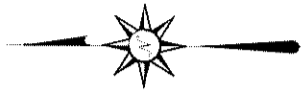


CERTIFIED SURVEY MAP NO. _____

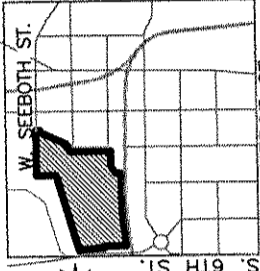
ALL OF BLOCKS 12, 38, 39, 40, 45 AND 46, PART OF BLOCKS 4, 13, 14, 15, 41, 43, 44, VACATED STREETS AND ALLEYS, FILLED IN CHANNEL, ALL IN WALKER'S POINT IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

TAX KEY S# 428-0512-114, 428-0516-110
ZONE IM

FOR DETAIL SEE SHEETS 2-3 EASEMENTS ON SHEET 4



VICINITY MAP
NE 1/4 SEC. 32-7-22



SCALE: 1" = 2000'



LEGEND & NOTES:

○ INDICATES FOUND OR SET REBAR AS INDICATED ON DRAWING.

COORDINATES & BEARINGS REFERENCED THE WISCONSIN STATE PLANE COORDINATE SYSTEM WITH THE WEST LINE OF THE NE 1/4 OF SEC. 32-7-22, BEARING N1°04'26"E, AS PUBLISHED BY SEWRPC, NAD 1927, 4/2011 DATUM.

DISTANCES MEASURED TO THE NEAREST 0.01'. ANGLES MEASURED TO THE NEAREST 01" AND COMPUTED TO THE NEAREST 00.5"

NW COR. NE 1/4 SEC. 32-7-22 SEWRPC BRASS CAP IN CONC.

