
CERTIFIED SURVEY MAP No. _____

ALL OF

**Lot 1, Hoeschler's Park Plaza Addition; also part of Lot 2, C.S.M.,
V. 17, P. 14, D.N. 1683829; Government Lots 5 & 6, Section 13,
T104N-R4W; City of La Crosse, La Crosse County, Wisconsin**

SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Professional Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map being all of Lot 1, Hoeschler's Park Addition; Also part of Lot 2, Certified Survey Map, Volume 17, Page 14, Document Number 1683829, Government Lot 5 and Government Lot 6, Section 13, T104N-R4W, City of La Crosse, La Crosse County, Wisconsin described as follows:

Commencing at the northwest corner of Section 13, T104N-R4W, thence S 56°57'39" E 2300.13 feet to the northeast corner of Lot 1, Hoeschler's Park Plaza Addition, the southwesterly right-of-way line of Park Plaza Drive, and the point of beginning of this description:

thence, along the easterly line of said Lot 1 and its southerly extension, also being said southwesterly right-of-way line, S 17°28'40" E 555.23 feet;
thence S 72°31'20" W 399.50 feet to the meander line of the West Channel of the Mississippi River;
thence, along said meander line, N 00°12'20" E 149.04 feet;
thence, continuing along said meander line, N 00°12'10" W 64.85 feet;
thence, continuing along said meander line, N 26°28'11" W 63.49 feet;
thence N 83°41'20" E 39.65 feet;
thence N 80°33'40" W 56.65 feet to said meander line;
thence, along said meander line, N 59°33'10" W 216.81 feet to the West line of said Lot 1, Hoeschler's Park Plaza Addition and the South line of Lot 2, Certified Survey Map, Volume 17, Page 14, Document Number 1683829;
thence, along said South line, S 85°15'06" W 12.42 feet to the southwest corner of said Lot 2;
thence, along the West line of said Lot 2, N 12°40'56" W 107.34 feet to the westerly extension of the North line of said Lot 1;
thence, along said North line and its westerly extension, N 72°31'20" E 504.93 feet to the point of beginning of this description.

Subject to any easements, covenants and restrictions of record.

That I have made such survey, map and division of land at the direction of Attorney Skip Wieser, Acting Agent of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and subdivision thereof made.

That I have fully complied with the provisions of s.236.34, Wisconsin Statutes and with the subdivision ordinances of the City of La Crosse in surveying and mapping the same.

Christopher W. Fechner PLS #2448
Coulee Region Land Surveyors, LLC
917 S. 4th Street
La Crosse, WI 54601

Owner:
American Down & Textile Co.
C/O The Company Office Inc.
2929 Airport Road
La Crosse, WI 54603

CITY OF LA CROSSE APPROVAL

Resolved that this Certified Survey Map is hereby approved by the City of La Crosse.

