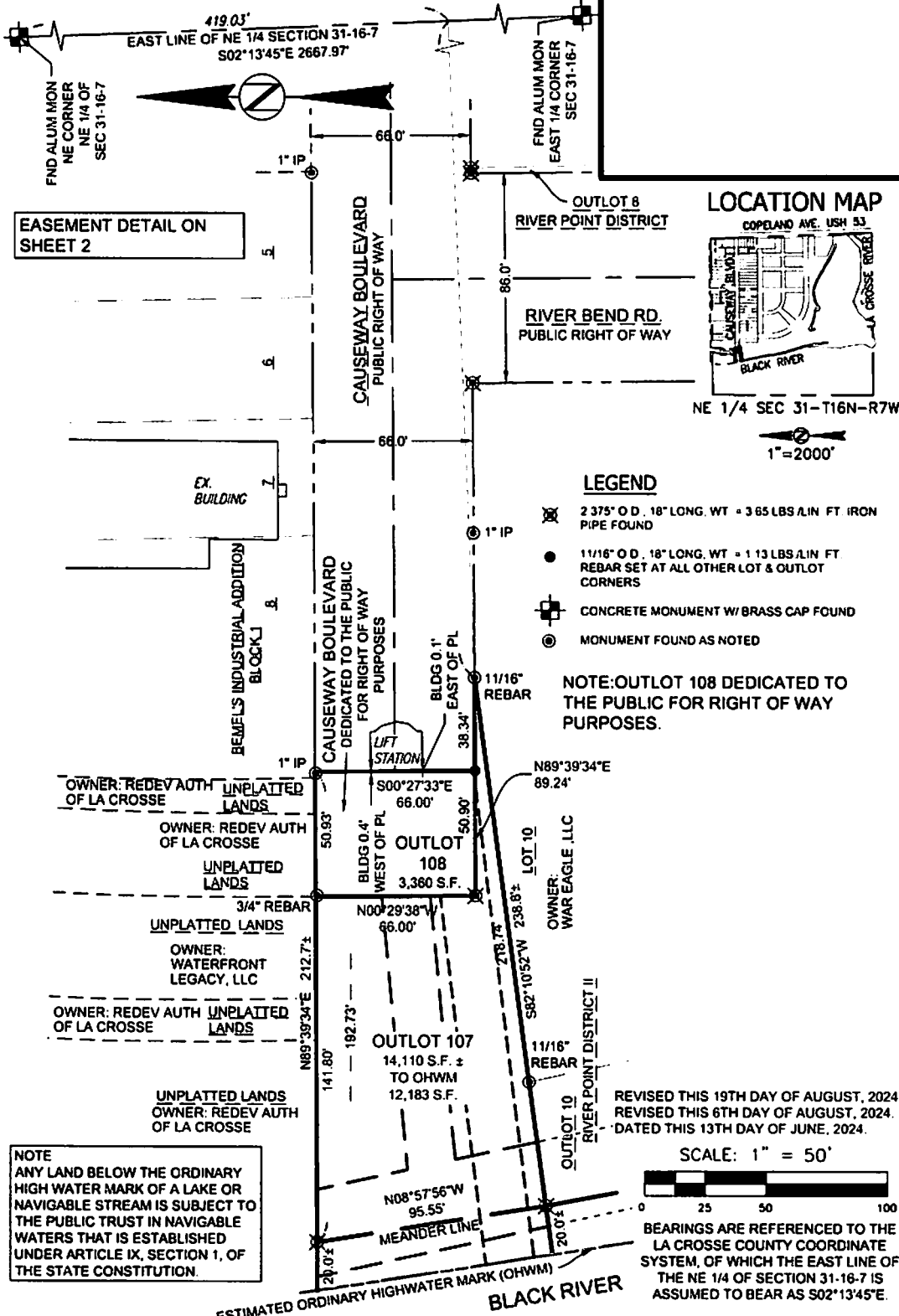


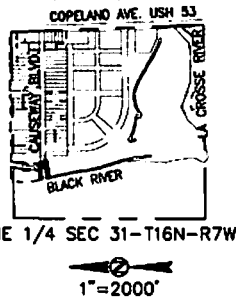
CERTIFIED SURVEY MAP

ALL OF OUTLOT 7 OF RIVER POINT DISTRICT AND PART OF
GOVERNMENT LOT 1 IN THE CITY OF LA CROSSE,
LA CROSSE COUNTY, WISCONSIN.