GRAPHIC SCALE



INFRASTRUCTURE SERVICES DIVISION

Marcia Cornell 4/15/13
CENTRAL DRAFTING & RECORDS MANAGER

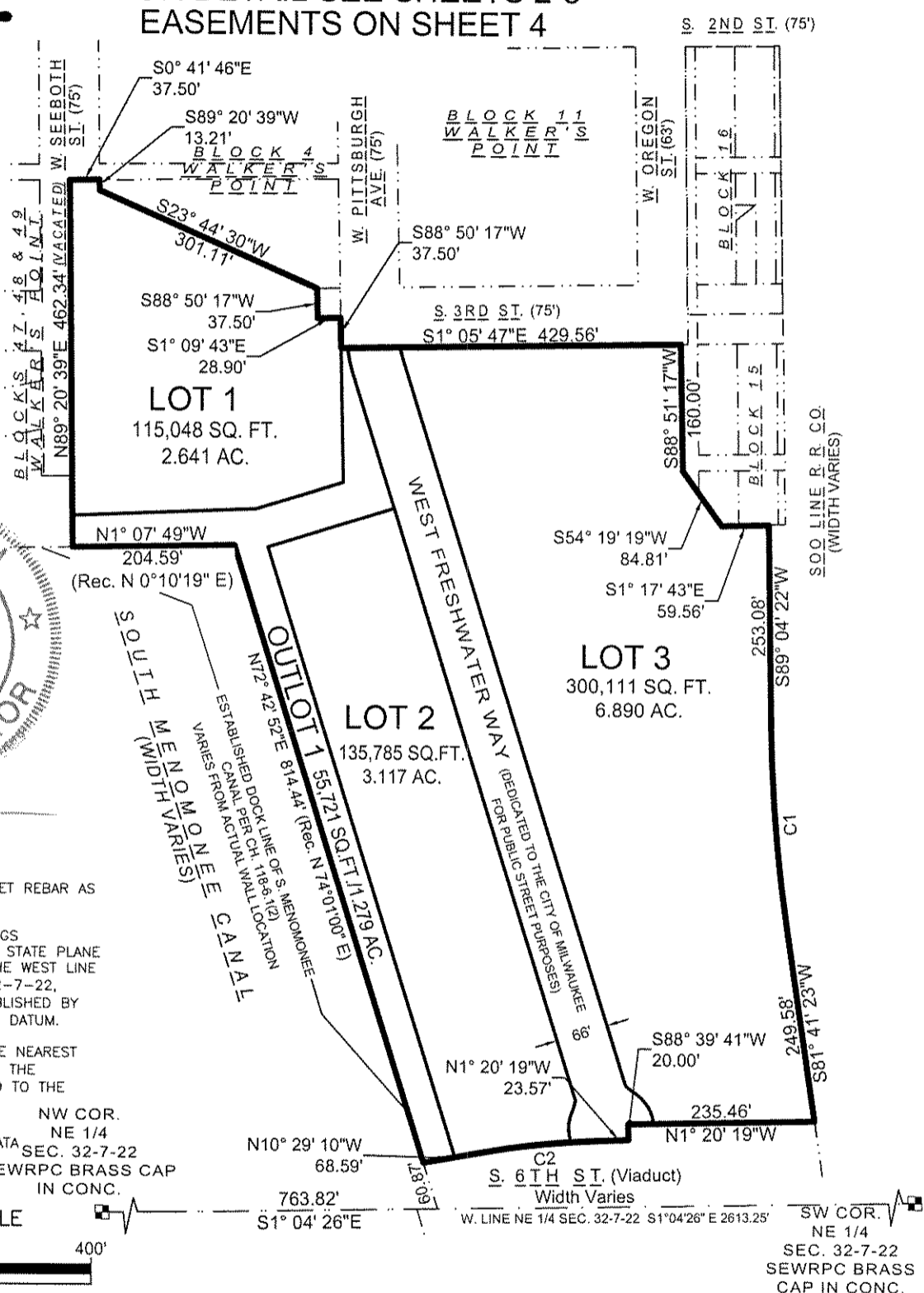
Timothy J. Thun 4/15/13
ENGR. IN CHARGE ENVIRON. ENGR.

CORRECT

4/18/13

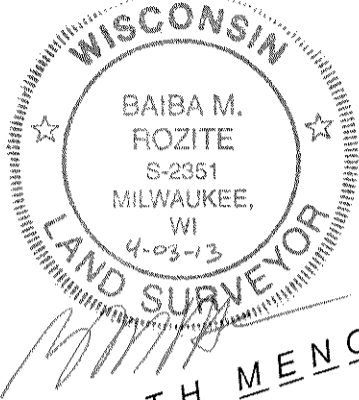
CITY ENGINEER

APPROVED



CERTIFIED SURVEY MAP NO. _____

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SOUTH MENOMONEE CANAL (WIDTH VARIES)

APPROXIMATE FEMA FLOODPLAIN LINE (FIRM PANEL 55079C 0093E 9/26/08) ZONE AE BASE FLOOD EL = 584 (3.4 CITY DATUM)
 ESTABLISHED DOCK LINE OF S. MENOMONEE CANAL PER CH. 118-6.1(2) VARIES FROM ACTUAL WALL LOCATION
 water el. = -2.50 date of survey

OUTLOT 1
 55,721 SQ. FT. (1.279 AC.)

LOT 2
 135,785 SQ. FT.
 3.117 AC.

WEST FRESHWATER WAY
 (DEDICATED TO THE CITY OF MILWAUKEE FOR PUBLIC STREET PURPOSES)

LOT 3
 300,111 SQ. FT.
 6.890 AC.

LEGEND & NOTES:

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DISTANCES MEASURED TO THE NEAREST 0.01'. ANGLES MEASURED TO THE NEAREST 01" AND COMPUTED TO THE NEAREST 00.5".

