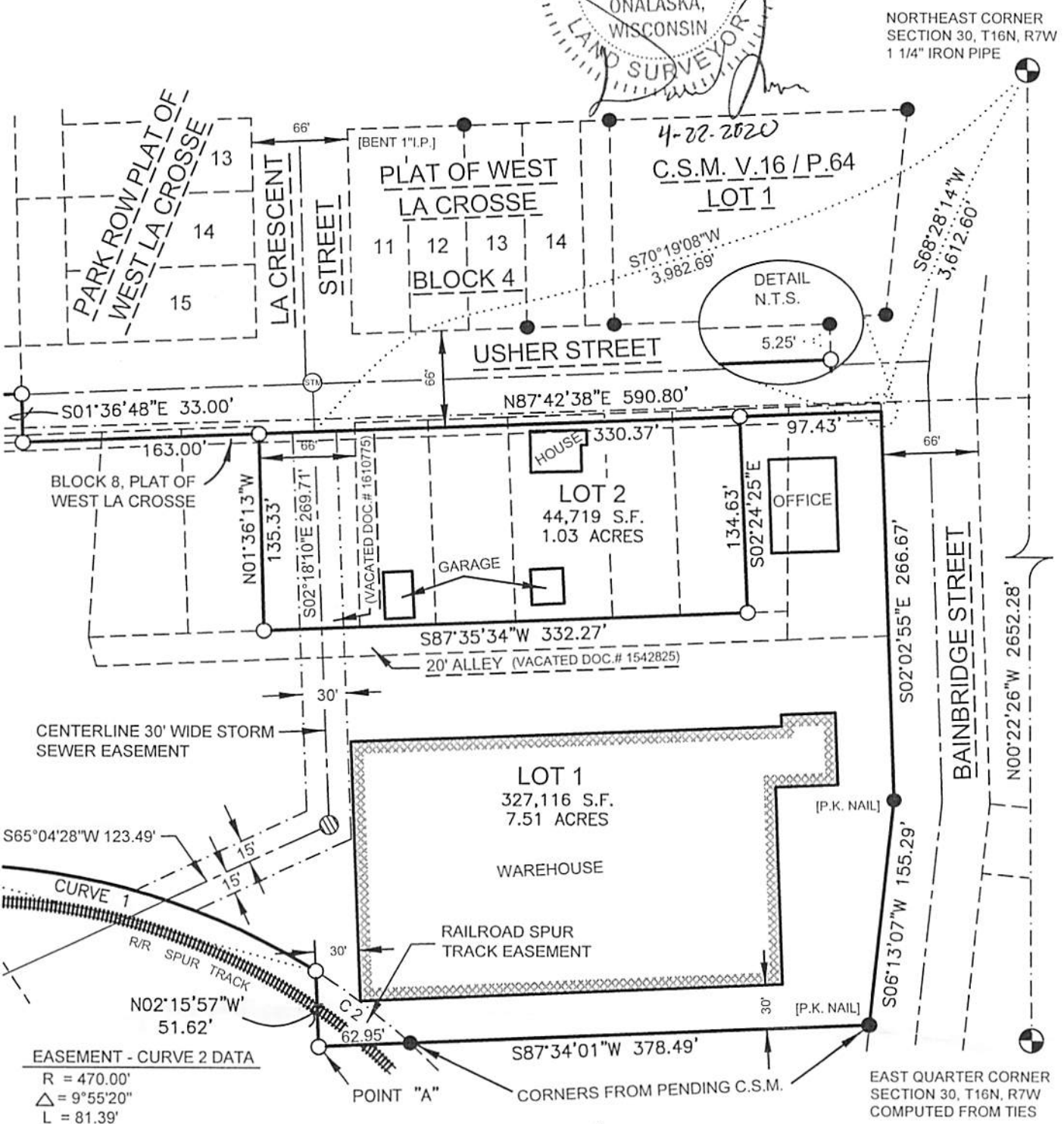
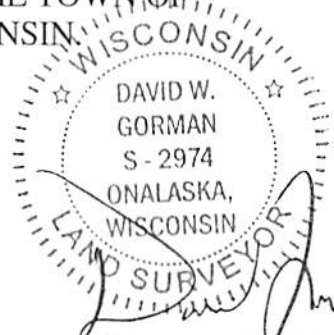


CERTIFIED SURVEY MAP NO.

