

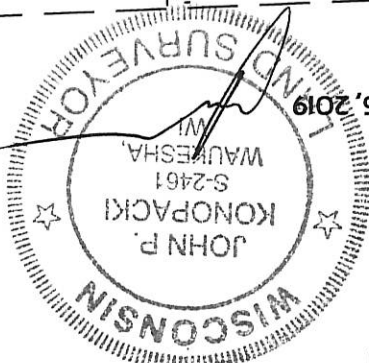
DCD#3214

CERTIFIED SURVEY MAP NO.

Being Lot 1 and Lot 2 of Certified Survey Map No. 7722, located in the Southwest 1/4 of the Southwest 1/4 of Section 30, Township 8 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin

LEGEND:
 ○ - Denotes Found 1" Iron Pipe
 ● - Denotes Found 3/4" Iron Rod
 ⊗ - Denotes High Tension Tower

SEE SHEET 4 OF 4 FOR VICINITY MAP
 GRAPHICAL SCALE (FEET)
 0 1" = 150'



NW CORNER, SW 1/4, SEC. 30, T8N, R21E
 (FOUND CONC. MON. W/ BRASS CAP)
 N=416,493.69; E=2,516,494.74

NORTH 124TH STREET
 WEST CARMEN AVENUE
 (70' PUBLIC R.O.W.)

UNPLATTED LANDS
 TAX KEY #1819939100
 OWNER: CARGILL
 COCOA CHOCOLATE INC.

10' SANITARY SEWER EASEMENT
 PER CSM 2161

INTERIOR ANGLES:
 A - 100°27'23"
 B - 92°48'17"
 C - 87°27'00"
 D - 87°51'28"
 E - 91°53'15"
 F - 263°21'27"
 G - 176°11'10"

LOT 1
 545,064 SQ. FT.
 12.5129 ACRES

UNPLATTED LANDS
 TAX KEY #1819953115
 OWNER: METRO TRUCKING
 CAPITOL HUSTING CO

RESERVATIONS AND EASEMENTS PER DOC. 4284454 & 4284455
 150' WISCONSIN ELECTRIC POWER COMPANY EASEMENT
 PER DOC. 9218029

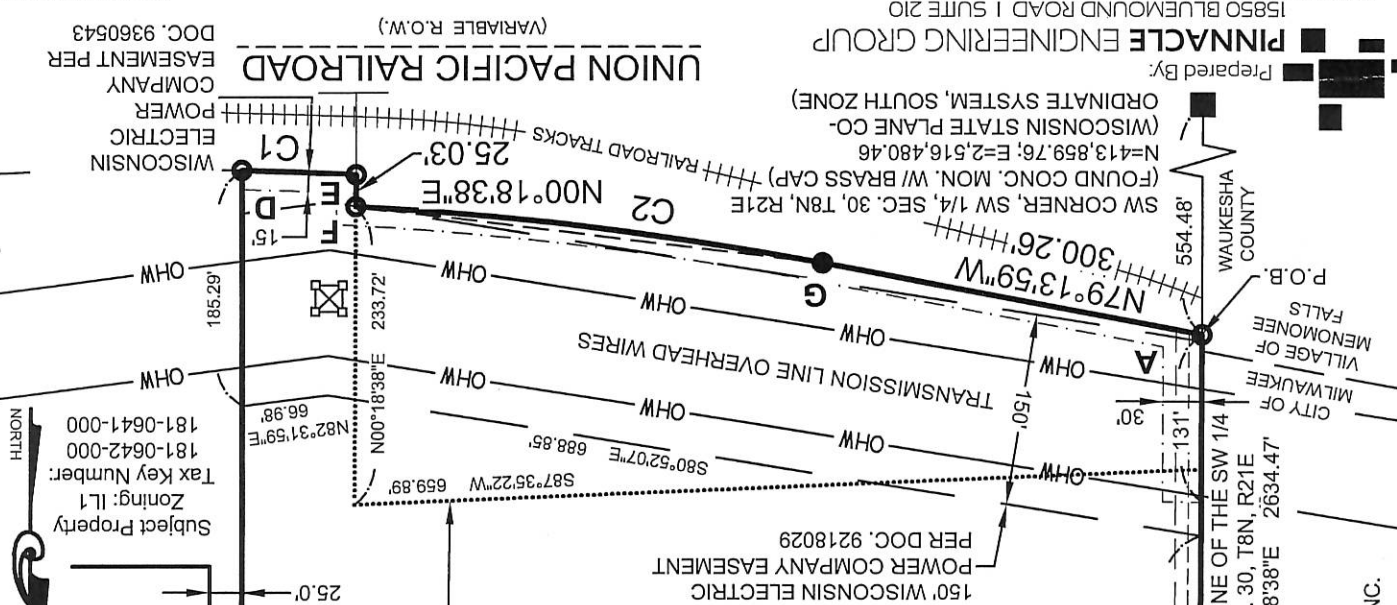
20' SANITARY SEWER INTERCEPTOR EASEMENT
 PER DOC. 4407212 & 4407213

