

CERTIFIED SURVEY

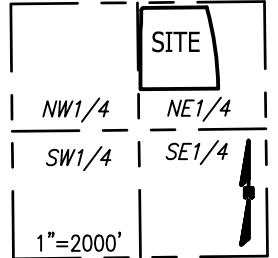
MAP NO. _____

A redivision of Lot 1 of Certified Survey Map No. 8583 being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Town 7 North, Range 21 East in the City of Wauwatosa, Milwaukee County, Wisconsin.

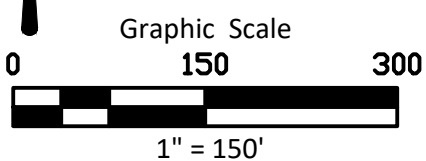
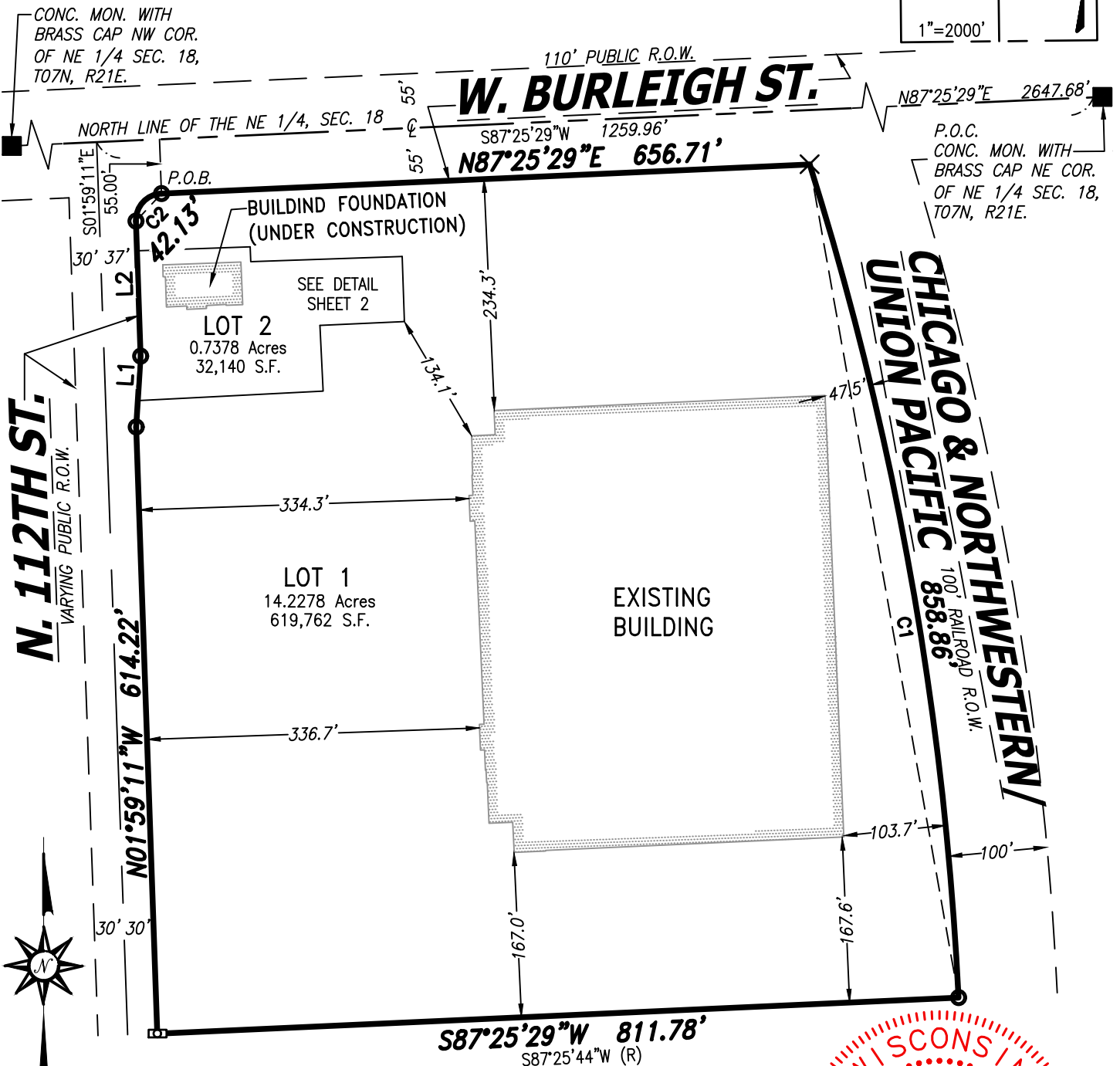
Owner : Meijer Stores Limited Partnership,
a Michigan limited partnership
2929 Walker NW
Grand Rapids, MI 49544

