

CERTIFIED SURVEY MAP

ALL OF LOT 1, LOT 2, LOT 9, LOT 10, LOT 11 & LOT 12 AND PARTS OF LOT 3, LOT 8 & THE VACATED ALLEY OF METZGER'S ADDITION TO THE CITY OF LA CROSSE.

LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 32, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

ALL OF LOT 1, LOT 2, LOT 9, LOT 10, LOT 11 & LOT 12 AND PARTS OF LOT 3, LOT 8 & THE VACATED ALLEY OF METZGER'S ADDITION TO THE CITY OF LA CROSSE, LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 32, T16N, R7W, CITY OF LA CROSSE, MORE PARTICULARLY DESCRIBED

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 32;

THENCE S1°38'20"E, ALONG THE WEST LINE OF SAID SW 1/4, 2668.03 FEET TO THE SOUTHWEST CORNER OF SAID SECTION;

THENCE N87°53'57"E 1345.00 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF 9TH STREET NORTH WITH THE NORTH RIGHT-OF-WAY OF MAIN STREET, TO THE SOUTHWEST CORNER OF LOT 7 OF SAID METZGER'S ADDITION AND TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NUMBER 1554813;

THENCE N89°36'41"E, ALONG SAID NORTH RIGHT-OF-WAY AND THE SOUTH LINE OF SAID PARCEL, 73.49 FEET TO THE SOUTHEAST CORNER THEREOF AND TO THE POINT OF BEGINNING;

THENCE N0°18'11"W, ALONG THE EAST LINE OF SAID PARCEL, 94.71 FEET TO THE NORTHEAST CORNER THEREOF AND TO THE SOUTH LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NUMBER 1408323;

THENCE N89°40'32"E, ALONG THE SOUTH LINE OF SAID PARCEL, 27.30 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NO°18'11"W, ALONG THE EAST LINE OF SAID PARCEL, 56.00 FEET TO THE TO THE NORTHEAST CORNER THEREOF AND TO THE SOUTH LINE OF THE ALLEY:

THENCE N89°40'37"E, ALONG SOUTH LINE OF SAID ALLEY, 92.63 FEET TO THE SOUTHWEST CORNER OF THE VACATED ALLEY DESCRIBED IN DOCUMENT NUMBER 1834915:

THENCE NO°19'54"W, ALONG THE WEST LINE OF THE VACATED ALLEY, 20.00 FEET TO THE NORTH LINE OF SAID ALLEY;

THENCE S89°40'37"W, ALONG SAID NORTH LINE OF THE ALLEY, 20.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NUMBER 1704834;

THENCE N0°28'38"W, ALONG THE EAST LINE OF SAID PARCEL,150.35 FEET TO THE NORTHEAST CORNER THEREOF AND TO THE SOUTH RIGHT-OF-WAY OF STATE STREET;

THENCE N89°34'49"E, ALONG SAID SOUTH RIGHT-OF-WAY, 138.26 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY OF STATE STREET WITH THE WEST RIGHT-OF-WAY OF 10TH STREET NORTH AND TO THE NORTHEAST CORNER OF LOT 1 OF SAID METZGER'S ADDITION;

THENCE S0°19'54"E, ALONG SAID WEST RIGHT-OF-WAY, 321.01 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY OF 10TH STREET NORTH WITH SAID NORTH RIGHT-OF-WAY OF MAIN STREET AND TO THE SOUTHEAST CORNER OF LOT 12 OF SAID METZGER'S ADDITION;

THENCE S89°36'41"W, ALONG SAID NORTH RIGHT-OF-WAY, 237.88 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 57,415 SQUARE FEET, OR 1.32 ACRES AND ARE SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS, IMPLIED OR RECORDED.

