

RECORDED
04/13/2017 10:56 AM

JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00

FEE EXEMPT #: 77.25 (13)

***This document has been electronically recorded and returned to the submitter. **

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Number

Document Name

THIS DEED, made between Community Development Authority of the City of West Allis, a municipal corporation
_____ ("Grantor," whether one or more),
and City of West Allis, a municipal corporation

_____ ("Grantee," whether one or more),
Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Outlot 1 of Certified Survey Map No. 8867, recorded with the Milwaukee County Register of Deeds on November 14, 2016. See attached Certified Survey Map.

Recording Area

Name and Return Address

City of West Allis
c/o Kristi Johnson
7323 West Greenfield Avenue
West Allis, WI 53214

454-0652-000

Parcel Identification Number (PIN)

This is not _____ homestead property.
(is) (is not)

Dated March 22, 2017

Community Development Authority

City of West Allis

John F. Stibal
*BY: John F. Stibal, Executive Director

(SEAL)

Dan Devine
*Dan Devine, Mayor

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

STATE OF WISCONSIN)

authenticated on _____

Milwaukee COUNTY) ss.

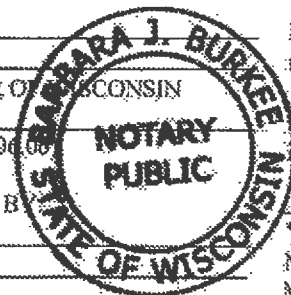
TITLE: MEMBER STATE BAR OF WISCONSIN

(if not _____
authorized by Wis. Stat. § 706.06

Personally came before me on March 22, 2017
the above-named John F. Stibal and Dan Devine

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY
Jenna Merten



Barbara J. Burklee
* Barbara J. Burklee

Notary Public, State of Wisconsin

My Commission (is permanent) (expires: 10-18-19)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

* Type name below signatures;

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Number

Document Name

THIS DEED, made between Community Development Authority of the City of West Allis, a municipal corporation
 ("Grantor," whether one or more),
and City of West Allis, a municipal corporation
 ("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):
Outlot 1 of Certified Survey Map No. 8867, recorded with the Milwaukee County Register of Deeds on November 14, 2016. See attached Certified Survey Map.

Recording Area

Name and Return Address
City of West Allis
c/o Kristi Johnson
7525 West Greenfield Avenue
West Allis, WI 53214

454-0652-000

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Dated March 22, 2017

Community Development Authority

City of West Allis

John F. Stibal

Dan Devine

* BY: John F. Stibal, Executive Director

* Dan Devine, Mayor

* (SEAL)

* (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

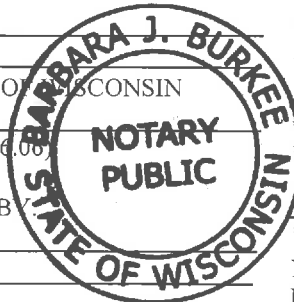
Signature(s) _____
authenticated on _____

STATE OF WISCONSIN)
Milwaukee) ss. COUNTY)

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

Personally came before me on March 22, 2017,
the above-named John F. Stibal and Dan Devine

THIS INSTRUMENT DRAFTED BY
Jenna Merten



to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Barbara J. Burkee
* Barbara J. Burkee

Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 10-18-19)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

