

CERTIFIED SURVEY MAP NO. 8629

Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin

Tax Key No. 269-0443-4

Address 2725 W Hopkins Street

NW COR NE 1/4
SEC 12-7-21
BRASS CAP

✓

W CAPITOL DR (width varies) N88° 28' 13"E 2691.29' (TOTAL)

1205'73"

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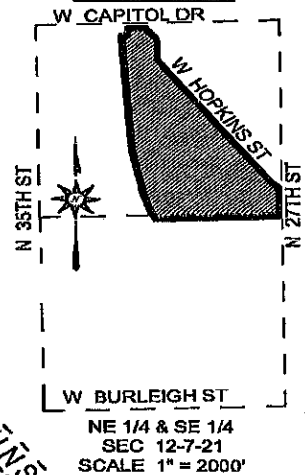
LEGEND & NOTES

Found monumentation as noted on drawing

o Indicates set 3/4" diam rebar, 18" long weighing 1 50 lbs/lin ft

- 1) Bearings referenced to the North line of the NE 1/4 of Section 12-7-21, bearing N 88°28'13" E
- 2) Parcel does not lie within a flood hazard area per FEMA FIRM Panel 55079C0100E
- 3) Parcel Zoning IH per City of Milwaukee website
- 4) Distances measured to the nearest 0.01'

VICINITY MAP



LOT 1
180,247 sf
or 4.344 ac

LOT 2
208,607 sf / 4.744 ac

LOT 3
1,967,921 sf /
45.177 ac

ⓓ Dedicated to the City of Milwaukee for public street purposes

Curve data on Sheet 2

30' Ingress, Egress & Access Easement detail on Sheet 3

Data and detail of interior angles on Sheet 4

Existing easements on Sheet 5

SIGMA
Single Source. Smart Solutions. GROUP
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone 414-643-4200
Fax 414-643-4210

GRAPHIC SCALE



Sheet 1 of 8

INFRASTRUCTURE SERVICES DIVISION
CENTRAL DRAFTING & RECORDS MANAGER
9/23/14
ENGR IN CHARGE ENVIRON ENGR
CORRECT
CITY ENGINEER
APPROVED

