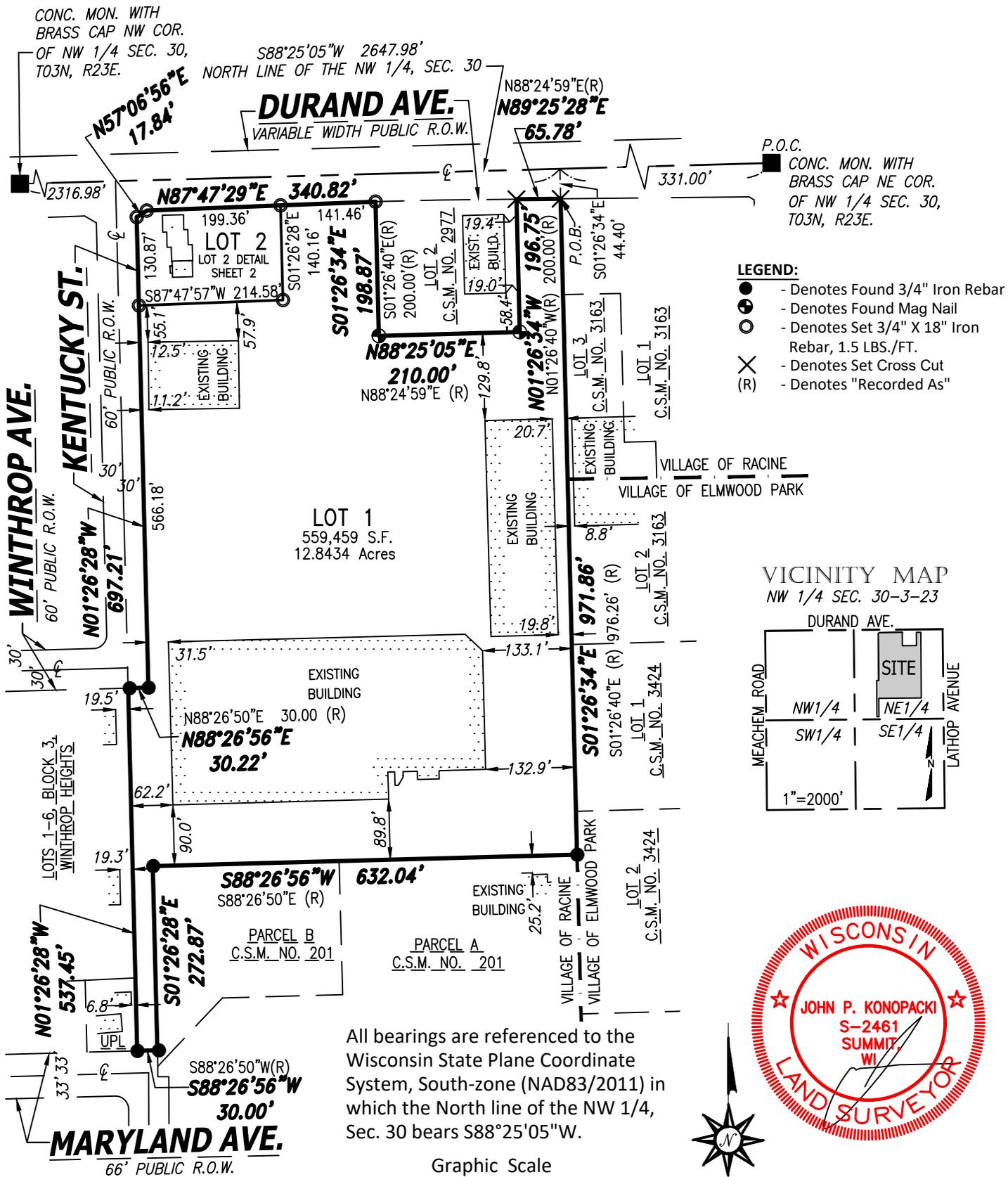


# CERTIFIED SURVEY

## MAP NO. \_\_\_\_\_

Being all of Lot 1 of Certified Survey Map No. 2977, located in the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin.