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N03°35'39"E	71.98'
L2	N01°59'11"W	136.60'

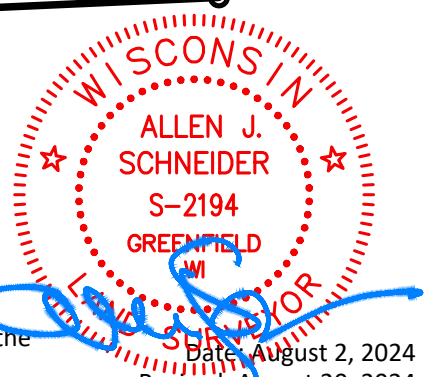
VICINITY MAP
NE 1/4 SEC. 18-7-21



CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.	TANGENT IN	TANGENT OUT
C1	858.86'	3351.23'	014°41'02"	S10°07'49"E	856.51'	N02°47'18"W	N17°28'20"W
C2	42.13'	27.00'	089°25'12"	N42°43'09"E	37.99'	S87°25'45"W	S01°59'27"E



- LEGEND:
- - Denotes Set 1"X18" Iron Pipe, 1.13 LBS. per lineal foot
 - - Denotes Found Iron Pipe
 - ⊗ - Denotes Found Chiseled Cross
 - ⊞ - Denotes Found Notch
 - (R) - Denotes "Recorded As"



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All bearings are referenced to the Wisconsin State Plane Coordinate System, South-zone (NAD83/2011) in which the North line of the NE 1/4, Sec. 18 bears N87°25'29"E.

