

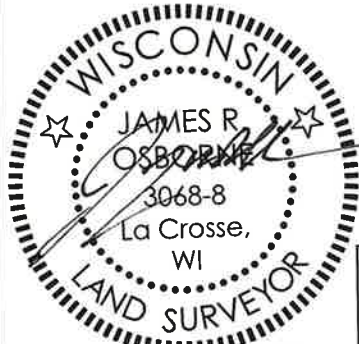
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CERTIFIED SURVEY MAP

LOCATED IN LOTS 2,3,4, AND 5, BLOCK 30, T. BURNS, H.S. DURAND, S.T. SMITH & F.M. RUBLEE'S ADDITION TO LA CROSSE, AND PART OF VACATED 12TH ST., BEING PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	28.44'	17.50'	93°07'22"	S44°31'33"E	25.41'



2026-04-07

LEGEND

○ SET 3/4" DIA. x 24" LONG IRON ROD
1.47 LBS/LINEAL FOOT

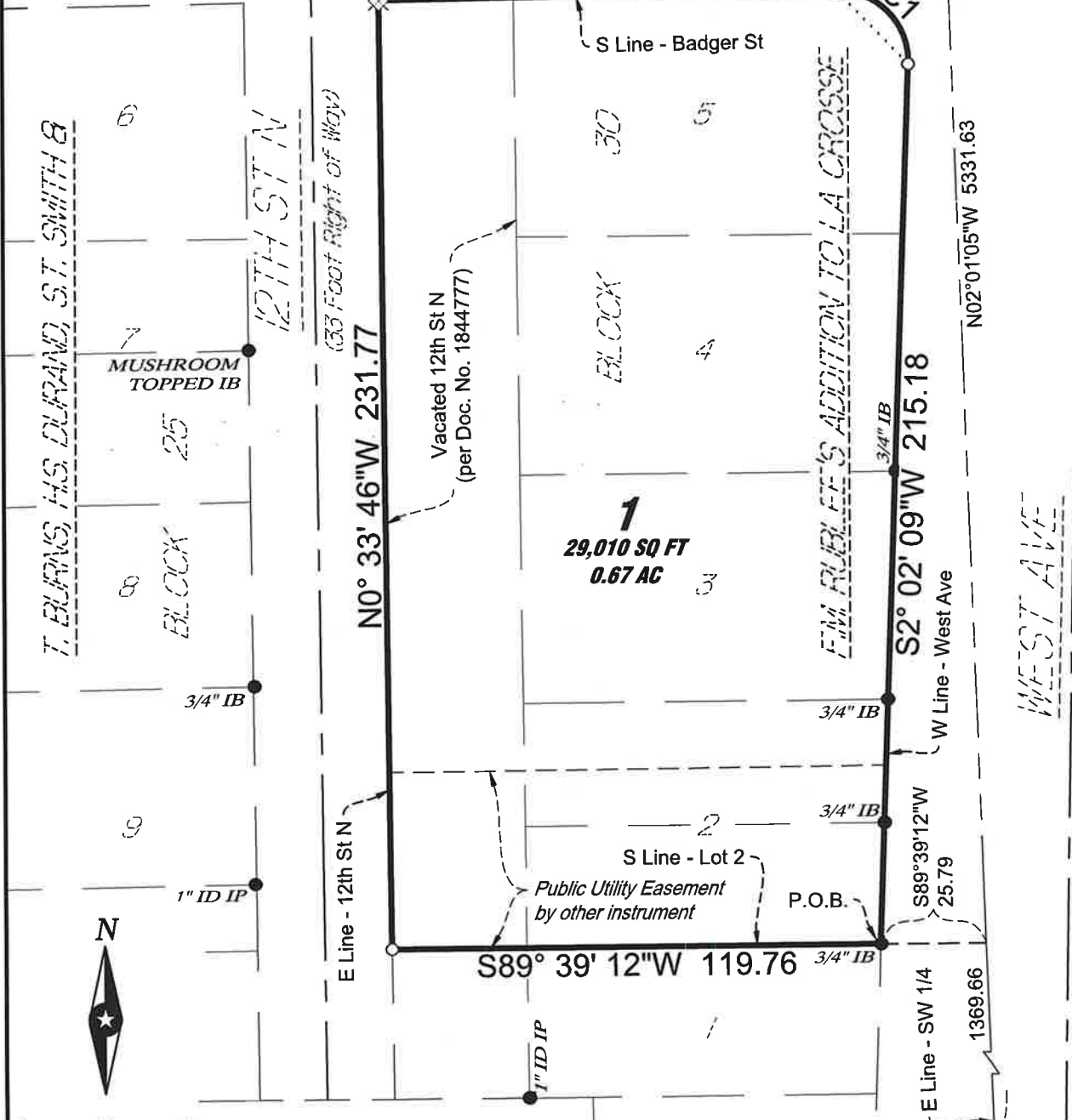
⊗ SET CHISELED +

BADGER ST

(66 Foot Right of Way)

