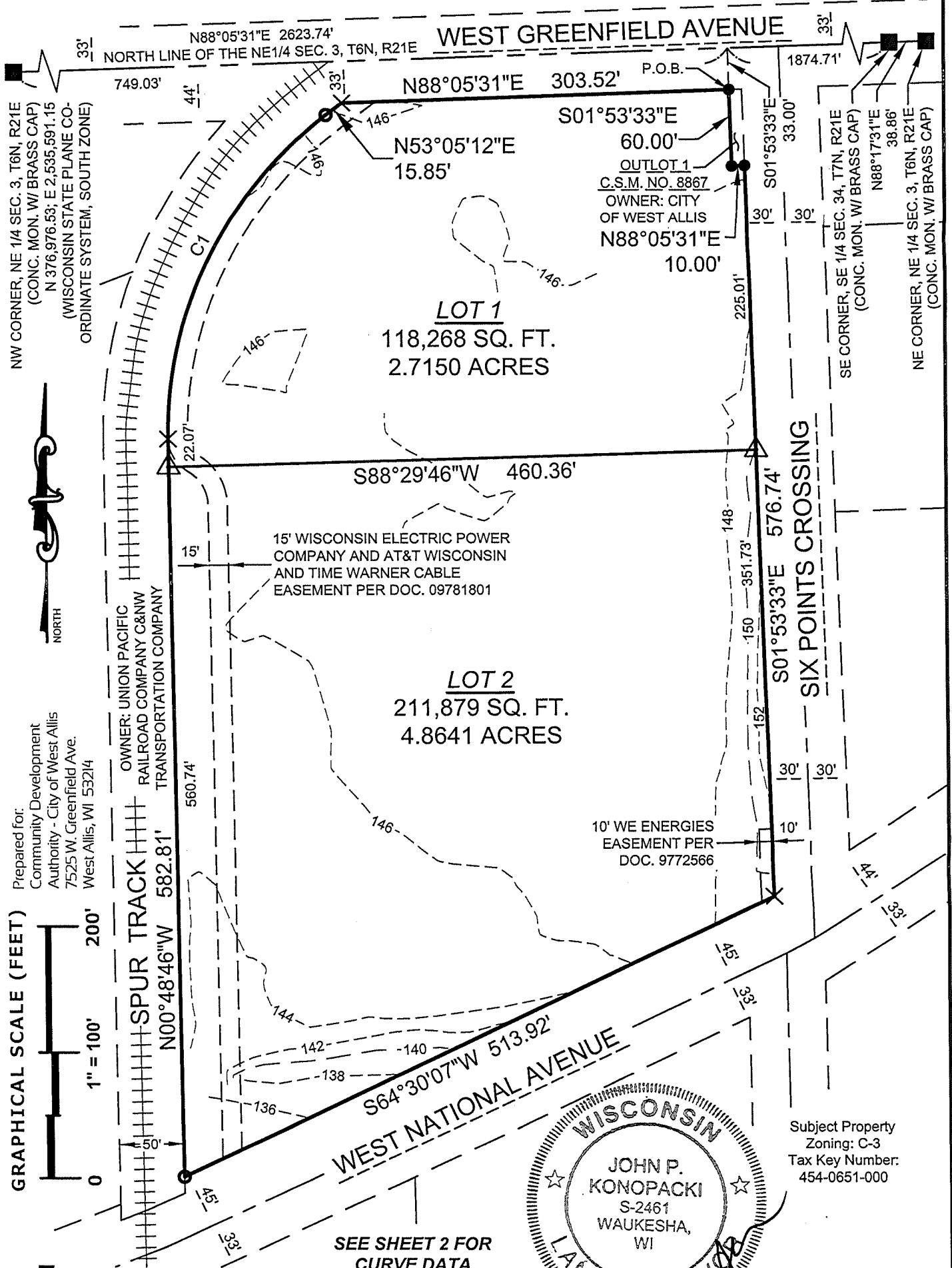


# CERTIFIED SURVEY MAP NO. 8966

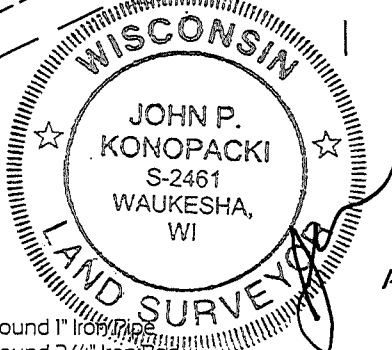
Being Lot 1 of Certified Survey Map No. 8867, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.