234 W. Florida Street
Milwaukee, WI 53204

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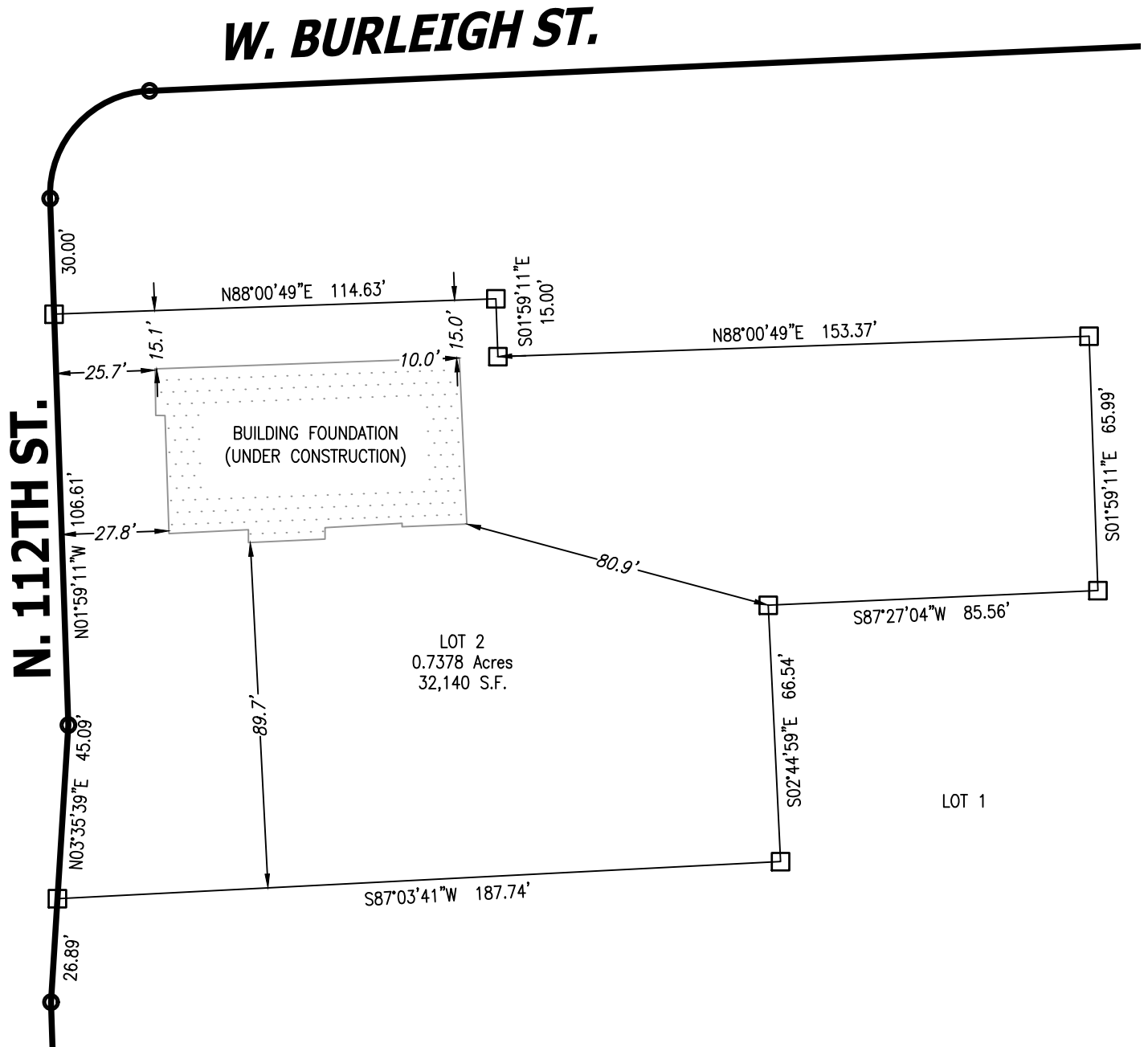
This instrument was drafted by Allen J. Schneider
Professional Land Surveyor S-2194

Date: August 2, 2024
Revised: August 20, 2024
Survey No. 4372.10-lpm
Sheet 1 of 7 Sheets

CERTIFIED SURVEY MAP NO. _____

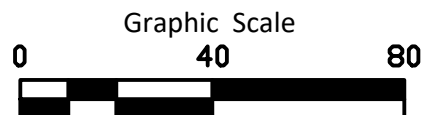
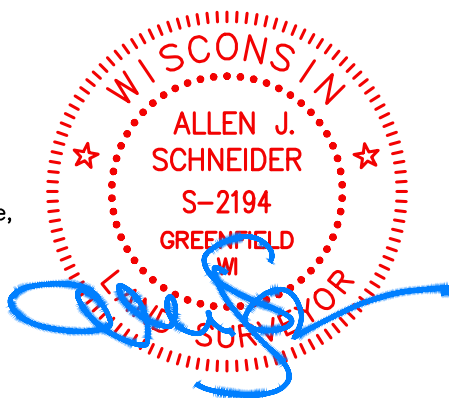
A revision of Lot 1 of Certified Survey Map No. 8583 being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Town 7 North, Range 21 East in the City of Wauwatosa, Milwaukee County, Wisconsin.

