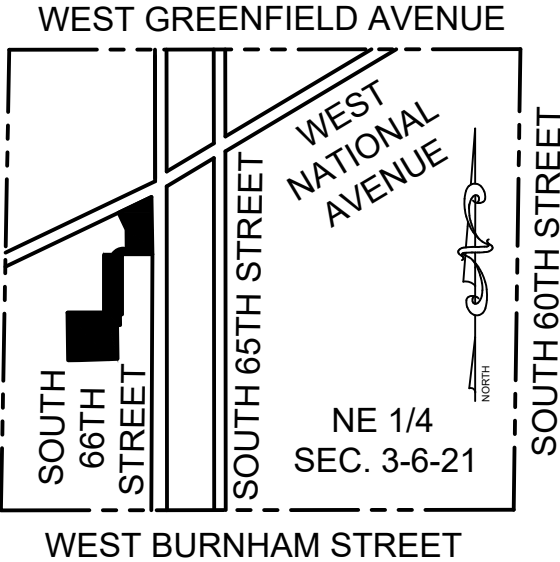


CERTIFIED SURVEY
MAP NO. _____

Being a redivision of part of Lot 1 and all of Lot 4 of Certified Survey Map No. 9370, 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, City of West Allis, Milwaukee County, Wisconsin.

VICINITY MAP
SCALE 1"=1000'



Subject Property
Zoning: C3
Tax Key Number:
4540656000
4540653001

Prepared for:
Mandel Group, Inc.
330 E. Kilbourn Avenue Suite 600
