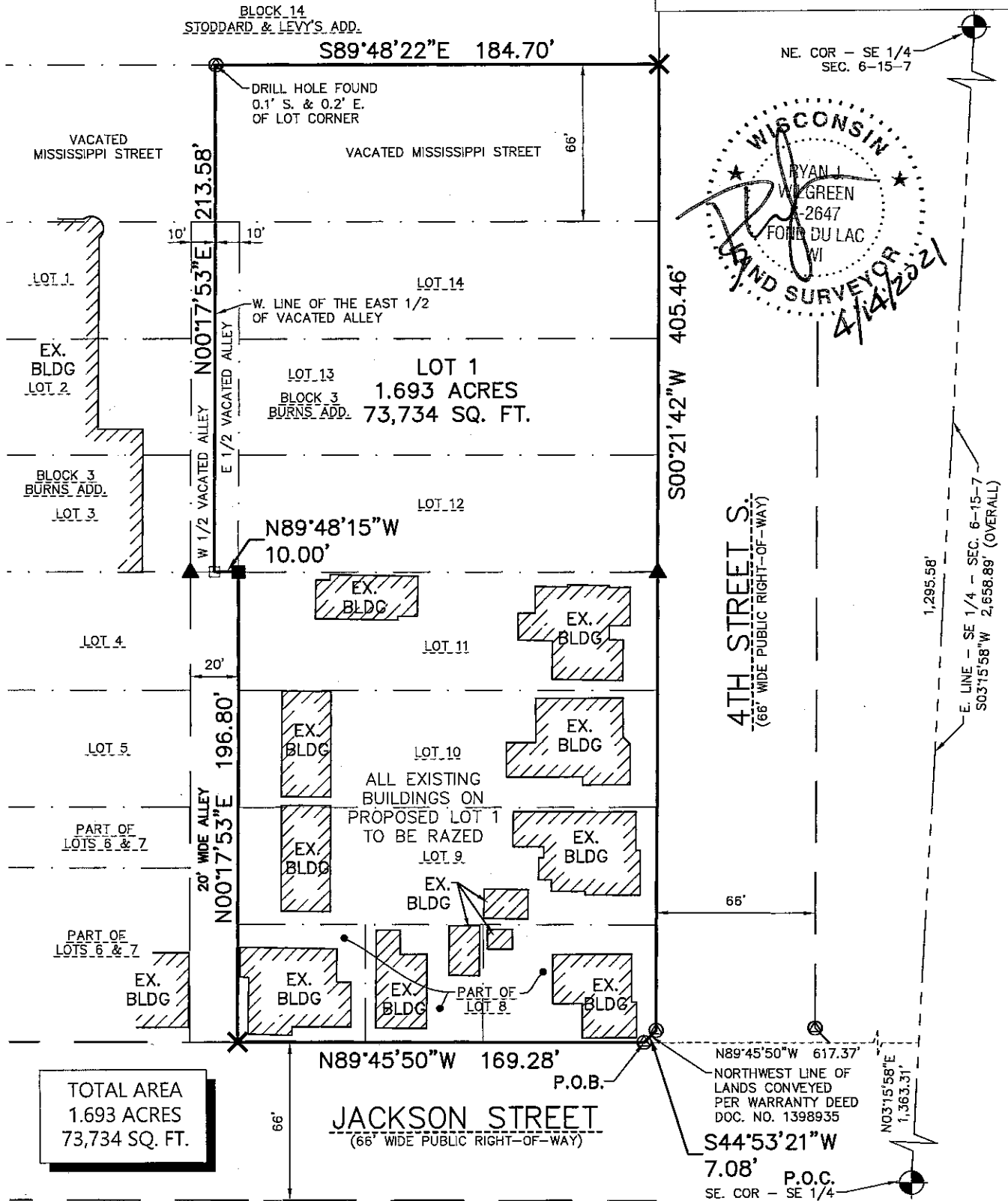


CERTIFIED SURVEY MAP

FOR
CITY BREWING COMPANY, LLC.

LOTS 9-14, PART OF LOT 8 & PART OF A VACATED ALLEY IN BLOCK 3, BURNS ADDITION, AND PART OF VACATED MISSISSIPPI STREET, ALL BEING A PART OF THE NE 1/4 OF THE SE 1/4, SECTION 6, T. 15 N., R. 7 W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



TOTAL AREA
1.693 ACRES
73,734 SQ. FT.

NE. COR - SE 1/4
SEC. 6-15-7

WISCONSIN
RYAN J. WILGREEN
2647
FOND DU LAC
WI
LAND SURVEYOR
4/14/2021

4TH STREET S.
(66' WIDE PUBLIC RIGHT-OF-WAY)

E. LINE - SE 1/4 - SEC. 6-15-7
S03°15'58"W 2,656.89' (OVERALL)

1,295.58'

N03°15'58"E
1,363.31'

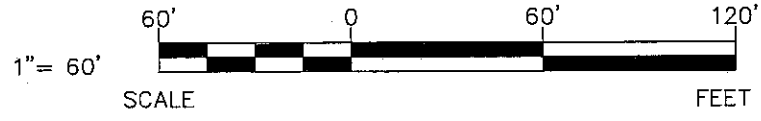
N89°45'50"W 617.37'
NORTHWEST LINE OF
LANDS CONVEYED
PER WARRANTY DEED
DOC. NO. 1398935

S44°53'21"W
7.08' P.O.C.
SE. COR - SE 1/4
SEC. 6-15-7
3/4" REBAR FOUND

OWNER:
CITY BREWING COMPANY, LLC.
750 3RD STREET NORTH, SUITE A
LA CROSSE, WI 54601

- LEGEND**
- ✕ - CUT "X" SET
 - - MAG NAIL SET
 - ▲ - 1" IRON PIPE FOUND
 - - MAG NAIL FOUND
 - ⊙ - SECTION CORNER MONUMENT

NORTH POINT REFERENCED TO THE COUNTY COORDINATE SYSTEM, LA CROSSE COUNTY. THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 6 HAS A BEARING OF SOUTH 03°-15'-58" WEST.



