



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2014-0148

Final Action:

Sponsor(s): Safety & Development Committee

JUN 17 2014

Resolution approving a Certified Survey Map to divide the existing and vacant former Hub Chrysler property into 3 lots located within the 3000 block of S. 108 St., for a commercial redevelopment project, submitted by Robert 100, LLC (Tax Key No. 520-0150-001).

WHEREAS, Robert 100, LLC, submitted a Certified Survey Map toward the land division of the former Hub Chrysler property for a commercial redevelopment project within the 3000 block of S. 108 St.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis, Wisconsin, that the Certified Survey Map of a parcel of land being a division of part of Lot 1, and part of Lot 3 in Westlane Park, being part of the Southeast ¼ of the Southeast ¼ of Section 7, Town 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, be and the same is hereby adopted.

ADOPTED JUN 17 2014

 Monica Schultz
Monica Schultz, City Clerk

APPROVED 6/19/14

 Dan Devine
Dan Devine, Mayor



OFFICE OF THE CITY CLERK

Monica Schultz
City Clerk

July 30, 2014

Mr. Robert Joseph
Robert 100, LLC
117 N. Jefferson Street
Apt. 200
Milwaukee, WI 53202

Dear Mr. Joseph:

Enclosed is a copy of Certified Survey Map No. 8610, to divide the existing and vacant former Hub Chrysler property into 3 lots located within the 3000 block of S. 108 St., for a commercial redevelopment project, submitted by Robert 100, LLC (Tax Key No. 520-0150-001), which was recorded on June 23, 2014.

Sincerely,

Monica Schultz
City Clerk

/jl

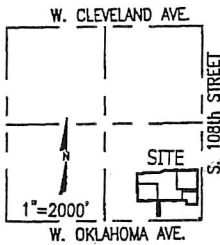
enclosure

cc: Planning & Zoning Department
City Engineer
City Assessor
Director of Building Inspections and Neighborhood Services
Special Assessment Clerk
Pat Walker
Donald C. Chaput, Surveyor

CERTIFIED SURVEY MAP NO. 8610

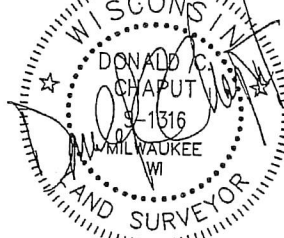
A division of part of Lot 1, and part of Lot 3 in Westlane Park, being part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Town 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

VICINITY MAP
SE 1/4 SEC. 7
T6N, R21E



All bearings are referenced to the Wisconsin State Plane Coordinate System (South zone) in which the East line of the SE 1/4, Sec. 7 bears N00°55'40"W.

- Indicates found 1" iron pipe.
- Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.
- + Indicates chiseled cross.

