

DCD #3475

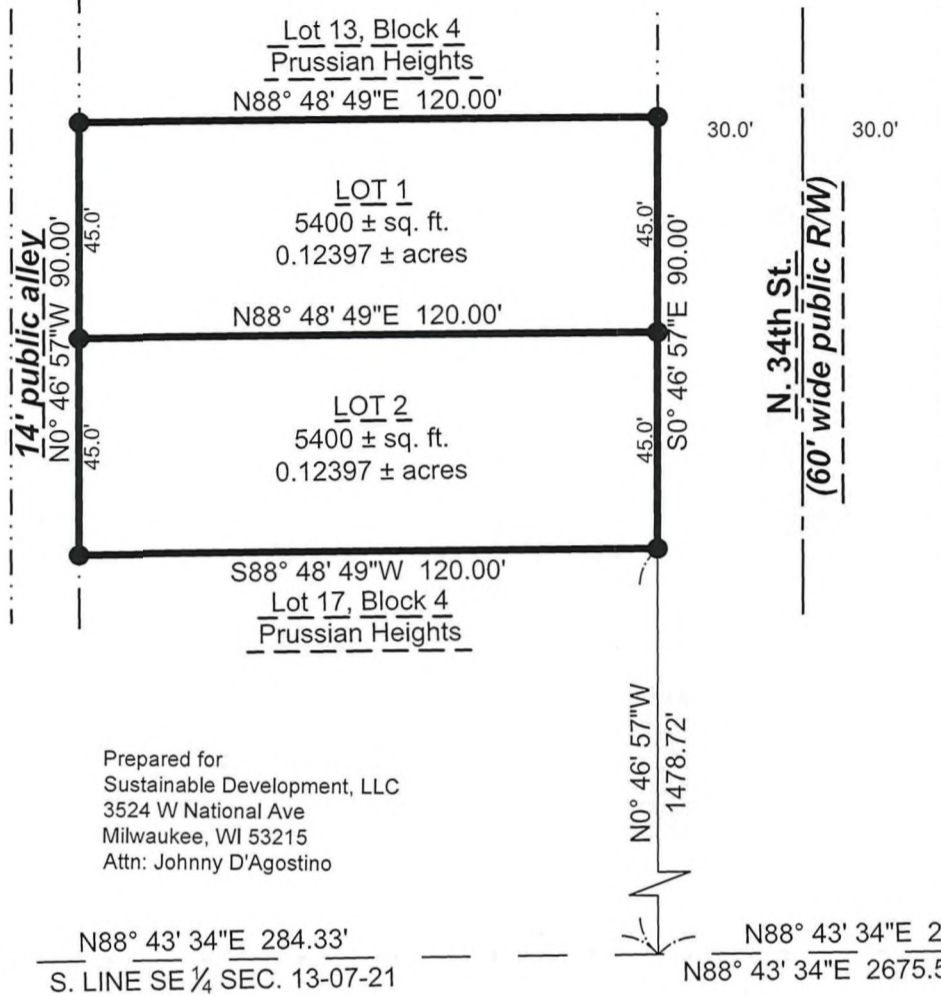
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

All of Lots 14, 15 & 16 of Block 4 of Prussian Heights, being a part of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 13, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, State of Wisconsin.

Address: 2527, 2521 & 2517 N. 34th St., Milwaukee WI

Parcel I.D.: 3261489000, 3261490000 & 3261491000

Zoning: RT3



S.  $\frac{1}{4}$  COR.  
SEC. 13-07-21  
CONC. MON.  
W/ BRASS CAP

Prepared for  
Sustainable Development, LLC  
3524 W National Ave  
Milwaukee, WI 53215  
Attn: Johnny D'Agostino

SE COR.  
SEC. 13-07-21  
CONC. MON.  
W/ BRASS CAP

## LEGEND & NOTES:

- INDICATES SET 3/4" DIAM. REBAR, 18" LONG WEIGHING 1.50 LBS/LIN. FT.