INTERIOR ANGLES

A	183°41'29"	i	121°10'47"
B	183°41'30"	j	197°59'10"
C	83°01'42"	k	146°46'31"
D	270°00'00"	l	180°00'04"
E	90°00'00"	m	99°48'20"
F	184°35'25"	n	193°11'30"
G	184°33'26"	o	146°59'19"
H	96°47'58"	p	179°59'56"



S. 6TH S.I. (Viaduct) Width Varies

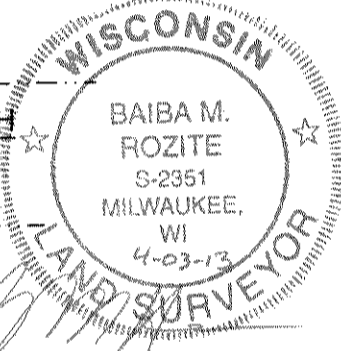
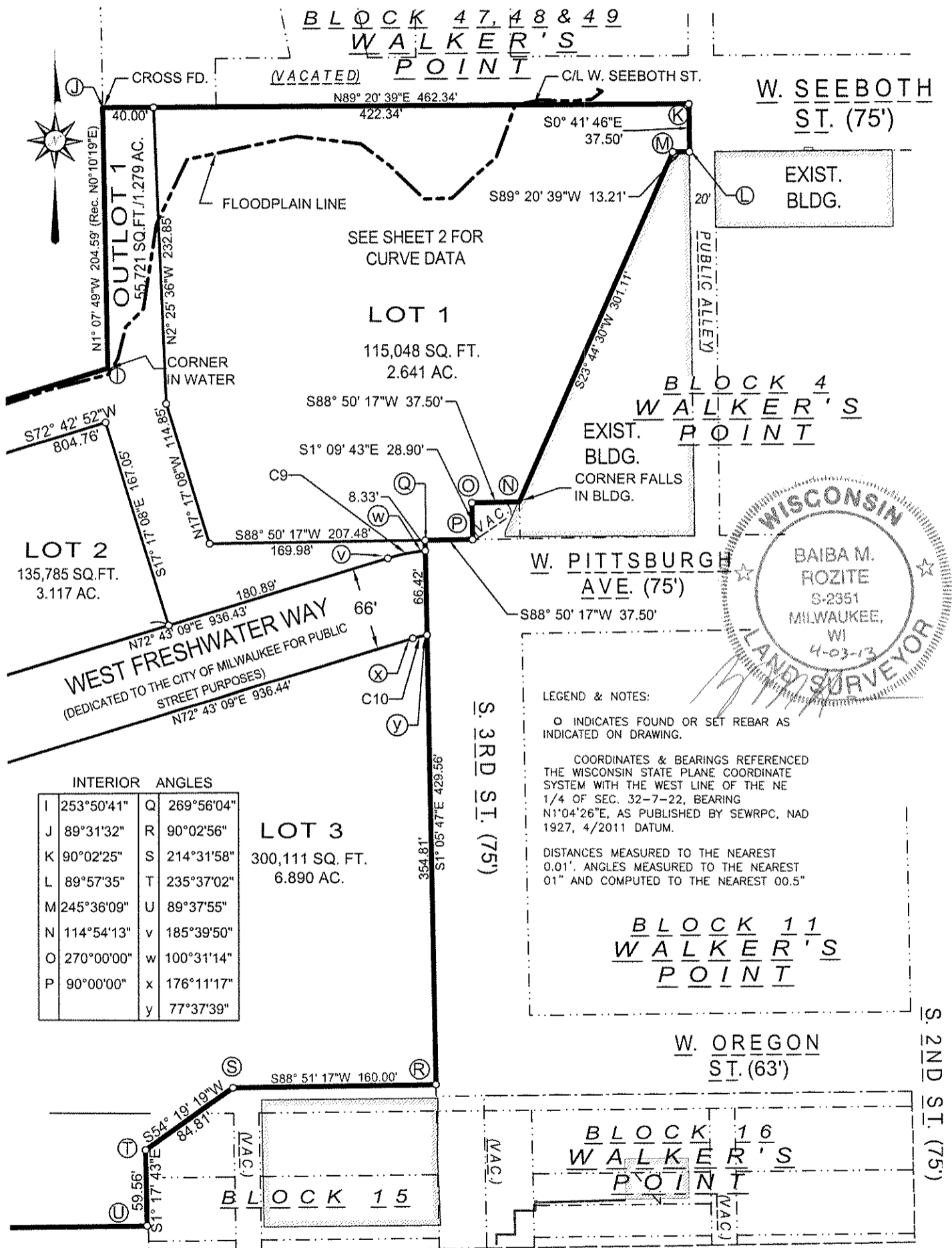
Land conveyed to City by Doc. #8100468 and Corrected by Doc. #8415150

