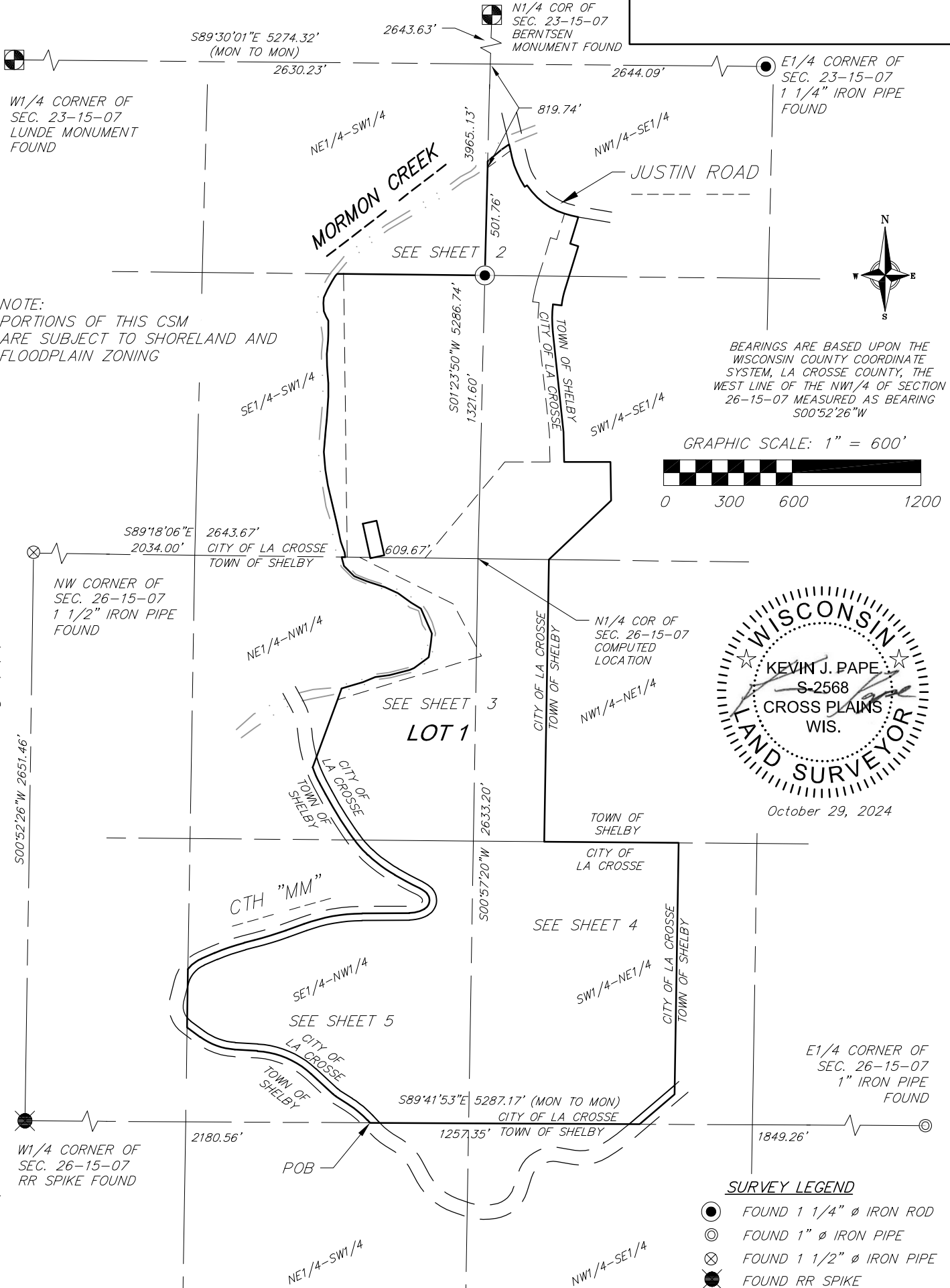


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CERTIFIED SURVEY MAP No.