LOT 2 DETAIL



LEGEND:

- - Denotes Set 1"X18" Iron Pipe, 1.13 LBS. per lineal foot
- - Denotes Found Iron Pipe



1" = 40'
 Date: August 2, 2024
 Revised: August 20, 2024
 Survey No. 4372.10-lpm
 Sheet 2 of 7 Sheets

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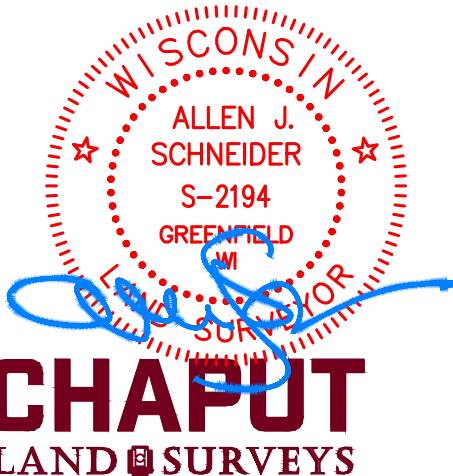
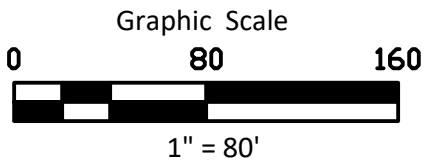
