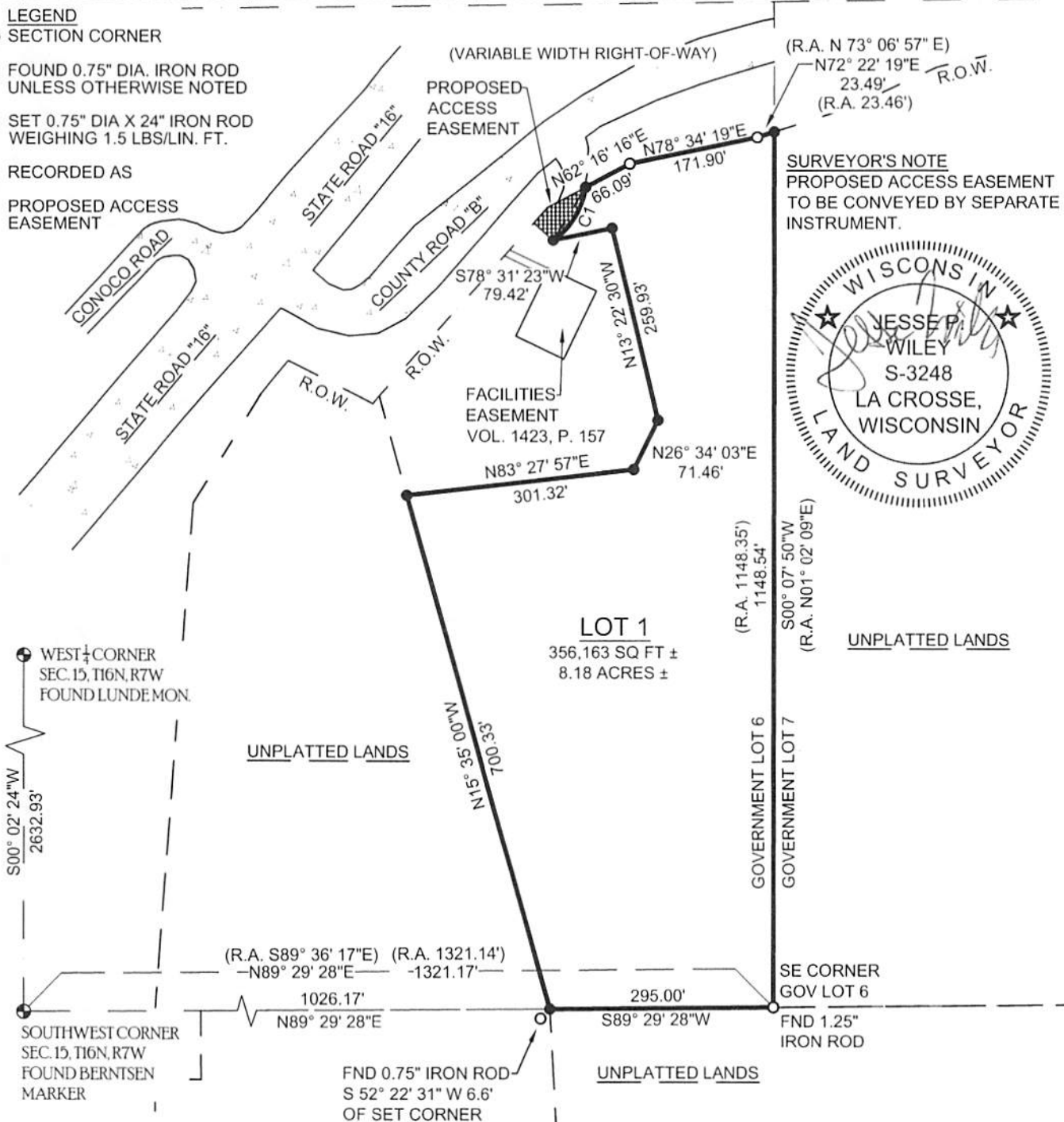


CERTIFIED SURVEY MAP NO. _____
 PART OF GOVERNMENT LOT 6, SECTION 15, TOWNSHIP 16
 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE
 COUNTY, WISCONSIN.

Curve Table							
Curve #	Segment Length	Radius	Delta	Chord Length	Chord Bearing	Tan In	Tan Out
C1	84.25	97.00	49°45'48"	81.62	N31° 47' 31"E	N56° 40' 25"E	N06° 54' 37"E

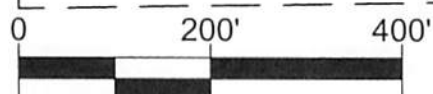
- LEGEND**
- SECTION CORNER
 - FOUND 0.75" DIA. IRON ROD UNLESS OTHERWISE NOTED
 - SET 0.75" DIA X 24" IRON ROD WEIGHING 1.5 LBS/LIN. FT.
 - (R.A.) RECORDED AS
 - ▨ PROPOSED ACCESS EASEMENT



SURVEYOR'S NOTE
 PROPOSED ACCESS EASEMENT
 TO BE CONVEYED BY SEPARATE
 INSTRUMENT.