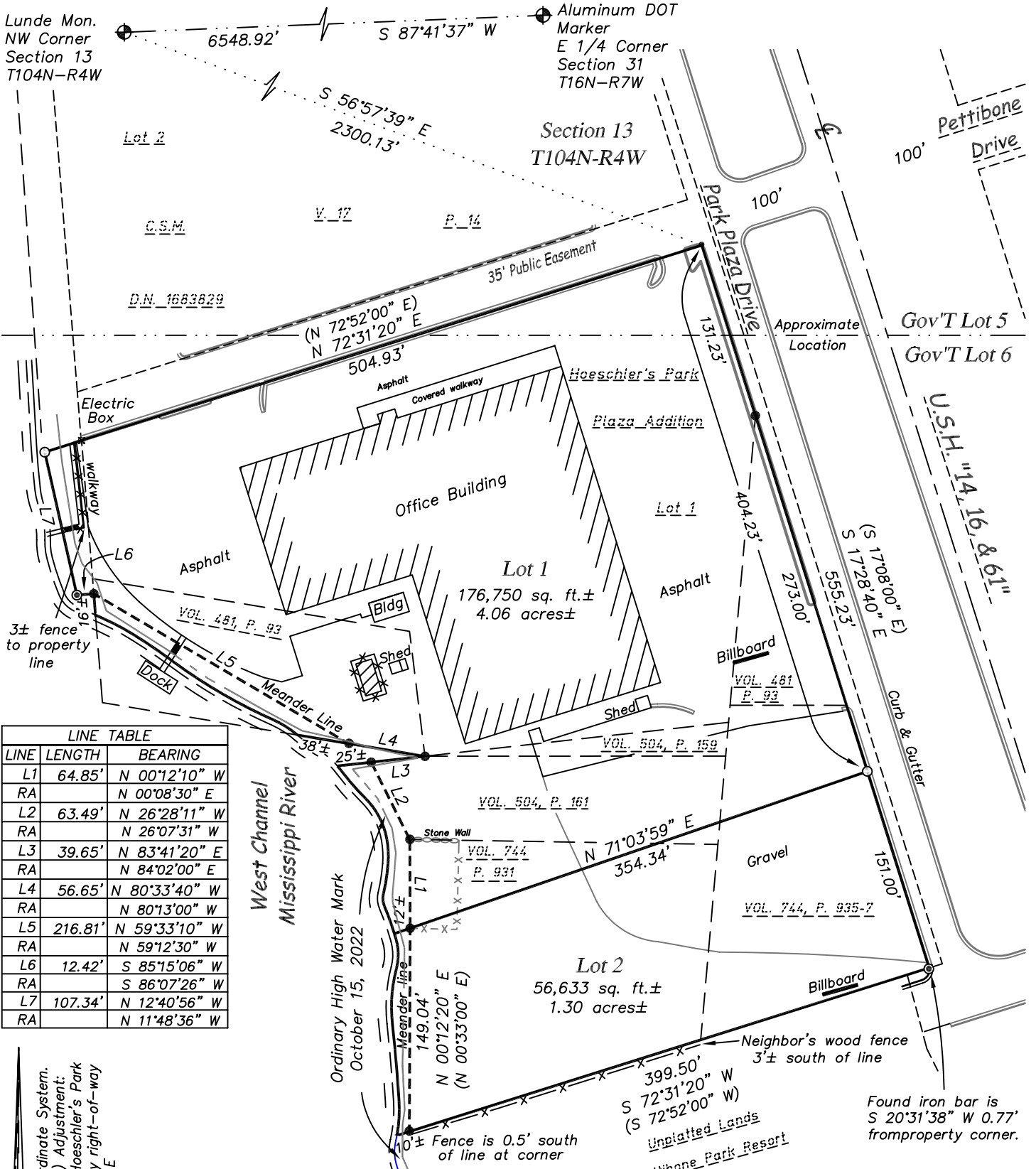
Dated this _____ day of _____, 2023

City Clerk

CERTIFIED SURVEY MAP No. _____

ALL OF

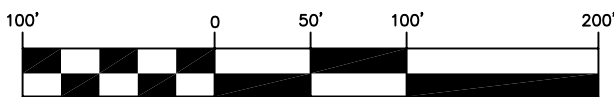
Lot 1, Hoeschler's Park Plaza Addition; also part of Lot 2, C.S.M., V. 17, P. 14, D.N. 1683829; Government Lots 5 & 6, Section 13, T104N-R4W; City of La Crosse, La Crosse County, Wisconsin



| LINE TABLE | | |
|------------|---------|---------------|
| LINE | LENGTH | BEARING |
| L1 | 64.85' | N 00°12'10" W |
| RA | | N 00°08'30" E |
| L2 | 63.49' | N 26°28'11" W |
| RA | | N 26°07'31" W |
| L3 | 39.65' | N 83°41'20" E |
| RA | | N 84°02'00" E |
| L4 | 56.65' | N 80°33'40" W |
| RA | | N 80°13'00" W |
| L5 | 216.81' | N 59°33'10" W |
| RA | | N 59°12'30" W |
| L6 | 12.42' | S 85°15'06" W |
| RA | | S 86°07'26" W |
| L7 | 107.34' | N 12°40'56" W |
| RA | | N 11°48'36" W |

Ordinary High Water Mark Note:
Any land below the OHWM of a Lake or a navigable stream is subject to the Public Trust in navigable waters that is established under Article IX, Section 1 of the State Constitution.

Graphic Scale



(IN FEET)

1 inch = 100 ft.

LEGEND

- = Found 1" Iron Pipe (unless stated otherwise)
- = Set 3/4" x 20" Rebar (1.50 lb/lin. ft.)
- () = Recorded dimensions
- ⊙ = Found 3/4" Iron Bar
- = Found PK Nail
- ⊕ = Found County marker
- = Boundary of this survey
- - - = Centerline
- x-x- = Fence line

Bearing Basis: The La Crosse County Coordinate System. Referenced to the (WCCS) NAD 83 (2011) Adjustment. Referenced to the easterly line of Lot 1, Hoeschler's Park Plaza Addition, also being the southwesterly right-of-way line of Park Plaza Drive: S 17°28'40" E