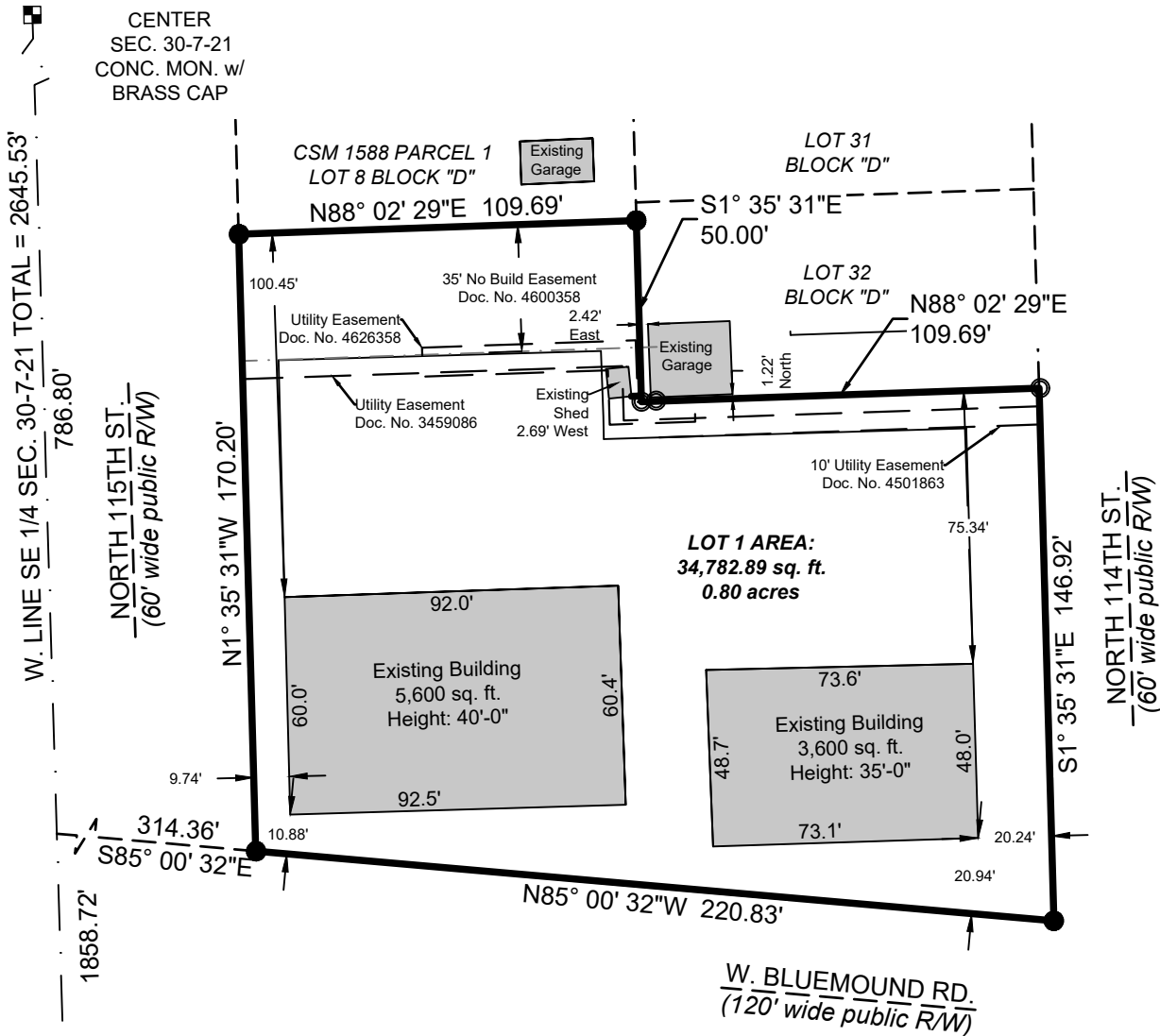


CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being Parcel 2 and the East 10 feet of Parcel 1 of Certified Survey Map 963 and also Parcel 2 of Certified Survey Map 1588 in Block "D" in Grand Avenue Highlands, all in the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 7 North, Range 21 East in the City of Wauwatosa, County of Milwaukee, State of Wisconsin

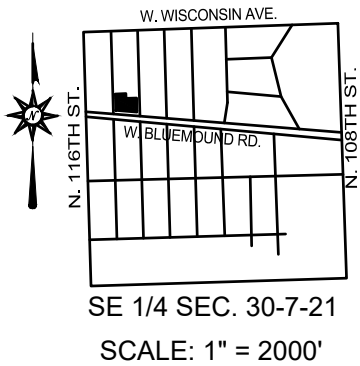
ADDRESSES: 11400 & 11430 West Bluemound Road  
TAX KEY NUMBERS: 411-0175-04 & 411-0175-03  
ZONING: G2



SOUTH 1/4 COR.  
SEC. 16-7-22  
CONC. PAVEMENT  
w/ SEWRPC  
BRASS CAP



VICINITY MAP:



- LEGEND & NOTES:
- INDICATES FOUND MONUMENTATION, AS NOTED ON DRAWING.
  - INDICATES SET 3/4" DIAM. REBAR, 18" LONG WEIGHING 1.50 LBS/LIN. FT.