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE

MAY 12 2014

STAFF APPROVED

DOC.# 10402434

REEL# 8485

RECORDED 10/10/2014 08.01AM

JOHN LA FAVE

REGISTER OF DEEDS

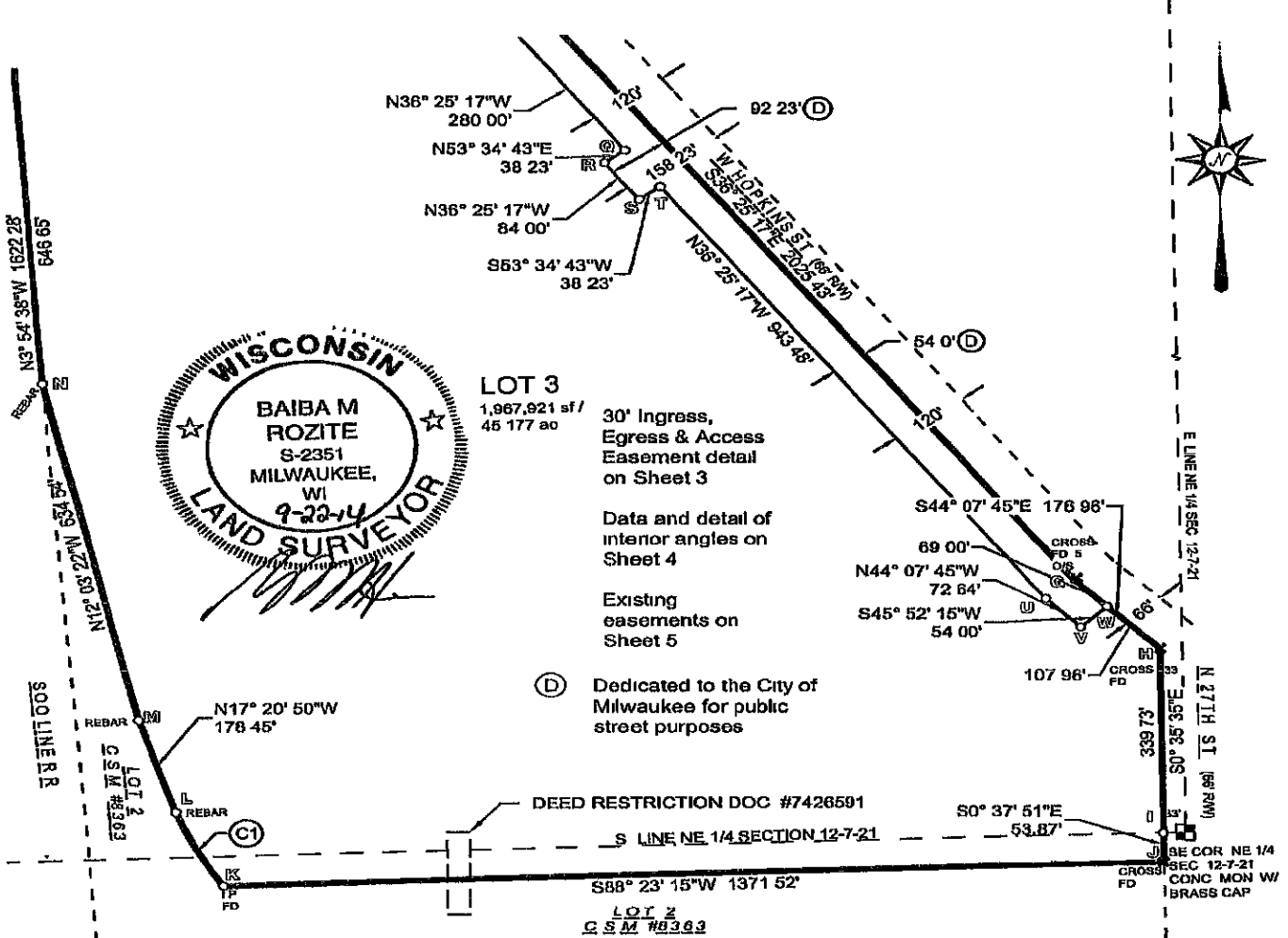
Milwaukee County, WI

AMOUNT: 30.00

FEE EXEMPT #

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Curve Table									
Curve #	Arc	Radius	Delta	Ch Bearing	Chord	Ten Bearing	Ten Bearing	Delta/2	Description
C1	154 00	543 60	16°13'46"	N26° 55' 27 0"W	153 40	S18°48'34"E	S35° 02' 20"E	8°08'53"	LOT 3
C3	54 61	107 14	29°09'04"	S71° 30' 50 0"W	63 03	S56°58'18"W	S86° 05' 22"W	14°34'32"	OVERALL
C4	63 82	98 00	37°18'43"	S19° 14' 22 5"E	62 70	S37°53'44"E	S0° 35' 01"E	18°38'21 5"	LOT 1
C5	52 05	256 00	11°38'56"	S13° 55' 08 5"E	51 08	S8° 05' 41 5"E	S19° 44' 37 5"E	5°49'28"	EXTERIOR
C6	33 56	256 00	7°30'40 5"	S4° 20' 21 25"E	33 54	S0°35'01"E	S8° 05' 41.5"E	3°46'20 25"	N 31st ST
C7	62 42	256 00	13°58'12.5"	S28° 43' 43 75"E	62 26	S18° 44' 37 5"E	S33° 42' 50"E	6°59'06 25"	W HOPKINS
C8	148 03	256 00	33°07'49"	S17° 08' 55 5"E	145 07	S0°35'01"E	S33° 42' 50"E	16°33'54.5"	OVERALL
C20	1 52	107 14	0°48'47"	N57° 20' 41 5"E	1 52	N57°45'05"E	N58° 58' 18"E	0°24'23 5"	LOT 2
C21	52 99	107 14	26°20'17"	N71° 55' 13 6"E	52 45	N86°05'22"E	N57° 45' 05"E	14°10'08 5"	LOT 1