UNPLATTED LANDS



SCALE = 1" = 200'
 BASIS OF BEARINGS:
 Bearings are based on the Wisconsin County Coordinate System,
 La Crosse County Zone, NAD 83 (1991 Adj.), from which the west
 line of the Southwest Quarter of the Southwest Quarter, Section 15,
 T16N, R7W bears S 00° 02' 24" W.

DAVY ENGINEERING		DAVY ENGINEERING CO. LA CROSSE, WISCONSIN	
SURVEY PREPARED FOR: TOP NOTCH AUTO LLC COUNTY ROAD "B" WISCONSIN			
DATE 08/18/2022	DRAWN BY: JPW	PROJECT NUMBER 12438-003.110	SHEET 1 OF 2

CERTIFIED SURVEY MAP NO. _____
PART OF GOVERNMENT LOT 6, SECTION 15, TOWNSHIP 16
NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE
COUNTY, WISCONSIN.

Legal Description

Part of Government Lot 6, Section 15, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin more particularly described as follows:

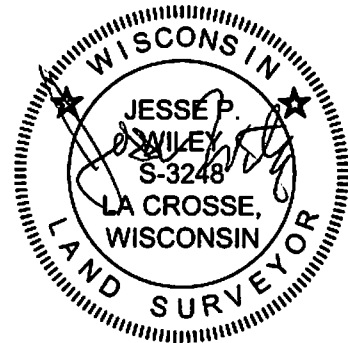
Commencing at the West Quarter Corner of Section 15, Township 16 North, Range 7 West;
 thence S 00° 02' 24" W 2632.93 feet to the Southwest Corner of said Section 15;
 thence N 89° 29' 28" E 1026.17 feet along the south line of Government Lot 6 to the point of beginning;
 thence N 15° 35' 00" W 700.33 feet;
 thence N 83° 27' 57" E 301.32 feet;
 thence N 26° 34' 03" E 71.46 feet;
 thence N 13° 22' 30" W 259.93 feet;
 thence S 78° 31' 23" W 79.42 feet;
 thence northerly 84.25 feet along the arc of a curve concave northwest, radius 97.00 feet, whose chord bears N 31° 47' 31" E and whose chord length is 81.62 feet to the southerly right-of-way of County Road "B" per WI D.O.T. Project 5991-05-88 (1999);
 thence N 62° 16' 16" E 66.09 feet along said right-of-way;
 thence N 78° 34' 19" E 171.90 feet along said right-of-way;
 thence N 72° 22' 19" E 23.49 feet along said right-of-way to the east line of said Government Lot 6;
 thence S 00° 07' 50" W 1148.54 feet along said east line of said Government Lot 6 to the southeast corner thereof;
 thence S 89° 29' 28" W 295.00 feet along the south line of said Government Lot 6 to the point of beginning.

Containing 356,163 square feet ± or 8.18 acres ±. Subject to any easements and restrictions of record.

Proposed Access Easement Legal Description

Commencing at the West Quarter Corner of Section 15, Township 16 North, Range 7 West;
 thence S 00° 02' 24" W 2632.93 feet along the west line of the Southwest Quarter of said Section 15 to the Southwest Corner thereof;
 thence N 89° 29' 28" E 1026.17 feet along the south line of said Southwest Quarter;
 thence N 15° 35' 00" W 700.33 feet;
 thence N 83° 27' 57" E 301.32 feet;
 thence N 26° 34' 03" E 71.46 feet;
 thence N 13° 22' 30" W 259.93 feet;
 thence S 78° 31' 23" W 79.42 feet to the point of beginning;
 thence N 48° 19' 08" W 34.13 feet to the southerly right-of-way of County Road "B";
 thence N 41° 40' 52" E 26.89 feet along said right-of-way;
 thence N 62° 16' 16" E 57.18 feet along said right-of-way;
 thence southerly 84.25 feet along the arc of a curve concave northwest, radius 97.00 feet, whose chord bears S 31° 47' 31" W and whose chord length is 81.62 feet to the point of beginning.

Proposed Access Easement to be conveyed by separate instrument.



CITY OF LA CROSSE APPROVAL CERTIFICATE

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

[Signature]
 City Clerk

Date: 12/12/2022

SURVEYOR'S CERTIFICATE

That I have made such a survey and map by the direction of the owner of said land, that such a map is a correct representation of the exterior boundaries of the land surveyed, and that I have fully complied with Chapter 236.34 and the City of La Crosse Subdivision Ordinance in surveying and mapping the same.

[Signature]
 Jesse P. Wiley, P.L.S. 3248

Date: 08/18/2022

		DAVY ENGINEERING CO. LA CROSSE, WISCONSIN	
<p>SURVEY PREPARED FOR: TOP NOTCH AUTO LLC COUNTY ROAD "B" WISCONSIN</p>			
DATE 08/18/2022	DRAWN BY: JPW	PROJECT NUMBER 12438-003.110	SHEET 2 OF 2