South Milwaukee, WI 53202

- NOTES:**
- All measurements have been made to the nearest one-hundredth of a foot.
 - All angular measurements have been made to the nearest one second.
 - Bearings referenced to 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.



Jesse Zoltowski
SEPTEMBER 29, 2025



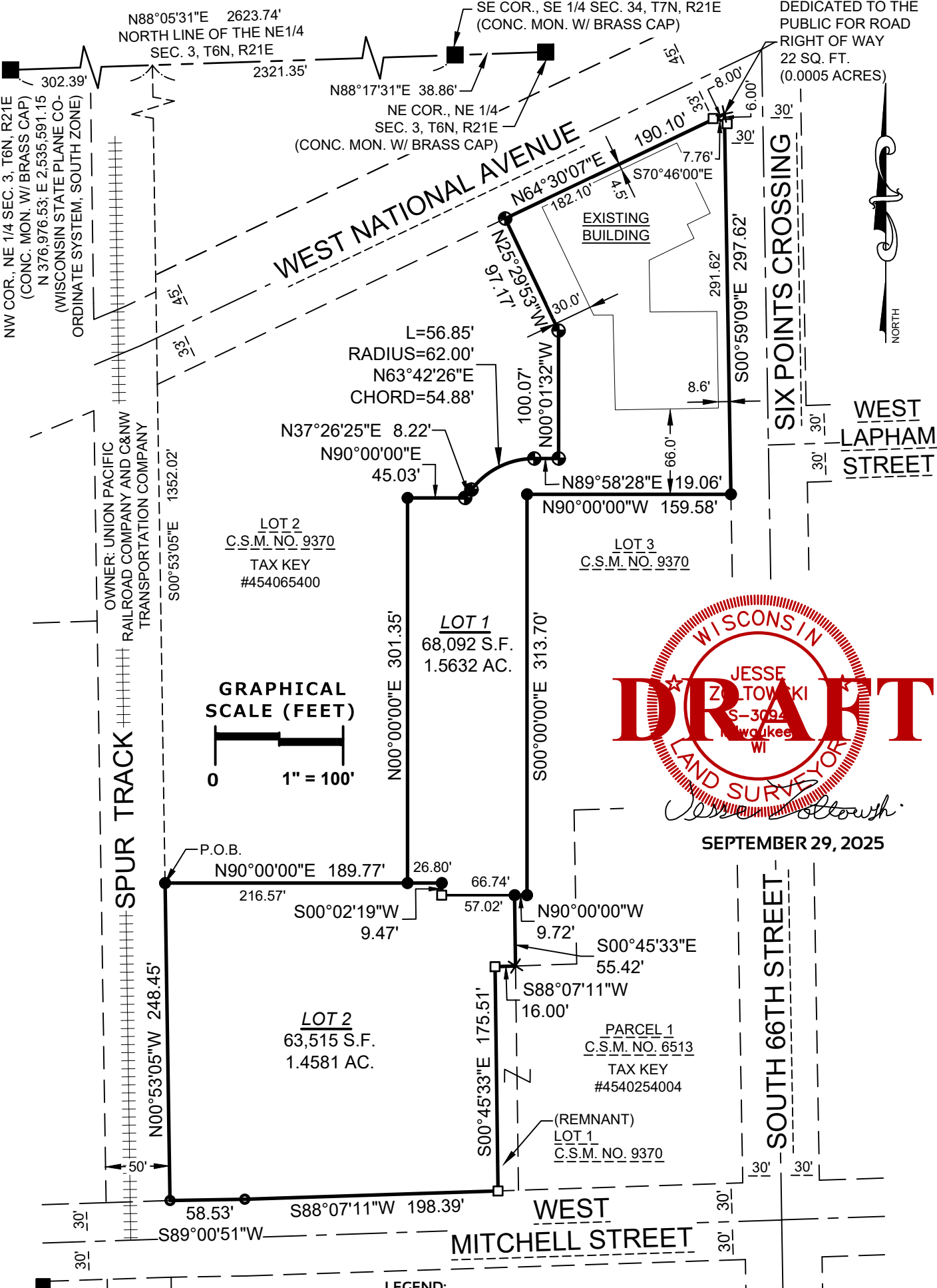
Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