COORDINATES & BEARINGS REFERENCED THE WISCONSIN STATE PLANE COORDINATE SYSTEM WITH THE WEST LINE OF THE SE 1/4 OF SEC. 30-7-21, ASSUMED TO BEAR N 01°42'58" W, AS PUBLISHED BY SEWRPC, NAD 1983.

GRAPHIC SCALE



**THE SIGMA GROUP**  
Single Source. Sound Solutions.  
www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210

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

Being Parcel 2 and the East 10 feet of Parcel 1 of Certified Survey Map 963 and also Parcel 2 of Certified Survey Map 1588 in Block "D" in Grand Avenue Highlands, all in the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 7 North, Range 21 East in the City of Wauwatosa, County of Milwaukee, State of Wisconsin.

SURVEYOR'S CERTIFICATE

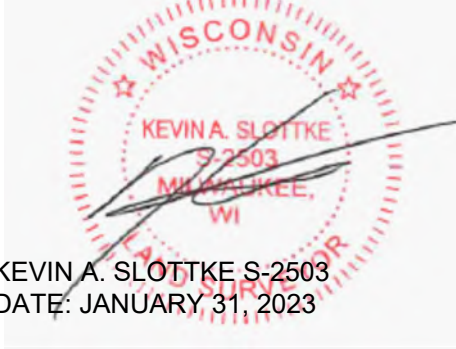
STATE OF WISCONSIN)  
SS  
MILWAUKEE COUNTY)

I, Kevin A. Slottko, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped Parcel 2 and the East 10' of Parcel 1 of Certified Survey Map 963 and Parcel 2 of Certified Survey Map 1588 in Block "D" in Grand Avenue Highlands all in the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 7 North, Range 21 East, in the City of Wauwatosa, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the South 1/4 corner of the Southeast 1/4 of said Section 30; thence North 01°42'58" West, 1858.72 feet along the West line of said Southeast 1/4 Section; thence South 85°00'32" East, 314.36 feet to the west line of Parcel 2 of CSM 1588 and the point of beginning of this description; thence North 01°35'31" West along said west line, 170.20 feet to the south line of Parcel 1 of CSM 1588; thence North 88°02'29" East along said north line, 109.69 feet; thence South 01°35'31" East along the east line of Parcel 2 of CSM 1588, 50.00 feet; thence North 88°02'29" East, 109.69 feet to the east line of Parcel 2 of CSM 963; thence South 01°35'31" East along Parcel 2 of CSM 963, 146.92 feet along said Parcel 2; thence North 85°00'32" West, 220.83 feet to the point of beginning.

Said parcel contains 34,782.89 square feet or 0.80 acres of land, more or less.

That I have made the survey, land division, and map by the direction of the **Blue Boys Real Estate, LLC.**, owner of said land. 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 Wauwatosa land division ordinance in surveying, dividing and mapping the same.



KEVIN A. SLOTTKE S-2503  
DATE: JANUARY 31, 2023



www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
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# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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OWNER'S CERTIFICATE

**BLUE BOYS REAL ESTATE, 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 owner has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with Chapter 236 Wisconsin Statutes.

**BLUE BOYS REAL ESTATE, LLC.**, does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: **The City of Wauwatosa**

BLUE BOYS REAL ESTATE, LLC

\_\_\_\_\_

(printed name & title)

\_\_\_\_\_

(signature)

STATE OF WISCONSIN)  
SS  
MILWAUKEE COUNTY)

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above-named \_\_\_\_\_, to me known to be the person who executed the foregoing instrument, and to me known to be the \_\_\_\_\_ of **Blue Boys Real Estate, LLC.**, and acknowledged that they executed the foregoing instrument.

\_\_\_\_\_

(SEAL)

\_\_\_\_\_

notary public, State of Wisconsin

\_\_\_\_\_

my commission expires

\_\_\_\_\_

(date)

PLANNING COMMISSION APPROVAL

Approved by the Planning Commission of the City of Wauwatosa on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

Dennis McBride, Mayor - Chairperson

\_\_\_\_\_

Tamara Szudy, Principal Planner

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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

Steven A. Braatz, Jr., City Clerk



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