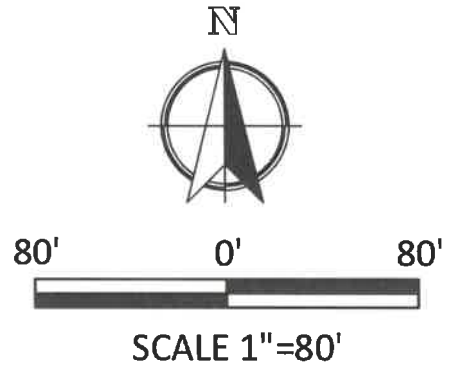
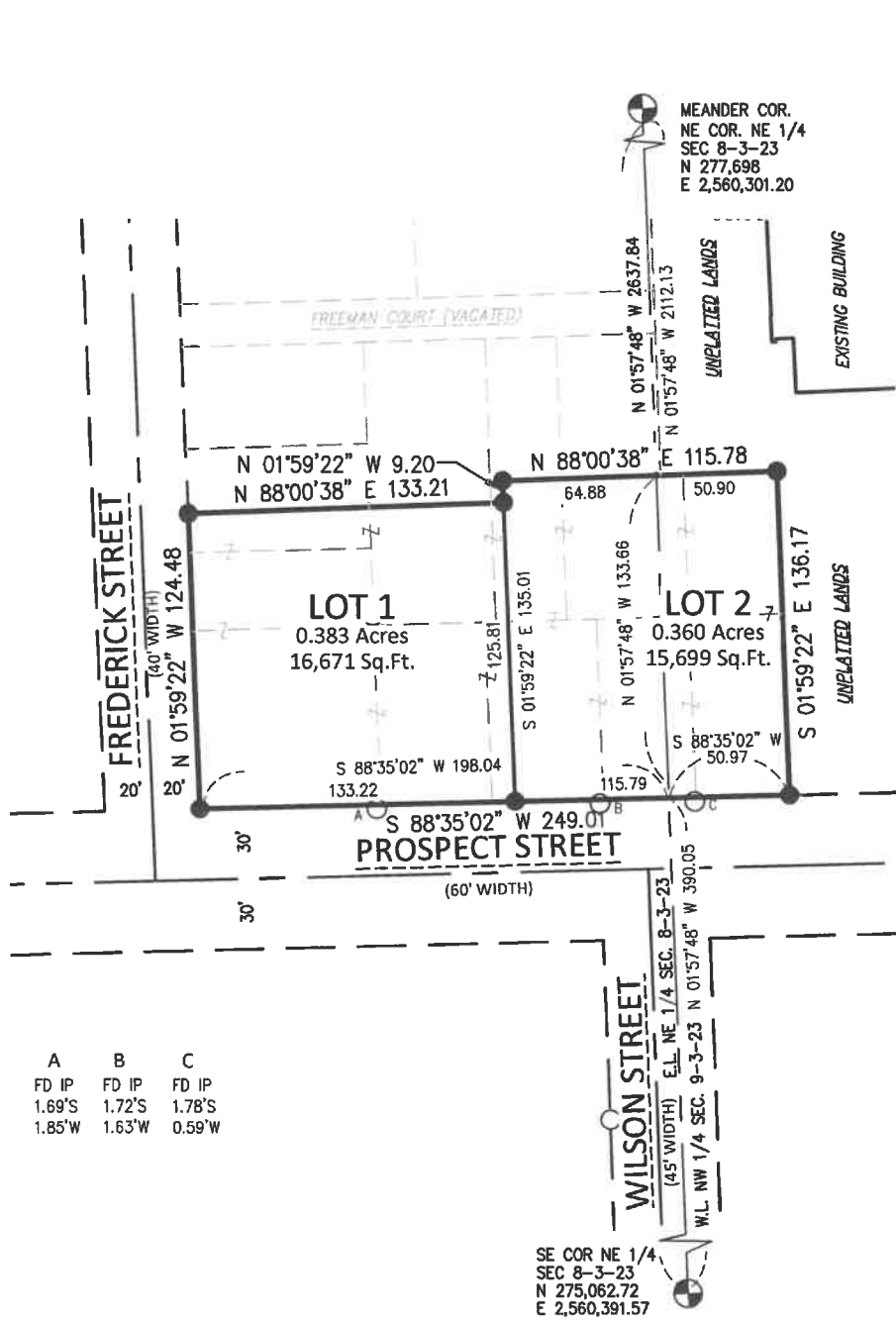


