

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Lots 34 & 35, in Block 4, in McGeochs Lincoln Avenue Addition, being in the Southwest 1/4 of the Southwest 1/4 of Section 2, in Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

- ▲ INDICATES SET CHISELED NOTCH
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 2, T 6 N, R 21 E, WHICH BEARS S00°30'10"W. WISCONSIN COUNTY COORDINATE SYSTEM, MILWAUKEE COUNTY.

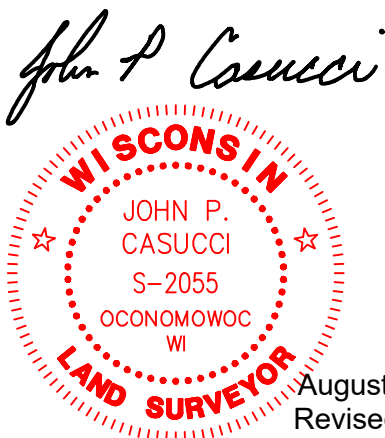
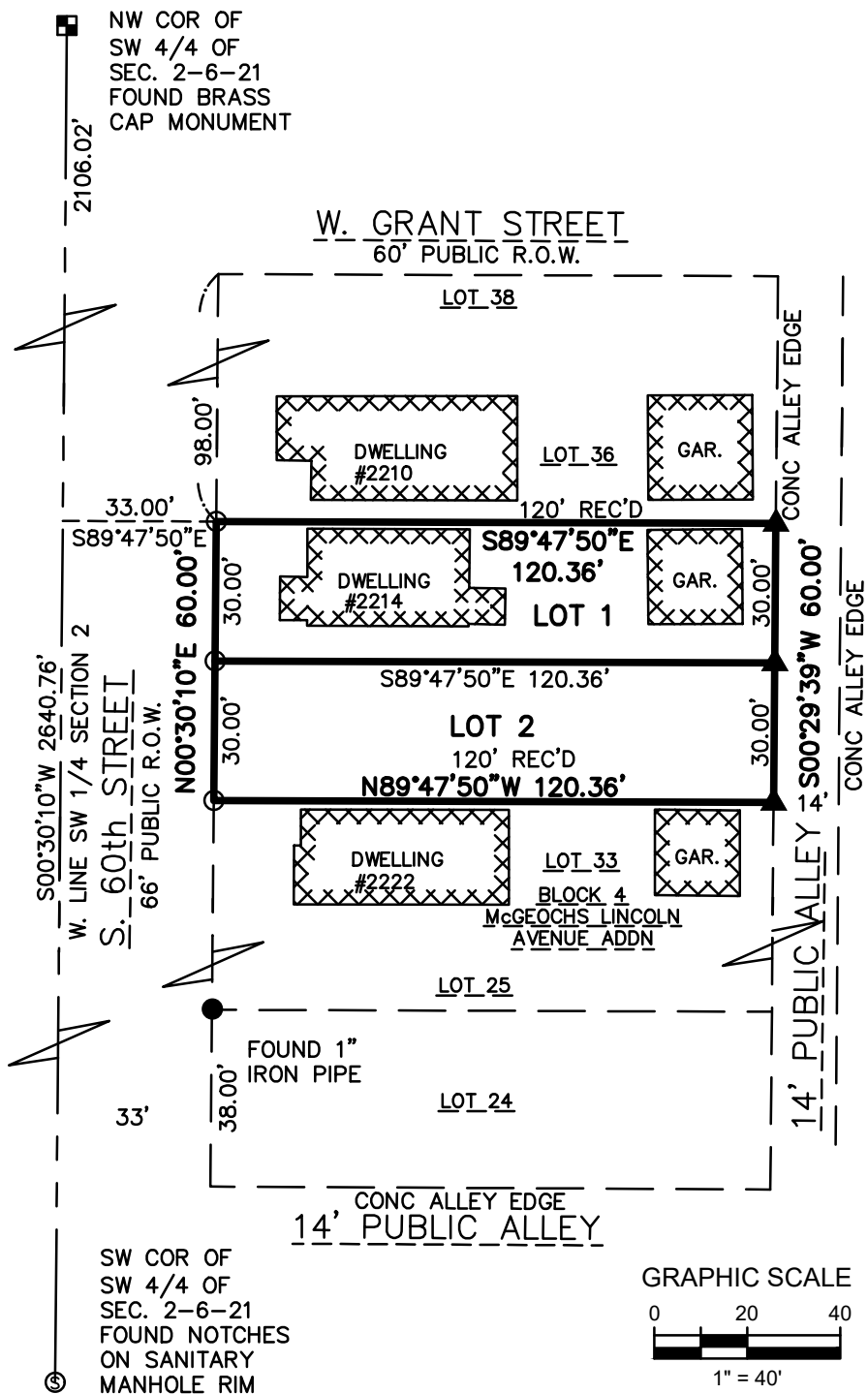
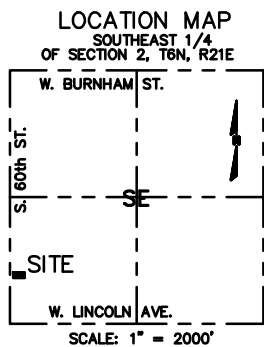
SEE SHEET 2 FOR BUILDING DETAILS

