

Doc#2807

SW CORNER OF THE SE 1/4 OF SEC. 36-8-21

N88°55'43"E 38.54'

NW CORNER OF THE NE 1/4 OF SEC. 1-7-21

N89°17'43"E 380.07'

374.69'

500' 14.25"E

1655.69'

1700.69'

45.00'

80'

NE CORNER OF THE NE 1/4 OF SEC. 1-7-21

FOUND SEWRPC WIT. MON. BRASS CAP ON CONC. ISLAND

WEST HAMPTON AVENUE

NORTH LINE NE 1/4 SEC. 1-7-21

--- N89°17'43"E 2641.74' ---

941.05'

382.4' (R)

POB

EXIST. BUILDING

BLDG. COR. 0.4' S

BLDG. COR. 0.7' S

EXIST. BUILDING

EAST (R)

LEGEND

ARC=296.16'

RAD=2915.00'

CH BRG=N06°30'14"W

CH L=296.04'

Δ=05°49'16"

TAN=148.21'

TAN IN=N03°35'36"W

TAN OUT=N09°24'52"W

1"X18" IRON PIPE SET WIT. 1.13 LBS/LIN. FT.

1" DIA. IRON PIPE FOUND & ACCEPTED

CHISELED CROSS FOUND & ACCEPTED

ALSO RECORDED AS (R)

INT. ANGLES

A 89°32'08"

B 90°11'03"

C 269°48'57"

D 90°11'03"

E 269°48'57"

F 67°36'16"

G 144°56'34"

H 150°47'18"

I 182°55'41"

J 84°12'03"

N. 35TH ST.

N. 32ND ST.

W. HAMPTON AVE.

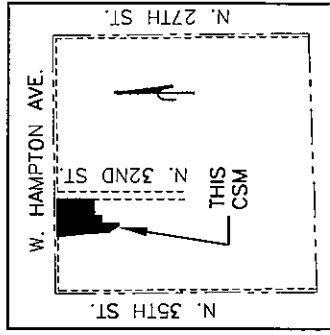
THIS CSM

N. 27TH ST.

GRID

N: 409,262.29

E: 2,545,648.15



LOCATION MAP
NE 1/4 SEC 1-7-21
SCALE 1"=2000'

BEARING BASIS:
ALL BEARINGS ARE REFERENCED
TO GRID NORTH OF THE
WISCONSIN STATE PLANE
COORDINATE SYSTEM, SOUTH
ZONE. THE NORTH LINE OF NE
1/4 OF SEC. 1-7-21 WAS
USED AS N89°17'43"E.
SUBJECT TO EASEMENTS OF
RECORD.

OWNER/SUBOWNER:
BISHOP'S CREEK COMMUNITY
DEVELOPMENT CORPORATION
3500 W. MOTHER DANIELS WAY
MILWAUKEE, WI 53209

DATED THIS ____ DAY OF FEBRUARY, 2010

THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738
INFRASTRUCTURE

DEPARTMENT OF CITY
DEVELOPMENT
CITY OF MILWAUKEE

MAY 01 2010

STAFF APPROVED
A. Williams

SERVICES DIVISION

Marcia Connell 3/9/10
CENTRAL DRAFTING & RECORDS MANAGER

ENGR. IN CHARGE ENVIRON. ENGR.

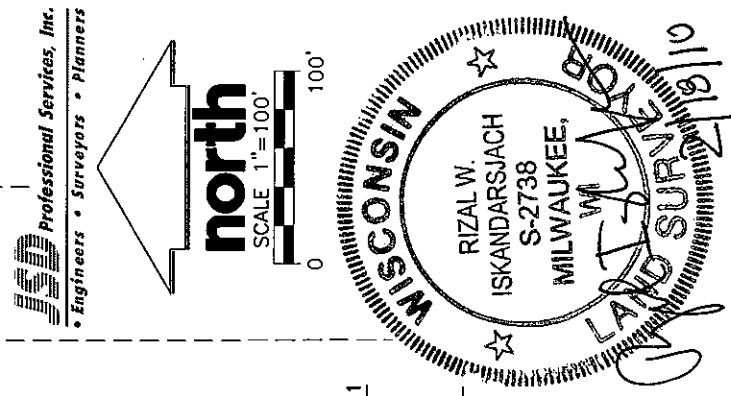
ENGR. IN CHARGE ENVIRON ENGR.