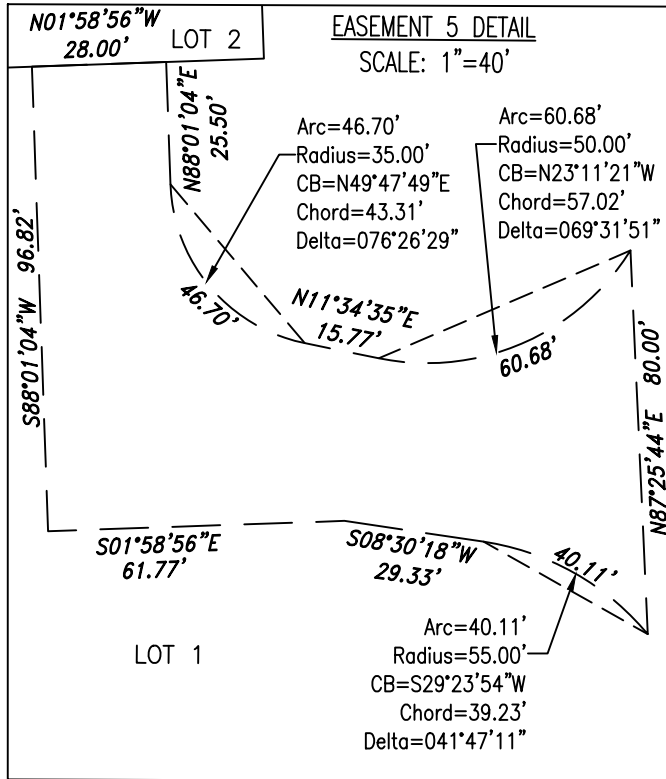
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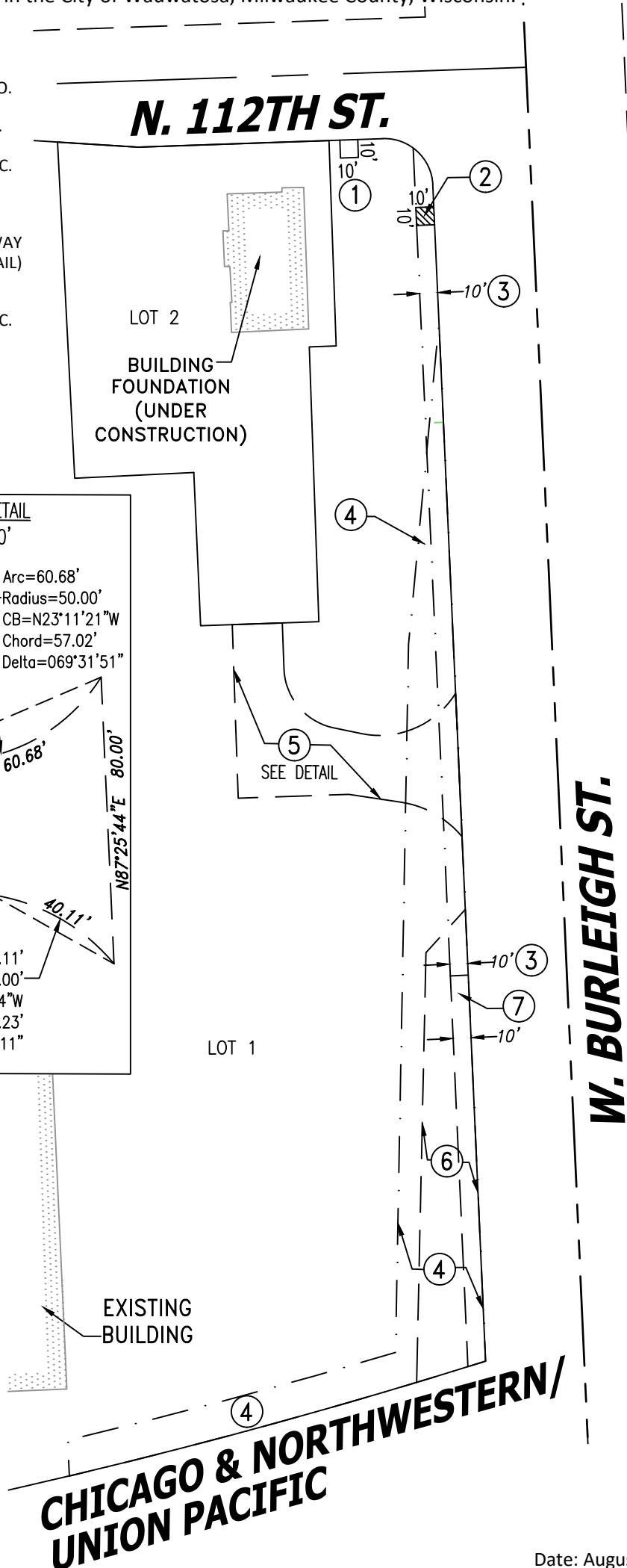
A redivision of Lot 1 of Certified Survey Map No. 8583 being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Town 7 North, Range 21 East in the City of Wauwatosa, Milwaukee County, Wisconsin.

