

TAX KEY NO. 347-1020-000
347-1019-000
347-1001-100

ZONING: LB2

ZONING: LB2

LEGEND

- — DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)
● — DENOTES 1" STEEL PIPE FOUND
+ — DENOTES CHISELED CROSS (SET)

ALL BEARINGS REFERENCED TO GRID
NORTH OF THE WISCONSIN STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE
(NORTH LINE OF THE NE. 1/4 OF SECTION
23-7-21, WHICH BEARS N88°57'41"E)
REVISION DATE, SEPTEMBER, 2010

OWNER & SUBDIVIDER:

S. PRICE REAL ESTATE HOLDINGS. LLC
4815 W. NORTH AVE.
MILWAUKEE, WI. 53208

A street map of the C.S.M. area in Seattle. The map shows a grid of streets. The vertical streets from left to right are W. North Ave., C.S.M., Garfield Ave., Lloyd St., and Washington Park. The horizontal streets from top to bottom are N. 51st Street, N. 49th St., N. 48th St., and U.S. Highway 41. A red arrow points to the intersection of C.S.M. and N. 48th St.

WASHINGTON BLVD.

LOCATION MAP

NE. 1/4 SEC. 23-7-21
(SCALE 1"=2000')

NOTES :

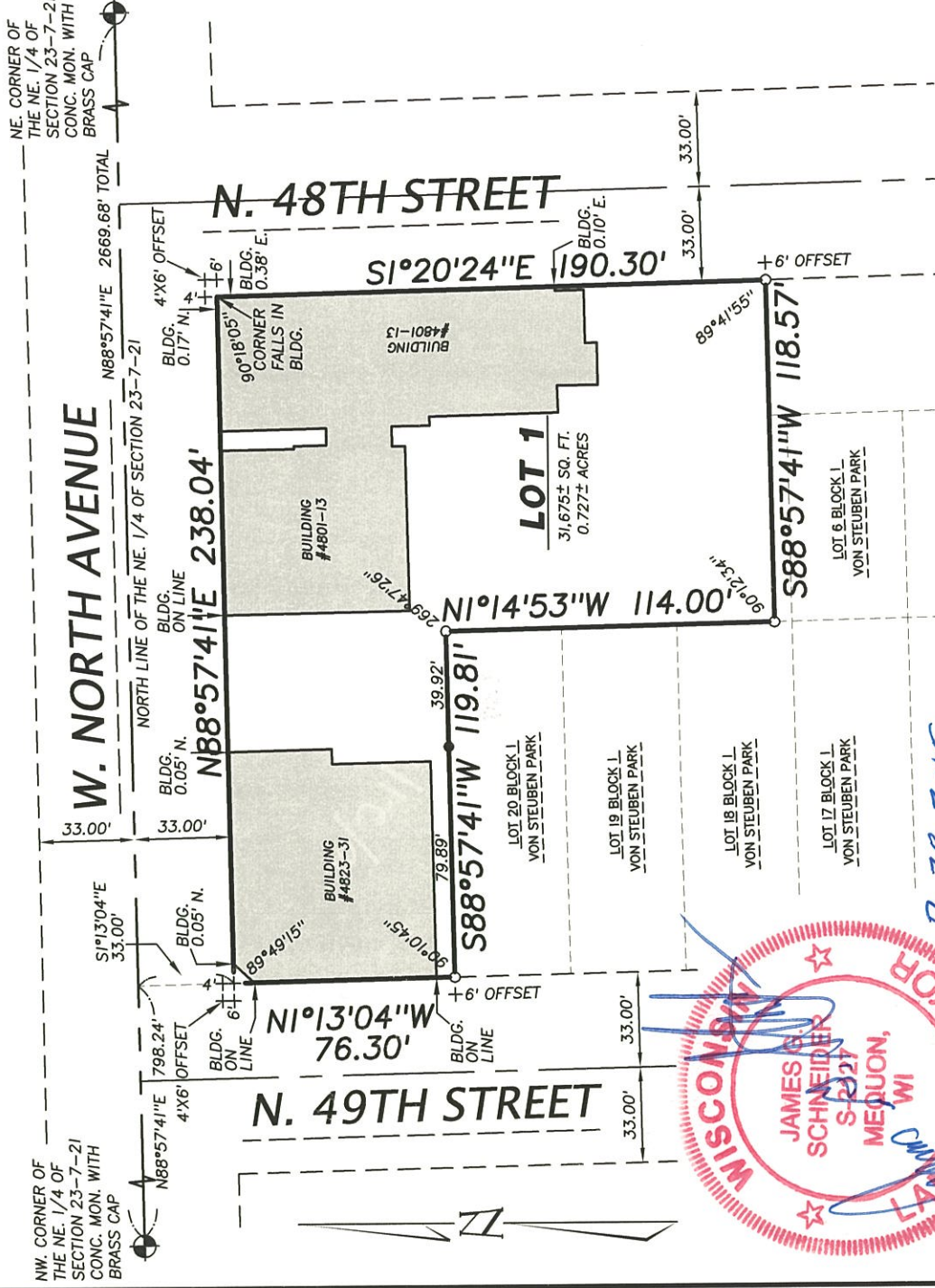
1. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.

