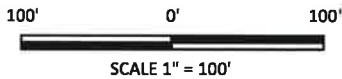
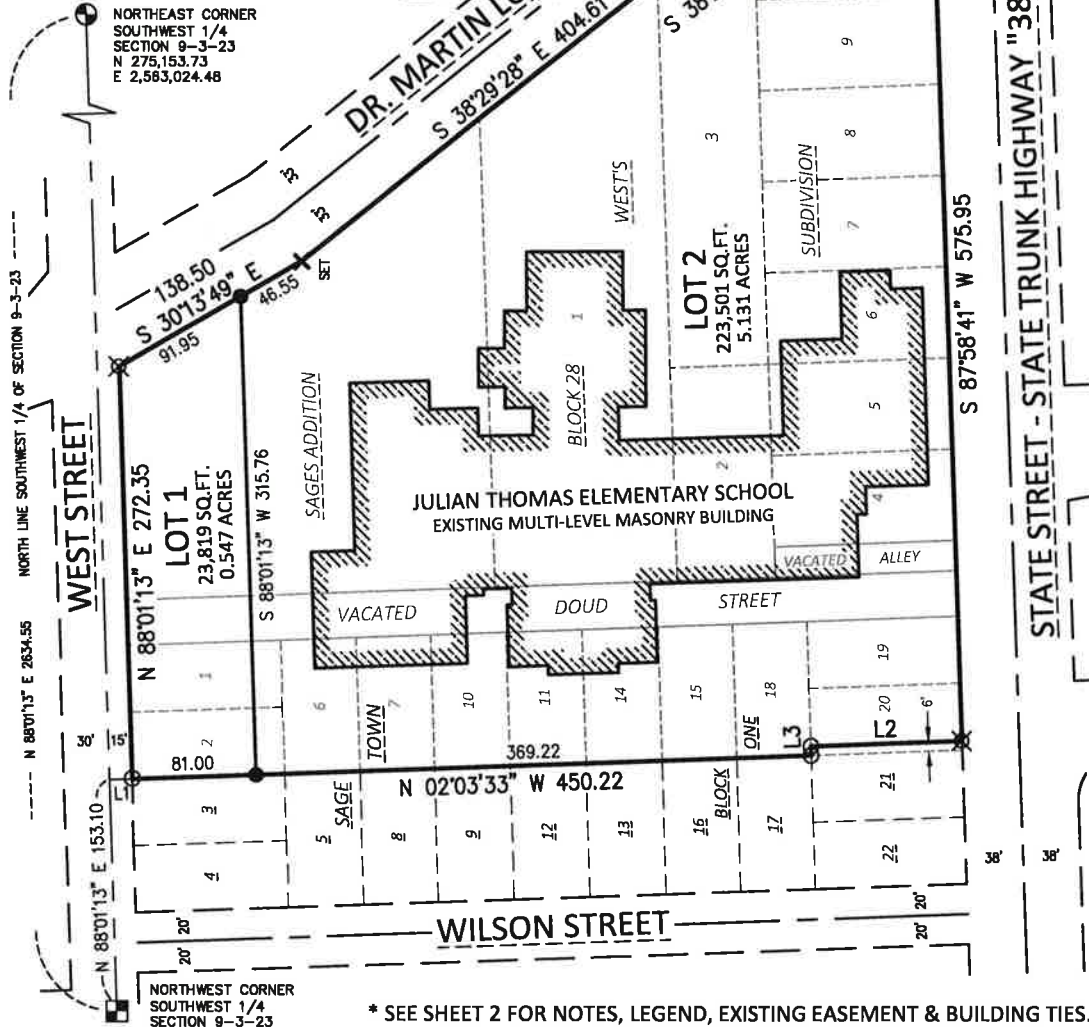


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF BLOCK 1, SAGE TOWN, BLOCK 28 OF SAGE'S ADDITION INCLUDING WEST'S SUBDIVISION, ALL OF VACATED DOUD STREET, ALL OF A VACATED ALLEY LYING IN WEST'S SUBDIVISION, ALL BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN



NORTHEAST CORNER  
SOUTHWEST 1/4  
SECTION 9-3-23  
N 275,153.73  
E 2,583,024.48



NORTHWEST CORNER  
SOUTHWEST 1/4  
SECTION 9-3-23  
N 275,062.72  
E 2,580,391.57

\* SEE SHEET 2 FOR NOTES, LEGEND, EXISTING EASEMENT & BUILDING TIES. \*  
SEE SHEET 3 FOR LEGAL DESCRIPTION AND LINE AND CURVE TABLES.

