

# CERTIFIED SURVEY MAP

LOCATION: LOT 2 AND PART OF LOT 1, C.S.M. #138, VOL. 7,  
 DOC. #1174707, LOCATED IN PART OF THE  
 NW 1/4-SW 1/4, SECTION 14, T.16N., R.7W.,  
 CITY OF LA CROSSE, LA CROSSE COUNTY, WI

PREPARED AT THE DIRECTION OF:  
 OWNER:  
 CHRISTOPHER & KELLY JO EBERLEIN  
 4816 STANLEY COURT  
 LA CROSSE, WI 54603

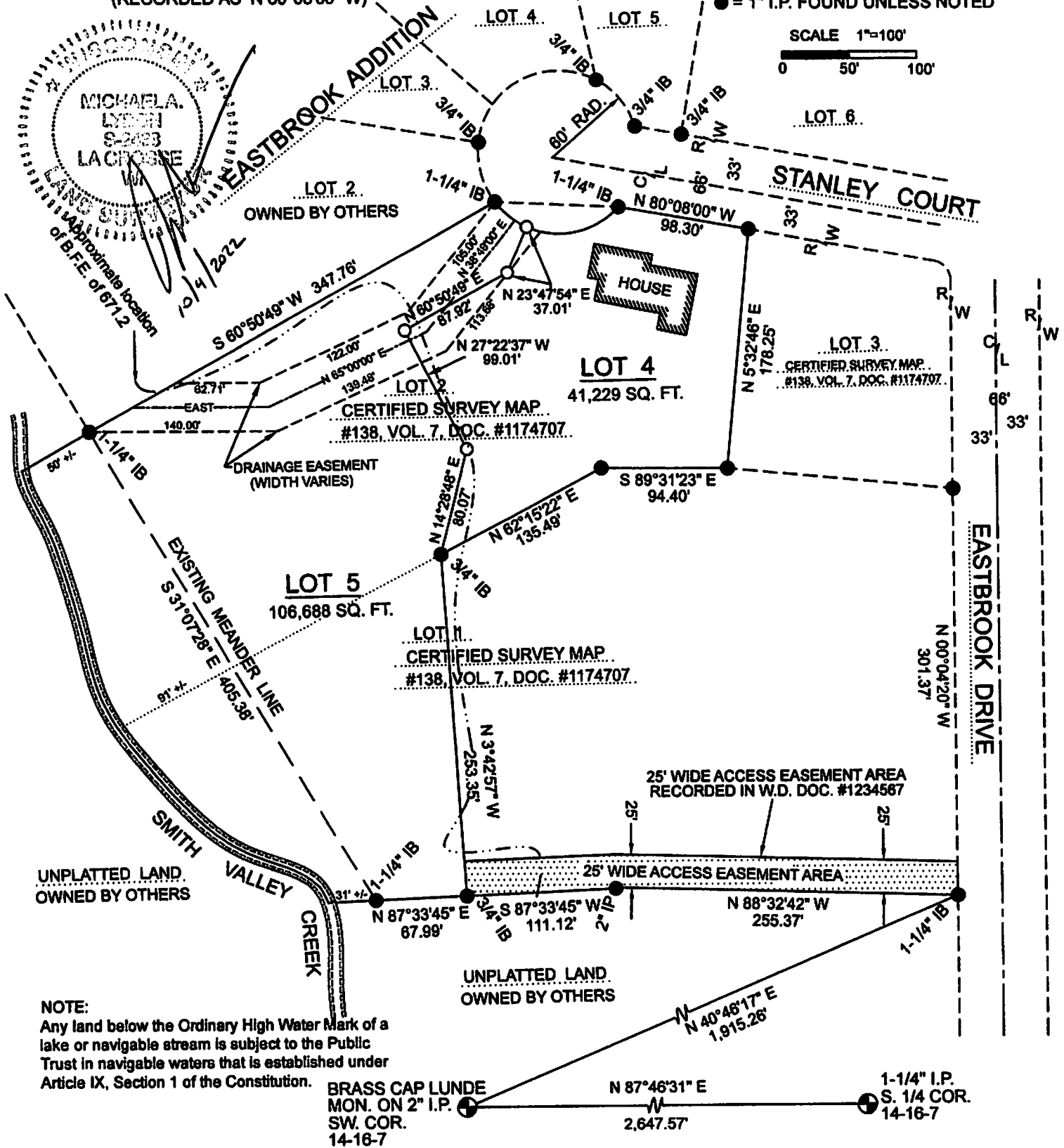


## LEGEND

- ⊕ = EXISTING SECTION CORNER MONUMENT AS NOTED
- = 3/4" X 24" IRON BAR SET WEIGHING 1.50 LBS. PER LIN. FT.
- = 1" I.P. FOUND UNLESS NOTED

SCALE 1"=100'  
 0 50' 100'