Owner : Badger Plaza, LLC      Zoning: B-2, R-4  
 111 E. Wisconsin Ave., Tax Key Number: 276000023877001  
 Suite 1800  
 Milwaukee, WI 53202



**CHAPUT**  
**LAND SURVEYS**

710 N. Plankinton Ave. Ste 720, Milwaukee, WI 53203  
 414-224-8068 www.chaputlandsurveys.com

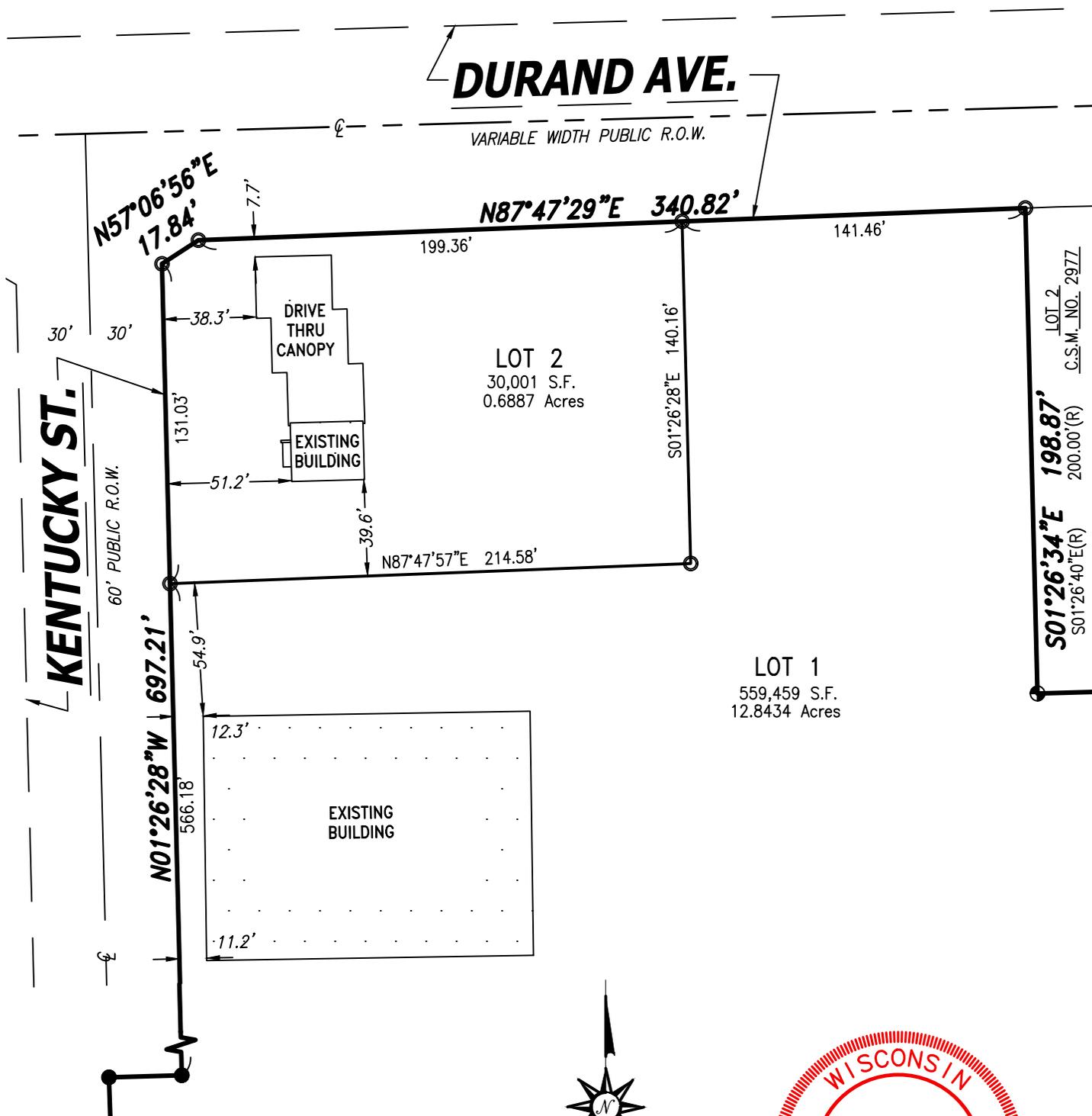
This instrument was drafted by John P. Konopacki  
 Professional Land Surveyor S-2461