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LEGEND & NOTES
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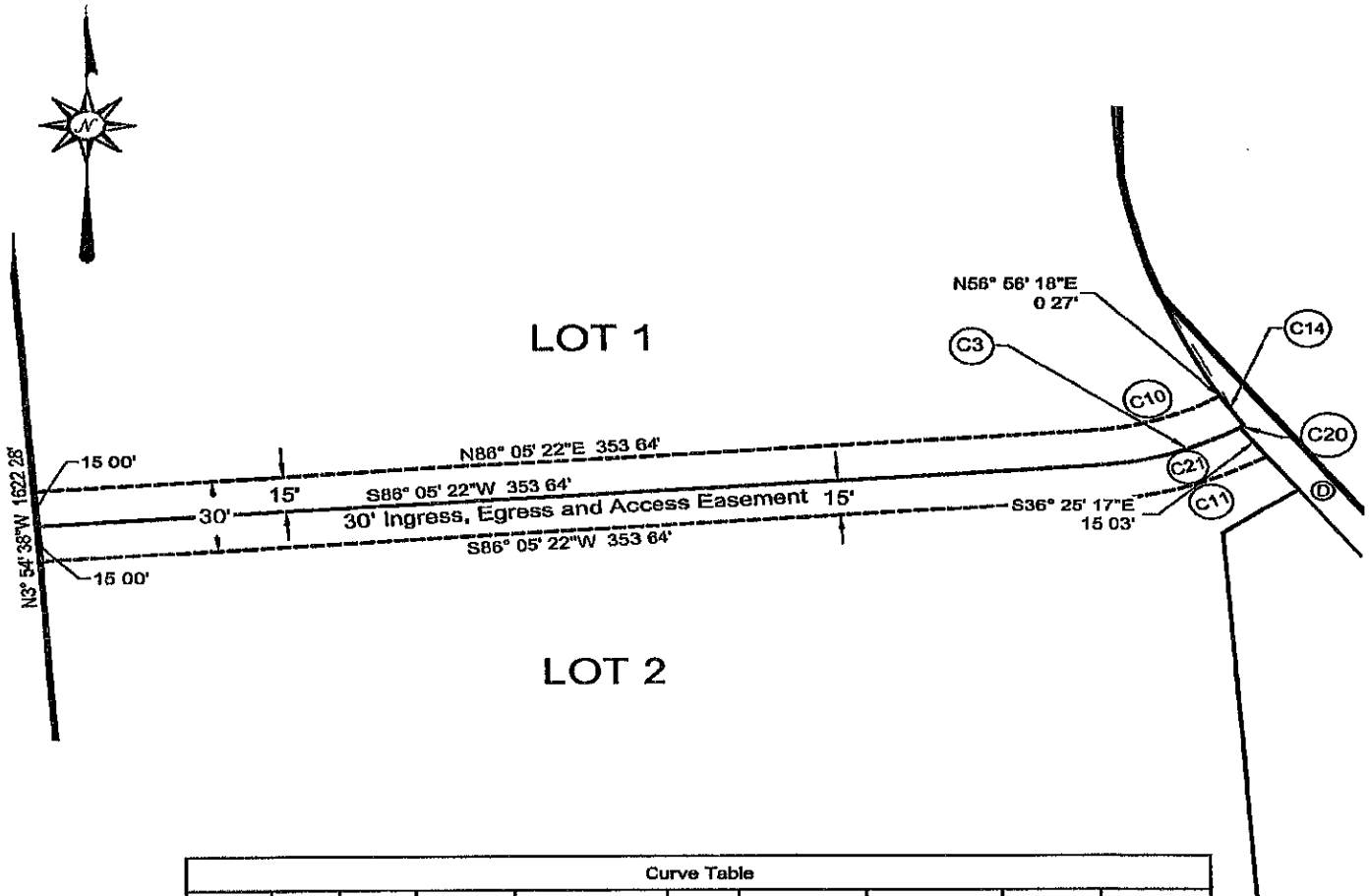
Data and detail of interior angles on Sheet 4

PROJECT NUMBER 14496 - DRAFTED BY BAIBA M ROZITE

Sheet 2 of 8

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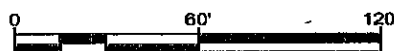


Curve #	Arc	Radius	Delta	Ch Bearing	Chord	Tan Bearing	Tan Bearing	Delta/2	Description
C10	46.88	92.14	29°09'04"	N71° 30' 50.0"E	46.30	N68°05'22"E	N56° 56' 18"E	14°34'32"	LOT 1
C11	61.51	122.14	26°51'05"	S71° 39' 49.5"W	60.86	S57°14'17"W	S86° 05' 22"W	14°25'32.5"	LOT 2
C14	15.00	258.00	3°21'30"	S32° 02' 05.0"E	15.00	S30°21'20"E	S33° 42' 50"E	1°40'45"	LOT 1