CERTIFIED SURVEY MAP NO. _____

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 8 AND PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 9 ALL IN TOWNSHIP 3 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

RECORDING DATA



LOCATION MAP



E 1/2 NE 1/4 SECTION 8-3-23
W 1/2 NW 1/4 SECTION 9-3-23

A	B	C
FD IP	FD IP	FD IP
1.69'S	1.72'S	1.78'S
1.85'W	1.63'W	0.59'W

NOTES:
ZONING OF PARCELS IS R-3

OWNER/LAND SPLITTER: COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF RACINE
730 WASHINGTON AVE RACINE, WI 53403

ALL ELEVATIONS REFER TO NAVD OF 1988 (12)

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983/2011. THE EAST LINE OF THE NE 1/4 OF SECTION 8-3-23 IS ASSUMED TO BEAR N 01°57'48" W.

- LEGEND:**
- 1" O.D. IRON PIPE FOUND
 - 3/4" O.D. REBAR - 1.68LBS/LIN FT.
 - ⊕ SET 6" CONC. MON. W / BRASS CAP FOUND



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbc.net

This Instrument was drafted by Aaron T. Friess August 19, 2025

2025.0022.01.DWG
SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 8 AND PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 9 ALL IN TOWNSHIP 3 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Aaron T. Friess, hereby certify:

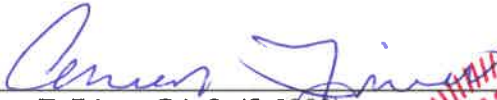
That I have prepared this Certified Survey Map at the direction of Community Development Authority of the City of Racine, Owners;

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the land division ordinance of the City of Racine, Racine County in surveying, dividing, and mapping the same.

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

Part of the Southeast ¼ of the Northeast ¼ of Section 8, and part of the Southwest ¼ of the Northwest ¼ of Section 9, all in Township 3 North, Range 23 East of the Fourth Principal Meridian in the City of Racine, Racine County, Wisconsin, bounded and described as follows: Begin at a point on the East line of the Northeast ¼ of said Section 8 and the North line of Prospect Street, located N01°57'48"W, 390.05 feet from the Southeast corner of the Northeast ¼ of said Section 8; run thence S88°35'02"W, 198.04 feet along the North line of said Prospect Street to the East line of Frederick Street; thence N01°59'22"W, 124.48 feet along said East line; thence N88°00'38"E, 133.21 feet; thence N01°59'22"W, 9.20 feet; thence N88°00'38"E, 115.78 feet; thence S01°59'22"E, 136.17 feet to the North line of said Prospect Street; thence S88°35'02"W, 50.97 feet along the North line of said Prospect Street to the East line of the Northeast ¼ of said Section 8 and the point of beginning. Containing 32,370 square feet or 0.743 acres.

August 19, 2025



Aaron T. Friess, P.L.S. (S-3260)
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd. Suite 200
Racine, WI 53406
(262)634-5588



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CERTIFIED SURVEY MAP NO. _____

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 8 AND PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 9 ALL IN TOWNSHIP 3 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

OWNERS' CERTIFICATE

Community Development Authority of the City of Racine as Owners hereby certify that we have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also do further certify that this Certified Survey Map is required to be submitted to the the following for approval or objection: City of Racine

IN WITNESS WHEREOF the said _____ has caused these presents to be signed by _____ as Owners at _____ Wisconsin on this _____ day of _____ 2025.

President

Secretary - Treasurer

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2025, _____ of the above-named owner, to me known to be the persons who executed the foregoing instrument, and to me known to be such officers and trustees, and acknowledged that they executed the foregoing as such officers and trustees.

Notary Public, _____
My commission expires: _____

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 _____, 2025.

Walter Williams
Director of City Development



Nielsen Madsen + Barber
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This Instrument was drafted by Aaron T. Friess August 19, 2025

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SHEET 3 OF 3 SHEETS