#	Radius	Delta	Delta/2	Arc	Chord	Tangent Bearings
C1	1965.38	7°22'59"	3°41'29.5"	253.26	S85°22'53"W 253.08	N89°04'22.5"W S81°41'23.5"W
C2	1060.00	9°08'50"	4°34'25"	169.23	N5°55'44"W 169.05	N1°21'19"W N10°30'09"W
C3	1060.00	2°40'20.5"	1°20'10.25"	49.45	S2°41'29"E 49.45	N1°21'19"W N4°01'40"W
C4	1060.00	6°28'29.5"	3°14'14.75"	119.78	N7°15'56"W 119.71	N4°01'40"W N10°30'09"W
C5	54.00	42°19'35"	21°09'47.5"	39.89	S87°27'36"E 38.99	N71°22'36.5"E S66°17'48.5"E
C6	55.90	14°38'49"	7°19'24.5"	14.29	S74°16'06"E 14.25	S66°56'41.5"E S81°35'30.5"E
C7	55.89	14°33'55"	7°16'57.5"	14.21	N39°29'44"E 14.17	N32°12'46.5"E N46°46'41.5"E
C8	54.00	51°28'54"	25°44'27"	48.52	N57°28'54"E 46.90	N83°13'21"E N31°44'27"E
C9	153.00	11°20'14"	5°40'07"	30.27	N78°22'59"E 30.23	N72°42'52"E N84°03'06"E
C10	87.02	7°38'11"	3°49'05.5"	11.60	N76°31'52"E 11.59	N72°42'46.5"E N80°20'57.5"E

PROJECT NUMBER SD-13727
 DRAFTED BY B.M.R. 2-12-13
 REV. 4-03-13

CERTIFIED SURVEY MAP NO. _____

ALL OF BLOCKS 12, 38, 39, 40, 45 AND 46, PART OF BLOCKS 4, 13, 14, 15, 41, 43, 44, VACATED STREETS AND ALLEYS, FILLED IN CHANNEL, ALL IN WALKER'S POINT IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

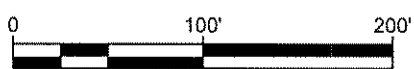


INTERIOR ANGLES	
I 253°50'41"	Q 269°56'04"
J 89°31'32"	R 90°02'56"
K 90°02'25"	S 214°31'58"
L 89°57'35"	T 235°37'02"
M 245°36'09"	U 89°37'55"
N 114°54'13"	v 185°39'50"
O 270°00'00"	w 100°31'14"
P 90°00'00"	x 176°11'17"
	y 77°37'39"

THE SIGMA R. R. CO. GROUP
Single Source. Sound Solutions.