EASEMENTS FOR REFERENCE ONLY

1. 10'X10' UTILITY EASEMENT PER C.S.M. NO. 8583
2. 10'X10' UTILITY EASEMENT PER DOC. NO. 6338751 (HATCH)
3. 10' SANITARY SEWER EASEMENT PER DOC. NO. 3418351
4. STORM SEWER EASEMENT PER DOC. NO. 3835917
5. NON-EXCLUSIVE EASEMENT FOR DRIVEWAY ACCESS BY OTHER DOCUMENT (SEE DETAIL)
6. WATER MAIN AND SANITARY SEWER EASEMENT PER DOC. NO. 4764132
7. 10' SANITARY SEWER EASEMENT PER DOC. NO. 3418353 AND C.S.M. NO. 8583



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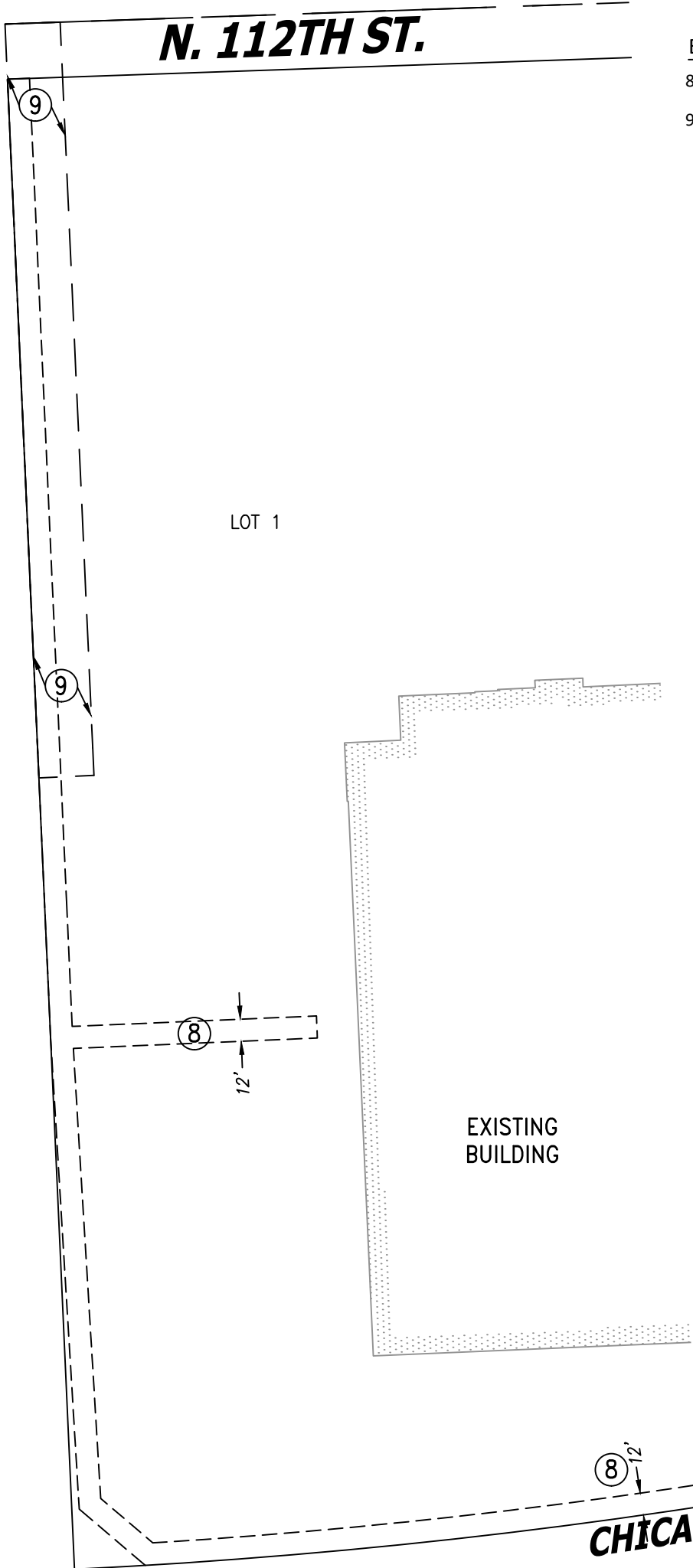


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Date: August 2, 2024
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Survey No. 4372.10-lpm
Sheet 3 of 7 Sheets

CERTIFIED SURVEY MAP NO. _____

A redivision of Lot 1 of Certified Survey Map No. 8583 being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Town 7 North, Range 21 East in the City of Wauwatosa, Milwaukee County, Wisconsin.



EASEMENTS FOR REFERENCE ONLY

- 8. ELECTRIC UTILITY EASEMENT PER DOC. NO. 10323595
- 9. 30' EASEMENT FOR THE PURPOSES OF INGRESS, EGRESS, AND RIGHT-OF-WAY AND UTILITY MAINTENANCE PER DOC. NO. 3959290



Graphic Scale



1" = 80'



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CHICAGO & UNION PACIFIC
NORTHWESTERN/

Date: August 2, 2024
Revised: August 20, 2024
Survey No. 4372.10-lpm
Sheet 4 of 7 Sheets

This instrument was drafted by Allen J. Schneider
Professional Land Surveyor S-2194

CERTIFIED SURVEY MAP NO. _____

A redivision of Lot 1 of Certified Survey Map No. 8583 being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Town 7 North, Range 21 East in the City of Wauwatosa, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}