NSE

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Menomonee, Wisconsin, 53091
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net



SCALE 1" = 60'



7-28-2015
5102-82-6
REVISED 9-28-2015

DEPARTMENT OF CITY
DEVELOPMENT
CITY OF MILWAUKEE

AUG 17 2015

STAFF APPROVED

INFRASTRUCTURE
SERVICES DIVISION
10/23/15
CENTRAL BRACING & RECORDS MANAGER
Zy Timothy J. Jones 10/23/15
ENGR. IN CHARGE / ENVIRON. ENGR.
CORRECT
Marcia Cornell 10/26/15
CITY ENGINEER
b2c
APPROVED

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF ALL OF LOTS 1, 2, 3, 4, 21 & 22 AND PART OF LOT 5, BLOCK 1, "VON STEUBEN PARK" AND LANDS LYING EASTERLY AND ADJACENT THERETO, BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

All of Lots 1, 2, 3, 4, 21 & 22, and part of Lot 5, Block 1, "Von Steuben Park" and lands lying Easterly and adjacent thereto, being a part the Northwest 1/4 of the Northeast 1/4 of Section 23, in the Township 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows:

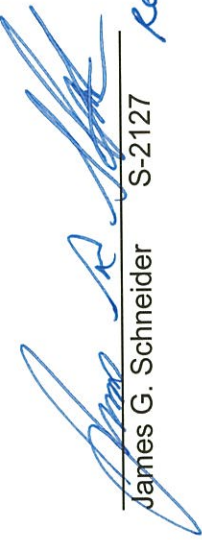
Commencing at the Northwest corner of said Northeast 1/4 Section; thence N88°57'41"E along the North line of said 1/4 Section, 798.24 feet; thence S1°13'04"E, 33.00 feet to a point in the South right of way line of W. North Ave., said point also being the Northwest corner of Lot 22, Block 1 of "Von Steuben Park" and the point of beginning of lands to be described; thence N88°57'41"E along said South right of way line and the North line of Lot 22 & Lot 1 of said Block 1 and it's easterly extension, 238.04 feet to a point in the West right of way line of N. 48th Street; thence S1°20'24"E along the West right of way line of N. 48th Street, 190.30 feet; thence S88°57'41"W and parallel with the South line of Lot 5 of said Block 1, 118.57 feet to a point in the West line of said Lot 5; thence N1°14'53"W along the West line of Lots 5, 4, and 3 of said Block 1, 114.00 feet to the Southeast corner of Lot 21 of said Block 1; thence S88°57'41"W along the South line of Lot 21 of said Block 1, 119.81 feet to a point in the East right of way line of N. 49th Street, said point being the Southwest corner of said Lot 21; thence N1°13'04"W along the East right of way line of N. 49th Street and the West line of Lots 21 & 22 of said Block 1, 76.30 feet to the point of beginning.