Prepared for:  
Community Development  
Authority - City of West Allis  
7525 W. Greenfield Ave.  
West Allis, WI 53214

**GRAPHICAL SCALE (FEET)**  
0 100' 200'  
1" = 100'

OWNER: UNION PACIFIC  
RAILROAD COMPANY C&NW  
TRANSPORTATION COMPANY



Subject Property  
Zoning: C-3  
Tax Key Number:  
454-0651-000

AUGUST 30, 2017

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
15850 BLUEMOUND ROAD | SUITE 210  
BROOKFIELD, WI 53005  
OFFICE: (262) 754-8888

**LEGEND:**  
○ - Denotes Found 1" Iron Pipe  
● - Denotes Found 3/4" Iron Rod  
△ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.  
X - Denotes Chiseled Cross

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#650.00  
SHEET 1 OF 4

# CERTIFIED SURVEY MAP NO. 8966

Being Lot 1 of Certified Survey Map No. 8867, being a part of the 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, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided Lot 1 of Certified Survey Map No. 8867, recorded in the office of the Register of Deeds for Milwaukee County on November 11, 2016 as Document No. 10622535, being a part of the 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, 749.03 feet;  
Thence South 01°53'33" East, 33.00 feet to the south right of way line of West Greenfield Avenue and the Point of Beginning;

Thence continuing South 01°53'33" East along the west line of Outlot 1 of Certified Survey Map No. 8867, 60.00 feet to the south line of said Outlot 1;  
Thence North 88°05'31" East along said south line, 10.00 feet to the west right of way line of Six Points Crossing;  
Thence South 01°53'33" East along said west right of way line, 576.74 feet to the north right of way line of West National Avenue;  
Thence South 64°30'07" West along said north right of way line, 513.92 feet to the east line of a Spur Track;  
Thence North 00°48'46" West along said east line, 582.81 feet to a point of curvature;  
Thence northeasterly 294.70 feet along the arc of said curve to the right and said east line, whose radius is 313.27 feet and a chord bearing North 26°08'13" East, 283.95 feet;  
Thence North 53°05'12" East along said east line, 15.85 feet to the aforesaid south right of way line of West Greenfield Avenue;  
Thence North 88°05'31" East along said south right of way line, 303.52 feet to the Point of Beginning.

Containing 330,147 square feet (7.5791 acres) of land 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.

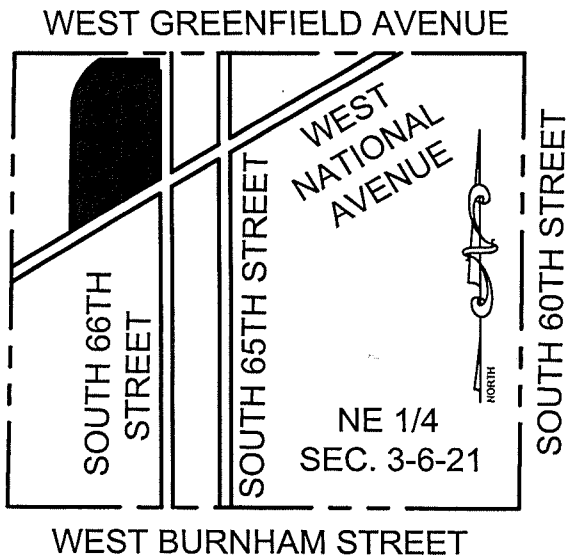
That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and the City of West Allis Land Division Ordinance in surveying, mapping and dividing the same.

Date: AUGUST 30, 2017



John P. Konopacki  
Professional Land Surveyor S-2461

**VICINITY MAP**  
SCALE 1"=1000'



**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.
- Vertical Datum: City of West Allis Vertical Datum. Contours are shown at 2' intervals 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.
- Bearings referenced to C.S.M. NO. 8867. 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.

CURVE DATA					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	294.70'	313.27'	053°53'58"	N26°08'13"E	283.95'

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
15850 BLUEMOUND ROAD | SUITE 210  
BROOKFIELD, WI 53005  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEGJOB#650.00  
SHEET 2 OF 4

# CERTIFIED SURVEY MAP NO. 8966

Being Lot 1 of Certified Survey Map No. 8867, being a part of the 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

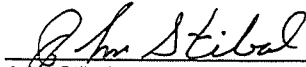
Community Development Authority of the City of West Allis, as owner, does hereby certify that it caused the land described on this certified survey map to be surveyed, divided and mapped as presented on this certified survey map.

