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SONA- SITE

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

PEG JOB#

650.03

10/13/2020

LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-883469-MKE WITH AN EFFECTIVE DATE OF NOVEMBER 29, 2017.

Lots 1, 2 and 3 of Certified Survey Map No. 8866, recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on November 11, 2016 as Document No. 10622534, being a redivision of Lots 1, 2, 3 and 4 of Certified Survey Map No. 8231 and Parcel 2 of Certified Survey Map No. 6513, being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin.

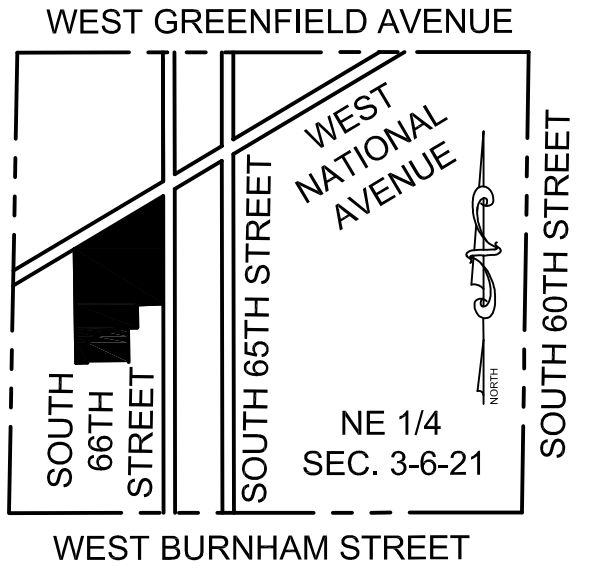
Tax ID No.: 454-0648-000 and 454-0649-000 and 454-0650-000

NW COR., NE 1/4 SEC. 3, T6N, R21E (CONC. MON. W/ BRASS CAP) N 376.976.53; E 2.535.591.15 (WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE) REFERENCE BENCHMARK CITY OF WEST ALLIS DATUM EL=147.93 P.O.C.

SE COR., SE 1/4 SEC. 34, T7N, R21E (CONC. MON. W/ BRASS CAP) N88°17'31"E 38.86'

NE COR., NE 1/4 SEC. 3, T6N, R21E (CONC. MON. W/ BRASS CAP) N88°17'31"E 38.86'

VICINITY MAP SCALE 1"=1000'



GRAPHICAL SCALE (FEET) 0 1" = 40' 80'

Bearings referenced to C.S.M. NO. 8866. The north line of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East has a bearing of N88°05'31"E.

GENERAL NOTES

- 1. Right of Way widths and locations are based on Certified Survey Map No. 8231, Certified Survey Map No. 8366, Certified Survey Map No. 8866, the Milwaukee County Automated Mapping & Land Information System and surveys of record.
2. Existing vehicular access to the subject properties are via Six Points Crossing, West National Avenue, South 66th Street and West Mitchell Street being public right of ways.
3. At the time of this survey the subject property contained snow and snow storage piles. Pinnacle Engineering Group, LLC takes no responsibility for any improvements that can not be located based on a reasonable visual observation.

STATEMENT OF ENCROACHMENTS

None Observed

TABLE A

- 1. Monuments placed at all corners of the subject property boundary.
2. Address (as disclosed in title commitment): 66** W. National Avenue, West Allis, WI 15** S. 66th Street, West Allis, WI 67** W. National Avenue, West Allis, WI 67** W. Mitchell Street, West Allis, WI
3. Flood Zone Classification: The property lies within in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55079C0086E. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain. (Zone "X" =No Shading).
4. Gross Land Area: 294,449 Square Feet (6.5300 Acres).
5. Vertical Datum: City of West Allis Vertical Datum (conversion = National Geodetic Vertical Datum of 1929 minus (-) 580.56). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the Northwest corner of the Northeast 1/4 Section 3, Town 6 North, Range 21 East. Elevation = 147.93.
6. Letter / Zoning Report not supplied by client at time of survey.
7. The subject properties are vacant - No Buildings.
8. Substantial features observed in the process of conducting the survey graphically shown on survey.
9. There are no designated parking spaces on the subject property.
10. Underground utility locations shown are based on utility plans available from the municipality and field location markings by Digger's Hotline ticket #20160802173, #20160802238, #20160802215, #20160802203, #20160802207, #20160802197, #20160802187 & #20160802258 with a clear date of MARCH 27, 2016 AND ticket #20174513273 & #20174513292 with a clear date of NOVEMBER 15, 2017 AND ticket #20180303513 & #20180303519 with a clear date of JANUARY 23, 2018. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC, does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activities.
13. Names of adjoining owners according to current public records: Shown on Survey.
14. The subject properties are located at the intersection of West National Avenue and South Six Points Crossing.
16. No evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
17. No evidence of changes in street right of way lines and street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
18. No wetlands were delineated or observed in the process of conducting the fieldwork.
20. Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.