THE SOUTH HALF OF USHER STREET LYING WEST OF HOKAH STREET, THE VACATED LA CRESCENT STREET AND ALLEY LYING SOUTH OF USHER STREET, BLOCK 8 OF PLAT OF WEST LA CROSSE AND PART OF GOVERNMENT LOT 5 AND LOT 6, ALL IN SECTION 30, TOWNSHIP 16 NORTH, RANGE 7 WEST, THE TOWN OF CAMPBELL, LA CROSSE COUNTY, WISCONSIN.



EASEMENT - CURVE 2 DATA
 R = 470.00'
 $\Delta = 9^{\circ}55'20''$
 L = 81.39'
 C = 81.29'
 CB = S53 $^{\circ}$ 00'52"E

LEGEND

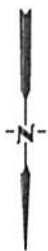
- SET 3/4" x 18" IRON BAR (1.5 LBS/LIN FT)
- FOUND 3/4" IRON BAR (UNLESS NOTED)
- ⊕ SECTION CORNER

UNPLATTED LANDS
 RETAINED BY OWNER

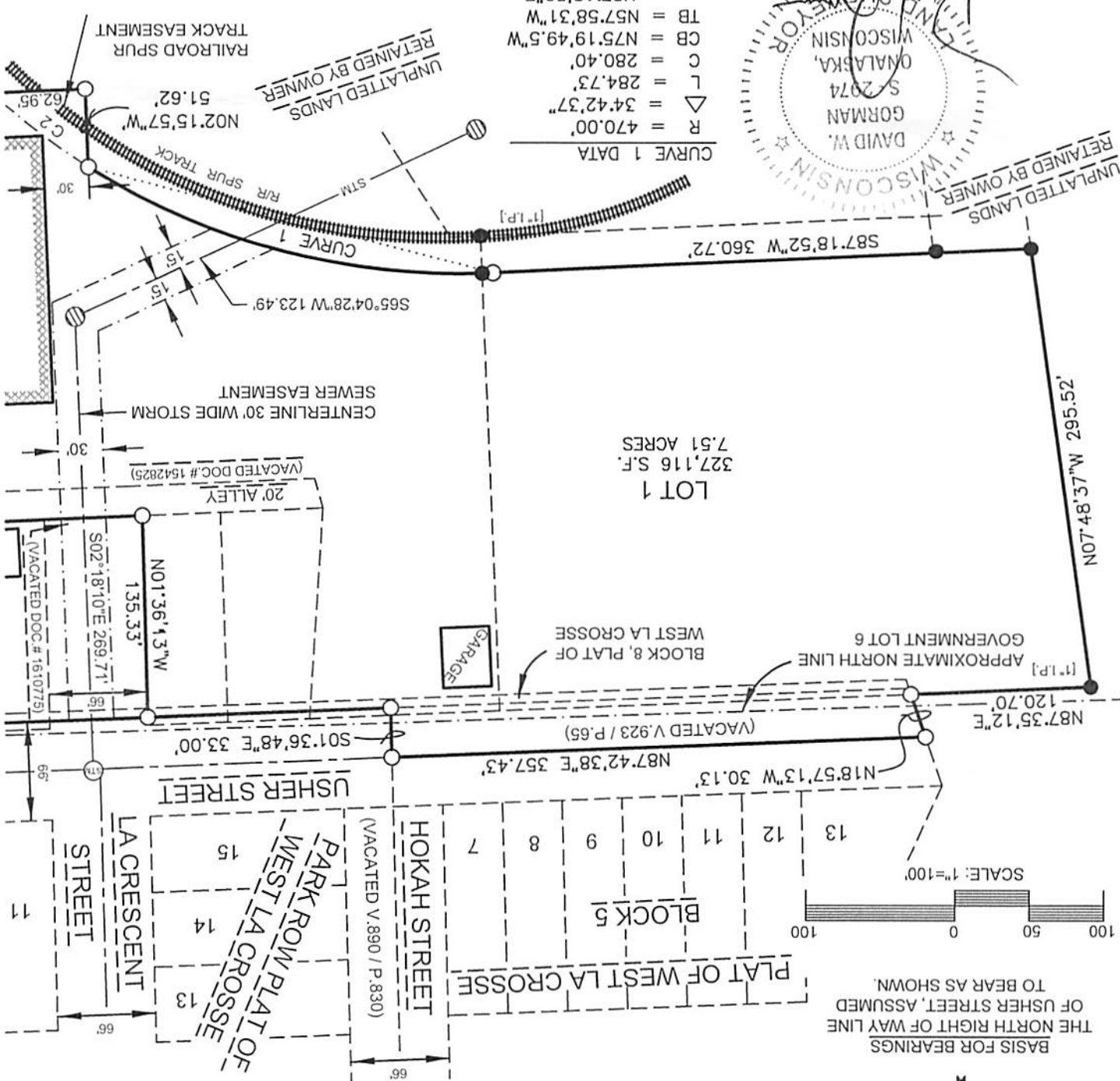
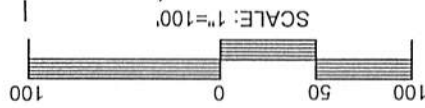
PARAGON ASSOCIATES
 Environmental Design & Consulting
 CIVIL ENGINEERING . LANDSCAPE ARCHITECTURE . SURVEYING
 632 COPELAND AVENUE . LA CROSSE, WI 54603
 Tel.608.781.3110 Fax.608.781.3197 Paragon-Assoc.biz

