

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4, THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



- ⊙ INDICATES FOUND IRON.
- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.

UNPLATTED LANDS



N 01°37'41" W 465.420'

PREPARED FOR:
 MILWAUKEE COUNTY
 10320 W. WATERTOWN PLANK RD.
 WAUWATOSA, WI

LOT 2
 603,915 S.F.

S 88°41'44" W 537.000'

251.550'
 S 01°18'16" E

SEE SHEET 2 FOR LINE TABLE AND CURVE TABLE
 SEE SHEET 3 FOR WETLAND DETAIL

UNPLATTED LANDS

S 82°10'49" W 565.190'
 S 325.997'

NORTH HOPKINS STREET
 (93' WIDE PUBLIC RIGHT OF WAY)

LOT 1
 299,691 S.F.

SE CORNER
 NE 1/4
 SEC. 26-8-22
 CONC. MON.
 W/BRASS CAP
 N 417,232.36
 E 2,542,940.13

UNPLATTED LANDS

S 00°29'26" E 646.210'
 EAST LINE OF THE NORTHEAST 1/4 OF SECTION 26-8-22 N 00°29'26" W 2672.14'

NORTH SHERMAN BOULEVARD
 (120' WIDE PUBLIC RIGHT OF WAY)

20' WIDE ACCESS EASEMENT FOR THE BENEFIT OF LOT 2

130' WIDE W.E.P. CO EASEMENT

UNION PACIFIC RAILROAD CO.
 (100' WIDE RAILROAD RIGHT OF WAY)

N 87°26'09" E

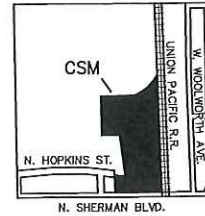
1610.786'

HI. TEN. TWR.

HI. TEN. TWR. I

F.O.B.

VICINITY MAP
 1" = 2000'



ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST THOUSANDTH OF A FOOT.

ALL BEARINGS REFER TO THE EAST LINE OF THE NE 1/4 OF SECTION 26-8-21, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (REVISION DECEMBER, 2013, NAD 27 DATUM) BEARING OF N 00°29'26" W.

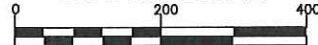
ZONED: IL1 - INDUSTRIAL LIGHT

SETBACKS BASED ON CITY OF MILWAUKEE ZONING CODE AND ARE AS FOLLOWS:
 IL1: NONE, 50' BUFFER (25' ALTERNATE BUFFER)

TAX KEY NOS.: 1579998211, 1579995110

SUBJECT LANDS ARE ZONE "X" PER FLOOD INSURANCE RATE MAPS #55079C0038E & #55079C0039E EFFECTIVE DATES SEPTEMBER 26, 2008.

GRAPHIC SCALE



1 INCH = 200 FT.



P.O.C.
 NE CORNER
 SE 1/4
 SEC. 26-8-21
 CONC. MON.
 W/BRASS CAP
 N 419,904.17
 E 2,542,917.25

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, MICHAEL J BERRY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4, THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION, THENCE S 00°29'26" E 688.570 FEET ALONG THE EAST LINE OF SAID 1/4 SECTION; THENCE S 87°26'09" W 60.039 FEET TO THE WEST RIGHT OF WAY LINE OF NORTH SHERMAN BOULEVARD AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S 00°29'26" E 646.210 FEET ALONG SAID WEST LINE; THENCE S 88°35'29" W 243.886 FEET; THENCE N 05°59'03" E 146.902 FEET; THENCE S 82°10'49" W 565.190 FEET; THENCE S 01°18'16" E 251.550 FEET; THENCE S 88°41'44" W 537.000 FEET; THENCE N 01°37'41" W 465.420 FEET TO A POINT ON A CURVE; THENCE 426.825 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES S 67°15'45" W 623.690 FEET, WHOSE RADIUS IS 623.690 FEET; AND WHOSE CHORD BEARS N 42°20'34" W 418.544 FEET TO THE SOUTH LINE OF A UNION PACIFIC RAILROAD COMPANY RIGHT OF WAY; THENCE N 87°26'09" E 1610.766 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINING: 903,606 SQUARE FEET OR 20.7439 ACRES

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF MILWAUKEE COUNTY AND MILWAUKEE COUNTY PARKS, OWNERS OF SAID LAND.

THAT THE MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236 OF THE WISCONSIN STATUTES AND CHAPTER 119 OF THE CITY OF MILWAUKEE CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME. PER WS. STAT. 236.21 (1), THIS CERTIFICATE HAS THE SAME FORCE AND EFFECT AS AN AFFIDAVIT.

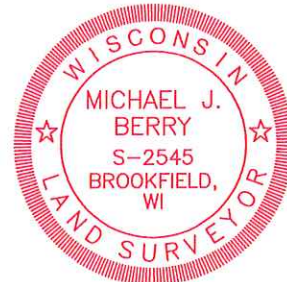
DATE: OCTOBER 7, 2020

SIGNATURE: _____

TYPE OR PRINT NAME: MICHAEL J. BERRY

TITLE: PROFESSIONAL LAND SURVEYOR, NUMBER: S-2545

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 87°26'09" W	60.039'
L2	S 88°35'29" W	243.886'
L3	N 05°59'03" E	146.902'
L4	N 00°59'55" W	137.022'
L5	N 32°33'01" W	199.379'
L6	N 00°59'55" W	207.888'

