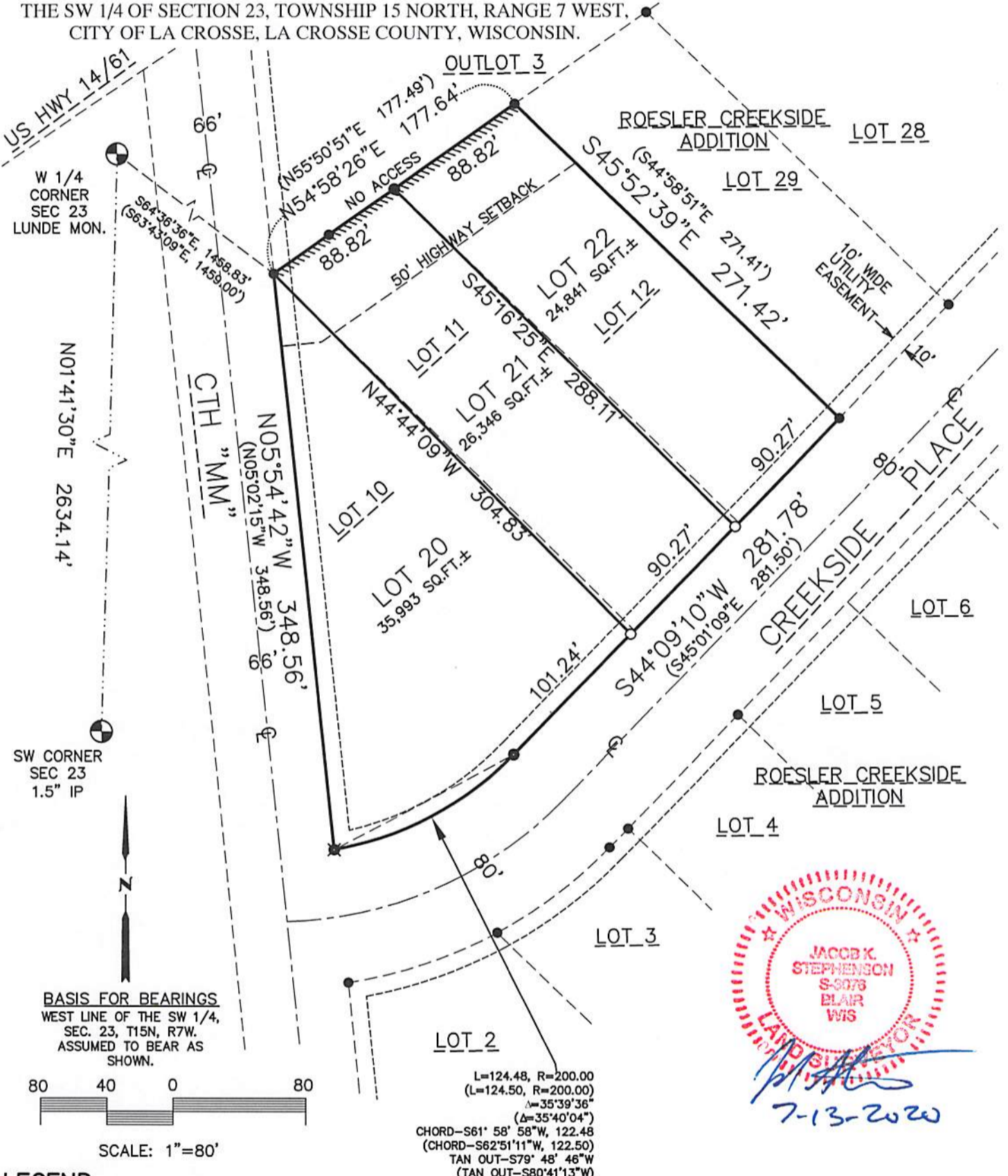


CERTIFIED SURVEY MAP Volume

Page No.

ALL OF LOT 10, LOT 11 AND LOT 12 OF CERTIFIED SURVEY MAP VOLUME 19, PAGE 35, DOC. # 1748543, LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



BASIS FOR BEARINGS
WEST LINE OF THE SW 1/4,
SEC. 23, T15N, R7W.
ASSUMED TO BEAR AS
SHOWN.