SURVEYOR'S CERTIFICATE

I, JACOB K. STEPHENSON, PROFESSIONAL LAND SURVEYOR # 3076, HEREBY CERTIFY THAT:

HAVE SURVEYED AND MAPPED THE DESCRIBED PARCEL AT THE DIRECTION OF PAUL GERRARD, REPRESENTATIVE FOR GERRARD DEVELOPMENT LLC:

THE ATTACHED SURVEY MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF;

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES;

THAT I HAVE FULLY COMPLIED WITH ALL PERTINENT ORDINANCE AND REGULATIONS OF THE CITY OF LA CROSSE IN SURVEYING, DIVIDING AND MAPPING THE ABOVE DESCRIBED PARCEL.

JACOB K. STEPHENSON PLS # 3076

PARAGON ASSOCIATES

6-18-25 DATE

CITY APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF LA CROSSE THIS 33rd DAY OF June 20<u>25</u>.

SIGNED

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Elsen, TITLE CITY CLEVK

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JACOB K. STEPHENSON S-3076

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CORPORATE OWNER'S CERTIFICATE OF DEDICATION

GERRARD DEVELOPMENT LLC , 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 PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT.

GERRARD DEVELOPMENT LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY §.236.10 OR §.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF LA CROSSE.

IN WITNESS WHEREOF, THE SAID GERRARD DEVELOPMENT LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY PETER GERRARD, AUTHORIZED MEMBER, AT (AC) WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS (AC), DAY OF (AC). 20 25

IN THE PRESENCE OF:

PETER GERRARD (AUTHORIZED MEMBER OF GERRARD DEVELOPMENT LLC)

GERRARD

CORPORATE OWNER'S NOTARY CERTIFICATE

STATE OF WISCONSIN) PERSONALLY CAME BEFORE ME THIS 20 DAY OF JUNE, 2025, PETER GERRARD, AUTHORIZED MEMBER, OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH AUTHORIZED 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 SEAL) UNMA FICKONNOTARY PUBLIC, La Crosse, WISCONSIN

MY COMMISSION EXPIRES April 10, 2008

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

GERRARD DEVELOPMENT LLC , 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 PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT.

GERRARD DEVELOPMENT LLC , DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY §.236.10 OR §.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF LA CROSSE.

IN WITNESS WHEREOF, THE SAID GERRARD DEVELOPMENT LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAUL GERRARD, AUTHORIZED MEMBER, AT _______ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS _______, DAY OF ________

2025

IN THE PRESENCE OF:

MEMBER OF GERBARD DEVELOPMENT LLC)

SIGNATURE

CORPORATE OWNER'S NOTARY CERTIFICATE

STATE OF WISCONSIN)

AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY

(NOTARY SEAL) Janna Erickson, NOTARY PUBLIC, La Crosse, WISCONSIN

MY COMMISSION EXPIRES April 10, 2028

STEPHENSON

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LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 32, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE
State Bank Firancial, a corporation duly organized and existing under and by virtue of the laws of the state of wisconsin, mortgage of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of gerrard development llc, owner. IN WITNESS WHEREOF, THE SAID State Bank fire has caused these presents to be signed by Joe Zoelner, it's CBO, and countersigned by Nate Ziteman it's Vire President, at La Crusse, wisconsin, and its corporate seal to be hereunto affixed this 20th day of June, 2025.
Joe Zoellner Chief Banking Officer PRINTED NAME & TITLE
SIGNATURE
Mathan Litelman Vice Vocsident
SIGNATURE
CORPORATE MORTGAGEE NOTARY CERTIFICATE
STATE OF WISCONSIN) LO. CLOSSE COUNTY) & DAY OF JUNE , 20 25 DEZORING , Chief Banking Office Zitelman PERSONALLY CAME BEFORE ME THIS DAY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING
INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY. (NOTARY SEAL) ACK Was PER NOTARY PUBLIC, La CAUSSE, WISCONSIN
MY COMMISSION EXPIRES 5/16! 28

JACOB K.
STEPHENSON
S-3076
BLAIR
WI

Alex Wasieleski Notary Public, State of Wisconsin

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