

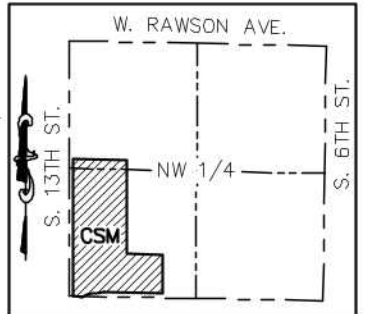
CERTIFIED SURVEY MAP No.

BEING A REDIVISION OF ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8710, PARCEL 1 OF CERTIFIED SURVEY MAP NO. 426, AND VACATED PORTION OF 13TH STREET, LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

NW CORNER
SEC. 8-5-22
CONC. MON. W/
BRASS CAP

PARCEL 1
CSM NO. 5637

PARCEL 2
CSM NO. 5637



VICINITY MAP

NW 1/4 SEC. 8-5-22

SCALE: 1"=2000'

SURVEYED FOR:

BAST HOLDINGS LLC
6970 S. 6TH ST.
OAK CREEK, WI 53154
CORPORATE SQUARE LLC &
STONE FOX INVESTMENT LLC
7300 S. 13TH ST.
OAK CREEK, WI 53154

SURVEYED BY:

JSD PROFESSIONAL SERVICES INC
W238N1610 BUSSE RD., STE. 100
WAUKESHA, WI 53188

LEGEND:

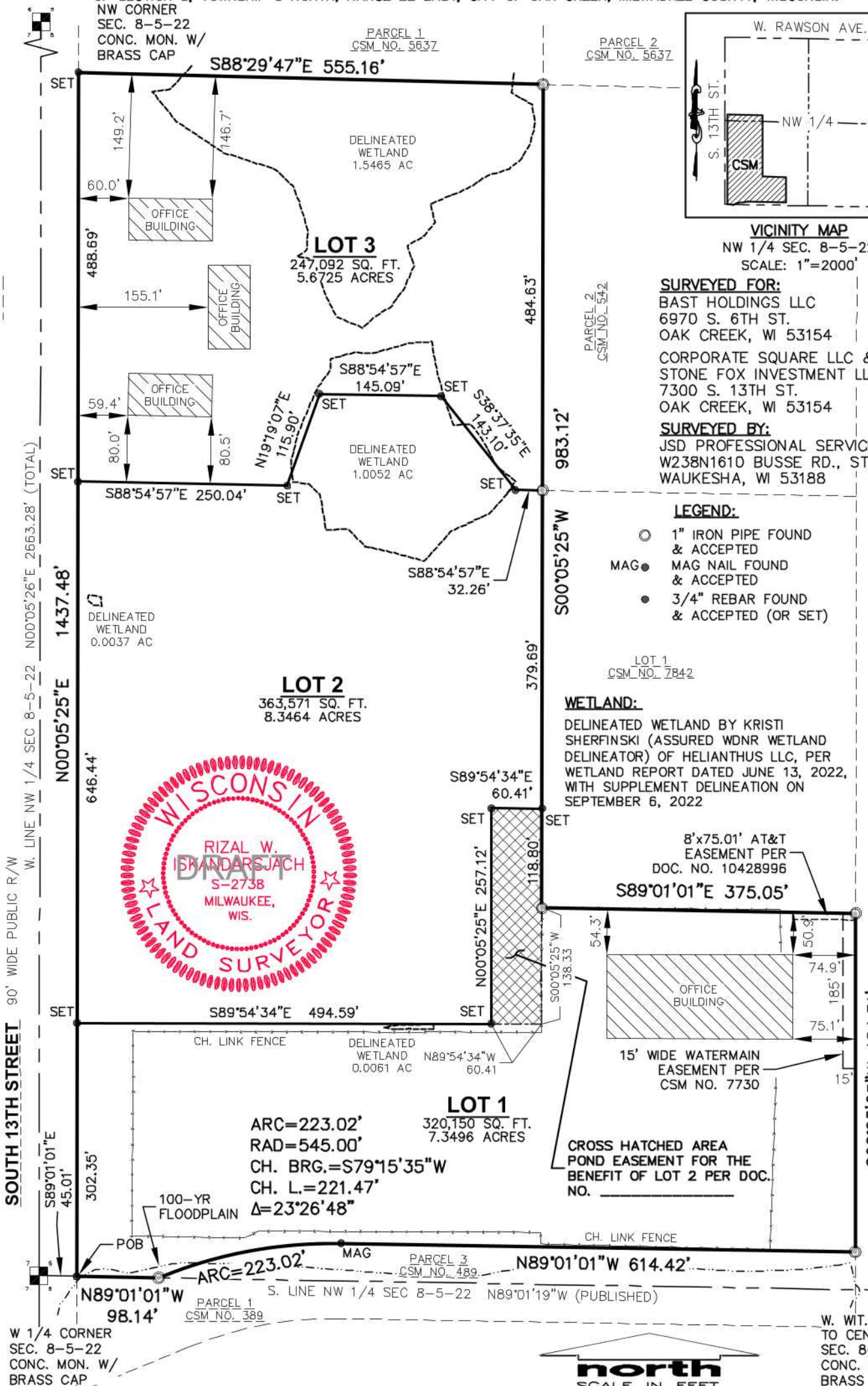
- 1" IRON PIPE FOUND & ACCEPTED
- MAG ● MAG NAIL FOUND & ACCEPTED
- 3/4" REBAR FOUND & ACCEPTED (OR SET)

LOT 1
CSM NO. 7842

WETLAND:

DELINEATED WETLAND BY KRISTI SHERFINSKI (ASSURED WDNR WETLAND DELINEATOR) OF HELIANTHUS LLC, PER WETLAND REPORT DATED JUNE 13, 2022, WITH SUPPLEMENT DELINEATION ON SEPTEMBER 6, 2022

SOUTH 10TH STREET
180' WIDE PUBLIC R/W



W 1/4 CORNER
SEC. 8-5-22
CONC. MON. W/
BRASS CAP

W. WIT. CORNER
TO CENTER OF
SEC. 8-5-22
CONC. MON. W/
BRASS CAP

DATED THIS _____ DAY OF SEPTEMBER, 2022

THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

150' 0 150'

SHEET 1 OF 5

R:\2022\2211494\DWG\22-11494_CSM_3lots.dwg

BEING A REDIVISION OF ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8710, PARCEL 1 OF CERTIFIED SURVEY MAP NO. 426, AND VACATED PORTION OF 13TH STREET, LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

State of Wisconsin)
) SS
Milwaukee County)

Commencing at the southwest corner of the Northwest 1/4 of said Section 8; thence South 89°01'01" East along the south line of said Northwest 1/4 section, 45.01 feet to the east right-of-way line of South 13th Street and the point of beginning;

Containing in all 930,813 square feet (21.3685 acres) of land, more or less.

All subject to easements and restrictions of record and potential future road widening and government restrictions, if any.

That I have made such survey, land division, and map by the direction of BAST HOLDINGS LLC, CORPORATE SQUARE LLC, and STONE FOX INVESTMENTS LLC owners of said lands.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Section 14.82 of the City of Oak Creek requirements for Certified Survey Maps in surveying, dividing and mapping the same.

DATED THIS DAY OF SEPTEMBER, 2022

Rizal W. Iskandarsjach, P.L.S.
Professional Land Surveyor, S-2738

CERTIFIED SURVEY MAP NO. 426 RECORDED ON AUGUST 10, 1965 AT
MILWAUKEE CO. REGISTER'S OFFICE AS DOC. NO. 675214.

CERTIFIED SURVEY MAP NO. 8710 RECORDED ON JULY 30, 2015 AT
MILWAUKEE CO. REGISTER'S OFFICE AS DOC. NO. 10485105.

THIS PORTION OF PROPERTY IS LOCATED WITHIN ZONE AE (AREAS DETERMINED TO BE IN THE 1% ANNUAL CHANCE OF FLOOD), PER FEMA MAP PANEL NUMBER 55079C0166E, EFFECTIVE DATE: SEPTEMBER 26, 2008.

ALL BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 22 EAST, WAS USED AS NORTH 00°05'25" EAST.

PROJECT CONVERSION FACTOR: GRID/0.99993347 = GROUND

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.



\\2022\2211494\DWG\22-11494 CSM 3Lots.dwg

CERTIFIED SURVEY MAP No. _____

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OWNERS' CERTIFICATES

CORPORATE SQUARE LLC, as owner, does hereby certify that said company caused the land described in the foregoing affidavit of Rizal W. Iskandarsjach, to be surveyed, divided and mapped as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Section 14.82 of the City of Oak Creek requirements for Certified Survey Maps.

CORPORATE SQUARE LLC

_____(sign)
_____(print), _____(title) Date _____

State of Wisconsin)
) SS
_____ County)

Personally came before me this _____ day of _____, 202____, the above named _____, _____ of the above named company and acknowledged that they executed the foregoing instrument as such officers as the deed of said company, as Manager, by its authority.

_____(sign)
_____(print)
Notary Public, _____ County, _____
My Commission Expires _____

OWNERS' CERTIFICATES

STONE FOX INVESTMENT LLC, as owner, does hereby certify that said company caused the land described in the foregoing affidavit of Rizal W. Iskandarsjach, to be surveyed, divided and mapped as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Section 14.82 of the City of Oak Creek requirements for Certified Survey Maps.

STONE FOX INVESTMENT LLC

_____(sign)
_____(print), _____(title) Date _____

State of Wisconsin)
) SS
_____ County)

Personally came before me this _____ day of _____, 202____, the above named _____, _____ of the above named company and acknowledged that they executed the foregoing instrument as such officers as the deed of said company, as Manager, by its authority.

_____(sign)
_____(print)
Notary Public, _____ County, _____
My Commission Expires _____



CERTIFIED SURVEY MAP No. _____

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OWNERS' CERTIFICATES

BAST HOLDINGS LLC, as owner, does hereby certify that said company caused the land described in the foregoing affidavit of Rizal W. Iskandarsjach, to be surveyed, divided and mapped as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Section 14.82 of the City of Oak Creek requirements for Certified Survey Maps.

BAST HOLDINGS LLC

_____(sign)
_____(print) , _____(title) Date _____

State of Wisconsin)
) SS
_____ County)

Personally came before me this _____ day of _____, 202____, the above named _____, _____ of the above named company and acknowledged that they executed the foregoing instrument as such officers as the deed of said company, as Manager, by its authority.

_____(sign)
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Notary Public, _____ County, _____
My Commission Expires _____



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PLAN COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Plan Commission of the City of Oak Creek, on this _____ day of _____, 202__.

Dan Bukiewicz, Chairman

Date

Douglas Seymour, Secretary

Date

COMMON COUNCIL APPROVAL

This Certified Survey Map is approved by the Common Council of the City of Oak Creek, on this _____ day of _____, 202__ by Resolution Number _____.

Dan Bukiewicz, Mayor

Date

Catherine Roeske, City Clerk

Date