www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

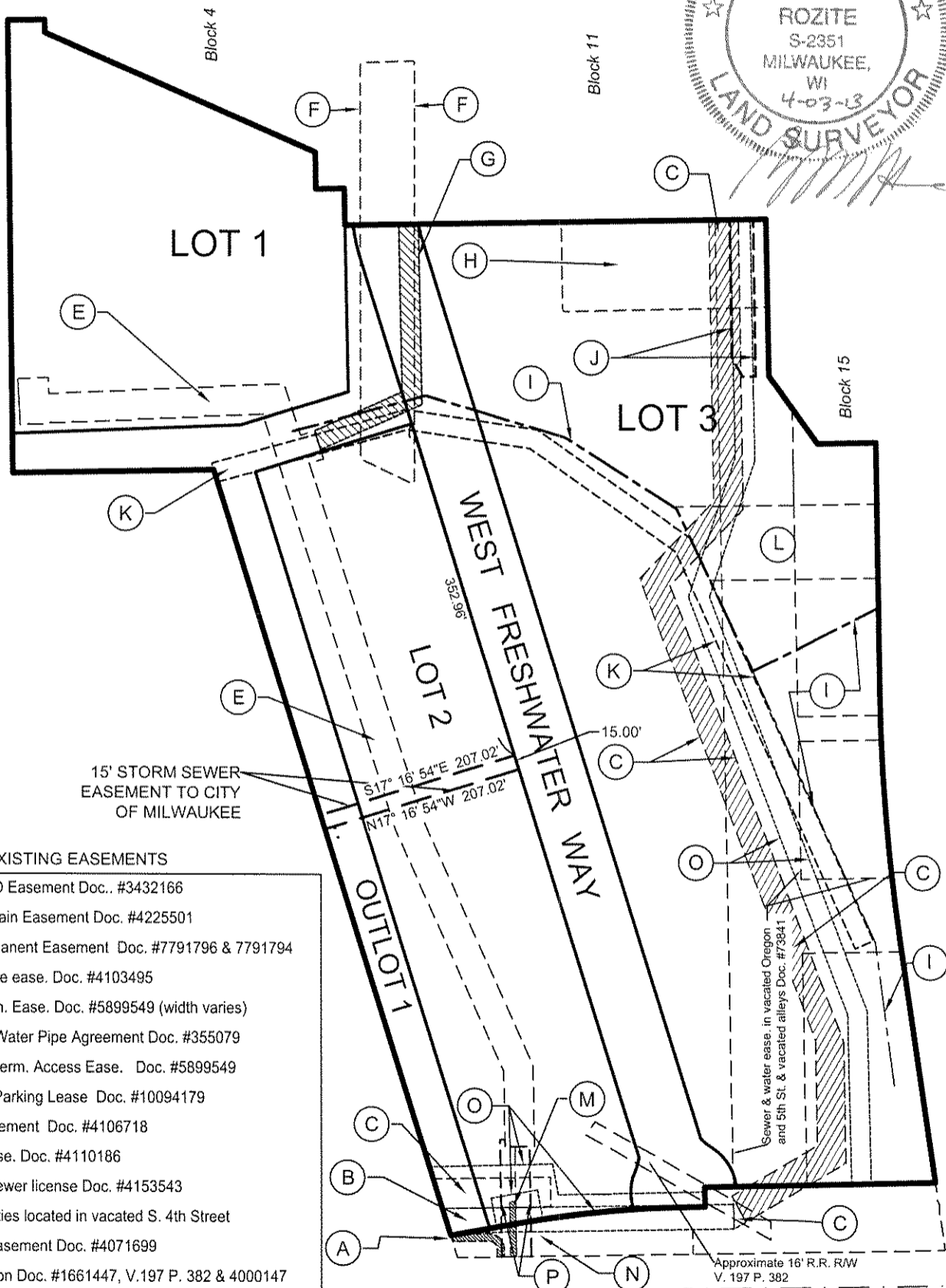
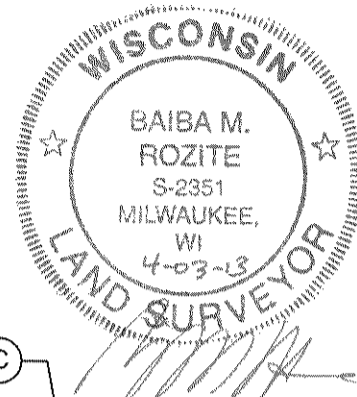
GRAPHIC SCALE



