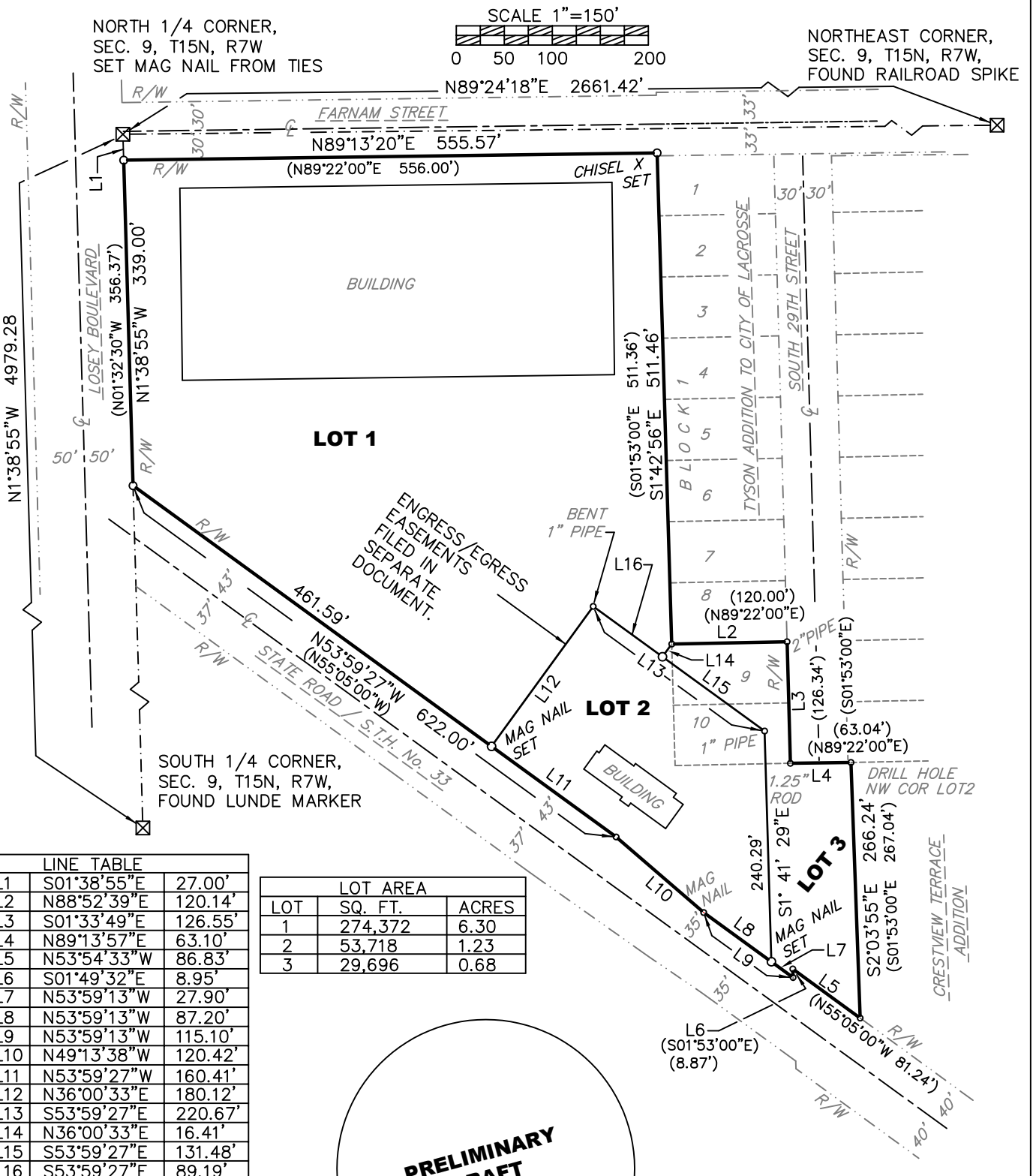


CERTIFIED SURVEY MAP

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 15 NORTH, RANGE 7 WEST, AND ALL OF LOTS 9 AND 10, BLOCK ONE, TYSON ADDITION TO THE CITY OF LACROSSE, LACROSSE COUNTY, WISCONSIN.

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, T15N, R7W WHICH IS ASSUMED TO BEAR N89°24'18"E.



