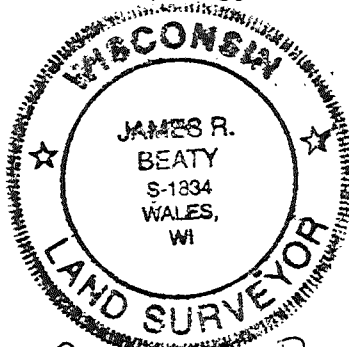
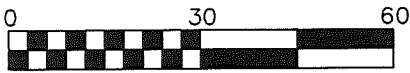


CERTIFIED SURVEY MAP NO -

BEING A DIVISION OF A PART OF GOVERNMENT LOT 29. LYING WITHIN AND BEING A PART OF
THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 22 EAST,
IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

BEARING REFERENCE
BEARINGS ARE REFERENCED TO GRID
NORTH OF THE WISCONSIN STATE PLANE
COORD SYSTEM SOUTH ZONE NAD
83/2011. THE MONUMENTED SOUTH LINE
OF THE NORTHWEST 1/4 OF SECTION 16,
T6N, R22E, WHICH IS ASSUMED TO BEAR
N88°42'20"E. (PER SEWRPC CSSD)



James R. Beaty, PLS 1834
DATED: MARCH 20, 2023
REVISED: MAY 26, 2023

SW CORNER NW 1/4
SECTION 16-6-22
CONC MONU
W/BRASS CAP
FOUND

N88°42'20"E 1044.32'
S LINE NW 1/4 SECTION 16-6-22
N88°42'20"E 2704.26' (meas.)

SE CORNER NW 1/4
SECTION 16-6-22
CONC MONU
W/BRASS CAP
FOUND

PREPARED FOR (CLIENT):
N&S DREAM PROPERTIES
8736 S. 11TH AVE
OAK CREEK, WI 53154

NOTES:
PROPERTY ADDRESS 3401 S. WHITNALL AVE.
TAX PIN: 5389943000

EXISTING ZONING: RS6
(see zoning code for details)

XXXXXXX - Direct vehicular from Lot 1 & 2,
to S. Whitnall Ave is prohibited
as delineated hereon.

THIS INSTRUMENT WAS DRAFTED BY JAMES R. BEATY

SHEET 1 OF 4

INFRASTRUCTURE SERVICES DIVISION	
4- Unit 6/22/23	
CENTRAL DRAFTING & RECORDS MANAGER	
KTS 6-21-23	
ENGR. IN CHARGE	ENVIRON. ENGR.
CORRECT	
6/22/2023	
CITY ENGINEER	
APPROVED	

DEPARTMENT OF CITY
DEVELOPMENT
CITY OF MILWAUKEE

MAY 04 2023

STAFF APPROVED

CERTIFIED SURVEY MAP NO - _____

BEING A DIVISION OF A PART OF GOVERNMENT LOT 29. LYING WITHIN AND BEING A PART OF
THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 22 EAST,
IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

I, James R. Beaty, Professional Land Surveyor, do hereby certify that at the direction of the Owner(s), I have made this survey, land division and map, being a part of government Lot 29, lying within and being a part of Southwest 1/4 of the Northwest 1/4 of Section 16, Township 6 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin. Said lands are bounded and described as follows:

Commencing at the Southwest 1/4 of the Northwest 1/4 of said Section 16; Thence North 88°42'20" East, 1044.32 feet along the south line of the northwest 1/4 of said Section 16; thence North 01°16'40" East, 433.34 feet to a point; thence South 88°52'35" West, 33.03 feet to the west right-of-way line of S. Whitnall Avenue and the point of beginning of the lands hereinafter described; thence continuing South 88°52'35" West, 170.27 feet to a found 1" iron pipe; thence North 10°36'29" East, 52.66 feet to a found 3/4" iron rod on the south right-of-way line of E. Holt Ave; thence North 88°47'45" East, 161.73 feet along aforesaid south right-of-way line to a found 1.25" iron rod; thence South 01°16'40" West, 51.84 feet along the west right-of-way line of S. Whitnall Ave to the point of beginning. Said described lands containing 8,578S.F. (0.1969 Acres), more or less of land.

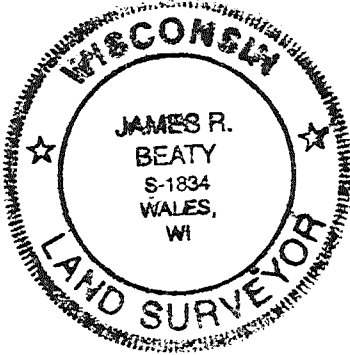
That I have made this survey, land division and map by the direction of Arrowridge Properties, LLC, Owner(s) of said land.