EASEMENT DETAIL ON SHEET 2

LOCATION MAP



LEGEND

- 2 3/8" O.D. 18" LONG. WT = 3.65 LBS./IN FT. IRON PIPE FOUND
- 1 1/16" O.D. 18" LONG. WT = 1.13 LBS./IN FT. REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- MONUMENT FOUND AS NOTED

NOTE: OUTLOT 108 DEDICATED TO THE PUBLIC FOR RIGHT OF WAY PURPOSES.

OWNER: REDEV AUTH OF LA CROSSE UNPLATTED LANDS
OWNER: REDEV AUTH OF LA CROSSE UNPLATTED LANDS
UNPLATTED LANDS
OWNER: WATERFRONT LEGACY, LLC
OWNER: REDEV AUTH OF LA CROSSE UNPLATTED LANDS
UNPLATTED LANDS
OWNER: REDEV AUTH OF LA CROSSE

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 STATE CONSTITUTION.

REVISED THIS 19TH DAY OF AUGUST, 2024.
REVISED THIS 6TH DAY OF AUGUST, 2024.
DATED THIS 13TH DAY OF JUNE, 2024.

SCALE: 1" = 50'



BEARINGS ARE REFERENCED TO THE LA CROSSE COUNTY COORDINATE SYSTEM, OF WHICH THE EAST LINE OF THE NE 1/4 OF SECTION 31-16-7 IS ASSUMED TO BEAR AS S02°13'45"E.

