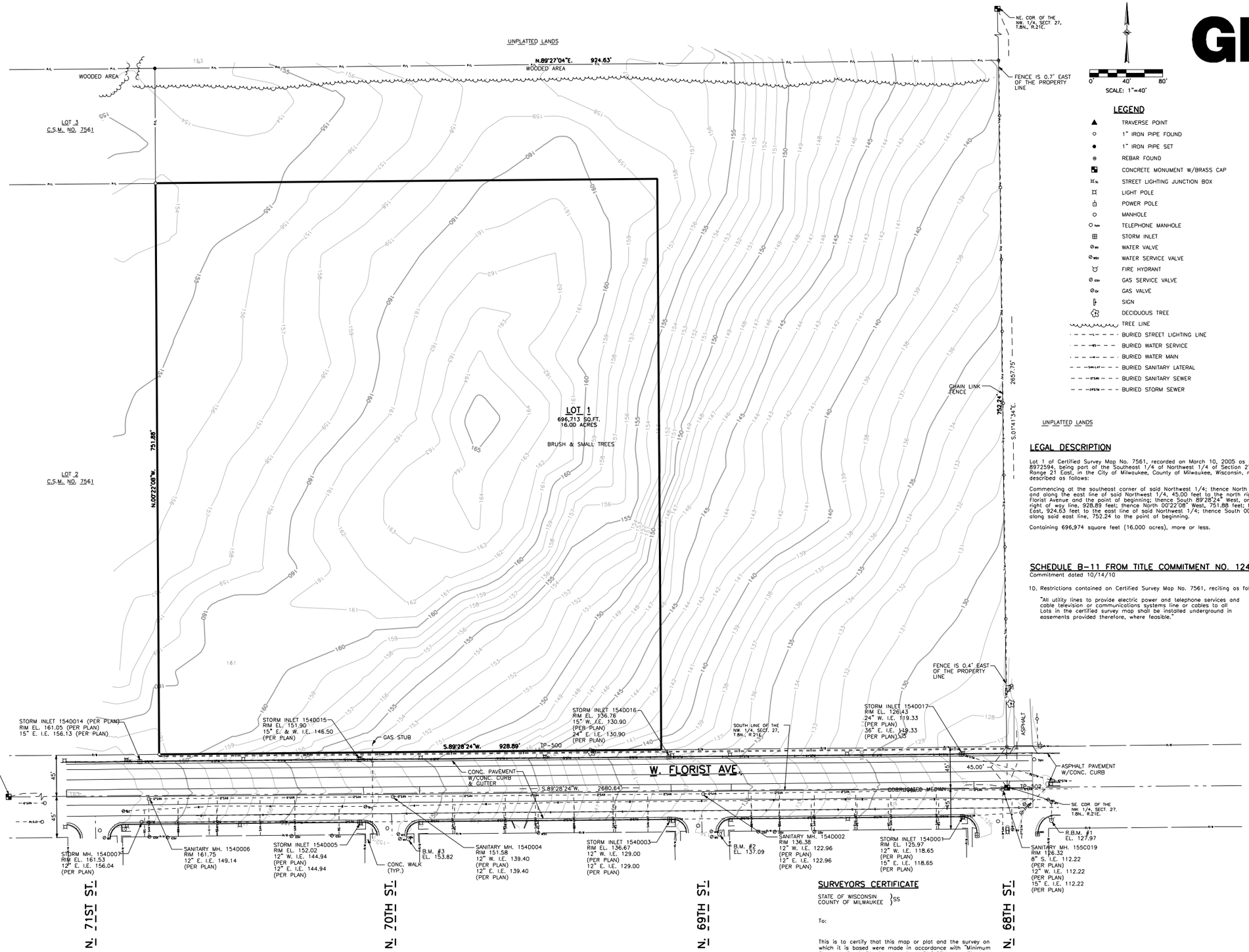
CATHEDRAL HEIGHTS

Holy Cathedral Church of God in Christ and Cathedral Heights LLC
6900 W. Florist Ave., Milwaukee, Wisconsin

Engberg Anderson
320 East Buffalo Street
Suite 500
Milwaukee, Wisconsin 53202
Ph 414-944-9000
Fx 414-944-9100

GPD-1	COVER SHEET / VICINITY MAP
GPD-2	ORIGINAL SUMITTAL ALTA/ACSM SURVEY
GPD-3	ORIGINAL SUMITTAL PROJECT BOUNDARY DESCRIPTION
GPD-4	REVISED BUILDING AND PARKING SITE PLAN



GENERAL NOTES

1. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

BENCH MARKS

R.B.M. #1 – Found chiseled cross on top of nozzle of fire hydrant at the southeast corner of W. Florist Ave. and N. 68th St. – Elevation = 127.97.