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

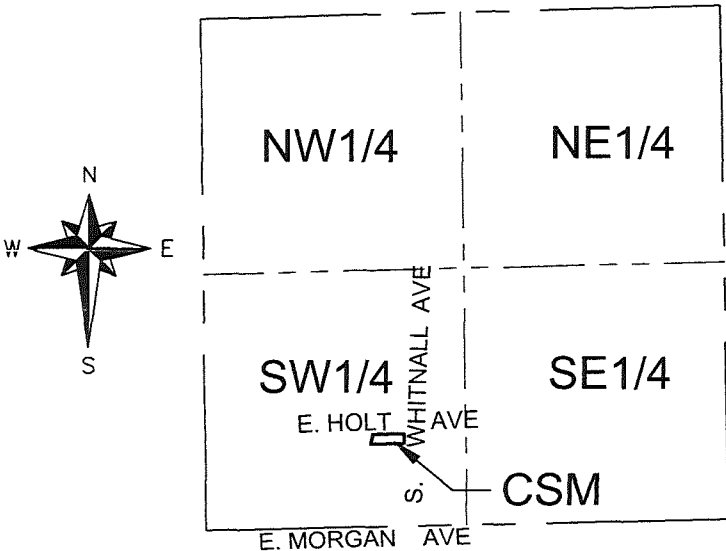
That I have complied with Chapter 236 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code of Ordinances in surveying, dividing and mapping the same. Per Wis. Stat. 236.21 (1), this certificate has the same force and effect as an affidavit.

Dated: March 20, 2023
Revised: May 26, 2023

Signature: James R. Beaty
James r. Beaty



Title: Professional Land Surveyor, Number: 1834



LOCATION MAP
NW 1/4 SEC 16-6-22
scale 1"=1000'

PREPARED BY:
HORIZON LAND DEVELOPMENT SERVICES, LLC
JAMES R. BEATY, RLS PLS
W313 S2562 PENNY LN.
WALES, WI 53183
1-262-349-1575
www.horizonlanddevelopmentservices.com

CERTIFIED SURVEY MAP NO - _____

BEING A DIVISION OF A PART OF GOVERNMENT LOT 29. LYING WITHIN AND BEING A PART OF
THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 22 EAST,
IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

CORPORATE OWNERS CERTIFICATE

Arrowridge Properties, 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 entity 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 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.

Note: Additional agreements between the City and owner shall also be included, when applicable, for example, the removal of buildings or structures in public right-of-ways, and restrictions prohibiting direct vehicular access to major streets. Such applicable agreements shall be in the following forms:

- a. That the removal of buildings and structures and restoration of site within the dedicated public right-of-way in E. Holt Ave & S. Whitnall Ave will be performed by the owner at no expense to the City of Milwaukee.
- b. That direct vehicular from Lot 1 & 2, to S. Whitnall Ave is prohibited as delineated in the attached map.

This agreement is binding on the undersigned and successors and assigns.

Date: 6/16/2023

Entity Name: Arrowridge Properties LLC

Signature: Jennifer Buzzell

Type or Print Name: Jennifer Buzzell

Title: Sole owner

STATE OF WISCONSIN

(SS

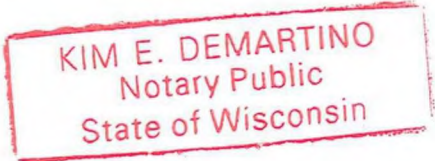
WAUKESHA COUNTY

Personally came before me this 16 day of June, 2023, Jennifer Buzzell, the _____ 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 officer on behalf of the entity, by its authority.

Notary Signature: Kim E. Demartino

Print Notary Name: Kim E. Demartino

Notary Public, State of Wisconsin. My commission expires: 7-14-23



James R. Beaty
James R. Beaty, PLS 1834
DATED: MARCH 20, 2023
REVISED: MAY 26, 2023

CERTIFIED SURVEY MAP NO - _____

BEING A DIVISION OF A PART OF GOVERNMENT LOT 29. LYING WITHIN AND BEING A PART OF
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IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

CERTIFICATE OF CITY TREASURER

I, _____ (type or print name), 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: 06/27/2023

Signature: James F. Klabor

Type or Print Name: JAMES F. KLABOR
(City Treasurer) DEPUTY

COMMON COUNCIL CERTIFICATE OF APPROVAL

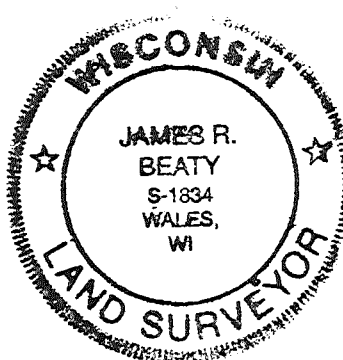
CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL APPROVAL

I certify that this certified survey map was approved under Resolution File No. 230408,
adopted by the Common Council of the City of Milwaukee on July 11, 2023

Date: July 14, 2023

Signature: [Signature]

Type or Print Name: James Owczariski
(City Clerk)



James R. Beaty
James R. Beaty, PLS 1834
DATED: MARCH 20, 2023
REVISED: MAY 26, 2023