LOCATED IN THE NE1/4 & SE1/4 OF THE SW1/4 AND THE NW1/4 & SW1/4 OF THE SE1/4 OF SECTION 23, AND THE NE1/4 & SE1/4 OF THE NW1/4 AND THE NW1/4 & SW1/4 OF THE NE1/4 OF SECTION 26, T15N, R7W, CITY OF LA CROSSE AND TOWN OF SHELBY, LA CROSSE COUNTY, WISCONSIN.



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CERTIFIED SURVEY MAP No.

LOCATED IN THE NE1/4 & SE1/4 OF THE SW1/4 AND THE NW1/4 & SW1/4 OF THE SE1/4 OF SECTION 23, AND THE NE1/4 & SE1/4 OF THE NW1/4 AND THE NW1/4 & SW1/4 OF THE NE1/4 OF SECTION 26, T15N, R7W, CITY OF LA CROSSE AND TOWN OF SHELBY, LA CROSSE COUNTY, WISCONSIN.

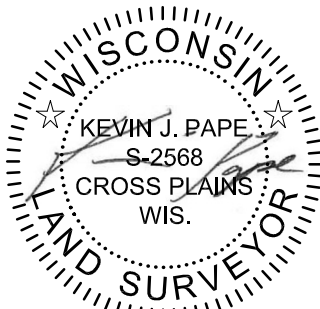


BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, LA CROSSE COUNTY, THE WEST LINE OF THE NW1/4 OF SECTION 26-15-07 MEASURED AS BEARING S00°52'26"W

GRAPHIC SCALE: 1" = 200'



0 100 200 400



October 29, 2024

LOT 1
5,026,700± SF
(115.40± ACRES)

NOTE:
WISCONSIN DOA HAS
WAIVED MONUMENTATION
REQUIREMENTS ALONG
CTH "MM"

SURVEY LEGEND

- FOUND 1 1/4" Ø IRON ROD
- FOUND 1" Ø IRON PIPE
- FOUND 3/4" Ø IRON ROD
- ⊕ SET 3/4" X 18" SOLID IRON ROD, MIN. WT. 1.50 LBS./FT.
- △ SET P.K. NAIL
- () RECORDED AS INFORMATION

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ROESSLER CREEKSIDE ADDITION
PUBLIC PARK

MORMAN CREEK

L12 L13
L16 L14
155.06'

N53°09'52"E
133.83'

NE1/4-SW1/4

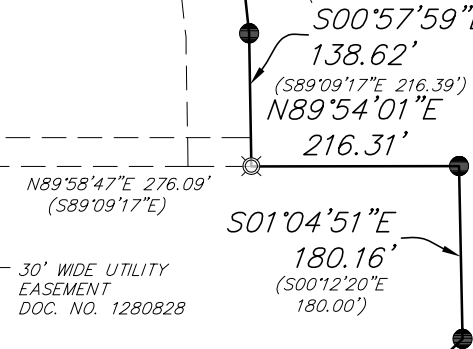
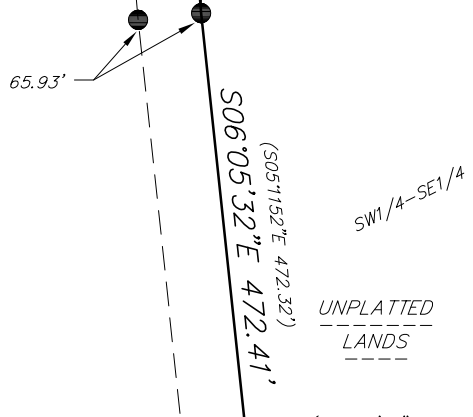
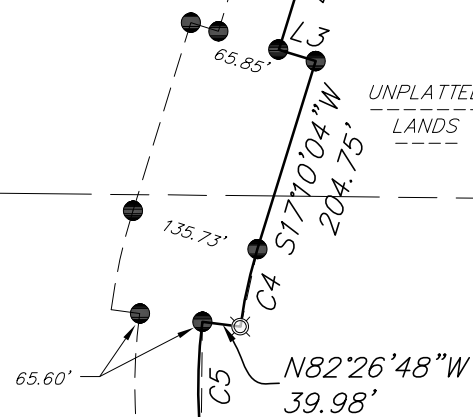
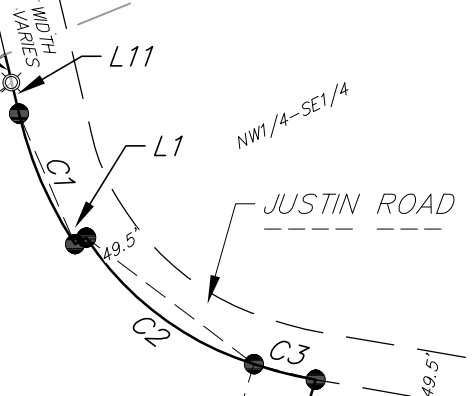
30'+/-