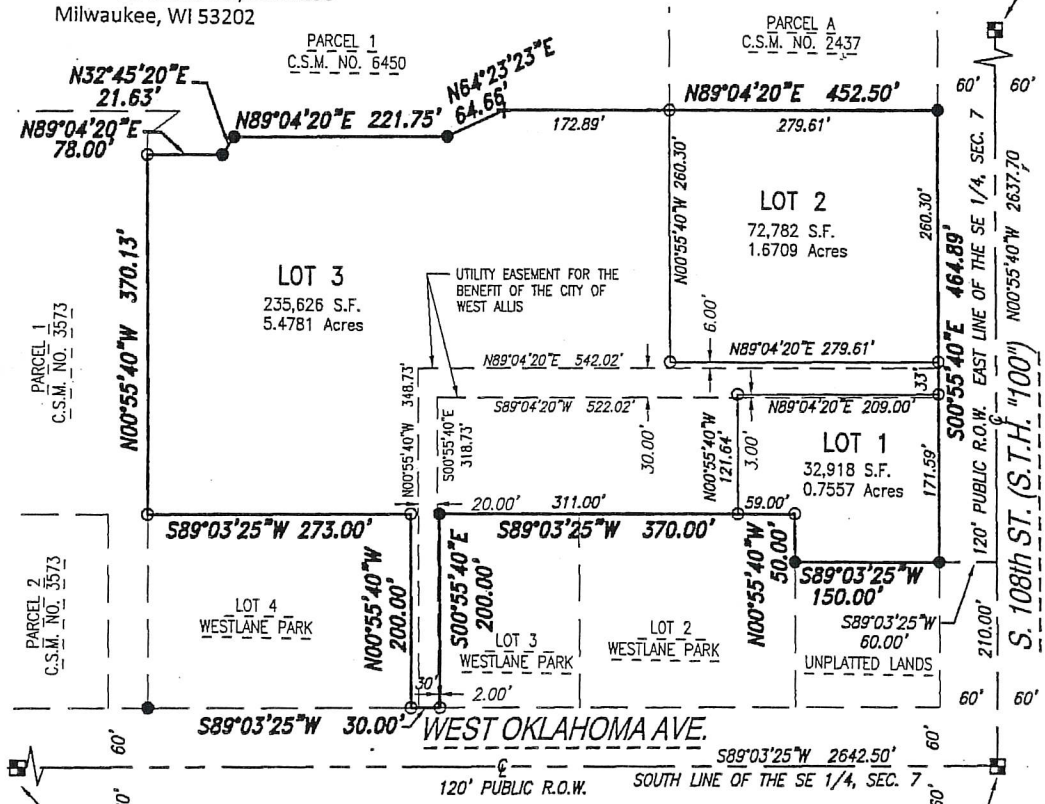


Date: October 25, 2013
Revised: April 1, 2014

Subdivider:
Robert 100, LLC
117 N. Jefferson St., Suite 200
Milwaukee, WI 53202

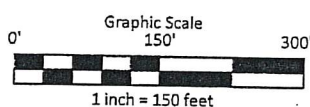
Site is zoned: C-4 (Regional Commercial District)

CONC. MON.
WITH BRASS CAP
NE COR. OF SE 1/4
SEC. 7, T6N, R21E.



CONC. MON.
WITH BRASS CAP
SW COR. OF SE 1/4
SEC. 13, T7N, R21E.

CONC. MON.
WITH BRASS CAP
SE COR. OF SE 1/4
SEC. 7, T6N, R21E.



CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Registered Land Surveyor S-1316

Survey No. 1585-dje
Sheet 1 of 5 Sheets



STATE OF WISCONSIN
MILWAUKEE COUNTY

I, the undersigned Register of Deeds of Milwaukee County, hereby certify that this document is a true and correct copy of the original on file or record in my office. Witness my hand and official seal this

JUN 23 2014

date

John La Fave

JOHN LA FAVE
Register of Deeds

CERTIFIED SURVEY MAP NO: 8610

A division of part of Lot 1, and part of Lot 3 in Westlane Park, being part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Town 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
:SS
MILWAUKEE COUNTY)

I, DONALD C. CHAPUT, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of part of Lot 1, and part of Lot 3 in Westlane Park, being part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Town 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, which is bounded and described as follows:

COMMENCING at the Southeast corner of the Southeast 1/4 of said 1/4 Section; thence North 00°55'40" West 210.00 feet to a point on the East line of said 1/4 Section; thence South 89°03'25" West 60.00 feet to a point on the West line of South 108th Street and the point of beginning of lands to be described; thence South 89°03'25" West 150.00 feet to a point; thence North 00°55'40" West 50.00 feet to a point; thence South 89°03'25" West 370.00 feet to a point; thence South 00°55'40" East 200.00 feet to a point on the North line of West Oklahoma Avenue; thence South 89°03'25" West along said North line 30.00 feet to a point; thence North 00°55'40" West 200.00 feet to a point; thence South 89°03'25" West 273.00 feet to a point; thence North 00°55'40" West 370.13 feet to a point; thence North 89°04'20" East 78.00 feet to a point; thence North 32°45'20" East 21.63 feet to a point; thence North 89°04'20" East 221.75 feet to a point; thence North 64°23'23" East 64.66 feet to a point; thence North 89°04'20" East 452.50 feet to a point on the West line of South 108th Street; thence South 00°55'40" East along said West line 464.89 feet to the point of beginning.

Said lands as described contains 344,326 square feet or 7.905 Acres.

THAT I have made the survey, land division and map by the direction of Robert 100, LLC, owner.