Date: November 17, 2025  
 Revised: January 29, 2025  
 Survey No. 4154.00A-BML  
 Sheet 1 of 6 Sheets

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

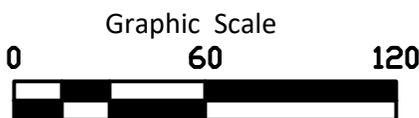
Being all of Lot 1 of Certified Survey Map No. 2977, located in the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin.

## LOT 2 DETAIL



**LEGEND:**

- - Denotes Found 3/4" Iron Rebar
- ⊕ - Denotes Found Mag Nail
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- (R) - Denotes "Recorded As"



1" = 60'

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LAND SURVEYS

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Professional Land Surveyor S-2461

Date: November 17, 2025  
Revised: January 29, 2026  
Survey No. 4154.00A-BML  
Sheet 2 of 6 Sheets

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

Being all of Lot 1 of Certified Survey Map No. 2977, located in the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}  
  :SS  
WAUKESHA COUNTY}

I, JOHN P. KONOPACKI, a professional land surveyor, do hereby certify:

THAT I have survey, divided and mapped a redivision of Lot 1 of Certified Survey Map No. 2977 as recorded in the register of Deeds office for Racine County as document no. 2248239, located in the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin, bounded and described as follows:  
Commencing at the Northeast corner of the Northwest 1/4 of said Section 30; thence South 88°25'05" West along the North line of the said 1/4 Section 331.00 feet; thence South 01°26'34" East 44.36 feet to a point on the south line of Durand Avenue and the Point of Beginning of the lands hereinafter described; thence continuing South 01°26'34" East along the West lines of Certified Survey Map No.s 3163 and 3424 a distance of 971.86 feet to a point; thence South 88°26'56" West along the North line of Certified Survey Map No. 201, a distance of 632.04 feet to a point; thence South 01°26'28" East along the West line of said Certified Survey Map No. 201 a distance of 272.87 feet to a point on the North line of Maryland Avenue; thence South 88°26'56" West along said North line 30.00 feet to a point; thence North 01°26'28" West along the East line of Lots 1-6, Block 3, Winthrop Heights 537.45 feet to a point on the South line of Winthrop Avenue; thence North 88°26'56" East along said South line 30.22 feet to a point on the East line of Kentucky Street; thence North 01°26'28" West along said East line 697.21 feet to a point; thence North 57°06'56" East along said East line 17.84 feet to a point on the South line of Durand Avenue; thence North 87°47'29" East along said South line 340.82 feet to a point; thence South 01°26'34" East along the West line of Lot 2 of Certified Survey Map No. 2977, a distance of 198.87 feet to a point; thence North 88°25'05" East along the South line of said Lot 2, a distance of 210.00 feet to a point; thence North 01°26'34" West along the East line of said Lot 2, a distance of 196.75 feet to a point on the aforesaid South line of Durand Avenue; thence North 89°25'28" East along said South line 65.78 feet to the Point of Beginning.

Containing 589,460 square feet or 13.5321 acres of land.

THAT I have made this survey, land division and map by the direction of Badger Plaza, LLC, respective owners of said land.

THAT such 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 the provisions of Section 236.34 of the Wisconsin Statutes, the Land Division Ordinance of the City of Racine in surveying, dividing and mapping the same.

DATE: November 17, 2025



  
\_\_\_\_\_  
JOHN P. KONOPACKI  
PROFESSIONAL LAND SURVEYOR S-2461





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

Being all of Lot 1 of Certified Survey Map No. 2977, located in the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin.

## PLANNING COMMISSION APPROVAL

Approved by the Plan Commission of the City of Racine on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary

**CHAPUT**  
**LAND SURVEYS**

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This instrument was drafted by John P. Konopacki  
Professional Land Surveyor S-2461



Date: November 17, 2025  
Revised: January 29, 2026  
Survey No. 4154.00A-BML  
Sheet 6 of 6 Sheets