SHEET 1 OF 4 SHEETS

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a Better Plan

100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 526-9800
www.EXCELENGINEER.com
JOB NO. 2113100

CERTIFIED SURVEY MAP NO. _____

LOTS 9-14, PART OF LOT 8 & PART OF A VACATED ALLEY IN BLOCK 3, BURNS ADDITION, AND PART OF VACATED MISSISSIPPI STREET, ALL BEING PART OF THE NE 1/4 OF THE SE 1/4, SECTION 6, TOWNSHIP 15 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

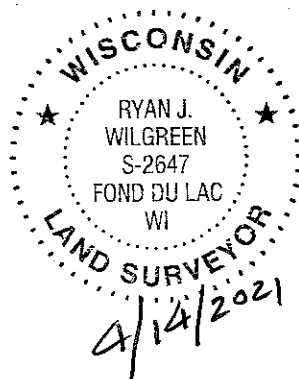
That I have made such Certified Survey under the direction of City Brewing Company, LLC bounded and described as follows:

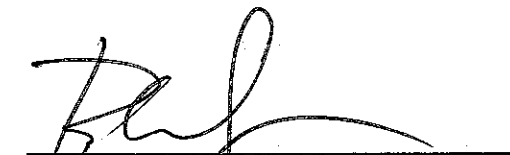
Lots 9-14, part of Lot 8 & part of a vacated alley in Block 3, Burns Addition, and part of vacated Mississippi Street, all being part of the Northeast 1/4 of the Southeast 1/4 of Section 6, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin being more particularly described as follows:

Commencing at the Southeast corner of said Southeast 1/4; thence North 03°-15'-58" East along the East line of said Southeast 1/4, a distance of 1,363.31 feet to the Easterly extension of the Northerly right-of-way line of Jackson Street; thence North 89°-45'-50" West along said Easterly extension and the Northerly right-of-way of Jackson Street, a distance of 617.37 feet to a Westerly corner of lands conveyed per Warranty Deed Doc. No. 1398935, said point also being the point of beginning; thence continuing North 89°-45'-50" West along said Northerly line, a distance of 169.28 feet to the Southwest corner of Lot 8 of said Burns Addition; thence North 00°-17'-53" East along the West line of said Lots 8-11, a distance of 196.80 feet to the Southwest corner of said Lot 12; thence North 89°-48'-15" West along the South line of a vacated alley, a distance of 10.00 feet to the West line of the E 1/2 of said vacated alley; thence North 00°-17'-53" East along said West line and its' Northerly extension, a distance of 213.58 feet to the North line of vacated Mississippi Street; thence South 89°-48'-22" East along said North line, a distance of 184.70 feet to the Westerly right-of-way line of 4th Street S.; thence South 00°-21'-42" West along said Westerly line, a distance of 405.46 feet to a North corner of said lands conveyed per Warranty Deed Doc. No. 1398935; thence South 44°-53'-21" West along a Northwesterly line of said lands, a distance of 7.08 feet to the point of beginning and containing 1.693 acres (73,734 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of La Crosse in surveying, dividing and mapping the same.




Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 2113100

CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE

City Brewing Company, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided and mapped as represented on this map.

City Brewing Company, LLC does further certify that this 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

WITNESS the hand and seal of said owner this _____ day of _____, 20__.

City Brewing Company, LLC

_____, _____
(Print) (Title)

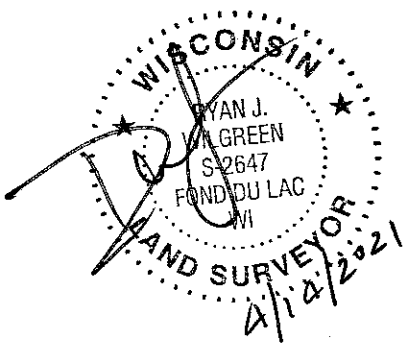
STATE OF _____)

_____ COUNTY)SS

Personally came before me this _____ day of _____, 20__, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____

My Commission Expires: _____



CERTIFIED SURVEY MAP

LOTS 9-14, PART OF LOT 8 & PART OF A VACATED ALLEY IN BLOCK 3, BURNS ADDITION, AND PART OF VACATED MISSISSIPPI STREET, ALL BEING PART OF THE NE 1/4 OF THE SE 1/4, SECTION 6, TOWNSHIP 15 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

CITY ASSESSOR RESOLUTION

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

Dated this _____ day of _____, 20__.

_____, City Assessor

FIRE PREVENTION AND BUILDING SAFETY RESOLUTION

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

Dated this _____ day of _____, 20__.

_____, Chief Inspector

ENGINEERING DEPARTMENT APPROVAL

This Certified Survey Map within the City of La Crosse, is hereby approved by the City Surveyor.

Dated this _____ day of _____, 20__.

_____, City Surveyor

CITY UTILITIES APPROVAL

This Certified Survey Map within the City of La Crosse, is hereby approved by the City Utilities Office.

Dated this _____ day of _____, 20__.

_____, Utilities Office