CERTIFIED SURVEY MAP NO.

THE SOUTH HALF OF USHER STREET LYING WEST OF HOKAH STREET, THE VACATED LA CRESCENT STREET AND ALLEY LYING SOUTH OF USHER STREET, BLOCK 8 OF PLAT OF WEST LA CROSSE AND PART OF GOVERNMENT LOT 5 AND LOT 6, ALL IN SECTION 30, TOWNSHIP 16 NORTH, RANGE 7 WEST, THE TOWN OF CAMPBELL, LA CROSSE COUNTY, WISCONSIN.

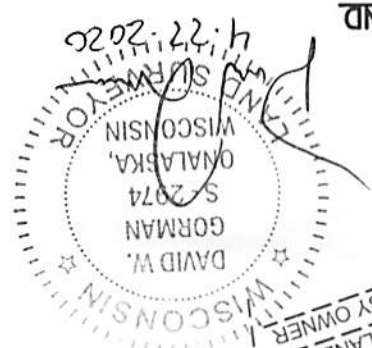


BASIS FOR BEARINGS
THE NORTH RIGHT OF WAY LINE
OF USHER STREET, ASSUMED
TO BEAR AS SHOWN.



CURVE 1 DATA

R	=	470.00'
L	=	34.4237"
C	=	280.40'
CB	=	N75.19'49.5"W
TB	=	N57.58'31"W
=	=	N87.18'52"E



- LEGEND
- SET 3/4" x 18" IRON BAR (1.5 LBS/LIN FT)
 - FOUND 3/4" IRON BAR (UNLESS NOTED)
 - ⊕ SECTION CORNER

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DESCRIPTION

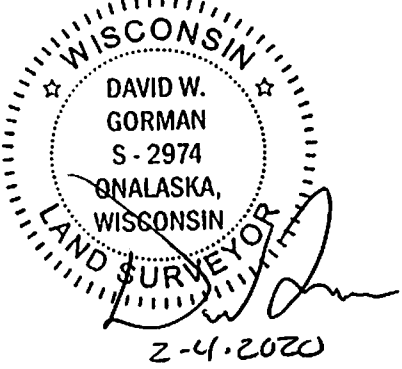
THE SOUTH HALF OF USHER STREET LYING WEST OF HOKAH STREET, THE VACATED LA CRESCENT STREET AND ALLEY LYING SOUTH OF USHER STREET, BLOCK 8 OF PLAT OF WEST LA CROSSE AND PART LOT GOVERNMENT LOT 5 AND LOT 6, ALL IN SECTION 30, TOWNSHIP 16 NORTH, RANGE 7 WEST, THE TOWN OF CAMPBELL, LA CROSSE COUNTY, WISCONSIN, A DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30, THENCE S68°28'14"W 3,612.60 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF USHER STREET AND THE WEST RIGHT OF WAY LINE OF BAINBRIDGE STREET AND THE POINT OF BEGINNING; THENCE THE NEXT 2 CALLS ALONG SAID WEST RIGHT OF WAY LINE, 1) S02°02'55"E 266.67 FEET; 2) S06°13'07"W 155.29 FEET; THENCE S87°34'01"W 378.49 FEET TO THE POINT REFERRED TO AS "POINT A"; THENCE N02°15'57"W 51.62 FEET TO THE BEGINNING OF A 470.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; THENCE 284.73 FEET ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS N75°19'49.5"W 280.40 FEET; THENCE S87°18'52"W 360.72 FEET; THENCE N07°48'37"W 295.52 FEET; THENCE N87°35'12"E 120.70 FEET TO THE WEST LINE OF SAID VACATED USHER STREET; THENCE ALONG SAID WEST LINE N18°57'13"W 30.13 FEET TO THE CENTERLINE THEREOF; THE ALONG SAID CENTERLINE N87°42'38"E 357.43 FEET TO THE INTERSECTION WITH THE CENTERLINE OF VACATED HOKAH STREET ; THENCE ALONG THE CENTERLINE OF HOKAH STREET EXTENDED SOUTH S01°36'48"E 33.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID USHER STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE N87°42'38"E 590.80 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 8.54 ACRES AND IS SUBJECT THE FOLLOWING DESCRIBED EASEMENTS AS WELL AS ALL OTHER EASEMENTS OR RESTRICTIONS, IMPLIED OR RECORDED. SUBJECT EASEMENTS ARE AS FOLLOW;