CORRECT

Jeffrey Palast
CITY ENGINEER
APPROVED

SHEET 1 OF 4

J:\JSD Projects\09C3500 Bishops Creek\dwg\09C3500 CSM.dwg



CERTIFIED SURVEY MAP NO. _____

All of Lot 3 of Certified Survey Map No. 8099 and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 21 of North Milwaukee Town-Site Company's Addition No. 2, located in the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE:

State of Wisconsin)
) SS
Milwaukee County)

I, Rizal W. Iskandarsjach, Registered Land Surveyor, do hereby certify that I have surveyed, divided, and mapped a redivision of all of Lot 3 of Certified Survey Map No. 8099 and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 21 of North Milwaukee Town-Site Company's Addition No. 2, located in the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 1; thence North 88°55'43" East along the north line of said Northeast 1/4 section, 38.54 feet; thence North 89°17'43" East along said north line, 941.05 feet; thence South 00°14'25" East, 33.00 feet to the south line of West Hampton Avenue, west line of North 32nd Street and the point of beginning of the lands to be described:

Thence continuing South 00°14'25" East along said west line, 374.69 feet to the northeast corner of Lot 2 of Certified Survey Map No. 8099; thence South 89°34'32" West along the northerly line of said Lot 2, 175.50 feet; thence South 00°14'25" East along said northerly line, 75.00 feet; thence South 89°34'32" West along said northerly line, 80.00 feet; thence South 00°14'25" East along the west line of said Lot 2 and then along the west line of Lot 1 of said Certified Survey Map No. 8099, 182.82 feet; thence North 67°50'41" West, 16.67 feet to the easterly line of Lincoln Creek; thence North 32°47'15" West along said easterly line, 117.89 feet to the east line of Soo Line Railroad Company; thence North 03°34'33" West along said east line, 230.64 feet to a point on a curve; thence northwesterly 296.16 feet along said east line and along the arc of said curve to the left, whose radius is 2915.00 feet and whose chord bears North 06°30'14" West, 296.04 feet to the south line of said West Hampton Avenue; thence North 89°17'43" East along said south line, 380.07 feet to the point of beginning.

Containing in all 157,223 square feet (3.6093 acres) of land, more or less.

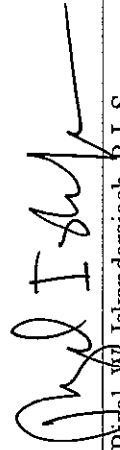
Subject to easements and restrictions of record.

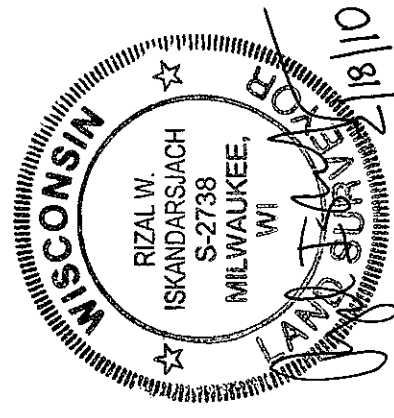
That I have made such survey, land division and map by the direction of BISHOP'S CREEK COMMUNITY DEVELOPMENT CORPORATION, owner of said land.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code of Ordinances in surveying, dividing and mapping the same.

DATED THIS 19th DAY OF FEBRUARY, 2010.