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

PART OF BLOCK 1, SAGE TOWN, BLOCK 28 OF SAGE'S ADDITION INCLUDING WEST'S SUBDIVISION, ALL OF VACATED DOUD STREET, ALL OF A VACATED ALLEY LYING IN WEST'S SUBDIVISION, ALL BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN

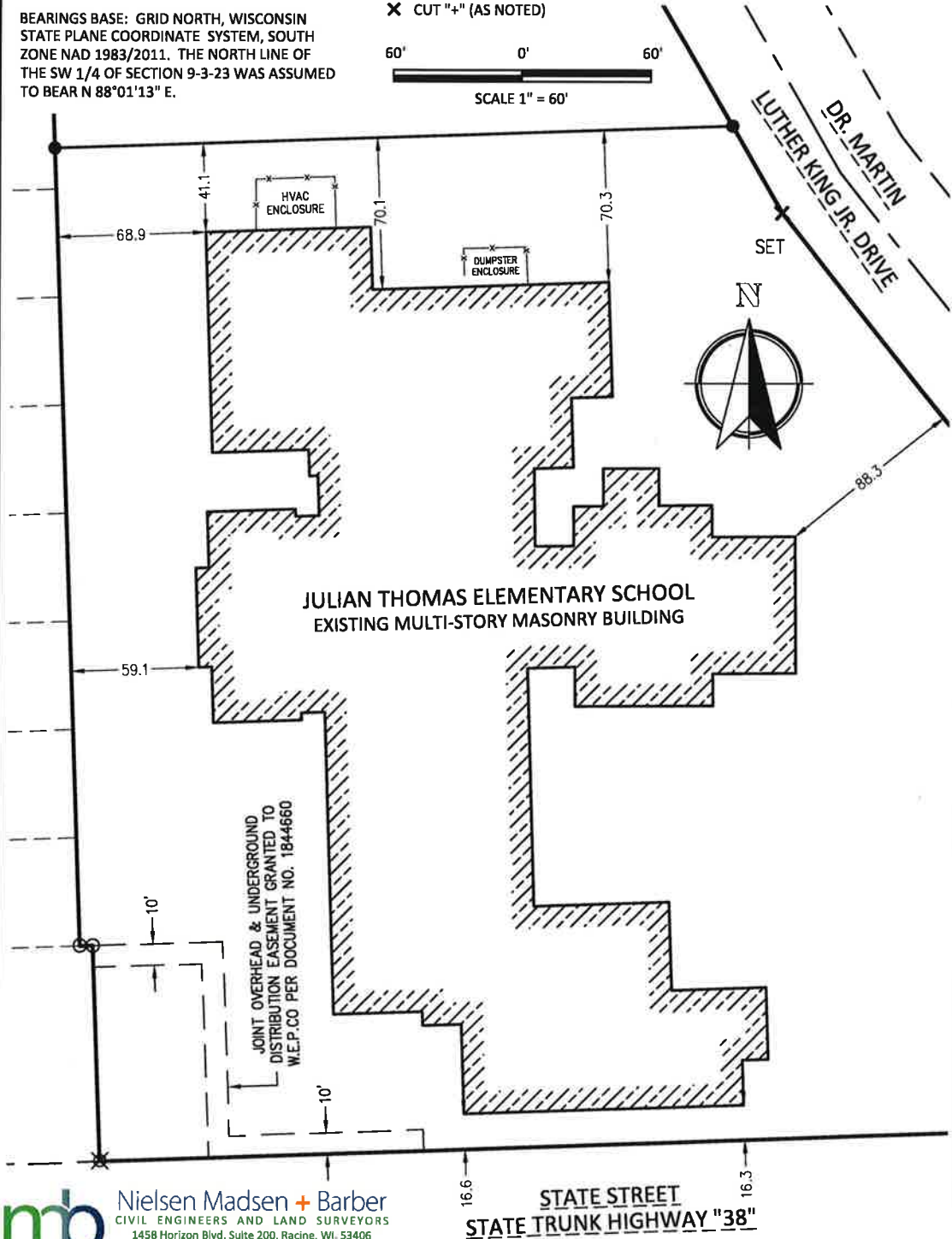
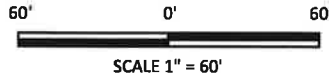
ZONING OF PARCELS:  
R-3 LIMITED GENERAL RESIDENCE DISTRICT

OWNER/LAND SPLITTER:  
RACINE UNIFIED SCHOOL DISTRICT NO. 1  
3109 MT. PLEASANT STREET, RACINE, WI 53404

BEARINGS BASE: GRID NORTH, WISCONSIN  
STATE PLANE COORDINATE SYSTEM, SOUTH  
ZONE NAD 1983/2011. THE NORTH LINE OF  
THE SW 1/4 OF SECTION 9-3-23 WAS ASSUMED  
TO BEAR N 88°01'13" E.