CERTIFIED SURVEY MAP NO. _____

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EASEMENT DETAIL



EXISTING EASEMENTS

A	7.5' WEPCO Easement Doc. #3432166
B	25' Water Main Easement Doc. #4225501
C	MMSD Permanent Easement Doc. #7791796 & 7791794
D	WEPCO pole ease. Doc. #4103495
E	MMSD Perm. Ease. Doc. #5899549 (width varies)
F	Appx. area Water Pipe Agreement Doc. #355079
G	MMSD 20' Perm. Access Ease. Doc. #5899549
H	Appx. Area Parking Lease Doc. #10094179
I	Pole line easement Doc. #4106718
J	Driveway Ease. Doc. #4110186
K	20' MMSD sewer license Doc. #4153543
L	MMSD facilities located in vacated S. 4th Street
M	6' Electric Easement Doc. #4071699
N	25' reservation Doc. #1661447, V.197 P. 382 & 4000147
O	Perm. Path Ease. and Temp. Constr. Ease. Doc. #10220198
P	MMSD Easement Doc. #5797609

Outlot 1 subject to 10' River Path Ease. location yet unspecified, per Doc. #10220198.

GRAPHIC SCALE



CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
SS
MILWAUKEE COUNTY)

I, BAIBA M. ROZITE, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF BLOCKS 12, 38, 39, 40, 45 AND 46, PART OF BLOCKS 4, 13, 14, 15, 41, 43, 44, VACATED STREETS AND ALLEYS, FILLED IN CHANNEL, ALL IN WALKER'S POINT IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 SECTION; THENCE SOUTH 1°04'26" EAST, 763.82 FEET ALONG THE WEST LINE OF SAID 1/4 SECTION; THENCE NORTH 72°42'52" EAST, 60.87 FEET TO THE POINT OF BEGINNING; CONTINUING THENCE NORTH 72°42'52" EAST, 814.44 FEET ALONG THE ESTABLISHED DOCKLINE OF THE SOUTH MEMOMONEE CANAL, AS DESCRIBED IN CH. 118-6.1(2) CITY OF MILWAUKEE CODE OF ORDINANCES; THENCE NORTH 1°07'49" WEST, 204.59 FEET ALONG SAID ESTABLISHED DOCKLINE TO THE WESTERLY EXTENSION OF THE CENTERLINE OF WEST SEEBOTH STREET; THENCE NORTH 89°20'39" EAST, 462.34 FEET ALONG SAID CENTERLINE OF WEST SEEBOTH STREET; THENCE SOUTH 0°41'46" EAST, 37.50 FEET TO THE NORTH LINE OF BLOCK 4 SAID WALKER'S POINT; THENCE SOUTH 89°20'39" WEST, 13.21 FEET ALONG SAID NORTH LINE; THENCE SOUTH 23°44'30" WEST, 301.11 FEET; THENCE SOUTH 88°50'17" WEST, 37.50 FEET TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF S. 3RD STREET; THENCE SOUTH 1°09'43" EAST, 28.90 FEET ALONG SAID CENTERLINE TO THE NORTH LINE OF WEST PITTSBURGH AVENUE; THENCE SOUTH 88°50'17" WEST, 37.50 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF S. 3RD STREET; THENCE SOUTH 1°05'47" EAST, 429.56 FEET ALONG SAID WEST LINE; THENCE SOUTH 88°51'17" WEST, 160.00 FEET; THENCE SOUTH 54°19'19" WEST, 84.81 FEET; THENCE SOUTH 1°17'43" EAST, 59.56 FEET TO THE NORTHERLY LINE OF SOO LINE RAIL ROAD; THENCE SOUTH 89°04'22" WEST, 253.08 FEET ALONG SAID NORTHERLY LINE TO THE BEGINNING OF A 1965.38 FOOT RADIUS CURVE TO THE LEFT, WHOSE CHORD BEARS SOUTH 85°22'53" WEST, 253.08 FEET; THENCE SOUTHWESTERLY, 253.26 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY LINE; THENCE SOUTH 81°41'23" WEST, 249.58 FEET TO THE EASTERLY LINE OF SOUTH 6TH STREET (VIADUCT); THENCE NORTH 1°20'19" WEST, 235.46 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 88°39'41" WEST, 20.00 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 1°20'19" WEST, 23.57 FEET ALONG SAID EASTERLY LINE TO THE BEGINNING OF A 1060.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 5°55'44" WEST, 169.05 FEET; THENCE NORTHWESTERLY, 169.23 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY LINE; THENCE NORTH 10°29'10" WEST, 68.59 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 676,874 SQUARE FEET OR 15.539 ACRES OF LAND, MORE OR LESS.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF BUILDING 41 LLC, OWNER OF SAID LAND. 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 S. 236.34 OF THE WISCONSIN STATUTES AND CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME.