N01°23'50"E 501.76'

S89°24'20"E 659.23'

SE1/4-SW1/4

N00°45'09"W 1320.96'



SEE SHEET 3

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Job #: 200196
Date: 10/29/2024
Rev:
Drafted By: KPAP
Checked By: MZIE

SURVEYED FOR:
Shrine of Our Lady
Guadalupe, Inc.
58250 Justin Road
La Crosse, WI 54601

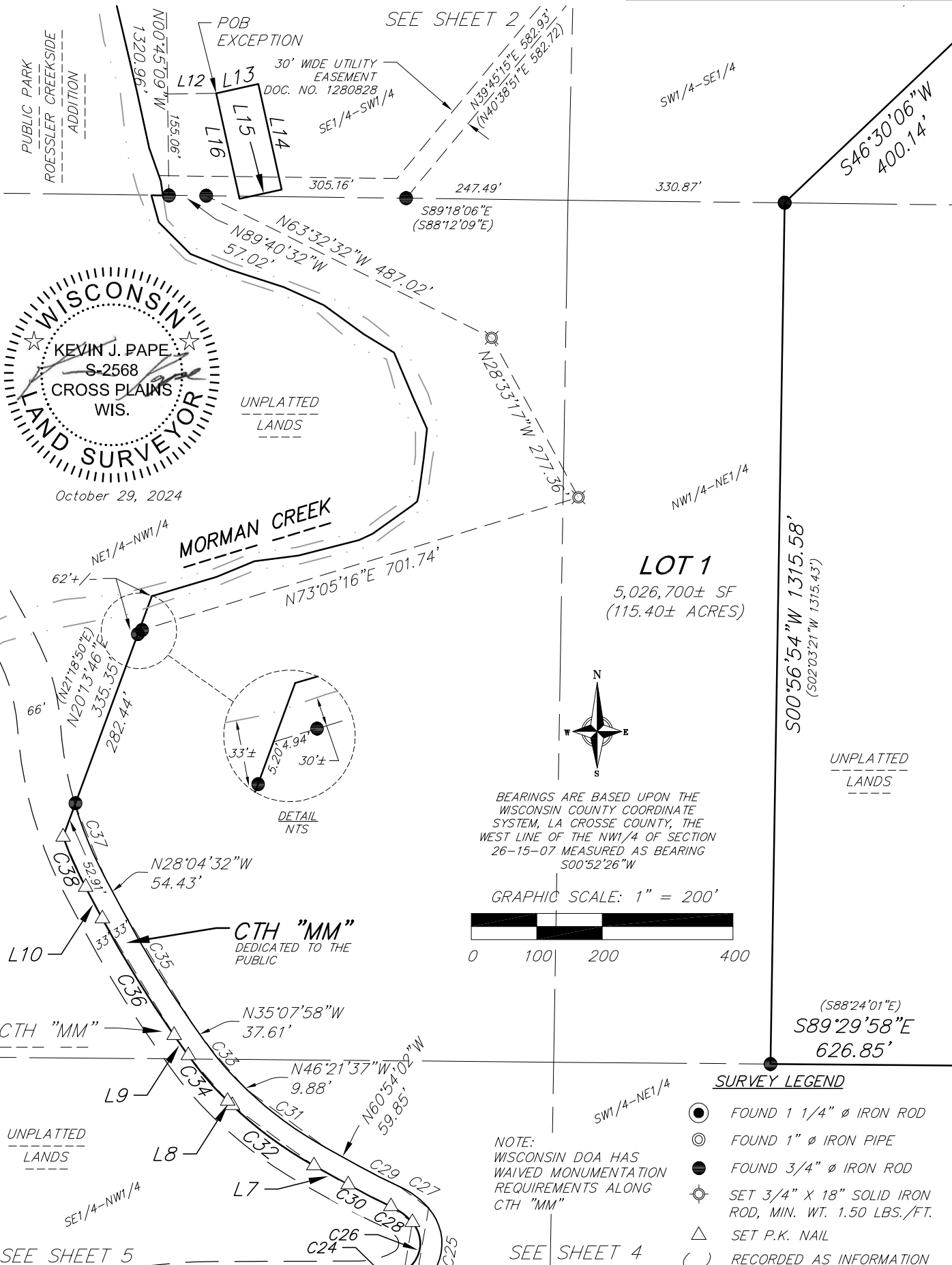
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999 Fourier Drive
Suite 201
Madison, WI 53717
(608) 826-0532