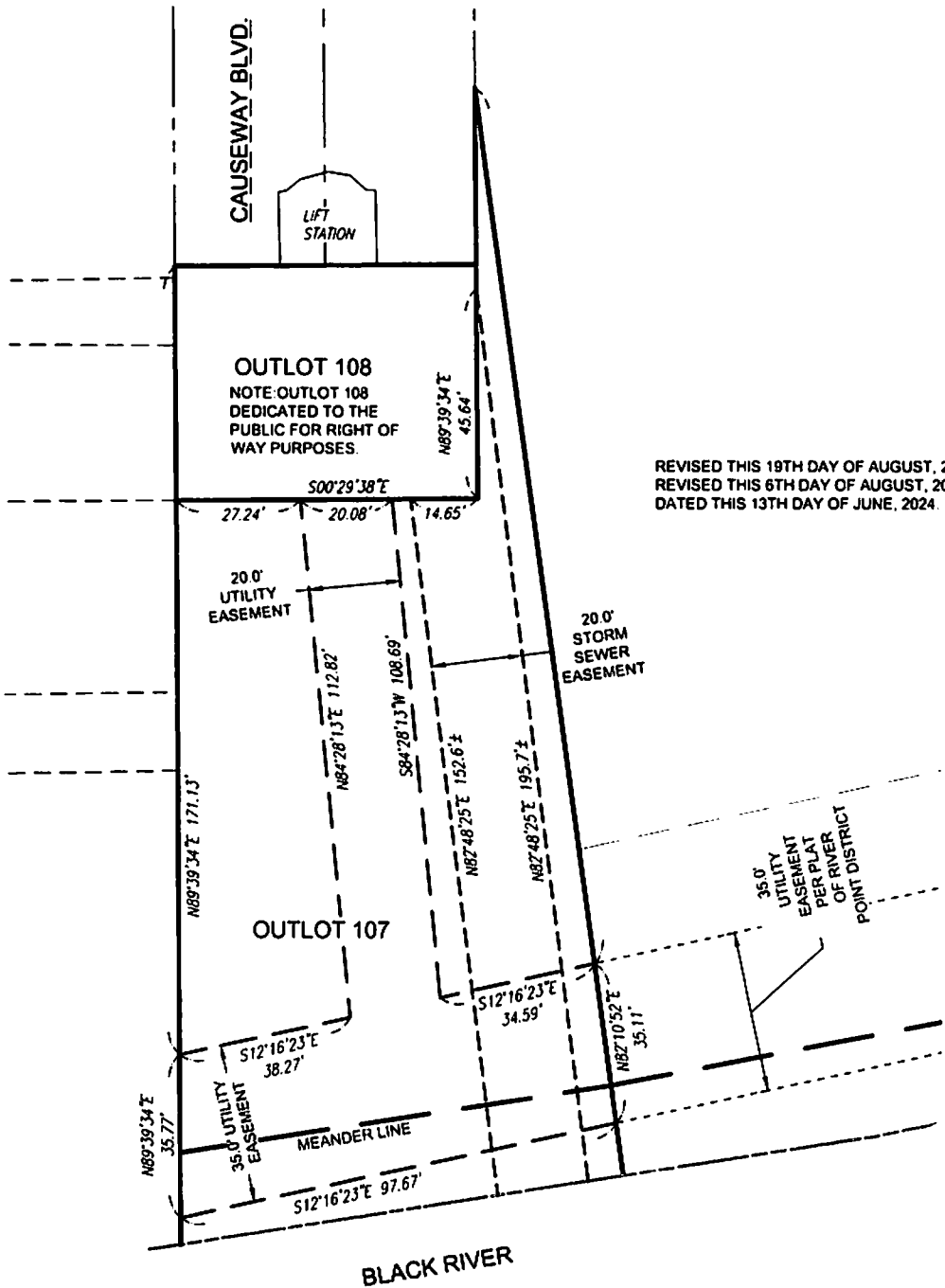
CERTIFIED SURVEY MAP

ALL OF OUTLOT 7 OF RIVER POINT DISTRICT AND PART OF GOVERNMENT LOT 1 IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

EASEMENT DETAIL



SCALE: 1" = 30'



REVISED THIS 19TH DAY OF AUGUST, 2024.
REVISED THIS 6TH DAY OF AUGUST, 2024.
DATED THIS 13TH DAY OF JUNE, 2024.

CERTIFIED SURVEY MAP _____

ALL OF OUTLOT 7 OF RIVER POINT DISTRICT AND PART OF GOVERNMENT LOT 1 IN THE
CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify:

That I have surveyed, divided and mapped all of Outlot 7 of River Point District and part of Government Lot 1 in the City of La Crosse, La Crosse County, Wisconsin more particularly described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of Section 31; thence South 02°13'45" East along the East line of said Northeast 1/4 a distance of 419.03 feet; thence South 87°46'15" West, 1766.67 feet to the Easterly corner of Outlot 7 and the point of beginning of the lands to be described, thence South 82°10'52" West along the South line of said Outlot 7 a distance of 218.74 feet to a meander corner, thence North 08°57'56" West along a meander line 95.55 feet to a meander corner and the North line of Outlot 7 of River Point District, thence North 89°39'34" East along said North line and the extension thereof 192.73 feet; thence South 00°27'33" East, 66.00 feet to the South line of Causeway Boulevard, thence North 89°39'34" East, 38.34 feet to the point of beginning. Including those lands between the meander line and the ordinary highwater mark of the Black River.

Containing 15,543 square feet, 17,470 square feet to the edge of water, more or less

That I have made such survey, land division and Certified Survey Map by the direction of the Redevelopment Authority of the City of La Crosse, owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the City of La Crosse in surveying, dividing and mapping the same.

Keith A Kindred, PLS 2082

Dated this 13th day of June, 2024.

Revised this 6th day of August, 2024.

Revised this 19th day of August, 2024.

CERTIFIED SURVEY MAP _____

ALL OF OUTLOT 7 OF RIVER POINT DISTRICT AND PART OF GOVERNMENT LOT 1 IN THE
CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

The Redevelopment Authority of the City of La Crosse a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map.

The Redevelopment Authority of the City of La Crosse does further certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1) City of La Crosse

IN WITNESS WHEREOF, said City of La Crosse, has caused these present to be signed by _____,
member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this
_____ day of _____.

Date: _____ Signed: _____
_____ member

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, the above named _____
member of the above named corporation, to me known to be such member of said corporation, and acknowledged that they executed the
foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public

_____ County, Wisconsin

My Commission Expires _____

REVISED THIS 19TH DAY OF AUGUST, 2024.
REVISED THIS 6TH DAY OF AUGUST, 2024.
DATED THIS 13TH DAY OF JUNE, 2024.

CERTIFIED SURVEY MAP _____

ALL OF OUTLOT 7 OF RIVER POINT DISTRICT AND PART OF GOVERNMENT LOT 1 IN THE
CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the City of La Crosse, The Redevelopment Authority of the City of La Crosse, owner, is hereby approved by the Common Council.

All conditions have been met as of the _____ day of _____, 20__.

Date: _____ Signed _____
Chris Kahlow, Council President

Date: _____ Signed _____
Nikki Elsen, City Clerk

CITY PLAN COMMISSION APPROVAL CERTIFICATE:

RESOLVED, that the Certified Survey Map, in the City of La Crosse, The Redevelopment Authority of the City of La Crosse, owner, is hereby approved by the City Plan Commission.

Approved as of the _____ day of _____, 20__.

Date: _____ Signed _____
Mitch Reynolds, Mayor

Date: _____ Signed _____
Nikki Elsen, City Clerk

REVISED THIS 19TH DAY OF AUGUST, 2024.
REVISED THIS 6TH DAY OF AUGUST, 2024.
DATED THIS 13TH DAY OF JUNE, 2024.