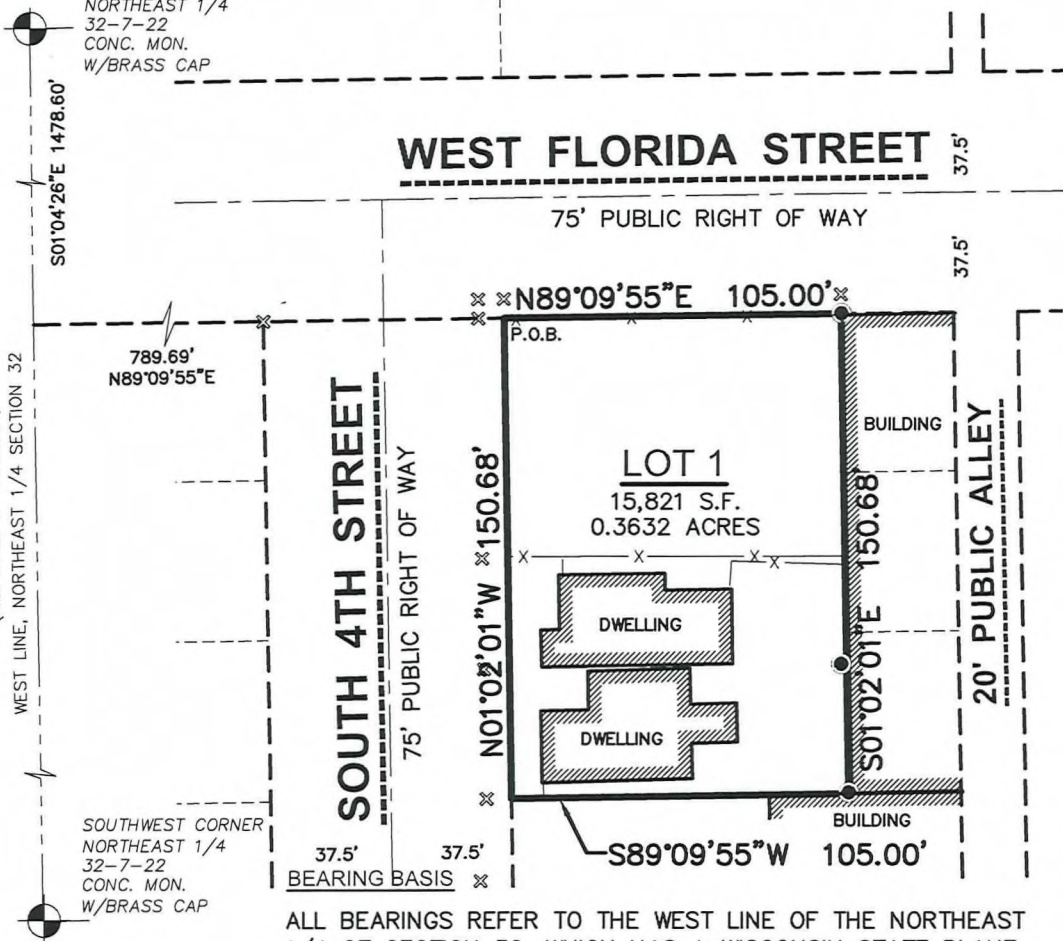


DCD#3422

CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 10, 11 AND 12, BLOCK 20, IN WALKER'S POINT, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 22 EAST. IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

NORTHWEST CORNER
NORTHEAST 1/4
32-7-22
CONC. MON.
W/BRASS CAP



SOUTHWEST CORNER
NORTHEAST 1/4
32-7-22
CONC. MON.
W/BRASS CAP

ALL BEARINGS REFER TO THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 32, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)(NAD27) BEARING OF N01°04'26"W. (JAN. 2019 REVISION)

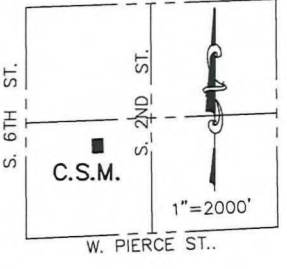
ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

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

SEE SHEET 2 FOR LOT DETAILS

AUGUST 17, 2023

VICINITY MAP
NORTHEAST 1/4
SECTION 32, T7N, R22E



TAX KEY NO.'S 428-0368-100
428-0367-000

ZONING: IM, INDUSTRIAL-MIXED

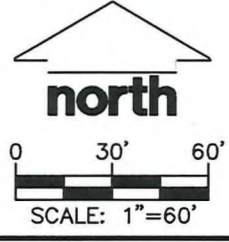
LEGEND

- GOVERNMENT CORNER
- 6' OFFSET CHISELED '+' FOUND, UNLESS OTHERWISE NOTED
- 3/4" IRON ROD, FOUND
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- PROPERTY LINE



THIS INSTRUMENT WAS DRAFTED BY DAVID H. SPANJAR, S-2646.