B.M. #2 – Northwest bolt on top flange of fire hydrant at the southeast corner of W. Florist Ave. and N. 69th St. – Elevation = 137.09.

B.M. #3 – Northwest bolt on top flange of fire hydrant at the southeast corner of W. Florist Ave. and N. 70th St. – Elevation = 153.82.

REFERENCE BEARING

All bearings are referenced to the South line of the Northwest 1/4 of Section 27, T.8N., R.21E. which bears S.89°28'24"W. and is referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone. FEB. 2008 DATUM

SURVEYORS CERTIFICATE

STATE OF WISCONSIN }SS
COUNTY OF MILWAUKEE }

To:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 4, 5, 8 & 11A of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: _____

(signed): _____ (seal)
Registration No.

SCALE: 1"=40'

LEGEND

- TRAVERSE POINT
- 1" IRON PIPE FOUND
- 1" IRON PIPE SET
- REBAR FOUND
- CONCRETE MONUMENT W/BRASS CAP
- STREET LIGHTING JUNCTION BOX
- LIGHT POLE
- POWER POLE
- MANHOLE
- TELEPHONE MANHOLE
- STORM INLET
- WATER VALVE
- WATER SERVICE VALVE
- FIRE HYDRANT
- GAS SERVICE VALVE
- GAS VALVE
- SIGN
- DECIDUOUS TREE
- TREE LINE
- BURIED STREET LIGHTING LINE
- BURIED WATER SERVICE
- BURIED WATER MAIN
- BURIED SANITARY LATERAL
- BURIED SANITARY SEWER
- BURIED STORM SEWER

LEGAL DESCRIPTION

Lot 1 of Certified Survey Map No. 7561, recorded on March 10, 2005 as Document No. 8972594, being part of the Southeast 1/4 of Northwest 1/4 of Section 27, Township 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, Wisconsin, more particularly described as follows:

Commencing at the southeast corner of said Northwest 1/4; thence North 01°41'34" West, on and along the east line of said Northwest 1/4, 45.00 feet to the north right of way line of West Florist Avenue and the point of beginning; thence South 89°28'24" West, on and along said north right of way line, 928.89 feet; thence North 00°22'08" West, 751.88 feet; thence North 89°27'04" East, 924.63 feet to the east line of said Northwest 1/4; thence South 00°41'34" East, on and along said east line, 752.24 to the point of beginning.

Containing 696,974 square feet (16.000 acres), more or less.

SCHEDULE B-11 FROM TITLE COMMITMENT NO. 1245704

Commitment dated 10/14/10

10. Restrictions contained on Certified Survey Map No. 7561, reciting as follows:

"All utility lines to provide electric power and telephone services and cable television or communications systems line or cables to all Lots in the certified survey map shall be installed underground in easements provided therefore, where feasible."

GRAEF

One Honey Creek Corporate Center
125 South 84th Street,
Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

NATIONAL HERITAGE ACADEMIES
6900 WEST FLORIST AVENUE
MILWAUKEE, WISCONSIN

ISSUE:

CITY OF MILWAUKEE
FILE NO. 100875 / 150251

PROJECT INFORMATION:

PROJECT NUMBER:	20100298.00
DATE:	11/11/10
DRAWN BY:	FKO
CHECKED BY:	MJR
APPROVED BY:	JTM
SCALE:	1" = 40'