COORDINATES & BEARINGS REFERENCED THE WISCONSIN STATE PLANE COORDINATE SYSTEM WITH THE SOUTH LINE OF THE SE  $\frac{1}{4}$  OF SEC. 13-07-21, ASSUMED TO BEAR N 88° 43' 34" E, AS PUBLISHED BY SEWRPC, NAD 1983 (2011).

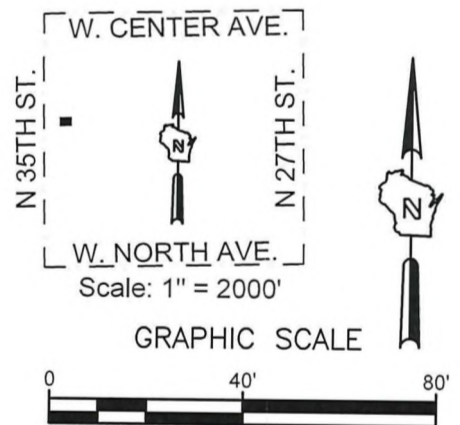
**THE SIGMA GROUP**  
Single Source. Sound Solutions.

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



PROJECT NUMBER 23847 DRAFTED BY NGC

## Vicinity Map:



Sheet 1 of 4

INFRASTRUCTURE SERVICES DIVISION	
Yun Uribe 4/3/2025	
CENTRAL DRAFTING & RECORDS MANAGER	
K.T. Smith 3.31.25	
ENGR. IN CHARGE	ENVIRON. ENGR.
CORRECT	
K.T. Smith 4/3/2025	
CITY ENGINEER	
APPROVED	

DEPARTMENT OF CITY  
DEVELOPMENT  
CITY OF MILWAUKEE

MAR 12 2025

STAFF APPROVED

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

All of Lots 14, 15 & 16 of Block 4 of Prussian Heights, being a part of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 13, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, State of Wisconsin.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
SS  
MILWAUKEE COUNTY)

I, Kevin A. Slotke, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped a re-division of of Lots 14, 15 & 16 of Block 4 of Prussian Heights, being a part of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 13, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, State of Wisconsin.

Commencing at the South  $\frac{1}{4}$  corner of said Section Thirteen (13); thence North  $88^{\circ}43'34''$  East, 284.33 feet along the South line of the Southeast  $\frac{1}{4}$  of said Section; thence North  $00^{\circ}46'57''$  West, 1478.72 feet to the point of beginning of this description; thence South  $88^{\circ}48'49''$  West, 120.00 feet; thence North  $00^{\circ}46'57''$  West, 90.00 feet; thence North  $88^{\circ}48'49''$  East, 120.00 feet; thence South  $00^{\circ}46'57''$  East, 90.00 feet to the point of beginning of this description.

Said parcel contains 10800 square feet or 0.24793 acres of land, more or less.

That I have made the survey, land division, and map by the direction of Sustainable Development, 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 Chapter 236 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.



KEVIN A. SLOTTKE S-2503

DATE: March 25, 2025



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1300 West Canal Street  
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Sheet 2 of 4

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

All of Lots 14, 15 & 16 of Block 4 of Prussian Heights, being a part of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 13, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, State of Wisconsin.

## ENTITY OWNER'S CERTIFICATE

Sustainable Development, LLC, a 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 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 Milwaukee Common Council, 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, other than already exiting lines and cables shall be installed underground in easements provided therefor, where feasible.

This agreement shall be binding on the undersigned and assigns.

Date: 3-27-2025

Sustainable Development, LLC

Signature: [Signature]

Print Name: JoAnna Bautch

Title: President

State of Wisconsin)

)ss

Milwaukee County)

Personally came before me this 27th day of March, 2025, JoAnna Bautch (name), the President (title) of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such office on behalf of the entity by its authority.

Notary signature [Signature]

Print Notary name Neftali Munoz

Notary Public, State of Wisconsin. My commission expires: 9/27/26

(Notary Seal)



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Sheet 3 of 4

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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: 4/7/2025

Signature: LaQuisha A. Schuch

Name: Spencer Coggs  
for (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]

Type or Print Name: James Owczarski  
(City Clerk)