SURVEYED BY: JSD Professional Services, Inc. Engineers • Surveyors • Planners N238 W1610 BUSSE ROAD SUITE 100 WAUKESHA, WISCONSIN 53188 PHONE: (262) 543-0666	SUBDIVIDER/OWNER: NEW LAND ENTERPRISES 1840 N. FARWELL AVE. MILWAUKEE, WI 53202	PROJECT NO: 22-11979 FILE NO: B-* FIELDBOOK/PG: - SHEET NO: 1 OF 5	SURVEYED BY: JSD DRAWN BY: DHS CHECKED BY: AWW APPROVED BY: JLJ
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INFRASTRUCTURE SERVICES DIVISION

John Underwood 4/17/24
CENTRAL DRAFTING & RECORDS MANAGER

Ken Smith 4-17-24
ENGR. IN CHARGE ENVIRON. ENGR.

CORRECT

Ken Smith 4/17/2024
CITY ENGINEER

APPROVED

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE

FEB 12 2024
Jan
STAFF APPROVED

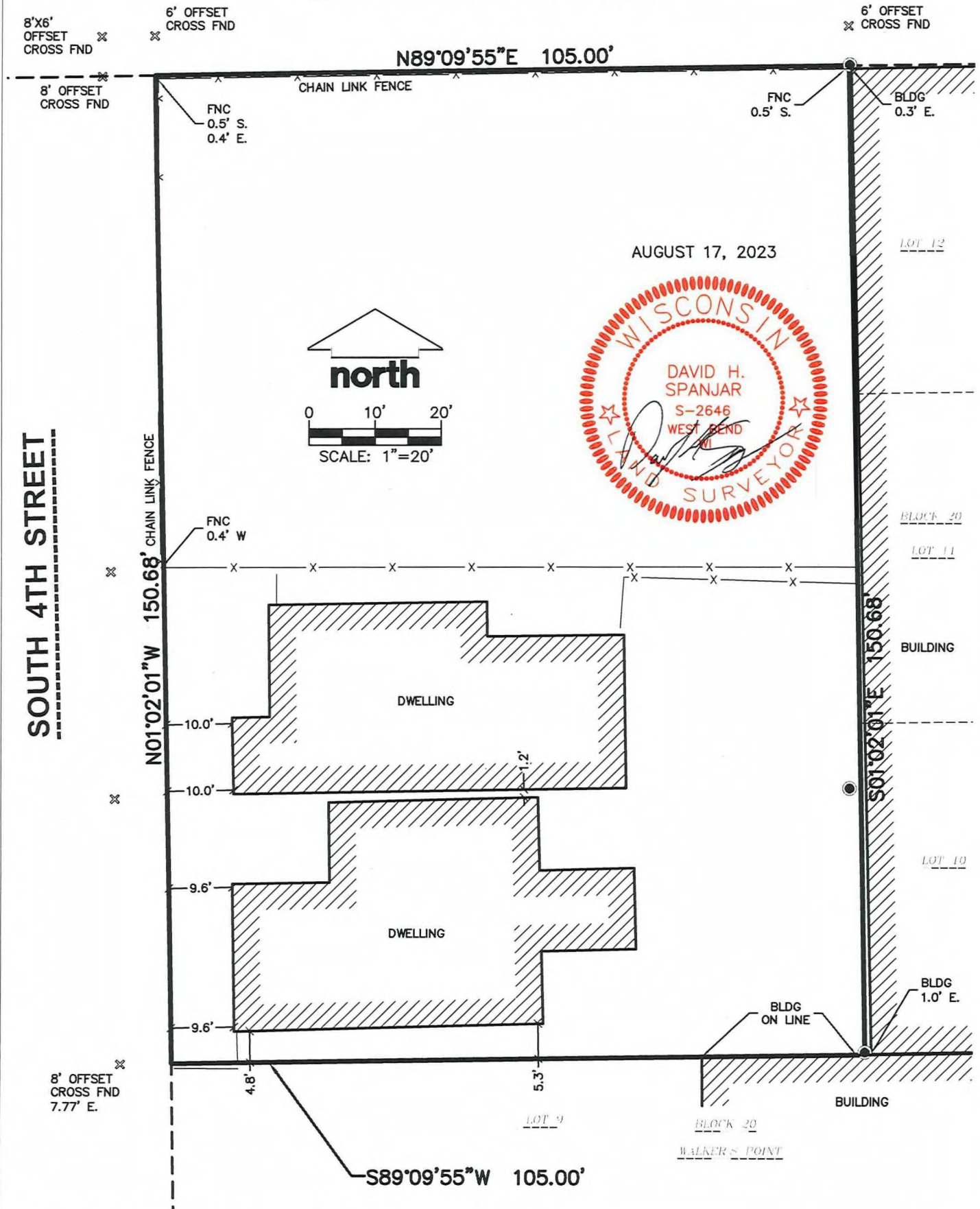
File: R:\2022\2211979\DWG\2211979 CSM.dwg Layout: SHEET 1 OF 5 User: dspnjar Plotted: Feb 23, 2024 - 7:47am