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

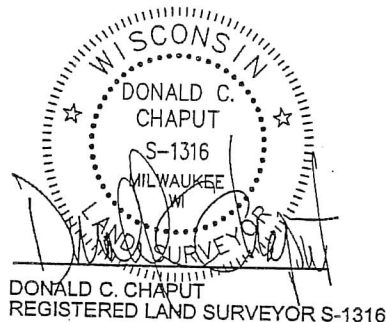
THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and the Land Division Regulations of the City of West Allis in surveying, dividing and mapping the same.

DOC.# 10369914

RECORDED 06/23/2014 02:39PM
JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
FEE EXEMPT #:

DATE October 25, 2013

Revised: April 1, 2014





STATE OF WISCONSIN
MILWAUKEE COUNTY
I, the undersigned Register of Deeds of Milwaukee
County, hereby certify that this document is a true
and correct copy of the original on file or record in
my office. Witness my hand and official seal this

JUN 23 2014

date

A handwritten signature in cursive script that reads "John La Fave".

JOHN LA FAVE
Register of Deeds

CERTIFIED SURVEY MAP NO. 8610

A division of part of Lot 1, and part of Lot 3 in Westlane Park, being part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Town 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.


CORPORATE OWNER'S CERTIFICATE

Robert 100, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said company caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the subdivision regulations of the City of West Allis and Chapter 236 of the Wisconsin Statutes.

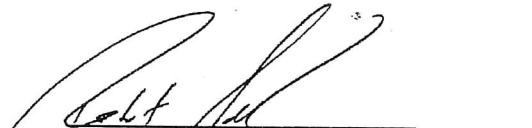
Robert 100, LLC, does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: City of West Allis.

IN Witness Whereof, the said Robert 100, LLC has caused these presents to be signed by Robert Joseph, its Manager at Robert 100, LLC this 13 day of June, 2014

In the presence of:



Witness



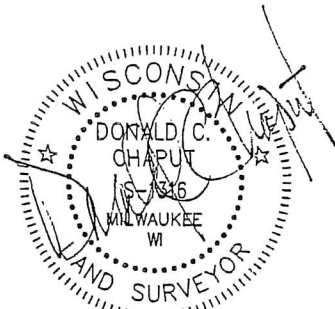
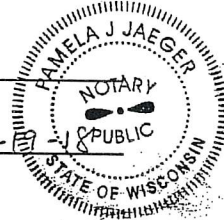
Robert Joseph, Manager

STATE OF WISCONSIN }
 :SS
MILWAUKEE COUNTY }

Personally came before me this 13 day of June, 2014, Robert Joseph of Robert 100, LLC, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.



Notary Public
State of Wisconsin
My commission expires. 3-18-18
My commission is permanent.



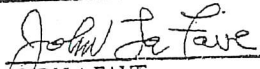


STATE OF WISCONSIN
MILWAUKEE COUNTY

I, the undersigned Register of Deeds of Milwaukee County, hereby certify that this document is a true and correct copy of the original on file or record in my office. Witness my hand and official seal this

JUN 23 2014

date


JOHN LA FAVE
Register of Deeds

CERTIFIED SURVEY MAP NO: 8610

A division of part of Lot 1, and part of Lot 3 in Westlane Park, being part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Town 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

Associated Bank, National Association, a national banking association, mortgagee of the above described land, consents to the surveying, dividing, mapping and restricting of the land described in the foregoing affidavit of DONALD C. CHAPUT, surveyor, and consents to the above certificate of Robert 100, LLC, owner.

In Witness Whereof, the Associated Bank, National Association, has caused these presents to be signed by RORY H. DUNN, its VICE PRESIDENT, at MILWAUKEE, WISCONSIN, this 18TH day of JUNE, 2014.