ZONED:  
RA-1

LOT AREAS:  
LOT 1  
3,611 sq.ft.

LOT 2  
3,611 sq.ft.

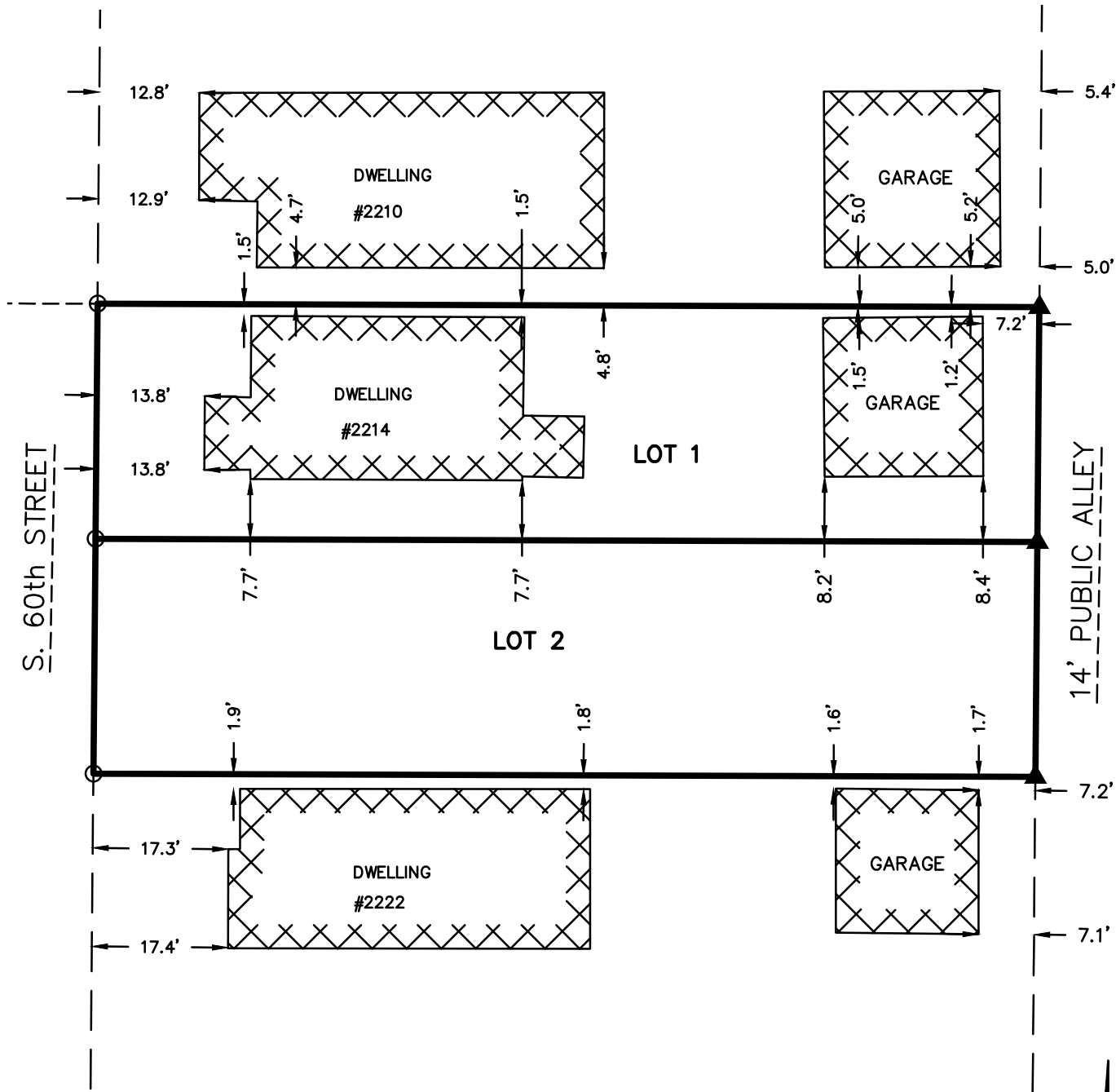
OWNER/SUBDIVIDER  
SKYLINE PROPERTY VENTURES, LLC  
12420 W. HAMPTON AVE.  
BUTLER, WI., 53007