LINE TABLE		
L1	S01°38'55"E	27.00'
L2	N88°52'39"E	120.14'
L3	S01°33'49"E	126.55'
L4	N89°13'57"E	63.10'
L5	N53°54'33"W	86.83'
L6	S01°49'32"E	8.95'
L7	N53°59'13"W	27.90'
L8	N53°59'13"W	87.20'
L9	N53°59'13"W	115.10'
L10	N49°13'38"W	120.42'
L11	N53°59'27"W	160.41'
L12	N36°00'33"E	180.12'
L13	S53°59'27"E	220.67'
L14	N36°00'33"E	16.41'
L15	S53°59'27"E	131.48'
L16	S53°59'27"E	89.19'

LOT AREA		
LOT	SQ. FT.	ACRES
1	274,372	6.30
2	53,718	1.23
3	29,696	0.68

EASEMENT LINE TABLE		
E1	N53°59'27"W	40.0'
E2	N36°00'33"E	196.53'
E3	S53°59'27"E	129.19'



- LEGEND:
- = SET, 3/4" DIA. x 18" REBAR WEIGHING 1.50 LBS./FT. UNLESS NOTED OTHERWISE.
 - = FOUND, 0.75" DIA. ROD UNLESS NOTED OTHERWISE.
 - ⊠ = PUBLIC LAND SURVEY SYSTEM MONUMENT AS NOTED.
 - (xxxx) = RECORD DIMENSION OR BEARING.
 - = BOUNDARY OF THIS SURVEY.

OWNER: E & S LaCrosse, LLC
 C/O George Parke
 2418 State Road,
 La Crosse, WI 54601

SURVEYOR:
 Makepeace Engineering
 Daniel A. Sinniger, P.L.S. 2238
 200 Mason Street
 Onalaska, WI 54650
 608-881-6030

CERTIFIED SURVEY MAP

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 15 NORTH, RANGE 7 WEST, AND ALL OF LOTS 9 AND 10, BLOCK ONE, TYSON ADDITION TO THE CITY OF LACROSSE, LACROSSE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Daniel A. Sinniger, Registered Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map being all of Lots 9 and 10, Block 1, Tyson Addition to the City of LaCrosse and part of the Northwest Quarter of the Northeast Quarter of Section 9, Township 15 North, Range 7 West, City of LaCrosse, LaCrosse County, Wisconsin described as follows:

Commencing at the northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 9, Township 15 North, Range 7 West,
thence South 01°38'55" East, 27.00 feet to the intersection of the south right-of-way line of Farnam Street and east right-of-way line of Losey Boulevard and the point of beginning of this description;
thence along the south right-of-way of said Farnam Street North 89°13'20" East, 555.57 feet to the northerly prolongation of the west line of said Block 1 of Tyson Addition;
thence along the northerly prolongation of said west line of said Block 1, South 01°42'56" East 511.46 feet to the northwest corner of said Lot 9, Block 1;
thence North 88°52'39" East, 120.14 feet to the northeast corner thereof and the west right-of-way line of South 26th Street;
thence along said west right-of-way line South 01°33'49" East, 126.55 feet to the southeast corner of said Lot 10, Block 1 and the south line of said Tyson Addition;
thence along the south line thereof, North 89°13'57" East, 63.10 feet to the northwest corner of Lot 2, Block 1 of Crestview Terrace Addition to the City of LaCrosse;
thence along the west line of said Lot 2 and the southerly prolongation thereof South 02°03'55" East, 266.24 feet to the northeasterly right-of-way line of State Road (A.K.A. State Highway 33);
thence North 53°54'33" West, 86.83 feet along said right-of-way line;
thence continuing along said northeasterly right-of-way line South 01°49'32" East, 8.95 feet;
thence continuing along said northeasterly right-of-way line North 53°59'13" West, 115.10 feet;
thence continuing along said northeasterly right-of-way line North 49°13'38" West, 120.42 feet;
thence continuing along said northeasterly right-of-way line North 53°59'27" West, 622.00 feet to the east right-of-way line Losey Boulevard;
thence along said east right-of-way line North 01°38'55" West, 339.00 feet to the point of beginning.

Said described parcel contains 357,786 square feet or 8.21 acres more or less.

Said described parcel is subject to all easements, covenants and restrictions of record.

That I have made such survey, map and division of land at the direction of George Parke, owner of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed.

That I have complied with the provisions of s.236.34, Wisconsin Statutes and the Subdivision Ordinance of the City of LaCrosse in surveying and mapping the same.

Daniel A. Sinniger, P.L.S. 2238
Makepeace Engineering
200 Mason Street
Onalaska, WI 54650
608-881-6030



OWNERS CERTIFICATE:

I, George Parke, acting agent for E&S LaCrosse, LLC, as owner, does hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as shown on this Certified Survey Map.

Owners Certificate: _____
George Parke Title Date

State of Wisconsin:

LaCrosse County:

Personally came before me this _____ day of _____, 2020, the above named owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, LaCrosse County, Wisconsin.

My Commission Expires _____

Printed Name

The City of LaCrosse does hereby approve this Certified Survey Map.

City Assessor Date Building and Inspections Date