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 John Stibal, Executive Director of the Community Development Authority, at West Allis, Milwaukee County, Wisconsin, on this 6<sup>th</sup> day of October, 2017.

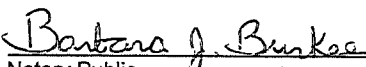
In the presence of: Community Development Authority of the City of West Allis



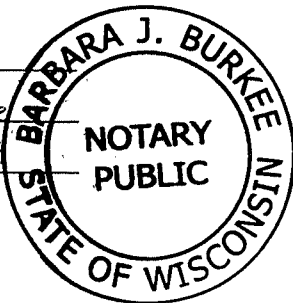
John Stibal  
Executive Director of the  
Community Development Authority

STATE OF WISCONSIN)  
MILWAUKEE COUNTY) SS

Personally came before me this 6<sup>th</sup> day of October, 2017, John Stibal, 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.

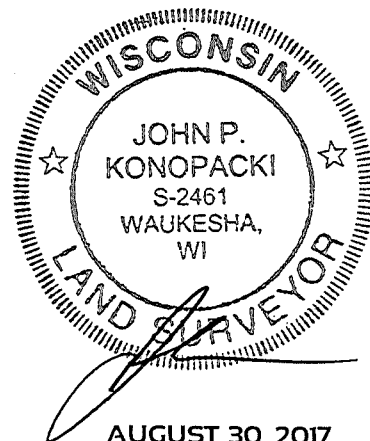


Notary Public  
Name: Barbara J. Burkee  
State of Wisconsin  
My Commission Expires: 10-18-19  
10-18-19



DOC. # 10722457

RECORDED:  
10/23/2017 11:13 AM  
JOHN LA FAVE  
REGISTER OF DEEDS  
MILWAUKEE COUNTY, WI  
AMOUNT: 30.00



Prepared By:

**PINNACLE ENGINEERING GROUP**

15850 BLUEMOUND ROAD | SUITE 210  
BROOKFIELD, WI 53005  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#650.00  
SHEET 3 OF 4

# CERTIFIED SURVEY MAP NO. 8966

Being Lot 1 of Certified Survey Map No. 8867, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.

## CITY OF WEST ALLIS 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 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: September 25, 2017

Dan Devine  
Dan Devine, Mayor

Adopted: September 19, 2017

Monica Schultz  
Monica Schultz, City Clerk

## CERTIFICATE OF CITY TREASURER

I, Peggy Steeno, being the duly appointed, qualified 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 October 5, 2017 on any of the lands included in this Certified Survey Map.

Peggy Steeno  
Peggy Steeno, Finance Director/Comptroller/Treasurer

## CERTIFICATE OF CITY CLERK

I, Monica Schultz, do hereby certify that I am the duly appointed, qualified City Clerk of the City of West Allis, Wisconsin, and that the foregoing is a true and correct copy of a resolution by adopted by the Common Council of the City of West Allis, Wisconsin on the 19th day of September, 2017.

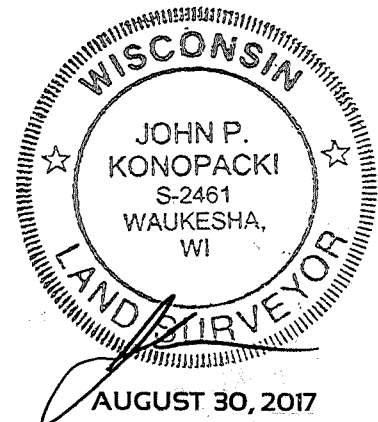
Monica Schultz  
Monica Schultz, City Clerk

## CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)  
MILWAUKEE COUNTY) SS

I, David Cullen, being the duly elected, qualified and acting Treasurer of the County of Milwaukee, Wisconsin, do hereby certify that in accordance with the records in my office, there are no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of 10117, 2017.

David Cullen  
David Cullen, Milwaukee County Treasurer



Prepared By:

**PINNACLE ENGINEERING GROUP**

15850 BLUEMOUND ROAD | SUITE 210  
BROOKFIELD, WI 53005  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#650.00  
SHEET 4 OF 4