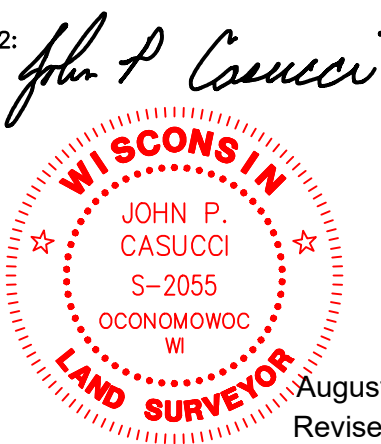
August 27, 2025  
Revised 9/30/25

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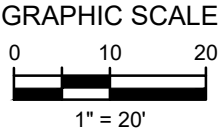
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ZONING SETBACK & BULK  
REQUIREMENTS FOR LOTS 1 & 2:  
LOTS ARE ZONED:RB  
HEIGHT 40'  
FRONT (MAXIMUM) 30'  
FRONT (MINIMUM) 10'  
REAR 10'  
SIDE 3'  
LOT COVERAGE (MAXIMUM) 60%



SURVEY REFERENCES:  
1994 MACK SURVEY #2200 S 60TH ST  
SURVEY NO. CC170894  
  
1995 ALBERT SURVEY #2206 S 60TH ST  
SURVEY NO. 95-7-3  
  
1952 NATIONAL SURVEY SERVICE  
#2210 S 60TH ST  
SURVEY NO. 53026



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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }  
  :SS  
WAUKESHA COUNTY }

I, JOHN P. CASUCCI, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Lots 34 & 35, in Block 4, in McGeochs Lincoln Avenue Addition, being in the Southwest 1/4 of the Southwest 1/4 of Section 2, in Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, bounded and described as follows:

COMMENCING at the Northwest corner of the Southwest 1/4 of Said Section 2; thence South 00° 30' 10" West along the West line of said 1/4 Section a distance of 2106.02 feet to a point; thence South 89° 47' 50" East 33.00 feet to a point in the East line of South 60th Street,said point also the Southwest corner of Lot 36, in Block 4, in McGeochs Lincoln Avenue Addition and the point of beginning of lands to be described; thence South 89° 47' 50" East along the South line of said Lot 120.36 feet to a point in the West line of a 14 foot Public Alley; thence South 00° 29' 39" West along said West line 60.00 feet to the Northeast corner of Lot 33 in said Block 4; thence North 89° 47' 50" West along the North line of said Lot 120.36 feet to a point in the East line of South 60th Street; thence North 00° 30' 10" East along said East line 60.00 feet to the point of beginning.


Said land contains 7,222 square feet.


THAT I have made the survey, land division and map by the direction of: SKYLINE PROPERTY VENTURES, LLC

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 236.34 of the Wisconsin Statutes and the City of West Allis Municipal Code in surveying, dividing, and mapping the same.

August 27, 2025  
Field date  
  
Revised 9/30/25



  
\_\_\_\_\_(SEAL)  
JOHN P. CASUCCI  
PROFESSIONAL LAND SURVEYOR S-2055

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A division of Lots 34 & 35, in Block 4, in McGeochs Lincoln Avenue Addition, being in the Southwest 1/4 of the Southwest 1/4 of Section 2, in Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

SKYLINE PROPERTY VENTURES, 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 has caused the land described on this map to be surveyed, divided, and mapped in accordance with the requirements of Chapter 236.34 of the Wisconsin Statutes and the City of West Allis.