:SS

COUNTY OF MILWAUKEE}

I, ALLEN J. SCHNEIDER, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of Lot 1 of Certified Survey Map No. 8583 being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Town 7 North, Range 21 East in the City of Wauwatosa, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of Section 18; thence South 87°25'29"W along the North line of said 1/4 Section 1259.96 feet; thence South 01°59'11" East 55.00 feet to a point on the South line of West Burleigh Street and the point of beginning of lands herein to be described; thence North 87°25'29" East 656.71 feet to the West line of the Chicago Northwestern/Union Pacific Railroad being a point of curvature; thence Southeasterly 858.86 feet along said West line and arc of a curve, whose center lies to the Southwest, whose radius is 3351.23 feet, and whose chord bears South 10°07'49" East 856.51 feet to a point; thence South 87°25'29" West 811.78 feet to a point on the East line of North 112th Street; thence North 01°59'11" West along said East line 614.22 feet to a point; thence North 03°35'39" East along said East line 71.98 feet to a point; thence North 01°59'11" West along said East line 136.60 feet to a point of curvature; thence Northeasterly 42.13 feet along said East line and arc of a curve, whose center lies to the Southeast, whose radius is 27.00 feet, and whose chord bears North 42°43'09" East 37.99 feet to the point of beginning.

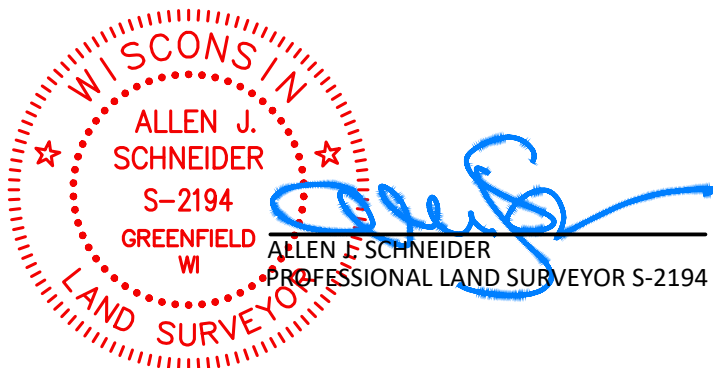
Said lands as described contains 651,902 square feet or 14.9656 acres.

THAT I have made the survey, land division and map by the direction of MEIJER STORES LIMITED PARTNERSHIP, a Michigan limited partnership, owner.

THAT such 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 the provisions of Section 236.34 of the Wisconsin Statutes, and the City of Wauwatosa Code in surveying, dividing and mapping the same.

August 2, 2024
DATE



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Sheet 5 of 7 Sheets

CERTIFIED SURVEY MAP NO. _____

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CORPORATE OWNER'S CERTIFICATE

MEIJER STORES LIMITED PARTNERSHIP, a Michigan limited partnership, duly organized and existing under and by virtue of the laws of the State of Michigan, as owner, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this map in accordance with the requirements of the City of Wauwatosa and Chapter 236 of the Wisconsin Statutes.

MEIJER STORES LIMITED PARTNERSHIP, a Michigan limited partnership, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: City of Wauwatosa.

IN WITNESS WHEREOF, MEIJER STORES LIMITED PARTNERSHIP, a Michigan limited partnership, has caused these presents to be signed by the hand of _____, its _____, on this _____ day of _____, 2024.

MEIJER STORES LIMITED PARTNERSHIP,
a Michigan limited partnership
By: MEIJER GROUP, INC., its General Partner

By: _____
Printed: _____
Its: _____

STATE OF _____ }
 }:SS
_____ COUNTY }

Personally came before me this _____ day of _____, 2024, _____, to me known as the person(s) who executed the foregoing instrument and to me known to be the _____ of MEIJER STORES LIMITED PARTNERSHIP, a Michigan limited partnership and acknowledged that they executed the foregoing instrument.

Notary Signature: _____
Print Notary Name: _____
Notary Public, State of _____
My Commission Expires: _____

(Notary Seal)



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PLANNING COMMISSION APPROVAL

Approved by the Planning Commission of the City of Wauwatosa on this _____ day of _____, 2024.

Dennis McBride, Mayor & Chairperson

Tamara Szudy, Secretary

COMMON COUNCIL APPROVAL

Approved and accepted by the Common Council of the City of Wauwatosa in accordance with the resolution adopted on this _____ day of _____, 2024.

Steven A. Braatz Jr, City Clerk



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