SHEET
2 OF 11

CERTIFIED SURVEY MAP No.

LOCATED IN THE NE1/4 & SE1/4 OF THE SW1/4 AND THE NW1/4 & SW1/4 OF THE SE1/4 OF SECTION 23, AND THE NE1/4 & SE1/4 OF THE NW1/4 AND THE NW1/4 & SW1/4 OF THE NE1/4 OF SECTION 26, T15N, R7W, CITY OF LA CROSSE AND TOWN OF SHELBY, LA CROSSE COUNTY, WISCONSIN.

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Job #: 200196
Surveyed For: Shrine of Our Lady Guadalupe, Inc.
 5250 Justin Road
 La Crosse, WI 54601
Date: 10/29/2024
Rev:
Drafted By: KPAP
Checked By: MZIE

SURVEYED BY:
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CERTIFIED SURVEY MAP No.

LOCATED IN THE NE1/4 & SE1/4 OF THE SW1/4 AND THE NW1/4 & SW1/4 OF THE SE1/4 OF SECTION 23, AND THE NE1/4 & SE1/4 OF THE NW1/4 AND THE NW1/4 & SW1/4 OF THE NE1/4 OF SECTION 26, T15N, R7W, CITY OF LA CROSSE AND TOWN OF SHELBY, LA CROSSE COUNTY, WISCONSIN.

SEE SHEET 3

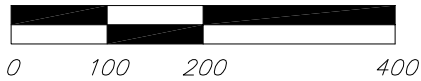
(S88°24'01"E)
S89°29'58"E 626.85'

46.57'
34.19'
42.38'
28.16'



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, LA CROSSE COUNTY, THE WEST LINE OF THE NW1/4 OF SECTION 26-15-07 MEASURED AS BEARING S00°52'26"W

GRAPHIC SCALE: 1" = 200'

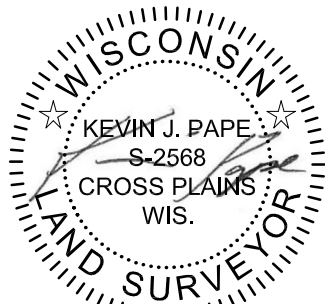


SE1/4-NW1/4

SW1/4-NE1/4

1129.97'
S00°56'14"W 1173.34'
(S02°01'45"W 1172.20')

UNPLATTED LANDS



October 29, 2024

LOT 1
5,026,700± SF
(115.40± ACRES)

CTH "MM"
DEDICATED TO THE PUBLIC

(S50°48'56"W 281.20')
S49°20'18"W 279.60'

43.37'
(S50°48'56"W 216.79')
S49°29'09"W 214.08'

1163.45'