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

IN Witness Whereof, SKYLINE PROPERTY VENTURES, LLC has caused these presents to be signed by Charern Lee, its Member, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

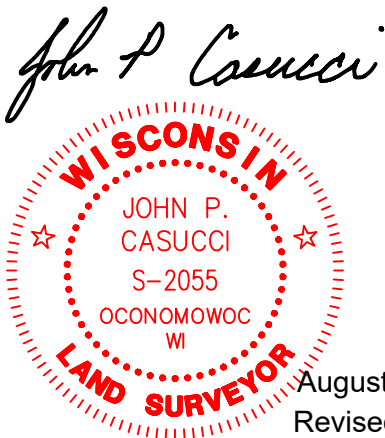
SKYLINE PROPERTY VENTURES, LLC  
a Wisconsin limited liability company

\_\_\_\_\_  
Charern Lee  
Member

STATE OF \_\_\_\_\_ }  
  :SS  
\_\_\_\_\_ COUNTY }

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, Charern Lee of the above named SKYLINE PROPERTY VENTURES, LLC, to me known to be the person who executed the foregoing instrument, and to me known to be the Member of said company, and acknowledged that he executed the foregoing instrument.

(SEAL)



Notary Public, State of \_\_\_\_\_

My Commission Expires \_\_\_\_\_

August 27, 2025  
Revised 9/30/25

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## CONSENT OF CORPORATE MORTGAGEE

Mach1 Lending LLC, mortgagee of that portion of the above-described land identified in this Certified Survey Map, does hereby consent to the surveying, dividing and mapping of the land described in the foregoing affidavit of John P. Casucci, Surveyor, and does hereby consent to the certificate of said owner.

In witness whereof, the said Mach1 Lending LLC, has caused these

presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and by  
(name) (title)  
\_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, \_\_\_\_\_, and  
(name) (title)  
its corporate seal to be hereunto affixed.

this \_\_\_\_ day of \_\_\_\_\_, 2025.

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ :SS

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025,

\_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_, \_\_\_\_\_ of the  
(name) (title) (name) (title)

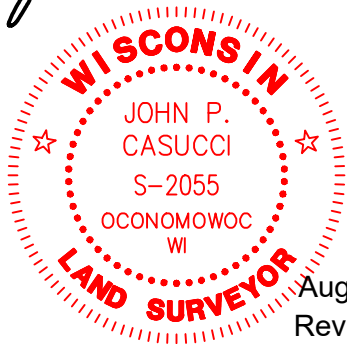
above named organization, to me known as the person(s) who executed the foregoing instrument, and

to me known to be the \_\_\_\_\_ and the \_\_\_\_\_ of the organization, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of the organization, by its authority.

\_\_\_\_\_(SEAL)

Notary Public, State of \_\_\_\_\_

My commission expires\_\_\_\_\_



August 27, 2025  
Revised 9/30/25



16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
**rasmith.com**

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COMMON COUNCIL APPROVAL

Be it resolved by the Common Council of the City of West Allis, that the Certified Survey Map of a parcel of land being a division of Lots 34 & 35, in Block 4, in McGeochs Lincoln Avenue Addition, being in the Southwest 1/4 of the Southwest 1/4 of Section 2, in Township 6 North, Range 221 East, in the City of West Allis, Milwaukee County, Wisconsin, is hereby approved.

\_\_\_\_\_  
Approved

\_\_\_\_\_  
Adopted

\_\_\_\_\_  
Dan Devine, Mayor

\_\_\_\_\_  
Erin Hirn, City Administrator

CITY CLERK'S CERTIFICATE

I, Tracey Uttke, do hereby certify that I am the duly appointed, qualified City Clerk 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

\_\_\_\_\_  
Tracey Uttke, City Clerk

CITY TREASURER'S CERTIFICATE

I, Corinne Zurad, being the duly appointed, qualified City Treasurer of the City of West Allis do hereby certify that in accordance with the records in my office there are no unpaid taxes or special assessments as of \_\_\_\_\_ on any of the lands included in this Certified Survey Map.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Corinne Zurad, City Treasurer

*John P. Casucci*



August 27, 2025  
Revised 9/30/25

THIS INSTRUMENT DRAFTED BY JOHN P. CASUCCI, S-2055