DRAFTED BY: ST
PEG JOB#650.00
SHEET 1 OF 6

CERTIFIED SURVEY MAP NO. _____

Being a redivision of part of Lot 1 and all of Lot 4 of Certified Survey Map No. 9370, 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, City of West Allis, Milwaukee County, Wisconsin.



WISCONSIN
JESSE ZOLTOWSKI
S-3094
MILWAUKEE, WI
DRAFT
LAND SURVEYOR
Jesse Zoltowski
SEPTEMBER 29, 2025

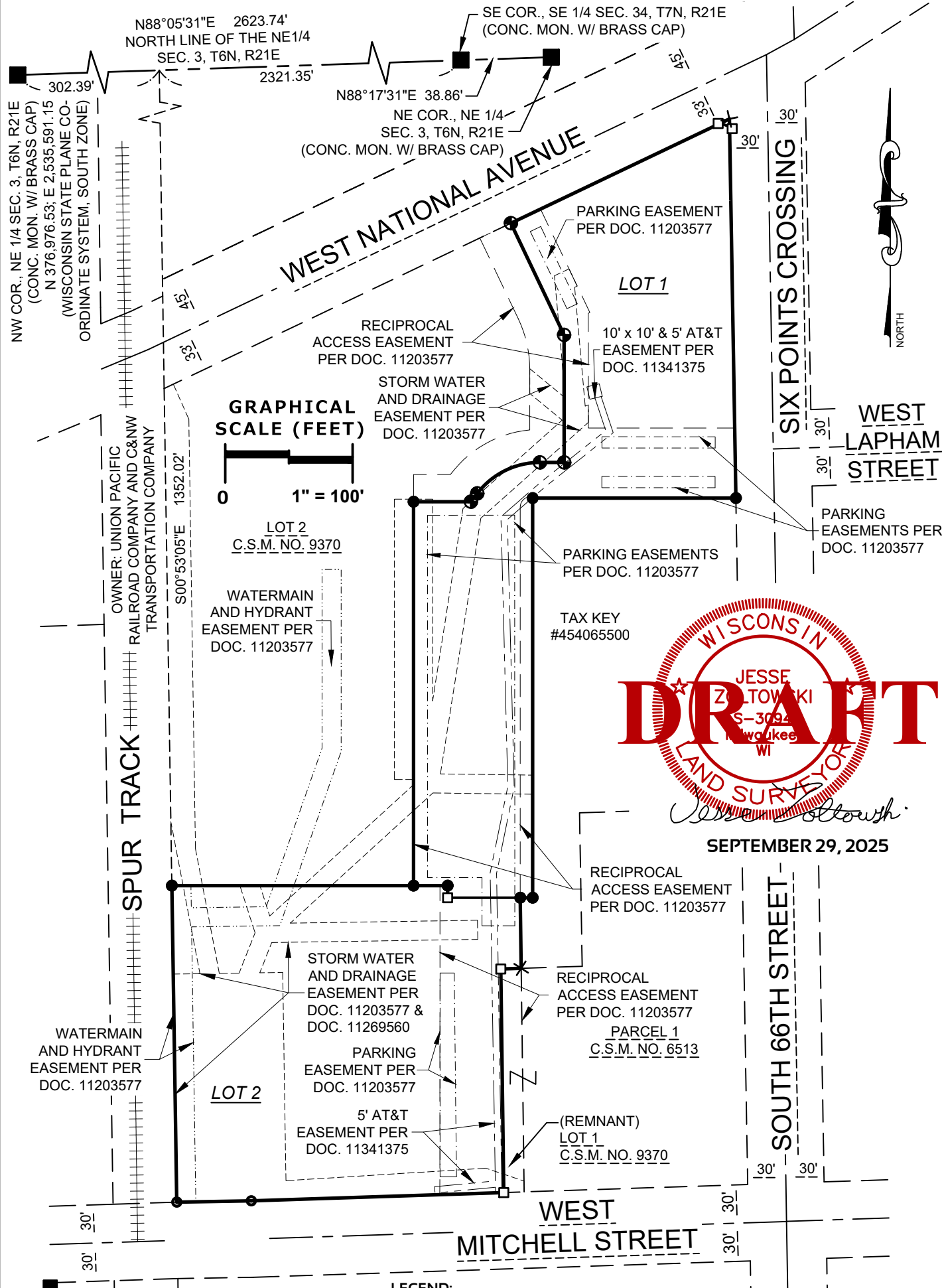
Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

PEG JOB#650.00
SHEET 2 OF 6

CERTIFIED SURVEY MAP NO. _____

Being a redivision of part of Lot 1 and all of Lot 4 of Certified Survey Map No. 9370, 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, City of West Allis, Milwaukee County, Wisconsin.



Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

LEGEND:

- - Denotes Found Iron Pipe
- - Denotes Found Mag Nail
- - Denotes Found 3/4" Iron Rod
- X - Denotes Found Chiseled Cross
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

PEG JOB#650.00
SHEET 3 OF 6

CERTIFIED SURVEY MAP NO. _____

Being a redivision of part of Lot 1 and all of Lot 4 of Certified Survey Map No. 9370, 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, City of West Allis, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Jesse Zoltowski, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and redivided that part of Lot 1 and all of Lot 4 of Certified Survey Map No. 9370, recorded in the office of the Register of Deeds for Milwaukee County as Document No. 11193094, 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, City of West Allis, Milwaukee County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 3;
Thence North 88°05'31" East along the north line of said Northeast 1/4, 302.39 feet;
Thence South 00°53'05" East and then along the west line of Lot 2 of Certified Survey Map No. 9370, 1352.02 feet to the Point of Beginning;