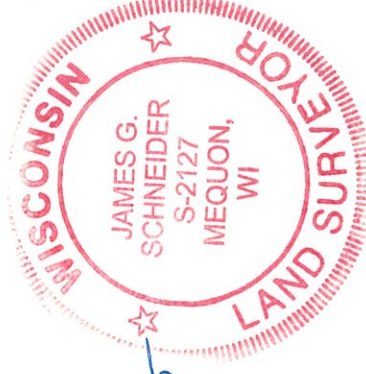
Said lands containing 0.727 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of S. Price Real Estate Holdings, LLC., OWNER of said lands.

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

That I have complied with Chapter 236.34 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code in surveying, dividing and mapping the same.


James G. Schneider S-2127 7-28-2015
REVISED 9-28-2015



This instrument drafted by James G. Schneider

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CORPORATE OWNER'S CERTIFICATE

S. Price Real Estate Holdings, LLC, a corporation duly organized and existing under and by virtue of the State of Wisconsin, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided, and mapped 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:

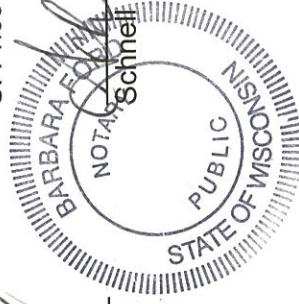
- a. That all utility lines to provide electric power and telephone services and cable television or communications systems lines or cables to all parcels in the certified survey map shall be installed underground in easements provided therefor.

This agreement shall be binding on the undersigned and assigns.

Witness the hands and seals of said owners this _____ day of _____, 20__.

In the presence of:

Barbara Ford
(Witness)
S. Price Real Estate Holdings, LLC.
James G. Schneider
Schnell Price Lambert (Managing Member)

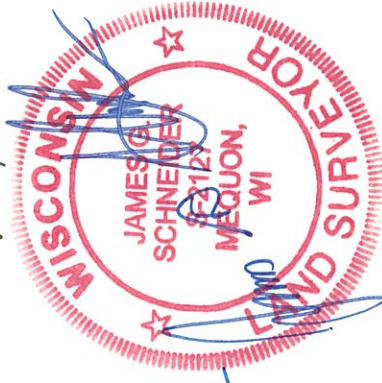


STATE OF WISCONSIN)
MILWAUKEE COUNTY)^{ss}

PERSONALLY came before me on this 9 day of October, 2015
Schnell Price Lambert (Managing Member) of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be the Managing Member of the corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of the corporation, by its authority.

Barbara Ford
Notary Public

My Commission expires 12/4/2016



This instrument drafted by James G. Schneider

7-28-2015

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COUNTY, WISCONSIN.

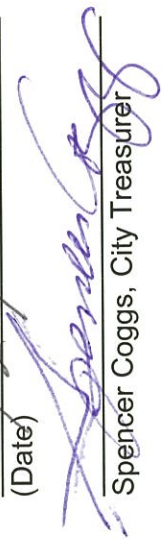
CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
MILWAUKEE COUNTY)^{ss}

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.

(Date)

10/28/15

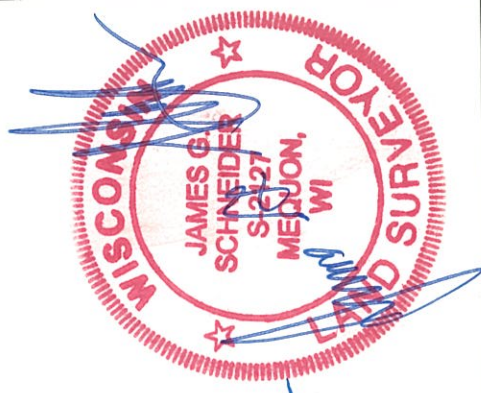

Spencer Coggs, City Treasurer

COMMON COUNCIL CERTIFICATE OF APPROVAL

I certify that this certified survey map was approved under Resolution File No.
151126, adopted by the Common Council of Milwaukee on November 24, 2015


Jim Owczarski, City Clerk


Tom Barrett, Mayor



7-28-2015

This instrument drafted by James G. Schneider