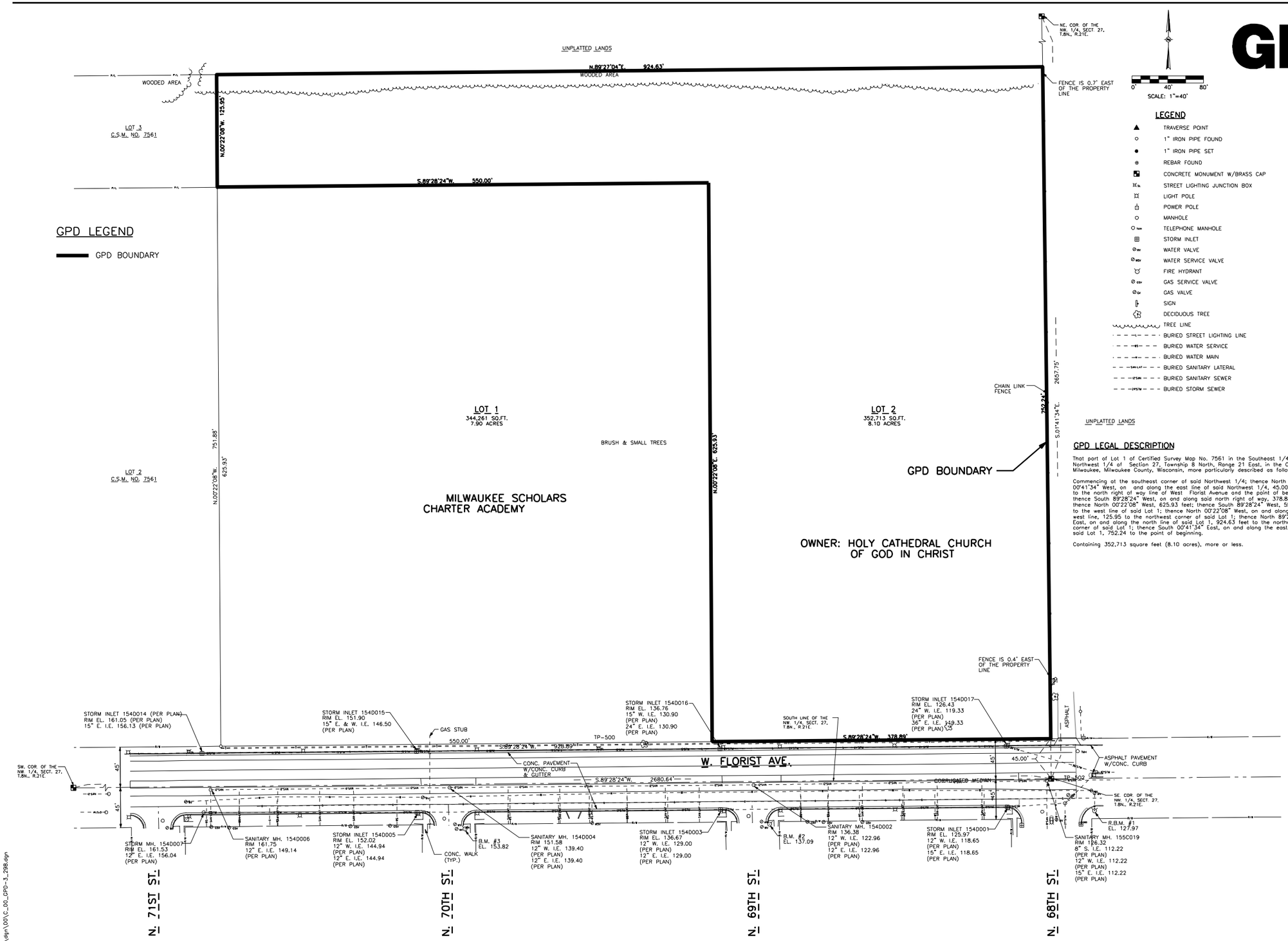
SHEET TITLE:

ALTA/ACSM LAND TITLE SURVEY

SHEET NUMBER:

GPD-2

11/19/2010 8:55:01 AM
I:\jobs2010\20100298\cad\site\dgn\00\C_00_GPD-2_298.dgn



LEGEND

- TRAVERSE POINT
- 1" IRON PIPE FOUND
- 1" IRON PIPE SET
- REBAR FOUND
- CONCRETE MONUMENT W/BRASS CAP
- STREET LIGHTING JUNCTION BOX
- LIGHT POLE
- POWER POLE
- MANHOLE
- TELEPHONE MANHOLE
- STORM INLET
- WATER VALVE
- WATER SERVICE VALVE
- FIRE HYDRANT
- GAS SERVICE VALVE
- GAS VALVE
- SIGN
- DECIDUOUS TREE
- TREE LINE
- BURIED STREET LIGHTING LINE
- BURIED WATER SERVICE
- BURIED WATER MAIN
- BURIED SANITARY LATERAL
- BURIED SANITARY SEWER
- BURIED STORM SEWER