L=124.48, R=200.00
(L=124.50, R=200.00)
Δ=35°39'36"
(Δ=35°40'04")
CHORD-S61° 58' 58"W, 122.48
(CHORD-S62°51'11"W, 122.50)
TAN OUT-S79° 48' 46"W
(TAN OUT-S80°41'13"W)

LEGEND

- SET 3/4" x 18" IRON BAR (1.5 LBS/LIN FT)
- FOUND IRON BAR
- () RECORDED AS BEARINGS AND/OR DISTANCES
- ⊕ FOUND SECTION CORNER (AS NOTED)
- ✱ FOUND DRILL HOLE W/CHISELED "X"

SURVEYOR
JACOB STEPHENSON, PLS 3076
PARAGON ASSOCIATES
632 COPELAND AVE.
LA CROSSE, WI

OWNER
CITY OF LA CROSSE
400 LA CROSSE STREET
LA CROSSE, WI 54601

NOTE: NO ACCESS TO USH 14/61 FROM LOT 21 AND LOT 22
REVISION OF CSM V. 19, PG. 35, DOC # 1748543 TO CHANGE
LOT FRONTAGE OF PREVIOUS LOTS 11 AND 12 FROM 87.23 FEET
TO 90.27 FEET ALONG THE ROAD.

SHEET 1 of 2

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

ALL OF LOT 10, LOT 11 AND LOT 12 OF CERTIFIED SURVEY MAP
VOLUME 19, PAGE 35, DOC. # 1748543, LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP
15 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

DESCRIPTION

ALL OF LOT 10, LOT 11 AND LOT 12 OF CERTIFIED SURVEY MAP VOLUME 19, PAGE 35, DOC. # 1748543, LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS:

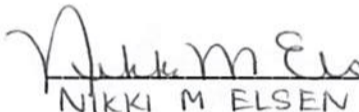
COMMENCING AT THE WEST 1/4 OF SAID SECTION THENCE S64°36'36"E, 1458.83 FEET THE NORTHWEST CORNER OF SAID LOT 10 AND EAST RIGHT-OF-WAY CTH "MM" AND POINT OF BEGINNING; THENCE N54°58'26"E, 177.64 FEET ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP TO THE NORTHEAST CORNER OF LOT 12 AND NORTHWEST CORNER OF LOT 29, ROESLER CREEKSIDE ADDITION; THENCE S45°52'39"E, 271.42 FEET ALONG THE EAST LINE OF SAID LOT 12 TO THE SOUTHEAST CORNER OF SAID LOT 12 AND SOUTHWEST CORNER SAID LOT 29 AND NORTH RIGHT-OF-WAY CREEKSIDE PLACE; THENCE S44°09'10"W, 281.78 FEET ALONG SAID RIGHT-OF-WAY TO THE BEGINNING OF A 200.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE 124.48 FEET ALONG SAID NORTH RIGHT-OF-WAY TO THE EAST RIGHT-OF-WAY CTH "MM", THE CHORD OF WHICH BEARS S61°58'58"W, 122.48 FEET THENCE; N05°54'42"W, 348.56 FEET ALONG SAID EAST RIGHT-OF-WAY TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 87,180 SQ.FT.± OR 2.00 ACRES±

PARCEL IS SUBJECT TO ANY/ALL EASEMENTS IMPLIED AND/OR RECORDED.

CITY OF LA CROSSE APPROVAL

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

 SIGNED THIS 15th DAY OF July 202020
NIKKI M ELSEN
Deputy City Clerk

SURVEYOR'S CERTIFICATE

I, JACOB K. STEPHENSON, PROFESSIONAL LAND SURVEYOR #3076, 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, CITY OF LA CROSSE, OWNER, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE CITY OF LA CROSSE SUBDIVISION CONTROL ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE ABOVE DESCRIBED PARCEL.


JACOB K. STEPHENSON PLS#3076
PARAGON ASSOCIATES



7-13-2020