N89°41'53"W 1257.35'

UNPLATTED LANDS NW1/4-SE1/4

CTH "MM"

UNPLATTED LANDS

SURVEY LEGEND

- FOUND 1 1/4" Ø IRON ROD
- FOUND 1" Ø IRON PIPE
- FOUND 3/4" Ø IRON ROD
- ⊙ SET 3/4" X 18" SOLID IRON ROD, MIN. WT. 1.50 LBS./FT.
- △ SET P.K. NAIL
- () RECORDED AS INFORMATION

NOTE:
WISCONSIN DOA HAS WAIVED MONUMENTATION REQUIREMENTS ALONG CTH "MM"

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Job #: 200196
Date: 10/29/2024
Rev:
Drafted By: KPAP
Checked By: ZMZIE

SURVEYED FOR:
Shrine of Our Lady
Guadalupe, Inc.
5250 Justin Road
La Crosse, WI 54601

SURVEYED BY:
Vierbicher Associates, Inc.
999 Fourier Drive
Suite 201
Madison, WI 53717
(608) 826-0532

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4 OF 11

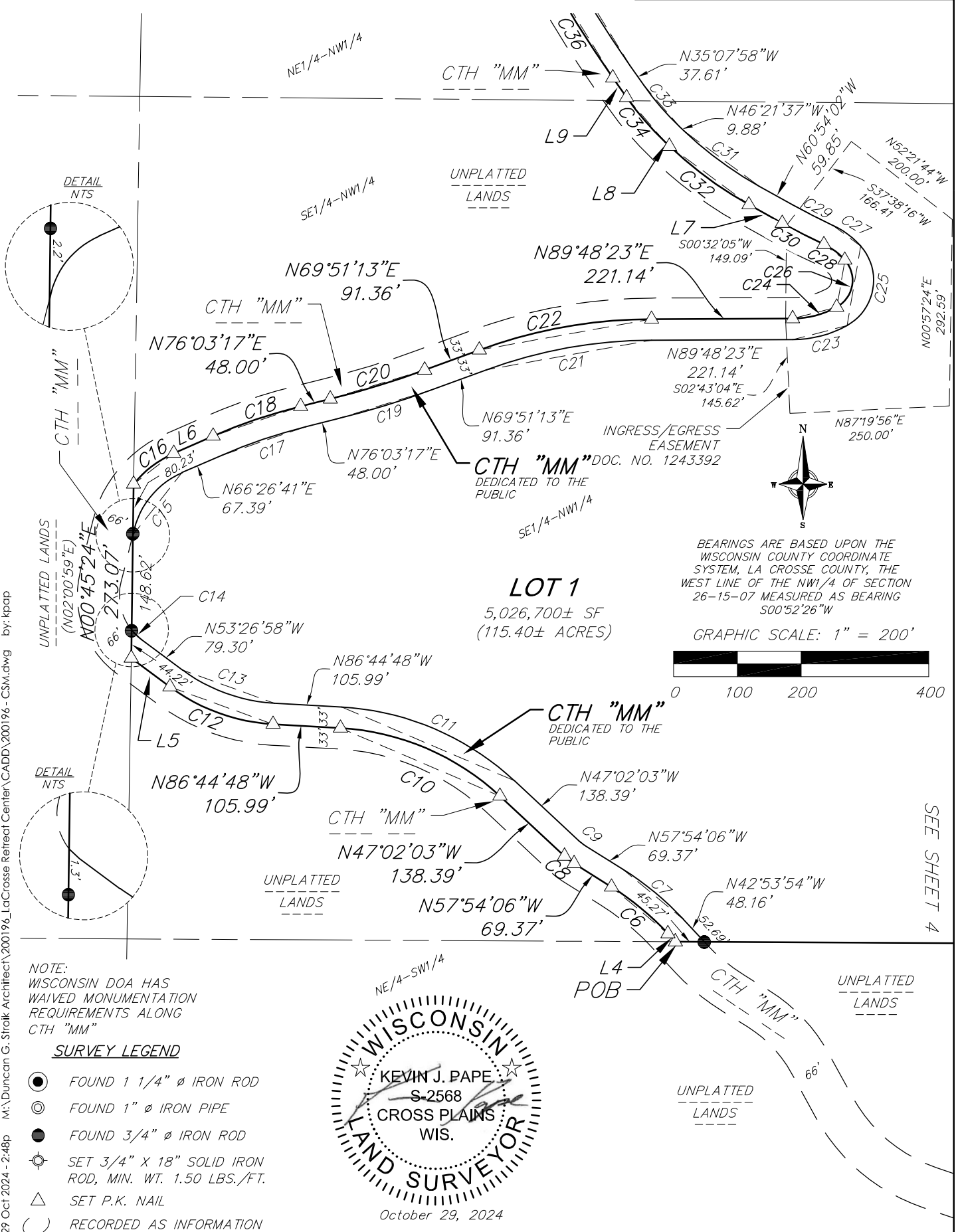
CERTIFIED SURVEY MAP No.