 4-03-13

BAIBA M. ROZITE S-2351 DATE



CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE

BUILDING 41 LLC, A WISCONSIN LIMITED LIABILITY COMPANY, A 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 THEREFOR, WHERE FEASIBLE.

B. EACH INDIVIDUAL LOT OWNER OR THEIR SUCCESSORS SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOT 1. MILWAUKEE COUNTY OR THE CITY OF MILWAUKEE SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME AN OWNER OF ANY LOTS IN THE CERTIFIED SURVEY MAP FOR THE REASON OF TAX DEFICIENCY.


THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHEREOF, BUILDING 41 LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY

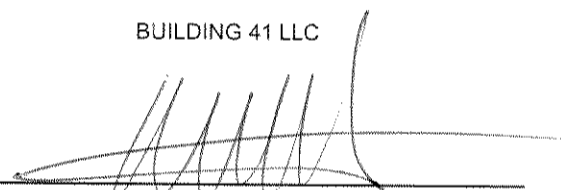
PETER MOEDE, OWNER, AT MILWAUKEE, WISCONSIN, THIS ____ DAY OF _____ 20____.

IN THE PRESENCE OF:

BUILDING 41 LLC



WITNESS

BY: 

SIGNATURE

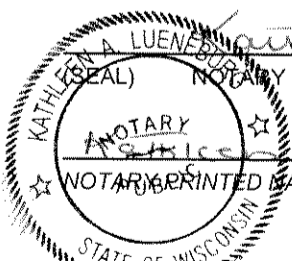
NAME: PETER MOEDE
TITLE: OWNER, BUILDING 41 LLC

STATE OF WISCONSIN)

)SS

MILWAUKEE COUNTY)

PERSONALLY CAME BEFORE ME THIS 4th DAY OF April, 2013, THE ABOVE-NAMED PETER MOEDE, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH OWNER OF BUILDING 41 LLC, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.



KATHLEEN A. LUENEBURG
(REAL) NOTARY PUBLIC SIGNATURE, STATE OF WISCONSIN
NOTARY PRINTED NAME
STATE OF WISCONSIN
MY COMMISSION EXPIRES 1-31-16


WISCONSIN
BAIBA M. ROZITE
S-2351
MILWAUKEE, WI
4-03-13
LAND SURVEYOR

THE SIGMA GROUP
Single Source. Sound Solutions.

www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

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CERTIFICATE OF CITY TREASURER
STATE OF WISCONSIN)

)SS

MILWAUKEE COUNTY)

I, SPENCER COGGS, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF MILWAUKEE, DO HEREBY 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.



SPENCER COGGS
CITY OF MILWAUKEE TREASURER

5-2-13

DATE

CITY OF MILWAUKEE 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 _____

JAMES R.OWCZARSKI, CLERK, CITY OF MILWAUKEE

TOM BARRETT, MAYOR, CITY OF MILWAUKEE



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