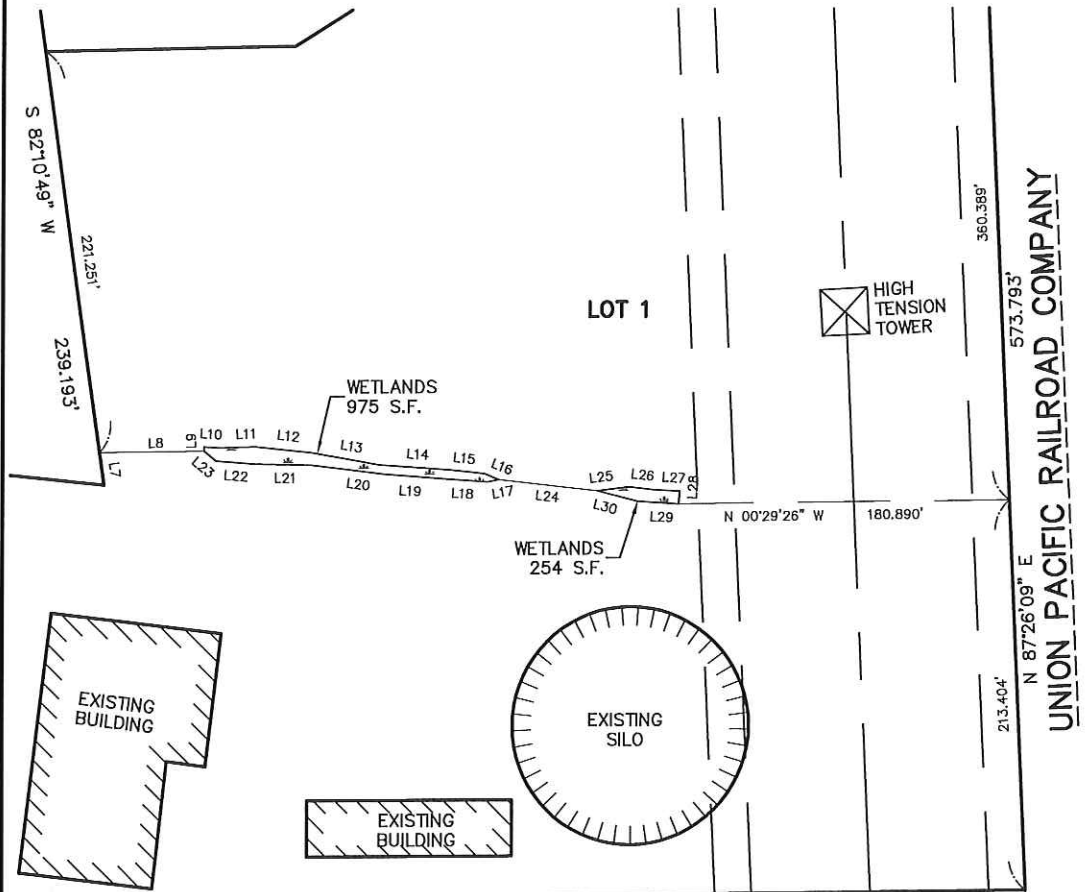


CURVE TABLE							
CURVE	ARC	RADIUS	CHD. BEARING	CHD. LENGTH	DELTA	TAN. IN	TAN. OUT
C1	426.825	623.690'	N 42°20'34" W	418.544'	39°12'38"	N 22°44'15.5" W	N 61°56'53.5" W

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WETLAND DETAIL

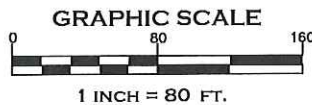


NORTH SHERMAN BOULEVARD

EAST LINE OF THE NORTHEAST 1/4 OF SECTION 26-B-22 N 00°29'26" W

LINE	BEARING	LENGTH
L7	N 82°10'49" W	17.942'
L8	N 00°29'26" W	57.600'
L9	S 89°02'53" W	2.323'
L10	N 03°42'33" E	8.281'
L11	N 01°22'42" W	19.744'
L12	N 06°18'15" E	30.488'
L13	N 10°11'29" E	38.259'
L14	N 04°04'40" E	38.288'
L15	N 06°31'50" E	19.041'
L16	N 22°15'00" E	8.709'
L17	S 10°39'28" E	6.296'
L18	S 03°37'35" W	21.776'
L19	S 04°48'10" W	34.852'
L20	S 07°08'39" W	40.663'
L21	S 01°24'07" W	30.461'
L22	S 04°40'46" W	21.295'
L23	S 39°54'46" W	8.371'

LINE	BEARING	LENGTH
L24	N 06°30'04" E	54.866'
L25	N 06°39'06" W	17.335'
L26	N 06°16'13" E	13.742'
L27	N 03°53'47" E	14.480'
L28	S 86°03'19" E	6.877'
L29	S 03°27'50" W	22.950'
L30	S 15°10'30" W	22.736'



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ENTITY OWNER'S CERTIFICATE

MILWAUKEE COUNTY, 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 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 COMMON COUNCIL AND IN ACCORDANCE WITH CHAPTER 119 OF THE MILWAUKEE CODE, THE UNDERSIGNED AGREES:

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 SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFORE, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

DATE: _____

ENTITY NAME: MILWAUKEE COUNTY

SIGNATURE: _____

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020, _____ TO ME KNOWN AS THE PERSON WHO EXECUTED THE FORGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF THE CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____



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CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY)

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 90140B, WHEREBY THE CITY IS THE SOLE COLLECTOR AND ENFORCER OF PROPERTY TAXES FOR PARCELS IN THE CITY.

DATE: _____

SIGNATURE: _____

TYPE OR PRINT NAME: SPENCER COGGS
(CITY TREASURER)

CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION

FILE NO. _____, ADOPTED BY THE COMMON COUNCIL OF THE CITY OF

MILWAUKEE ON _____

DATE: _____

SIGNATURE: _____

TYPE OR PRINT NAME: JAMES R. OWCZARSKI
(CITY CLERK)