C.S.M. NO. 1995
 OWNER: CARGILL
 COCOA CHOCOLATE INC.

Subject Property Zoning: L1
 Tax Key Number: 181-0642-000
 181-0641-000

EXISTING BUILDING

S00°03'21"W 809.48'



PEC JOB#1263.00
 SHEET 1 OF 4

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

DEPARTMENT OF CITY DEVELOPMENT
 CITY OF MILWAUKEE
 MAR 06 2019
 STAFF APPROVED

APPROVED
 CITY ENGINEER
 CORRECT
 ENGR. IN CHARGE
 ENVIRON ENGR.
 4/5/19
 CENTRAL DRAFTING & RECORDS MANAGER
 4/5/19
 SERVICES DIVISION
 OFFICE: (262) 754-8888
 BROOKFIELD, WI 53005

15850 BLUEMOUND ROAD | SUITE 210
 PINNACLE ENGINEERING GROUP
 Prepared By:

DCD#3214

CERTIFIED SURVEY MAP NO. _____

Being Lot 1 and Lot 2 of Certified Survey Map No. 7722, located in the Southwest 1/4 of the Southwest 30, Township 8 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN
WAUKESHA COUNTY) 55

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed and mapped Lot 1 and Lot 2 of Certified Survey Map No. 7722, as recorded in the Register of Deeds office for Milwaukee County as Document No. 09199526, being a part of the Southwest 1/4 of the Southwest 30, Township 8 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin, described as follows:

Commencing at the southwest corner of the Southwest 1/4 of said Section 30; Thence North 00°18'38" East along the west line of said Southwest 1/4, 554.48 feet to the north right of way line of the Union Pacific Railroad and the Point of Beginning;

Thence continue North 00°18'38" East along said west line, 648.19 feet to the south right of way line of West Carmen Avenue;

Thence North 87°30'21" East along said south right of way line, 745.19 feet; Thence South 00°03'21" West, 809.48 feet to the aforesaid north right of way line of the Union Pacific Railroad and a point on a curve;

Thence the following courses along said north right of way:

Westerly 88.80 feet along the arc of said curve to the right, whose radius is 2778.67 feet and whose chord bears North 87°48'07" West, 88.80 feet;

North 00°18'38" East, 25.03 feet to a point on a curve;

Westerly 366.60 feet along the arc of said curve to the right, whose radius is 2753.67 feet and whose chord bears North 83°02'49" West, 366.33 feet;

North 79°13'59" West, 300.26 feet to the Point of Beginning.

Containing 545,064 Square Feet (12.5129 Acres) of land more or less.

That I have made such survey, land division and map by the direction of Scannell Properties #336, LLC, owner of said land.

That such plat 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 the requirements of Chapter 236 of the Wisconsin State Statutes and Chapter 119 of the Milwaukee Code of Ordinances in surveying and mapping the land with in the certified survey map.

Date: MARCH 25, 2019



John P. Konopacki
Professional Land Surveyor S-2461

CURVE TABLE

CURVE NO.	ARC	RADIUS	DELTA	DEF.	CHD. BRG.	CHD.	TAN. IN	TAN. OUT
C1	88.80'	2778.67'	001°49'52"	00°54'56"	N87°48'07"W	88.80'	N88°43'03"W	N86°53'11"W
C2	366.60'	2753.67'	007°37'40"	03°48'50"	N83°02'49"W	366.33'	N86°51'39"W	N79°13'59"W

Prepared for:

Scannell Properties #336, LLC
8801 River Crossing Blvd, Suite 300
Indianapolis, IN 46240

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.

- All angular measurements have been made to the nearest one second.

- The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55079C0052E dated SEPTEMBER 26, 2008. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.

- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The west line of the Southwest 1/4 of Section 30, Township 8 North, Range 21 East has a bearing of N00°18'38"E. (CSSD SEPTEMBER 2017)

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

DCD #3214

CERTIFIED SURVEY MAP NO. _____

Being Lot 1 and Lot 2 of Certified Survey Map No. 7722, located in the Southwest 1/4 of the Southwest 1/4 of Section 30, Township 8 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin

OWNER'S CERTIFICATE

Scannell Properties #336, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Indiana, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed and mapped as represented on this certified survey 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 of the City of Milwaukee and in accordance with Chapter 119 of the Milwaukee Code, 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 shall be installed underground in easements provided therefor, where feasible.

This agreement shall be binding on the undersigned and assigns.

IN WITNESS WHEREOF, the said Scannell Properties #336, LLC has caused these presents to be signed by (name - print) James C. Carlino, (title) Manager, at 1st (city) Indianapolis, Merion County, (State) Indiana, on this 1st day of April, 2019.

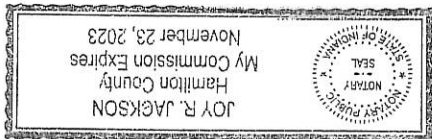
In the presence of: Scannell Properties #336, LLC

Name (signature) James C. Carlino, Manager
STATE OF INDIANA (COUNTY) MERION SS

Personally came before me this 1st day of April, 2019, (name) James C. Carlino, of the above named Scannell Properties #336, LLC, to me known to be the (title) Manager, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, and acknowledged the foregoing instrument, and to me known to be such person who executed the foregoing instrument, and to me known to be such (title) Manager

of said limited liability, by its authority.

Notary Public Joy R. Jackson
Name: Joy R. Jackson
State of Indiana
My Commission Expires: 11/23/23



CONSENT OF CORPORATE MORTGAGEE

_____ a corporation duly organized and existing under and by virtue of the laws of the State of _____, mortgagee of the above described land, does hereby consent to the surveying and mapping of the land described in the foregoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2019.

N.H.

Date _____

STATE OF _____ (COUNTY) SS _____

Personally came before me this _____ day of _____, 2019,

to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public _____
Name _____
State of _____
My Commission Expires: _____

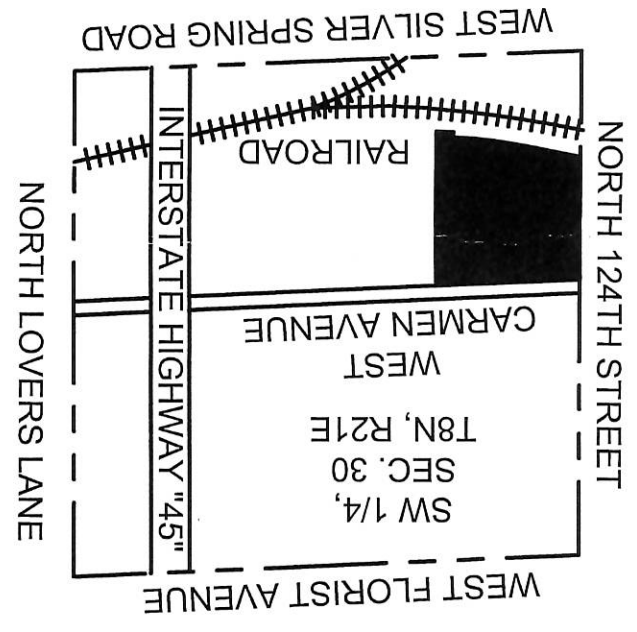
Prepared By: **PINNACLE ENGINEERING GROUP**
15850 BLUEMOUND ROAD 1 SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PL S-License No. S-2461

MARCH 25, 2019



MARCH 25, 2019



VICINITY MAP
SCALE 1"=1000'

I certify that this Certified Survey Map was approved under Resolution File No. 190154 on the 14th day of May, 2019.

James R. Owczarski
James R. Owczarski, City Clerk

Tom Barrett
Tom Barrett, Mayor

COMMON COUNCIL CERTIFICATE OF APPROVAL

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.

James F. Klajbor
James F. Klajbor, DEPUTY
Spencer Coggs, City Treasurer

Date 04/12/2019

CERTIFICATE OF CITY TREASURER
STATE OF WISCONSIN
MILWAUKEE COUNTY SS

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CERTIFIED SURVEY MAP NO. _____

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