EASEMENT DETAIL

GRAPHIC SCALE



PROJECT NUMBER 14486 - DRAFTED BY BAIBA M. ROZITE

Additional Curve data on Sheet 2

30' Ingress, Egress & Access Easement detail on Sheet 3

Data and detail of interior angles on Sheet 4

Existing easements on Sheet 5

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Sheet 3 of 8

INTERIOR ANGLES

A	87°04'42"
B	270°00'00"
C	89°58'17"
D	126°56'07"
D1	162°08'28"
D2	197°49'22"
E	142°41'17"
E1	161°22'48 5"
E2	161°20'38 5"
F1	183°45'20 25"
F2	193°20'08 5"
F3	189°34'48 25"
F4	202°30'07 5"
F5	192°48'34 25"
F6	95°55'34 75"
F7	273°45'58 5"
G & U	187°42'28"
H	136°27'50"
I	180°02'16"
J	90°58'54"
K	115°18'42"
L	170°25'23"
M	174°42'32"
N	171°51'16"
O, Q, T, W	90°00'00"
P, R, S, V	270°00'00"

ded to the City of
kee for public
purposes

LOT 2

Existing easements on Sheet 5

(D) Dedicated to the City of Milwaukee for public street purposes

LOT 3

CURVE AND INTERIOR ANGLE DETAIL

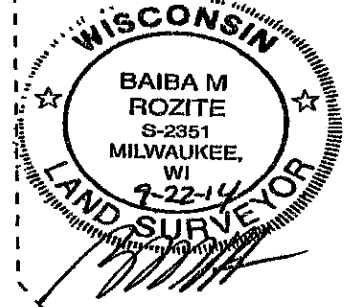
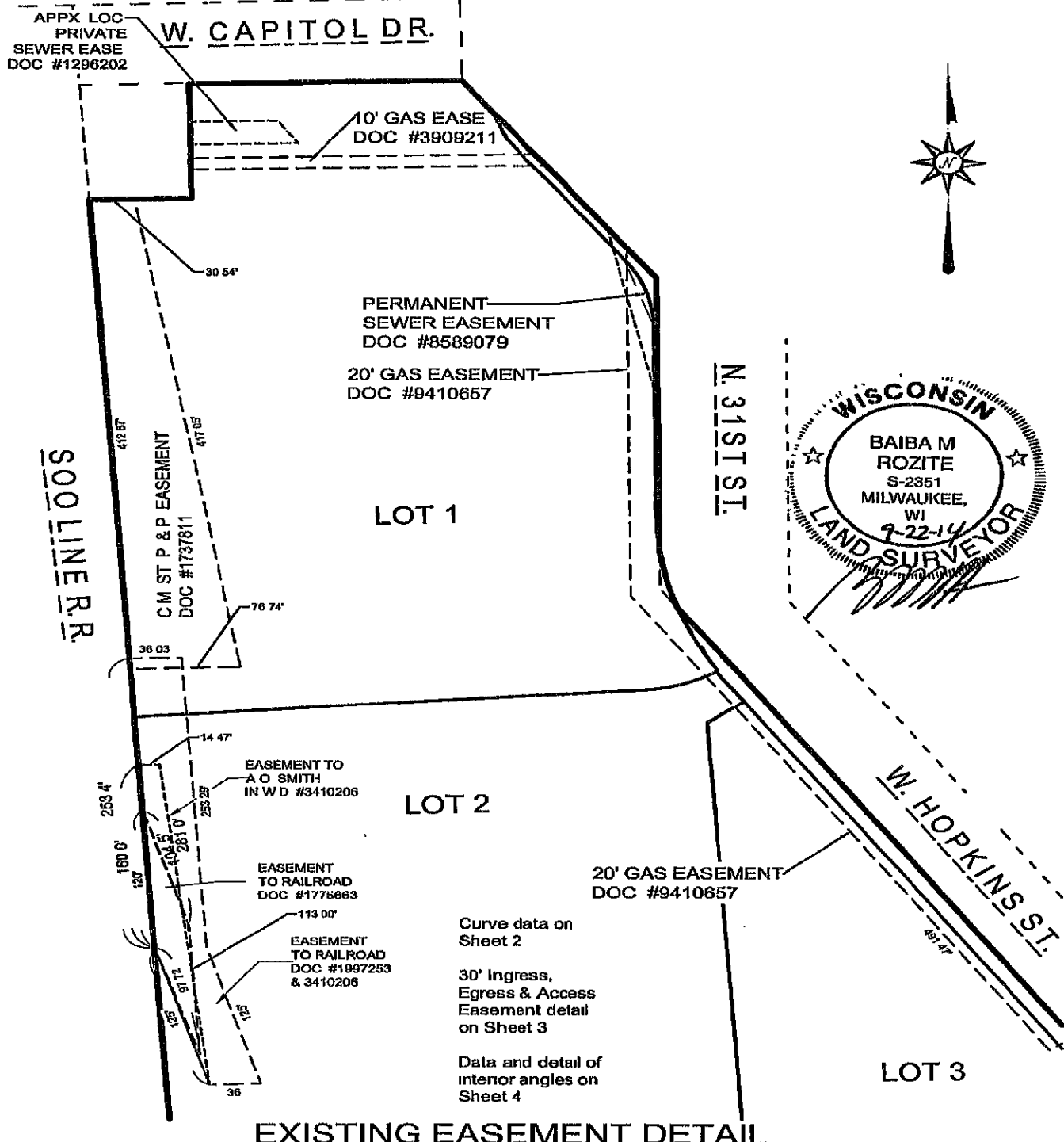