Thence North 90°00'00" East along the south line of said Lot 2, 189.77 feet;
Thence North 00°00'00" East along the east line of said Lot 2, 301.35 feet;
Thence North 90°00'00" East along said east line, 45.03 feet;
Thence North 37°26'25" East along said east line, 8.22 feet to a point on a curve;
Thence northeasterly 56.85 feet along said curve to the right and said east line of said Lot 2, whose radius is 62.00 feet and whose chord bears North 63°42'26" East, 54.88 feet;
Thence North 89°58'28" East along said east line, 19.06 feet;
Thence North 00°01'32" West along said east line, 100.07 feet;
Thence North 25°29'53" West along said east line, 97.17 feet to the south right of way line of West National Avenue;
Thence North 64°30'07" East along said south right of way line, 190.10 feet to the west right of way line of Six Points Crossing;
Thence South 00°59'09" East along said west right of way line, 297.62 feet to the north line of Lot 3 of Certified Survey Map No. 9370;
Thence North 90°00'00" West along said north line, 159.58 feet;
Thence South 00°00'00" East along the west line of said Lot 3, 313.70 feet;
Thence North 90°00'00" West along said west line of Lot 3, 9.72 feet;
Thence South 00°45'33" East along said west line of Lot 3, 55.42 feet;
Thence South 88°07'11" West, 16.00 feet;
Thence South 00°45'33" East, 175.51 feet to the north right of way line of West Mitchell Street;
Thence South 88°07'11" West along said north right of way line, 198.39 feet;
Thence South 89°00'51" West along said north right of way line, 58.53 feet to the east line of a Spur Track;
Thence North 00°53'05" West along said east line, 248.45 feet to the Point of Beginning.

Dedicating that portion of land as graphically shown for public right of way purposes.

Containing 131,629 square feet (3.0218 acres) of land Gross and 131,607 square feet (3.0213 acres) of land Net, more or less.

That I have made such survey, land division and map by the direction of Community Development Authority of the City of West Allis, owner of said land.

That such plat 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 the provisions of s.236.34 of the Wisconsin State Statutes and the City of West Allis Land Division Ordinance in surveying, mapping and dividing the same.

Date: SEPTEMBER 29, 2025



Jesse Zoltowski
Jesse Zoltowski
Professional Land Surveyor S-3094

CERTIFIED SURVEY MAP NO. _____

Being a redivision of part of Lot 1 and all of Lot 4 of Certified Survey Map No. 9370, 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, City of West Allis, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

Community Development Authority of the City of West Allis, as owner, does hereby certify that it caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

We also certify that this certified survey map is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. City of West Allis
2. Milwaukee County

IN WITNESS WHEREOF, the said Community Development Authority of the City of West Allis has caused these presents to be signed by _____, Executive Director of the Community Development Authority, at West Allis, Milwaukee County, Wisconsin, on this _____ day of _____, 2025.

In the presence of: Community Development Authority of the City of West Allis

Executive Director of the
Community Development Authority

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this _____ day of _____, 2025, _____, Executive Director of the Community Development Authority, of the above named Community Development Authority of the City of West Allis, to me known to be the person who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as such officer, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____




Jesse Zolowich
SEPTEMBER 29, 2025

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

PEG JOB#650.00
SHEET 5 OF 6

CERTIFIED SURVEY MAP NO. _____

Being a redivision of part of Lot 1 and all of Lot 4 of Certified Survey Map No. 9370, 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, City of West Allis, Milwaukee County, Wisconsin.

COMMON COUNCIL APPROVAL

Be it resolved by the Common Council of the City of West Allis, Wisconsin, that the Certified Survey Map of a parcel of land in 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, Milwaukee County, Wisconsin be and the same is hereby adopted.

Approved: _____

Adopted: _____

Dan Devine, Mayor

Erin Hirn, City Administrator

CERTIFICATE OF CITY TREASURER

I, _____, being the duly appointed, qualified and acting City Treasurer of the City of West Allis, Wisconsin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes of unpaid special assessments as of _____, 2025 on any of the lands included in this Certified Survey Map.

Date

City Treasurer

CERTIFICATE OF CITY CLERK

I, _____, being the duly appointed, qualified and acting City Clerk of the City of West Allis, Wisconsin, and that the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of West Allis, Wisconsin on the _____ day of _____, 2025.

Date

City Clerk


Jesse Zoltowski
SEPTEMBER 29, 2025