CERTIFIED SURVEY MAP NO.

PART OF LOTS 10, 11 AND 12, BLOCK 20, IN WALKER'S POINT, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 22 EAST. IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

LOT DETAILS

WEST FLORIDA STREET



THIS INSTRUMENT WAS DRAFTED BY DAVID H. SPANJAR, S-2646.

SURVEYED BY: JSD Professional Services, Inc. Engineers • Surveyors • Planners MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: NEW LAND ENTERPRISES 1840 N FARWELL AVE MILWAUKEE, WI 53202	PROJECT NO: 22-11979 FIELDBOOK/PG: - SHEET NO: 2 OF 5	SURVEYED BY: JSD DRAWN BY: DHS CHECKED BY: AWW APPROVED BY: JLJ
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CERTIFIED SURVEY MAP NO.

PART OF LOTS 10, 11 AND 12, BLOCK 20, IN WALKER'S POINT, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 22 EAST. IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

STATE OF WISCONSIN

MILWAUKEE COUNTY

I, DAVID H. SPANJAR, PROFESSIONAL LAND SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF LOTS 10, 11 AND 12, BLOCK 20, IN WALKER'S POINT, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 22 EAST. IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION; THENCE S01°04'26"E ALONG THE WEST LINE OF SAID 1/4 SECTION 1478.60 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF WEST FLORIDA STREET AND ITS EXTENSION; THENCE N89°09'55"E ALONG SAID SOUTH LINE 789.69 FEET TO THE INTERSECTION OF THE SAID FLORIDA ST. AND THE EAST LINE OF SOUTH 4TH STREET, BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING N89°09'55"E ALONG SAID SOUTH LINE 105.00 FEET; THENCE S01°02'01"E 150.68 FEET TO A POINT ON THE NORTH LINE OF LOT 9 OF SAID WALKER'S POINT; THENCE S89°09'55"W ALONG SAID NORTH LINE 105.00 FEET TO A POINT ON THE EAST LINE OF SAID S. 4TH ST.; THENCE N01°02'01"W ALONG SAID EAST LINE 150.68 FEET TO THE POINT OF BEGINNING.

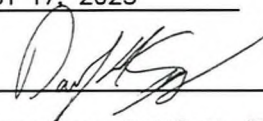
SAID LANDS CONTAINS 15,821 SQUARE FEET OR 0.3632 ACRES.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF FOURTH & FLORIDA LLC.

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. PER WIS. STAT. 236.21 (1), THIS CERTIFICATE HAS THE SAME FORCE AND EFFECT AS AN AFFIDAVIT.

DATE: AUGUST 17, 2023

SIGNATURE: 

TYPE OR PRINT NAME: DAVID H. SPANJAR

TITLE: PROFESSIONAL LAND SURVEYOR, NUMBER S-2646



THIS INSTRUMENT WAS DRAFTED BY DAVID H. SPANJAR, S-2646.