30' WIDE STORM SEWER EASEMENT TO USE AND MAINTAIN AN EXISTING STORM SEWER ACROSS ABOVE DESCRIBED PARCEL (C.S.M. LOT 1). SAID EASEMENT IS 30 FEET IN WIDTH, BEING 15 FEET EITHER SIDE OF THE FOLLOWING DESCRIBE CENTERLINE ; COMMENCING AT SAID NORTHEAST CORNER OF SAID SECTION 30, THENCE S70°19'08"W 3,982.69 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID USHER STREET AND THE POINT OF BEGINNING; THENCE S02°18'10"E 269.71 FEET; THENCE S65°04'28"W 123.49 FEET TO THE POINT OF TERMINUS OF THIS EASEMENT.

RAILROAD SPUR TRACK EASEMENT TO USE AND MAINTAIN EXISTING TRACKS ACROSS ABOVE SAID DESCRIBED PARCEL (C.S.M. LOT 1) DESCRIBED AS FOLLOWS: BEGINNING AT POINT A; THENCE N02°15'57"W 51.62 FEET TO THE BEGINNING OF A 470.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; THENCE 81.39 ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS S53°00'52"E 81.29 FEET; THENCE S87°34'01"W 62.95 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, DAVID W. GORMAN, PROFESSIONAL LAND SURVEYOR #2974, HEREBY CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF, MADE UNDER THE DIRECTION OF JOHN NOYES, PRESIDENT OF F.J. ROBERS CO. INC., OWNER, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, LA CROSSE COUNTY CHAPTER 18 SUBDIVISION ORDINANCE AND THE TOWN OF CAMPBELL SUBDIVISION CONTROL ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE ABOVE DESCRIBED PARCEL.



OWNER'S CERTIFICATE

I, JOHN NOYES, PRESIDENT OF F.J. ROBERS CO. INC., ON BEHALF OF C-M ROBERS, LLC, DO HEREBY CERTIFY THAT I HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, DIVIDED, DEDICATE EASEMENTS AND MAPPED AS SHOWN HEREON.

John H. Noyes SIGNED THIS 4th DAY OF Feb 2020
JOHN NOYES

TOWN BOARD APPROVAL

RESOLVED, THAT THIS CERTIFIED SURVEY MAP HAS BEEN APPROVED BY THE PLANNING COMMISSION AND THE TOWN BOARD OF THE TOWN OF CAMPBELL

[Signature] SIGNED THIS 7th DAY OF Feb 2020
CHAIRMAN

CITY OF LA CROSSE APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF LA CROSSE.

[Signature] SIGNED THIS 27th DAY OF April 2020