GPD LEGAL DESCRIPTION

That part of Lot 1 of Certified Survey Map No. 7561 in the Southeast 1/4 of the Northwest 1/4 of Section 27, Township 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, more particularly described as follows;

Commencing at the southeast corner of said Northwest 1/4; thence North 00°41'34" West, on and along the east line of said Northwest 1/4, 45.00 feet to the north right of way line of West Florist Avenue and the point of beginning; thence South 89°28'24" West, on and along said north right of way, 378.88 feet; thence North 00°22'08" West, 625.93 feet; thence South 89°28'24" West, 550.00 feet to the west line of said Lot 1; thence North 00°22'08" West, on and along said west line, 125.95 to the northwest corner of said Lot 1; thence North 89°27'04" East, on and along the north line of said Lot 1, 924.63 feet to the northeast corner of said Lot 1; thence South 00°41'34" East, on and along the east line of said Lot 1, 752.24 to the point of beginning.

Containing 352,713 square feet (8.10 acres), more or less.

GENERAL NOTES

1. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

BENCH MARKS

R.B.M. #1 – Found chiseled cross on top of nozzle of fire hydrant at the southeast corner of W. Florist Ave. and N. 68th St. – Elevation = 127.97.

B.M. #2 – Northwest bolt on top flange of fire hydrant at the southeast corner of W. Florist Ave. and N. 69th St. – Elevation = 137.09.

B.M. #3 – Northwest bolt on top flange of fire hydrant at the southeast corner of W. Florist Ave. and N. 70th St. – Elevation = 153.82.

REFERENCE BEARING

All bearings are referenced to the South line of the Northwest 1/4 of Section 27, T.8N., R.21E. which bears S.89°28'24"W. and is referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone. FEB. 2008 DATUM

GRAEF

One Honey Creek Corporate Center
125 South 84th Street,
Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

NATIONAL HERITAGE ACADEMIES
6900 WEST FLORIST AVENUE
MILWAUKEE, WISCONSIN

ISSUE:

CITY OF MILWAUKEE
FILE NO. 100875 / 150251

PROJECT INFORMATION:

PROJECT NUMBER:	20100298.00
DATE:	11/11/10
DRAWN BY:	FKO
CHECKED BY:	JTM
APPROVED BY:	JTM
SCALE:	1" = 40'

SHEET TITLE:

PROPOSED PROJECT BOUNDARY DESCRIPTION

SHEET NUMBER:

GPD-3

11/19/2010 8:55:03 AM
I:\jobs2010\20100298\cad\site\dgn\00\C_00_GPD-3_298.dgn

GENERAL PLANNED DEVELOPMENT BOUNDARY

ACCESS DRIVE

40 PARKING SPACES

71 PARKING SPACES

3 STORY, 60 UNIT APARTMENT
BUILDING 50' HEIGHT MAX.

STORMWATER RETENTION

COMMUNITY GARDENS

FUTURE PHASE(S)

Future Phase(s)

3 STORY, 60 UNIT APARTMENT
BUILDING 50' HEIGHT MAX.

PHASE 1

71 PARKING SPACES

STORMWATER RETENTION

132'-0"

UP TO 100 FT.

3 STORY, 60 UNIT APARTMENT
BUILDING 50' HEIGHT MAX.
W/ 6,400 SF COMMUNITY CENTER

UP TO 30 FT.

UP TO 70 FT.

100'-0"

MONUMENT SIGN

W. FLORIST AVE.

N. 70TH ST.

N. 69TH ST.

N. 68TH ST.

CATHEDRAL HEIGHTS

GPD-4 City of Milwaukee file no. 150251

SCALE: 1" = 100'-0"

June 12, 2015

Engberg Anderson Project No. 152423

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | TUSCON | CHICAGO