1" ID IP

NE Corner - NW 1/4
Sec. 32, Twp. 16N, Rge. 7W
La Crosse County, WI
Position Computed From Ties



BEARING BASIS:
The orientation of this bearing system is based upon the east line of the Southwest Quarter of Section 32, Township 16 North, Range 7 West. Said line bears North 02 degrees 01 minutes 05 seconds West.

SE Corner - SW 1/4
Sec. 32, Twp. 16N, Rge. 7W
La Crosse County, WI
Position Computed From Ties

(Right of Way Width Varies)

ALLEN OVERBAUGH & PETER BURNS ADDITION

SHEET 1 OF 2 SHEETS

CERTIFIED SURVEY MAP

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LAND DESCRIPTION:

Lot 2, Lot 3, Lot 4, and Lot 5, Block 30, T. Burns, H.S. Durand, S.T. Smith & F.M. Rublee's Addition to La Crosse, according to the recorded plat thereof, and vacated 12th Street located in the Northeast Quarter of the Southwest Quarter of Section 32, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the southeast corner of said Southwest Quarter; thence North 02 degrees 01 minutes 05 seconds West, assumed bearing, on the east line of said Southwest Quarter, 1369.66 feet to the easterly extension of the south line of Lot 2 of said T. Burns, H.S. Durand, S.T. Smith & F.M. Rublee's Addition to La Crosse; thence South 89 degrees 39 minutes 12 seconds West on said extension, 25.79 feet to the west right of way line of West Avenue, said point being the point of beginning; thence continue South 89 degrees 39 minutes 12 seconds West on said south line of Lot 2, 119.76 feet to the east right of way line of 12th Street North; thence North 00 degrees 33 minutes 46 seconds West on said east right of way line of 12th Street North, 231.77 feet to the south right of way line of Badger Street; thence North 88 degrees 54 minutes 46 seconds East on said south right of way line of Badger Street, 111.87 feet; thence 28.44 feet southeasterly on said south right of way line of Badger Street on a tangential curve, concave to the southwest, having a radius of 17.50 feet, a central angle of 93 degrees 07 minutes 22 seconds, and a chord bearing and distance of South 44 degrees 31 minutes 33 seconds East, 25.41 feet to said west right of way line of West Avenue; thence South 02 degrees 02 minutes 09 seconds West, tangent to said curve, on said west right of way line of West Avenue, 215.18 feet to the point of beginning.

CERTIFICATION:

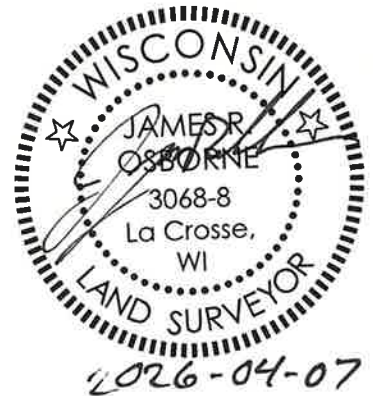
I, James R. Osborne, Professional Land Surveyor, hereby certify that I have surveyed and mapped the lands described hereon, and that this map is a representation thereof, to the best of my knowledge and that I have complied with the City of La Crosse Chapter 113 and Chapter 236.34 of the Wisconsin State Statutes as per agreement with 360 Real Estate who has requested such survey.

CITY OF LA CROSSE APPROVAL CERTIFICATE

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

Dated this 9 day of April, 2026

Maura M. Egan
City Clerk



OWNERS CERTIFICATE

As owner, I hereby certify that I caused the land described herein to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval, the City of La Crosse.

Dated this 9th day of April, 2026

Maura M. Egan
Name: Maura Title: Member
Wardens

State of Wisconsin)
County of La Crosse) SS
Personally came before me this 9th day of April, 2026 the above named Owner to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) Kevin J. Roop Notary Public, La Crosse County, Wisconsin
My commission expires: is permanent



LAND SURVEYOR:

James R Osborne PLS 3068
ISG
201 Main St. Ste. 1022
La Crosse, WI 54601

OWNER:

Badger West, LLC
1243 Badger St
La Crosse, WI 54601