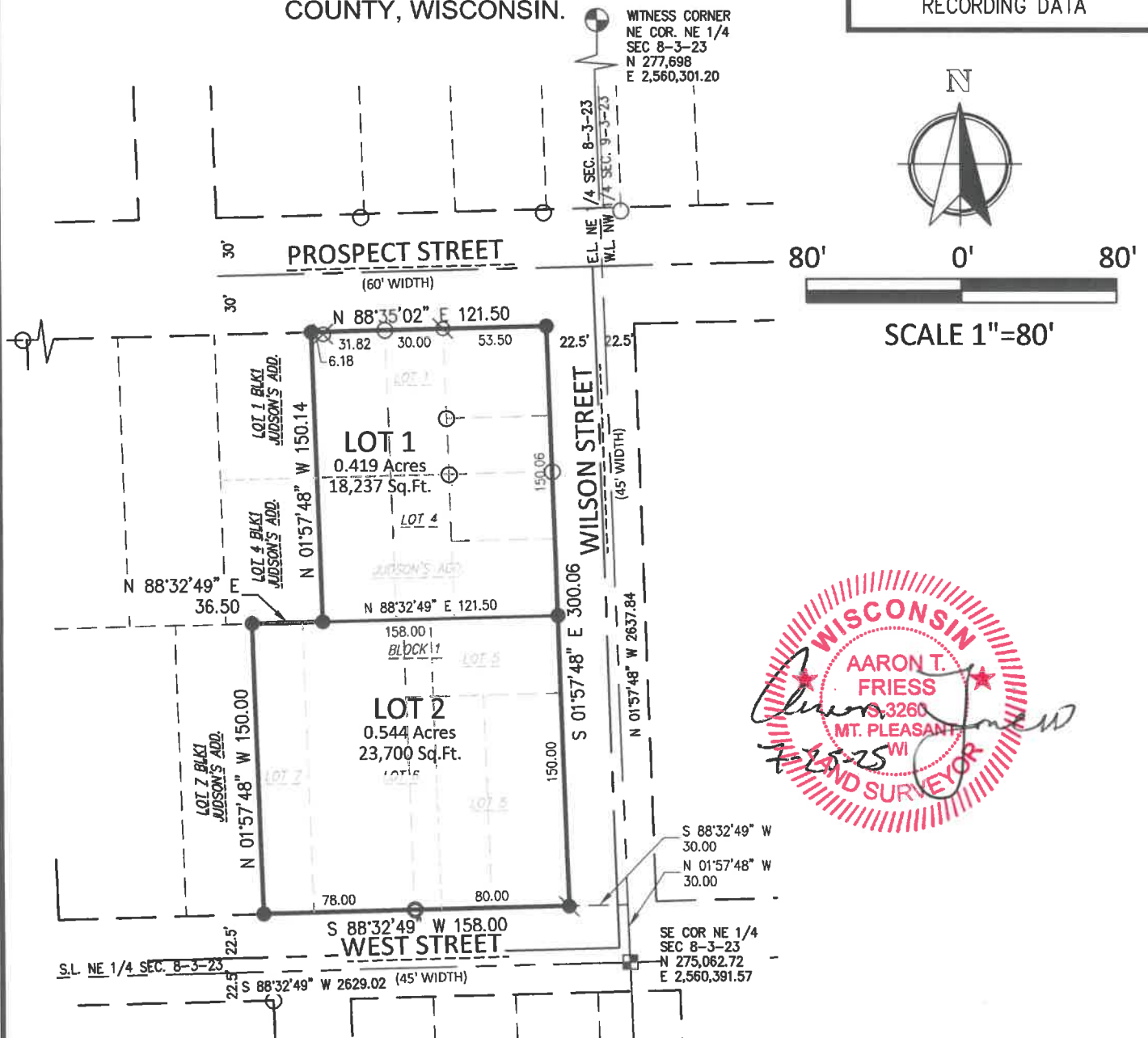


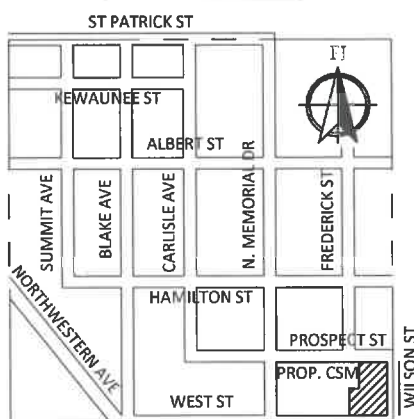
CERTIFIED SURVEY MAP NO.

