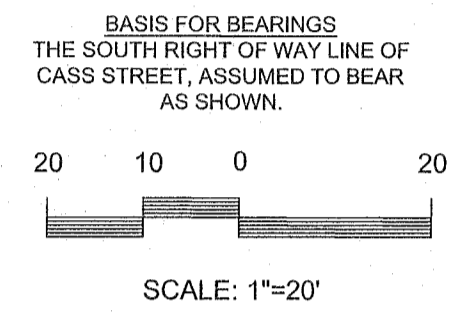


DESCRIPTION

LOT 1, 2, AND 3 TOGETHER WITH THE EAST HALF OF VACATED ALLEY, LOT 4, THE NORTH 9.32 FEET OF LOT 5 OF BLOCK 12 AND PART OF THE STEVEN'S RESERVE, ALL IN THE STEVEN'S ADDITION TO THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, PARCEL DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE ALONG THE WEST RIGHT OF WAY LINE OF 7TH. STREET SOUTH S00°11'31"W 251.51 FEET TO THE SOUTH LINE OF THE NORTH 9.32 FEET OF SAID LOT 5; THENCE ALONG SAID SOUTH LINE N89°41'41"W 119.18 FEET TO THE EAST LINE OF LOT 12 OF COLWELL COURT ADDITION; THENCE THE NEXT 2 CALLS ALONG SAID LOT 12, 1) N03°15'13"E 9.34 FEET; 2) S89°42'16"W 23.13 FEET TO THE EAST LINE OF THE VACATED ALLEY; THENCE ALONG SAID LOT 12, N00°12'27"E 60.74 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 EXTENDED WEST S89°30'45"W 10.03 FEET TO THE WEST LINE OF SAID VACATED ALLEY; THENCE ALONG SAID WEST LINE N00°14'39"E 181.49 FEET TO THE SOUTH RIGHT OF WAY LINE OF CASS STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE S89°49'13"E 151.66 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.86 ACRES AND IS SUBJECT THE EASEMENTS SHOWN ON THE MAP AS WELL AS ALL OTHER EASEMENTS OR RESTRICTIONS, IMPLIED OR RECORDED.

NOTE:
LOTS 1, 2, & 3 OF BLOCK 12 HAD BEEN SPLIT AND CONVEYED AS "THE EAST 65 FEET..." AND THE "WEST 85 FEET..." THE LOTS, PLATTED AS 150 FEET WIDE ACTUALLY MEASURE MORE THAN PLATTED DISTANCE, CREATING A GAP. A QUIET TITLE ACTION IS RECOMMENDED TO CORRECT TITLE.

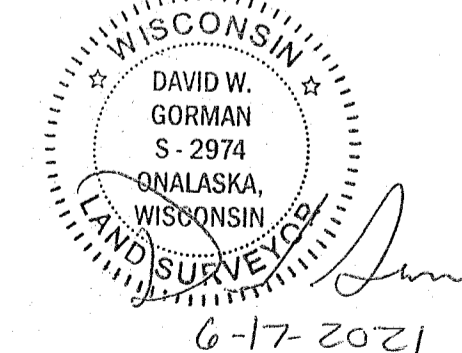


LEGEND

- SET 3/4" x 18" IRON BAR (1.5 LBS/LIN FT)
- ⊙ SET MAG NAIL
- FOUND 3/4" IRON BAR (UNLESS NOTED)
- () RECORDED AS BEARINGS AND/OR DISTANCES
- IB IRON BAR
- IP IRON PIPE
- PLATTED OR RIGHT OF WAY LINES
- UTILITY EASEMENT
- ⊙ WATER VALVE
- W WATER LINE
- ⊙ CURB STOP
- UGG UNDERGROUND GAS
- GM GAS METER
- OE OVERHEAD UTILITY LINES
- */* LIGHT POLE
- ∅ UTILITY POLE
- ∅ UTILITY POLE W/GUY WIRE
- ⊙ SIGNS
- X CHAIN LINK FENCE (UNLESS NOTED)

CERTIFICATE

I, DAVID W. GORMAN, PROFESSIONAL LAND SURVEYOR #2974, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL AT THE DIRECTION OF JOHN DESMOND, AND THE ATTACHED MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



BOUNDARY AND TOPOGRAPHIC SITE MAP
302, 308, 312, 314, 316, 318 AND 322 7th.
STREET SOUTH, 620 AND 626 CASS STREET
LA CROSSE, WISCONSIN

SCALE: 1" = 20'	DATE: 6-17-2021	PROJECT #: 21-057
DRAWN BY: D.W.G.	SHEET NUMBER: 1 of 1	

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