Rizal W. Iskandarsjach, R.L.S.
Registered Land Surveyor, S-2738



DUP# 2807

CERTIFIED SURVEY MAP NO. _____

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CORPORATE OWNER'S CERTIFICATE

BISHOP'S CREEK COMMUNITY DEVELOPMENT CORPORATION, a corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as owner, certifies that said corporation caused the land described to be surveyed, divided and mapped as represented on this map in accordance with the provisions 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 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 subdivision shall be installed underground in easements provided therefore, where feasible.

This agreement shall be binding on the undersigned and assigns.

In Witness whereof, the said BISHOP'S CREEK COMMUNITY DEVELOPMENT CORPORATION has caused these presents to be signed by Daren Daniels its Asst. Secretary and countersigned by Erica Rush, its Bond Member, at MILWAUKEE, Wisconsin, this 24th day of February, 2010.

In the presence of:

BISHOP'S CREEK COMMUNITY
DEVELOPMENT CORPORATION

[Signature] (sign)
(Witness) Erica Rush (print)

[Signature] (sign)
Daren Daniels (print), Asst. Secretary (title)

____ (sign)
(Witness) _____ (print)

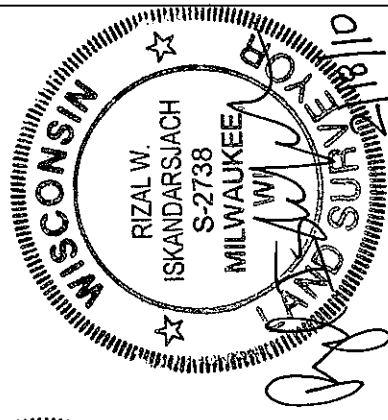
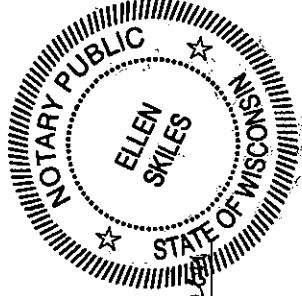
____ (sign)
____ (print), _____ (title)

State of Wisconsin)
) SS
Milwaukee County)

Personally came before me this 24th day of February, 2010, the above named Daren Daniels, Daniela, and Erica Rush, of the above named corporation, to me known to be such Asst. Secretary and Bond Member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation by its authority.

Ellen Skiles (sign)
Ellen Skiles (print)

Notary Public, Milwaukee County, Wisconsin
My Commission Expires 7-18-2010



DATED THIS 10th DAY OF FEBRUARY, 2010.

THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

SHEET 3 OF 4

DUD#2807

CERTIFIED SURVEY MAP NO. _____

All of Lot 3 of Certified Survey Map No. 8099 and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 21 of North Milwaukee Town-Site Company's Addition No. 2, located in the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.

CERTIFICATE OF CITY TREASURER

I, Wayne F. Whittow, 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.

Wayne F. Whittow (sign)
WAYNE F. WHITTOW, City Treasurer

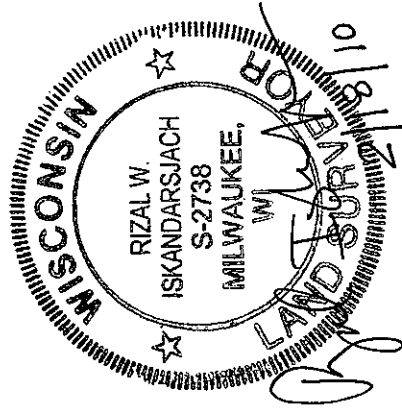
3-11-10 (date)

COMMON COUNCIL CERTIFICATE OF APPROVAL

I certify that this certified survey map was approved under Resolution File No. 091562, adopted by the Common Council of the City of Milwaukee on March 24, 2010.

Ronald D. Leonhardt (sign)
RONALD D. LEONHARDT, City Clerk

Tom Barrett (sign)
TOM BARRETT, Mayor



DATED THIS 18th DAY OF FEBRUARY, 2010.

THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

SHEET 4 OF 4