SURVEYED BY:  MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: NEW LAND ENTERPRISES 1840 N FARWELL AVE MILWAUKEE, WI 53202	PROJECT NO: <u>22-11979</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>3 OF 5</u>	SURVEYED BY: <u>JSD</u> DRAWN BY: <u>DHS</u> CHECKED BY: <u>AWW</u> APPROVED BY: <u>JLJ</u>
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CERTIFIED SURVEY MAP NO.

PART OF LOTS 10, 11 AND 12, BLOCK 20, IN WALKERS'S POINT, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 22 EAST. IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

ENTITY OWNER'S CERTIFICATE

FOURTH & FLORIDA 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 CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES AND 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 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.

AUGUST 17, 2023

DATE: 3/5/24

ENTITY NAME: FOURTH & FLORIDA LLC

SIGNATURE: 

TYPE OR PRINT NAME: TIM GOKHMAN

TITLE: MANAGER

STATE OF WISCONSIN

MILWAUKEE COUNTY

PERSONALLY CAME BEFORE ME THIS 5th DAY OF March, 2024, TIM GOKHMAN, THE MANAGER OF THE ABOVE NAMED ENTITY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS SUCH ON BEHALF OF THE ENTITY, BY ITS AUTHORITY.

NOTARY SIGNATURE: 

PRINT NOTARY NAME: Zachary Brenner

NOTARY PUBLIC, STATE OF WISCONSIN. MY COMMISSION EXPIRES: is permanent



CONSENT OF ENTITY MORTGAGEE

VERVE, A CREDIT UNION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF DAVID H. SPANJAR, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-2646, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF FOURTH & FLORIDA LLC, OWNER.

WITNESS THE HAND AND SEAL OF VERVE CREDIT ~~UNION~~ ^{UNION}, MORTGAGEE, THIS 12th DAY OF March, 2024.


JOHN HILL, VICE PRESIDENT
Mike Simonds

STATE OF WISCONSIN) SS
Winnebago COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 12th DAY OF March, 2024, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED JOHN HILL TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME. Mike Simonds

Chelsea L Nichol
NOTARY PUBLIC, Winnebago COUNTY, WISCONSIN
MY COMMISSION EXPIRES 2/15/28

3/12/24
DATE



THIS INSTRUMENT WAS DRAFTED BY DAVID H. SPANJAR, S-2646.

SURVEYED BY:  MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR:	PROJECT NO:	SURVEYED BY:
	NEW LAND ENTERPRISES	22-11979	JSD
	1840 N FARWELL AVE	FIELDBOOK/PAGE: -	DRAWN BY:
	MILWAUKEE, WI 53202	SHEET NO: 4 OF 5	DHS
		CHECKED BY:	AWW
		APPROVED BY:	JLJ

File: R:\2022\2211979\DWG\2211979 CSM.dwg Layout: SHEET 4 OF 5 User: dspanjar Plotted: Feb 23, 2024 - 7:51am

CERTIFIED SURVEY MAP NO.

PART OF LOTS 10, 11 AND 12, BLOCK 20, IN WALKERS'S POINT, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 22 EAST. IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

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 SPECIAL ASSESSMENTS ON THE LAND INCLUDED IN THE CERTIFIED SURVEY MAP.

PER WIS. STAT. 7506 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 THE COMMON COUNCIL RESOLUTION 901408, WHEREBY THE CITY IS THE SOLE COLLECTOR AND ENFORCER OF PROPERTY TAXES FOR PARCELS IN THE CITY.

DATE: 04/22/24

SIGNATURE: James F. Keegan DEPUTY

TYPE OR PRINT NAME: SPENCER COGGS

CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. 240133 ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON 5-21-2024

DATE: 5-31-2024

SIGNATURE: [Signature]

TYPE OR PRINT NAME: JAMES R. OWOZARSKI

AUGUST 17, 2023



THIS INSTRUMENT WAS DRAFTED BY DAVID H. SPANJAR, S-2646.

SURVEYED BY: <small>Engineers • Surveyors • Planners</small> MILWAUKEE REGIONAL OFFICE <small>W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666</small>	SURVEYED FOR: NEW LAND ENTERPRISES 1840 N FARWELL AVE MILWAUKEE, WI 53202	PROJECT NO: <u>22-11979</u>	SURVEYED BY: <u>JSD</u>
		FIELDBOOK/PG: <u>-</u>	DRAWN BY: <u>DHS</u>
		SHEET NO: <u>5 OF 5</u>	CHECKED BY: <u>AWW</u>
			APPROVED BY: <u>JLJ</u>