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QUIT CLAIM DEED

© 2003 STATE BAR OF WISCONSIN

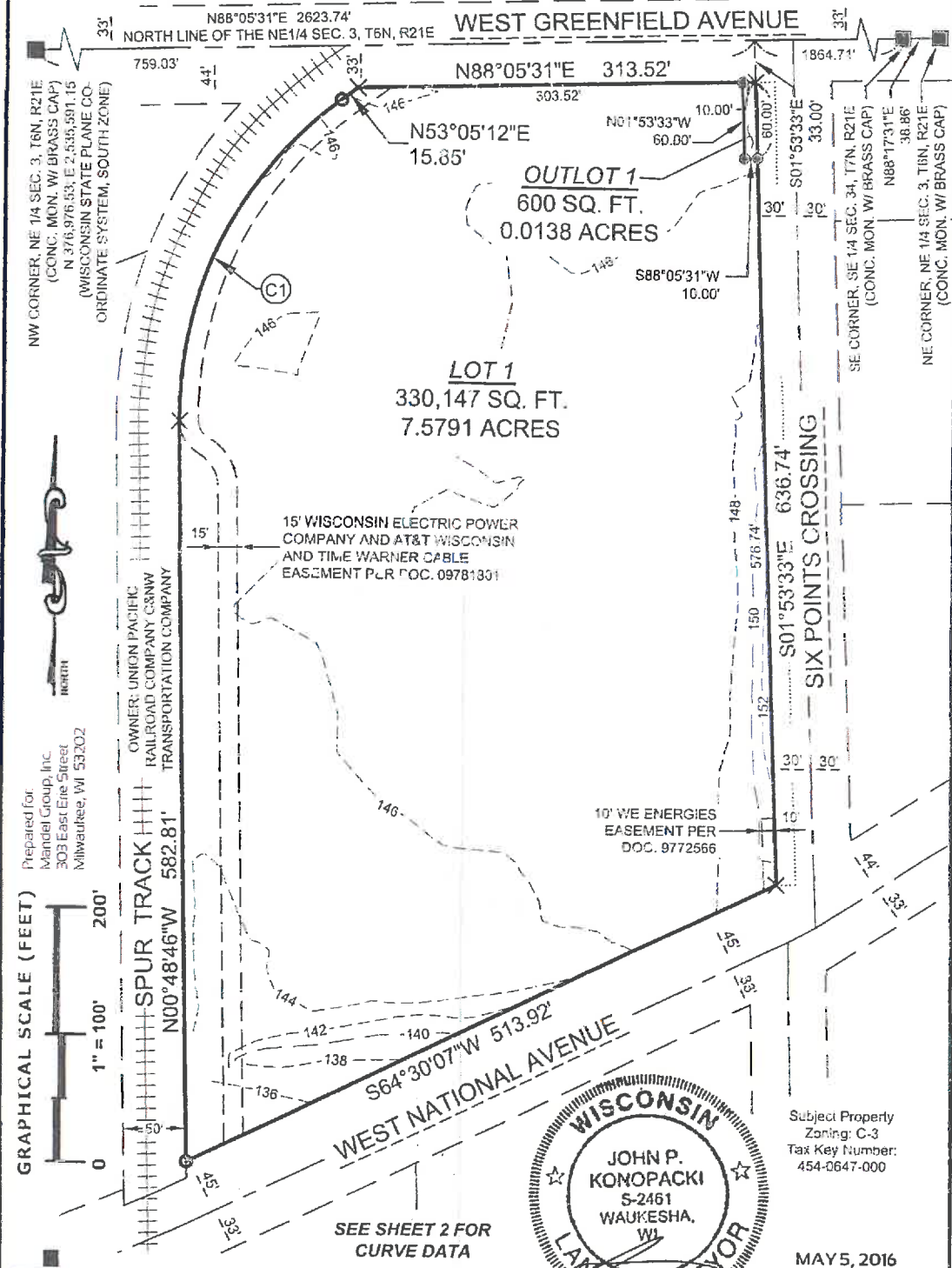
FORM NO. 3-2003

* Type name below signatures.

ORIGINAL

CERTIFIED SURVEY MAP NO. 8867

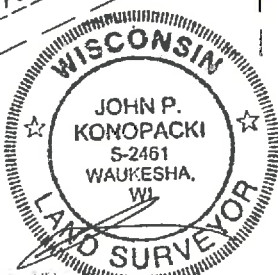
Lot 1 of Certified Survey Map No. 8366, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.