PROJECT NUMBER 14496 - DRAFTED BY BAIBA M. ROZITE

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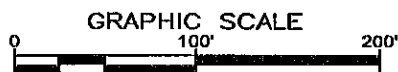
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EXISTING EASEMENT DETAIL

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Sheet 5 of 8

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SURVEYOR'S CERTIFICATE

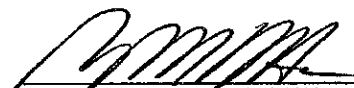
STATE OF WISCONSIN)
SS
MILWAUKEE COUNTY)

I, Baiba M. Rozite, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped all of Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows

Commencing at the Northwest corner of said Northeast 1/4 section, Thence North 88°28'13" East, 1205.73 feet along the North line of said 1/4 section, Thence South 1°31'47" East, 72.00 feet to the Northeast corner of said Lot 3 of Certified Survey Map No. 8363 and to the Point of Beginning of this description, Thence South 37°53'44" East, 217.77 feet along the Southwesterly line of North 31st Street, Thence South 0°35'01" East, 293.35 feet along the West line of said North 31st Street to the beginning of a 256.00 foot radius non-tangent curve to the left, whose chord bears South 13°55'09.5" East, 51.96 feet, Thence Southeasterly along the arc of said curve and said Southwesterly line 52.05 feet to a point of non-tangency and to the Southwesterly line of West Hopkins Street, Thence South 36°25'17" East, 2025.43 feet along said Southwesterly line, Thence South 44°07'45" East, 176.96 feet along said Southwesterly line to the West line of North 27th Street, Thence South 0°35'35" East along said West line 339.73 feet, Thence South 0°37'51" East, 53.87 feet along said West line to the South line of aforesaid Lot 3, Thence South 88°23'15" West, 1371.52 feet along said South line to the West line of said Lot 3 and to the beginning of a 543.69 foot radius non-tangent curve to the right, whose chord bears North 26°55'27" West, 153.49 feet, Thence Northwesterly, 154.00 feet along the arc of said curve and said West line, Thence North 17°20'50" West, 178.45 feet along said West line, Thence North 12°03'22" West, 634.54 feet along said West line to the Easterly line of Soo Line Rail Road, Thence North 3°54'38" West, 1622.28 feet along said Easterly line, Thence North 89°00'40" East, 69.90 feet along said Easterly line, Thence North 0°59'20" West, 100.00 feet along said Easterly line to the South line of West Capitol Drive, Thence North 89°02'23" East, 190.16 feet along said South line to the Point of Beginning

Said parcel contains 2,451,586 square feet or 56.2807 acres of land, more or less

That I have made the survey, land division, and map by the direction of the Redevelopment Authority of the City of Milwaukee, owner of said land. That the map 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 s. 236.34 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code of Ordinances in surveying, dividing and mapping the same


BAIBA M. ROZITE S-2351

9-22-14
DATE



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Sheet 6 of 8

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CERTIFICATE OF CITY TREASURER
STATE OF WISCONSIN)

MILWAUKEE COUNTY)SS

I, SPENCER COGGS, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF MILWAUKEE, DO HEREBY 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. Keijser
DEPUTY CITY TREASURER
 for SPENCER COGGS
 CITY OF MILWAUKEE TREASURER

09/23/2014
 DATE

CITY OF MILWAUKEE COMMON COUNCIL CERTIFICATE OF APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. 140694

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON September 23, 2014

James R. Owczarski
JAMES R. OWCZARSKI, CLERK, CITY OF MILWAUKEE

Tom Barrett
TOM BARRETT, MAYOR, CITY OF MILWAUKEE

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PROJECT NUMBER 14498 - DRAFTED BY BAIBA M. ROZITE



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