BEARINGS ARE REFERENCED TO THE  
 RECORDED BEARINGS ON C.S.M. #138, VOL. 7,  
 DOC. #1174707 - THE SOUTH RIGHT OF WAY OF STANLEY COURT  
 (RECORDED AS N 80°08'00" W)



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

## CURVE DATA

	Δ	RAD	ARC	CHORD	TAN. BEARINGS
R/W	100°18'51"	60.00'	105.05'	N87°24'22.5"W 92.14'	S42°26'12"W-N37°14'57"W
LOT 4	71°21'33"	60.00'	74.73'	N78°06'58.5"W 69.99'	
LOT 5	28°57'18"	60.00'	30.32'	N51°43'36"W 30.00'	

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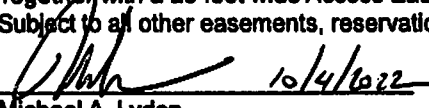
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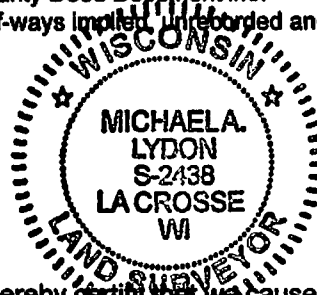
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CITY OF LA CROSSE, LA CROSSE COUNTY, WI

## SURVEYORS CERTIFICATE

I, Michael A. Lydon, Professional Land Surveyor, hereby certify:  
That in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes, the City of La Crosse Subdivision Ordinance, and under the direction of Christopher and Kelly Jo Eberlein, owners of said land, I have surveyed, divided and mapped the land shown hereon;  
That such map correctly represents all exterior boundaries and the subdivision of the land surveyed;  
That this land is Lot 2 and part of Lot 1, C.S.M., #138, Vol. 7, Document #1174707, located in part of the NW 1/4-SW 1/4, Section 14, T.16N., R.7W., City of La Crosse, La Crosse County, Wisconsin, is described as follows:  
Commencing at the Southwest corner of said Section 14;  
thence North 40°46'17" East 1,915.26 feet to the Southeast corner of Lot 1, C.S.M., #138, Vol. 7, Document #1174707;  
thence North 88°32'42" West along the South line of said Lot 1, a distance of 255.37 feet;  
thence South 87°33'45" West along said South line 111.12 feet to the point of beginning of this description;  
thence North 3°42'57" West 253.35 feet to a point on the North line of said Lot 1;  
thence North 62°15'22" East along the North line of said Lot 1, a distance of 135.49 feet;  
thence South 89°31'23" East 94.40 feet to the Southeast corner of Lot 2, C.S.M., #138, Vol. 7, Document #1174707;  
thence North 5°32'46" East 178.25 feet to the Northeast corner of said Lot 2;  
thence North 80°08'00" West along the South right of way of Stanley Court 98.30 feet to the point of a curve of a cul-de-sac concave to the North having a central angle of 100°18'51" and a radius of 60.00', the chord of said curve bears North 87°24'22.5" West 92.14 feet;  
thence Westerly along the arc of said curve and cul-de-sac 105.05 feet;  
thence South 60°50'49" West along the North line of said Lot 2, a distance of 347.76 to a point on the existing Meander line on the East side of Smith Valley Creek;  
thence South 31°07'28" East along said Meander Line 405.38 feet a point on the South line of Lot 1, C.S.M., #138, Vol. 7, Document #1174707;  
thence North 87°33'45" East along said South line 67.99 feet to the point of beginning.

This Plat includes the area between the Meander Line and the center of Smith Valley Creek.  
Parcel contains 120,034 square feet, 2.76 acres more or less to the said Meander Line.  
Parcel contains 147,917 square feet, 3.40 acres more or less to the center of Smith Valley Creek.  
Together with a 25 foot wide Access Easement as recorded in Warranty Deed Document #xx  
Subject to all other easements, reservations, restrictions and right-of-ways implied, unrecorded and of record.

  
Michael A. Lydon  
Professional Land Surveyor #2438  
2533 17th Street South  
La Crosse, WI  
608-769-6433



## OWNERS CERTIFICATE

We, Christopher Eberlein and Kelly Jo Eberlein, owners, do hereby certify that we caused the land described on this plat to be surveyed, divided and mapped as represented on this plat.

  
Christopher Eberlein

  
Kelly Jo Eberlein

State of Wisconsin)  
County of La Crosse)  
Personally came before me this 4<sup>th</sup> day of October, 2022, Christopher Eberlein and Kelly Jo Eberlein to me known to be the person who executed the foregoing instrument.

  
Notary Public - Michael A. Lydon  
My commission expires Jan. 8, 2025

MICHAEL A. LYDON  
Notary Public  
State of Wisconsin

## CITY OF LA CROSSE APPROVAL

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

  
dated 12/12/2022 City Clerk