In the presence of:

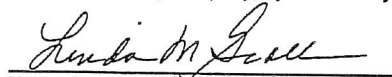

Witness

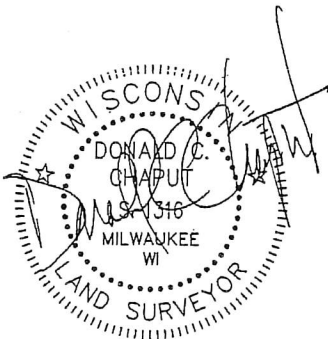
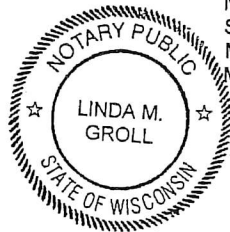
Associated Bank, National Association

By Rory H. Dunn its
RORY H. DUNN, VICE PRESIDENT

STATE OF WISCONSIN)
:SS
MILWAUKEE COUNTY)

Personally came before me this 18TH day of JUNE, 2014, RORY H. DUNN, VICE PRESIDENT, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.


Notary Public LINDA M. GROLL
State of Wisconsin
My commission expires. 01/18/2015
My commission is permanent.



October 25, 2013
Revised: April 1, 2014

This instrument was drafted by Donald C. Chaput
Registered Land Surveyor S-1316

Sheet 4 of 5 Sheets



STATE OF WISCONSIN
MILWAUKEE COUNTY
I, the undersigned Register of Deeds of Milwaukee
County, hereby certify that this document is a true
and correct copy of the original on file or record in
my office. Witness my hand and official seal this

JUN 23 2014

date

A handwritten signature in cursive script, reading "John La Fave", is written over a horizontal line.

JOHN LA FAVE
Register of Deeds

CERTIFIED SURVEY MAP NO. 8610

A division of part of Lot 1, and part of Lot 3 in Westlane Park, being part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Town 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

COMMON COUNCIL RESOLUTION

Be it resolved by the Common Council of the City of West Allis, Wisconsin, that the Certified Survey Map of a parcel of land being part of Lot 1, and part of Lot 3 in Westlane Park, being part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Town 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin be and the same is hereby adopted.

Approved: 6/19/14

Adopted: June 17, 2014


DAN DEVINE, MAYOR


MONICA SCHULTZ
CITY CLERK

CITY CLERK'S CERTIFICATE

I, ^{CITY CLERK} ~~Clerk/Treasurer~~ Monica Schultz, do hereby certify that I am the duly appointed, qualified ~~Administrative Officer, City~~ Clerk/Treasurer of the City of West Allis, and the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of West Allis.

Date June 17, 2014

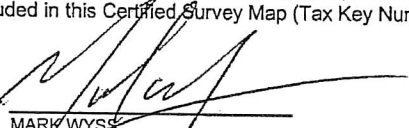

MONICA SCHULTZ
CITY CLERK

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
MILWAUKEE COUNTY) :SS

I, Mark Wyss, being the duly appointed, qualified Finance Director/Comptroller/City Treasurer of the City of West Allis do hereby certify that in accordance with the records in my office there are no unpaid special assessments as of 6-19-14 on any of the lands included in this Certified Survey Map (Tax Key Number(s) 520-2150-001).

6/19/14
DATE



MARK WYSS
FINANCE DIRECTOR/COMPTROLLER/CITY TREASURER

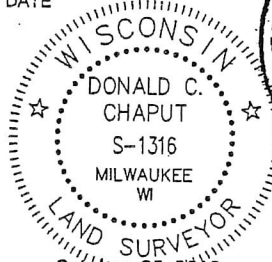
CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
MILWAUKEE COUNTY) :SS

^{REX QUEEN}
I, ~~Daniel Diliberti~~ Rex Queen, being the duly elected, qualified and acting County Treasurer of the County of Milwaukee, certify that in accordance with the records in the office of the County Treasurer of the County of Milwaukee, there are no unpaid taxes or special assessments as of 6-23-14 on the land included in this Certified Survey Map.

6-23-14
DATE


DANIEL DILIBERTI COUNTY TREASURER
OR REX B. QUEEN DEPUTY TREASURER


DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR
October 25, 2013
Revised: April 1, 2014
June 6, 2014



This instrument was drafted by Donald C. Chaput
Registered Land Surveyor S-1316

STATE OF WISCONSIN
MILWAUKEE COUNTY
I, the undersigned Register of Deeds of Milwaukee
County, hereby certify that this document is a true
and correct copy of the original on file or record in
my office. Witness my hand and official seal this

JUN 23 2014

date

John La Fave

JOHN LA FAVE
Register of Deeds