## MONUMENTATION LEGEND

- 1-1/4" O.D. IRON PIPE FOUND
- ⊗ 5/8" REBAR FOUND
- ⊗ 3/4" REBAR FOUND
- ✕ CUT "+" (AS NOTED)
- 3/4" x 24" REBAR - 1.50LBS/LIN FT. SET
- ⊕ CAST IRON MON. W/BRASS CAP FOUND
- CONC. MON. W/BRASS CAP FOUND



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

PART OF BLOCK 1, SAGE TOWN, BLOCK 28 OF SAGE'S ADDITION INCLUDING WEST'S SUBDIVISION, ALL OF VACATED DOUD STREET, ALL OF A VACATED ALLEY LYING IN WEST'S SUBDIVISION, ALL BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN

## SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, Professional Land Surveyor, hereby certify:

THAT I have prepared this Certified Survey Map at the direction of Racine Unified School District No. 1, Owner;

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Chapter 86, Subdivisions of Land, of the City of Racine Municipal Code;

THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made, described as:

Lots 1, 2, 6, 7, 10, 11, 14, 15, 18, 19 and part of 20, Block 1 of Sage Town, according to the recorded plat thereof, Block 28 of Sage's Addition including Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and part of 10, West's Subdivision, according to the recorded plat thereof, all of Doud Street lying between the North line of State Street and the South line of West Street as vacated in Resolution No. 4016, a document recorded in the office of the Register of Deeds for Racine County, Wisconsin on October 17, 2001 as Document No. 1795072, all of an alley lying West of said Lot 4, West's Subdivision, as vacated in Resolution No. 4152, a document recorded in the office of the Register of Deeds for Racine County, Wisconsin on January 14, 2003 as Document No. 1875314, all being a part of the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 3 North, Range 23 East of the Fourth Principal Meridian, in the City of Racine, County of Racine, State of Wisconsin, being more particularly bounded and described as follows: Commencing at the Northwest corner of the Southwest 1/4 of said Section 9, run thence North 88°01'13" East, 153.10 feet along the North line of said Southwest 1/4; thence South 02°03'33" East, 15.00 feet to the South line of West Street and the point of beginning of this description; thence North 88°01'13" East, 272.35 feet along the South line of West Street to the West line of Dr. Martin Luther King Jr. Drive, formerly known as Milwaukee Avenue; thence South 30°13'49" East, 138.50 feet along the West line of Dr. Martin Luther King Jr. Drive to a point; thence South 38°29'28" East, 404.61 feet along the West line of Dr. Martin Luther King Jr. Drive to a point; thence South 51°31'32" West, 4.38 feet along the West line of Dr. Martin Luther King Jr. Drive to a point; thence South 38°29'28" East, 57.97 feet along the West line of Dr. Martin Luther King Jr. Drive to a point of curvature to the right, having a Northwesterly convexity, a radius of 33.50 feet and a chord bearing and distance of South 24°44'36" West, 59.82 feet; thence Southerly 73.94 feet along the arc of said curve to the North line of State Street - State Trunk Highway "38"; thence South 87°58'41" West, 575.95 feet along the North line of State Street to a point 6.00 feet East of the West line of Lot 20 in said Block 1 of Sage Town; thence North 02°03'33" West, 100.05 feet parallel with the West line of Lot 20 in said Block 1 of Sage Town to its North line; thence South 87°59'09" West, 6.00 feet along the North line of Lot 20 in said Block 1 of Sage Town to its Northwest corner; thence North 02°03'33" West, 450.22 feet along the West lines of Lots 18, 15, 14, 11, 10, 7, 6 and 2 in said Block 1 of Sage Town to the South line of West Street and the point of beginning.

Containing 247,320 square feet or 5.678 acres.

May 21, 2024

Mark R. Madsen  
Nielsen Madsen & Barber, S.C.  
1458 Horizon Blvd, Suite 200, Racine, WI 53406  
(262) 634-5588

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00	S02° 03' 33"E
L2	100.05	N02° 03' 33"W
L3	6.00	S87° 59' 09"W

CURVE TABLE					
CURVE	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	Δ DELTA
C1	33.50	73.94	S24° 44' 36"W	59.82	126°28'09"


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

PART OF BLOCK 1, SAGE TOWN, BLOCK 28 OF SAGE'S ADDITION INCLUDING WEST'S SUBDIVISION, ALL OF VACATED DOUD STREET, ALL OF A VACATED ALLEY LYING IN WEST'S SUBDIVISION, ALL BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN

**OWNER'S CERTIFICATE**

As Agents of Racine Unified School District No. 1, Owner, we hereby certify that we have caused the land described on this map to be surveyed, mapped and divided as represented on this Certified Survey Map. We further certify that this Certified Survey Map is required to be submitted to the following for approval: The City of Racine.

Dated on this 29<sup>th</sup> day of May, 2024.

  
Jeffrey Serak  
Chief Financial Officer

Attest:   
Peter Reynolds  
Chief Operations Officer

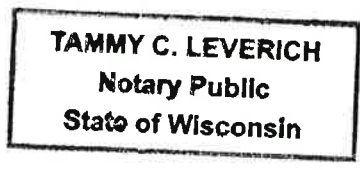
STATE OF WISCONSIN }  
COUNTY OF RACINE } S.S.

Personally came before me this 29<sup>th</sup> day of May, 2024, Jeffrey Serak and Peter Reynolds, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Signature: 

Print Name: TAMMY C. LEVERICH

Notary Public, RACINE, Wisconsin



My Commission Expires: 8/31/24

SEAL

**PLANNING HERITAGE AND DESIGN COMMISSION CERTIFICATE**

Approved as a Certified Survey Map by the Planning Heritage and Design Commission of the City of Racine, on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Walter Williams  
Director of City Development