Prepared for
Mandul Group, Inc.
303 East Erie Street
Milwaukee, WI 53202



OWNER: UNION PACIFIC
RAILROAD COMPANY CSNW
TRANSPORTATION COMPANY



Subject Property
Zoning: C-3
Tax Key Number:
454-0647-000

MAY 5, 2016

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

LEGEND:
 ○ - Denotes Found Iron
 ● - Denotes Set 3/4" X 18" Iron Rebar, 15 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

ORIGINAL

CERTIFIED SURVEY MAP NO. 8867

Lot 1 of Certified Survey Map No. 8366, 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. 8366, recorded in the office of the Register of Deeds for Milwaukee County on July 27, 2011 as Document No. 10017174, being a redivision of Lots 1 & 2 of Certified Survey Map No. 8346, recorded in Document No. 09922733 at the Milwaukee County Register of Deeds, being part of 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, which is bounded and 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, 759.03 feet;
Thence South 01°53'33" East, 33.00 feet to the intersection of the south right of way line of West Greenfield Avenue and the west right of way line of Six Points Crossing and the Point of Beginning;

Thence continuing South 01°53'33" East along said west right of way line, 636.74 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°46'46" 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, 313.52 feet to the Point of Beginning.

Containing 330,747 square feet (7.5929 acres) of land Gross and 330,147 square feet (7.5791 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.

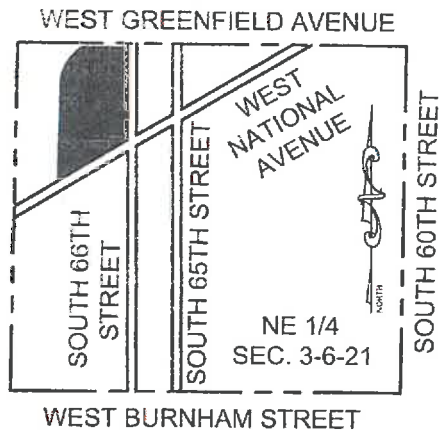
That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and the City of West Allis Land Division Ordinance in surveying, mapping and dividing the same.

Date: MAY 5, 2016




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. 8366. 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

PEG JOB#650.00
SHEET 2 OF 4

ORIGINAL

CERTIFIED SURVEY MAP NO. 8867

Lot I of Certified Survey Map No. 8366, 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 16 day of August, 2016.

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

John Stibal

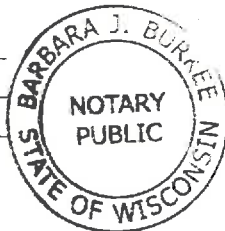
John Stibal
Executive Director of the
Community Development Authority

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this 16 day of August, 2016, 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 his authority.

Barbara J. Burkee

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



DOC. # 10622535

RECORDED:
11/11/2016 10:49 AM
JOHN LA FAVE
REGISTER OF DEEDS
MILWAUKEE COUNTY, WI
AMOUNT: 30.00



MAY 5, 2016

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

ORIGINAL

CERTIFIED SURVEY MAP NO. 8867

Lot 1 of Certified Survey Map No. 8366, 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.

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: 6-10-16

[Signature]
Dan Devine, Mayor

Adopted: 6-7-16

[Signature]
Rebecca N. Grill
City Administrative Officer

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of West Allis on this 25 day of May, 2016.

9-9-16
Date

[Signature]
Dan Devine, Chairman

9/14/16
Date

[Signature]
Planning Manager

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 unpaid taxes of unpaid special assessments as of Nov. 10, 2016 on any of the lands included in this Certified Survey Map.

11/10/16
Date



[Signature]
David Cullen
Milwaukee County Treasurer

CERTIFICATE OF CITY TREASURER

I, Kris Moen, being the duly appointed, qualified and acting Interim Finance Director/Comptroller/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 August 17, 2016 on any of the lands included in this Certified Survey Map.

8/17/2016
Date

[Signature]
Kris Moen
Interim Finance Director/Comptroller/City Treasurer

CERTIFICATE OF CITY CLERK

I, Monica Schultz, 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 7th day of June, 2016.

9-6-16
Date

[Signature]
Monica Schultz
City Clerk



MAY 5, 2016



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

STATE OF WISCONSIN
MILWAUKEE COUNTY
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

NOV 14 2016

Date

John La Fave
JOHN LA FAVE
REGISTER OF DEEDS