PART OF LOTS 1, 4, AND 7, ALL OF LOTS 5 AND 6, BLOCK 1,
JUDSON'S ADDITION, BEING PART OF THE SE 1/4 OF THE NE 1/4
OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 23 EAST OF THE
FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF RACINE, RACINE
COUNTY, WISCONSIN.  WITNESS CORNER

RECORDING DATA



LOCATION MAP



NE 1/4 SECTION 8-3-23

NOTES:
ZONING OF PARCELS IS R-3

OWNER/LAND SPLITTER: COMMUNITY
DEVELOPMENT AUTHORITY OF THE CITY OF RACINE
730 WASHINGTON AVENUE, 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 ¼ OF
SECTION 8-3-23 IS ASSUMED TO BEAR N 01°57'48" W.

LEGEND:

- LEGEND:
- 1" IRON PIPE FOUND
 - ⊗ 1-1/4" IRON PIPE FOUND
 - 3/4" REBAR FOUND
 - ⊗ PINCH BAR FOUND
 - ◎ SPIKE FOUND
 - 3/4" O.D. REBAR - 1.68LBS/LIN FT. SET
 - 6" CONC. MON. W / BRASS CAP FOUND
 - CAST IRON MON. W / BRASS CAP FOUND

2025.0023.01.DWG
SHEET 1 OF 3 SHEETS

mb Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tel: (262)634-5588 Website: www.nmbssc.net

This Instrument was drafted by Aaron T. Friess July 25, 2025

CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 1, 4, AND 7, ALL OF LOTS 5 AND 6, BLOCK 1, JUDSON'S ADDITION, BEING PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 8, 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:

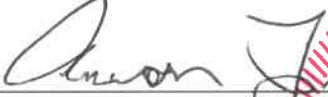
That I have prepared this Certified Survey Map at the direction of Community Development Authority of the City of Racine, Owners;

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 Lots 1, 4 and 7, all of Lots 5 and 6, all in Block 1 of Judson's Addition, according to the recorded plat thereof and being part of the Southeast ¼ of the Northeast ¼ of Section 8, Township 3 North, Range 23 East of the Fourth Principal Meridian in the City of Racine, Racine County, Wisconsin, bounded and described as follows: Commence at a point on the East line of the Northeast ¼ of said Section 8, located N01°57'48"W, 30.00 feet from the Southeast corner of the Northeast ¼ of said Section 8; thence S88°32'49"W, 30.00 feet to the Southwest corner of Lot 5 of said Judson's Addition, the West right-of-way line of Wilson Street and the North right-of-way line of West Street and the point of beginning of this description; continue thence S88°32'49"W, 158.00 feet along the South line of said Lot 5 and said North right-of-way line; thence N01°57'48"W, 150.00 feet to the South line of said Lot 4; thence N88°32'49"E, 36.50 feet along the South line of said Lot 4; thence N01°57'48"W, 150.14 feet to the North line of said Lot 1 and the South right-of-way line of Prospect Street; thence N88°35'02"E, 121.50 feet along the North line of said Lot 1 and said South right-of-way line to the Northeast corner of said Lot 1 and the West right-of-way line of Wilson Street; thence S01°57'48"E, 300.06 feet along the East line of said Lots 1, 4, and 5 and said West right-of-way line to the point of beginning. Containing 41,935 square feet or 0.963 acres.

July 25, 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 LOTS 1, 4, AND 7, ALL OF LOTS 5 AND 6, BLOCK 1, JUDSON'S ADDITION, BEING
PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 8, 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