CERTIFICATION

To: Community Development Authority of the City of West Allis: First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS LAND TITLE SURVEYS, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(c), 8, 9, 11, 13, 14, 16, 17, 18 & 20 of Table A thereof. The fieldwork was completed on MARCH 11, 2016 and JANUARY 23, 2018.

John P. Konopacki, PLS License No. S-2461

Date of Plat or Map: JANUARY 29, 2018

PINNACLE ENGINEERING GROUP, LLC, 15850 West Bluemound Road Suite 210 Brookfield, WI 53005 Phone: 262-754-8888 Fax: 262-754-8850



LEGEND OF SYMBOLS & ABBREVIATIONS

Table with 3 columns listing symbols and abbreviations for various survey features such as Sanitary Manhole, Storm Manhole, Fiber Optic Marker, Sign, Mail Box, etc.

NOTES CORRESPONDING TO SCHEDULE B - II

- 1-3 VISIBLE EVIDENCE SHOWN IF ANY
4-7 & 17-18 NOT SURVEY RELATED
8. Easements, if any, of the public or any school district, utility, municipality or person, as provided in Section 66.1005(2)(a) of the Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground conduits, improvements or service in that portion of the captioned premises which were formerly a part of W. Lapham Street, now vacated. Vacated W. Lapham Street graphically shown on survey.
9. Utility Easement granted to Wisconsin Electric Power Company recorded on December 26, 1973 in Reel 5015, as Document No. 4812929. Easement for a line of wires and poles. Wires and poles not observed in the process of conducting field work.
10. Redevelopment plan for the Six Points/Farmers Market Redevelopment Project recorded on February 22, 2001 in Reel 5015, Image 1261, as Document No. 8027619, Amendment to Redevelopment Plan recorded on November 26, 2001, in Reel 5208, Image 1546, as Document No. 8175523, Second Amendment to Redevelopment Plan recorded on December 17, 2001, in Reel 5223, Image 685, as Document No. 8185313. Redevelopment Plan affects subject properties but cannot be plotted. Building Setback Requirements: Front Yard=Average Adjacent Buildings, Side Yard = None and Rear Yard = 10 Feet Commercial Use and 30 Feet Multi-Family Residential Use, Page 6 of 8
11. Public Utility Easement, Access Easement and Storm Sewer Easement as shown on Certified Survey Map No. 8231, Easements graphically shown on survey.
12. AT&T Wisconsin General Easement granted to Wisconsin Bell, Inc., d/b/a AT&T Wisconsin, Wisconsin Electric Power Company d/b/a We Energies and Time Warner Entertainment Company LP d/b/a Time Warner Cable recorded August 17, 2009 as Document No. 9781802.
13. Terms, provisions and conditions set forth in Agreement entered into by and between the City of West Allis and Central Improvement Company recorded on March 29, 1920, as Document No. 1031318. (Affects Lot 3 CSM No. 8866) Agreement for a sidetrack and the right to extend said sidetrack. No side tracks observed on the subject properties. It is the surveyor's opinion that the document no longer affects the subject properties.
14. Easement for Ingress and Egress made August 4, 1998 and recorded on October 13, 1998, in Reel 4413, Image 578, as Document No. 7615092. (Affects Lot 3 CSM No. 8866). Ingress and Egress Easement affects subject property but the exact location of the easement cannot be determined from the recorded document and cannot be plotted - the approximate location for ingress and egress from Mitchell Street to Parcel 1 of Certified Survey Map No. 6513 graphically shown on survey.
15. Terms, provisions and conditions set forth Deed Restriction dated June 30, 2010 and recorded on July 8, 2010, as Document No. 9894259. (Affects Lot 3 CSM No. 8866). Deed Restriction and approval for closure by the Wisconsin Department of Natural Resources of an environmental contamination case involving 1706 South 68th Street, West Allis, Wisconsin. Does not affect subject properties.
16. Electrical Sub-Station as shown on Certified Survey Map No. 6513 and Certified Survey Map No. 8866. (Affects Lot 3 CSM No. 8866). Electric Sub-Station Easement per Certified Survey Map No. 6513 graphically shown on survey, no utilities observed.

LOCATION: SIX POINTS DEVELOPMENT NE 1/4 SEC. 3, T6N, R21E, CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN

PINNACLE ENGINEERING GROUP logo and contact information: 15850 W. BLUEMOUND ROAD, BROOKFIELD, WI 53005, (262) 754-8888

ALTA/NSPS LAND TITLE SURVEY

REVISIONS table with columns for description, date, and scale.

SHEET 1 of 1 SURVEY information including project number 650,000 and date 01/29/18.