LOCATED IN THE NE1/4 & SE1/4 OF THE SW1/4 AND THE NW1/4 & SW1/4 OF THE SE1/4 OF SECTION 23, AND THE NE1/4 & SE1/4 OF THE NW1/4 AND THE NW1/4 & SW1/4 OF THE NE1/4 OF SECTION 26, T15N, R7W, CITY OF LA CROSSE AND TOWN OF SHELBY, LA CROSSE COUNTY, WISCONSIN.

SEE SHEET 3

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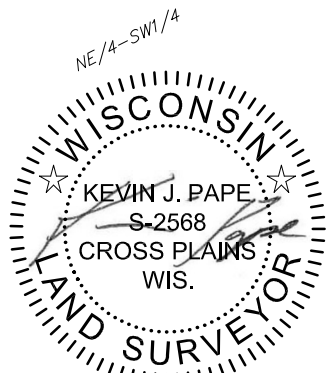
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NOTE:
WISCONSIN DOA HAS
WAIVED MONUMENTATION
REQUIREMENTS ALONG
CTH "MM"

SURVEY LEGEND

- FOUND 1 1/4" Ø IRON ROD
- FOUND 1" Ø IRON PIPE
- FOUND 3/4" Ø IRON ROD
- ⊕ SET 3/4" X 18" SOLID IRON ROD, MIN. WT. 1.50 LBS./FT.
- △ SET P.K. NAIL
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Job #: 200196
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5 OF 11

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CERTIFIED SURVEY MAP No.

LOCATED IN THE NE1/4 & SE1/4 OF THE SW1/4 AND THE NW1/4 & SW1/4 OF THE SE1/4 OF SECTION 23, AND THE NE1/4 & SE1/4 OF THE NW1/4 AND THE NW1/4 & SW1/4 OF THE NE1/4 OF SECTION 26, T15N, R7W, CITY OF LA CROSSE AND TOWN OF SHELBY, LA CROSSE COUNTY, WISCONSIN.

CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT BEARING
C1	20°11'17"	421.90'	148.66'	S23°15'31"E	147.89'	OUT-S33°21'09"E
C2	39°22'10"	325.00'	223.32'	S52°57'11"E	218.95'	IN-S33°16'06"E; OUT-S72°38'16"E
C3	08°37'34"	439.00'	66.09'	S75°52'08"E	66.03'	IN-S71°33'21"E; OUT-S80°10'55"E
C4	09°37'35"	494.00'	83.00'	S12°21'59"W	82.90'	IN-S17°10'46"W; OUT-S07°33'12"W
C5	13°36'30"	534.00'	126.83'	S00°37'38"W	126.53'	IN-S07°25'53"W; OUT-S06°10'37"E
C6	15°00'12"	440.00'	115.22'	N50°24'00"W	114.89'	
C7	15°00'12"	473.00'	123.86'	N50°24'00"W	123.50'	
C8	10°52'03"	100.00'	18.97'	N52°28'05"W	18.94'	
C9	10°52'03"	67.00'	12.71'	N52°28'05"W	12.69'	
C10	39°42'45"	400.00'	277.25'	N66°53'25"W	271.73'	
C11	39°42'45"	433.00'	300.12'	N66°53'25"W	294.15'	
C12	33°17'50"	300.00'	174.34'	N70°05'53"W	171.90'	
C13	33°17'50"	267.00'	155.17'	N70°05'53"W	152.99'	
C14	14°45'26"	87.00'	22.41'	N46°04'15"W	22.35'	OUT-N38°41'32"W
C15	56°32'55"	132.00'	130.28'	N38°10'14"E	125.05'	IN-N09°53'46"E
C16	27°51'32"	165.00'	80.23'	N52°30'55"E	79.44'	IN-N38°35'09"E
C17	09°36'36"	832.00'	139.55'	N71°14'59"E	139.38'	
C18	09°36'36"	865.00'	145.08'	N71°14'59"E	144.91'	
C19	06°12'04"	1463.00'	158.34'	N72°57'15"E	158.26'	
C20	06°12'04"	1430.00'	154.77'	N72°57'15"E	154.69'	
C21	19°57'09"	759.00'	264.31'	N79°49'48"E	262.98'	
C22	19°57'09"	792.00'	275.80'	N79°49'48"E	274.41'	
C23	28°46'24"	177.00'	88.89'	N75°25'11"E	87.96'	OUT-N61°01'59"E
C24	28°46'24"	144.00'	72.31'	N75°25'11"E	71.56'	OUT-N61°01'59"E
C25	102°34'09"	81.00'	145.00'	N09°44'55"E	126.40'	OUT-N41°32'10"W
C26	102°34'09"	48.00'	85.93'	N09°44'55"E	74.91'	OUT-N41°32'10"W
C27	23°37'03"	133.00'	54.82'	N53°20'41"W	54.44'	OUT-N65°09'13"W
C28	23°37'03"	100.00'	41.22'	N53°20'41"W	40.93'	OUT-N65°09'13"W
C29	04°15'11"	954.00'	70.82'	N63°01'37"W	70.80'	
C30	04°15'11"	987.00'	73.27'	N63°01'37"W	73.25'	
C31	14°32'25"	579.00'	146.94'	N53°37'49"W	146.54'	
C32	14°32'25"	612.00'	155.31'	N53°37'49"W	154.89'	
C33	11°13'39"	437.00'	85.63'	N40°44'47.5"W	85.50'	
C34	11°13'39"	470.00'	92.10'	N40°44'47.5"W	91.95'	
C35	07°03'26"	1667.00'	205.33'	N31°36'15"W	205.20'	
C36	07°03'26"	1700.00'	209.39'	N31°36'15"W	209.26'	
C37	11°42'22"	587.00'	119.93'	N22°13'21"W	119.72'	OUT-N16°22'10"W
C38	07°46'40"	620.00'	84.16'	N24°11'12"W	84.10'	OUT-N24°11'12"W

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N59°44'26"E	13.59'
L2	S17°06'22"W	129.85'
L3	S72°49'56"E	40.00'
L4	N42°53'54"W	17.17'
L5	N53°26'58"W	75.60'
L6	N66°26'41"E	67.39'
L7	N60°54'02"W	59.85'
L8	N46°21'37"W	9.88'
L9	N35°07'58"W	37.61'
L10	N28°04'32"W	54.43'
L11	S13°09'52"E	33.49'
L12	N89°14'51"E	74.28'
L13	N77°34'44"E	66.00'
L14	S12°25'16"E	165.00'
L15	S77°34'44"W	66.00'
L16	N12°25'16"W	165.00'



October 29, 2024

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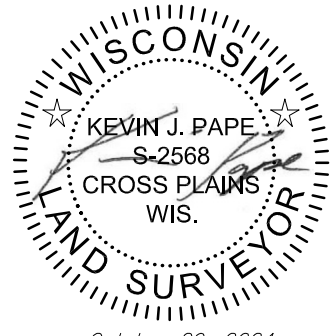
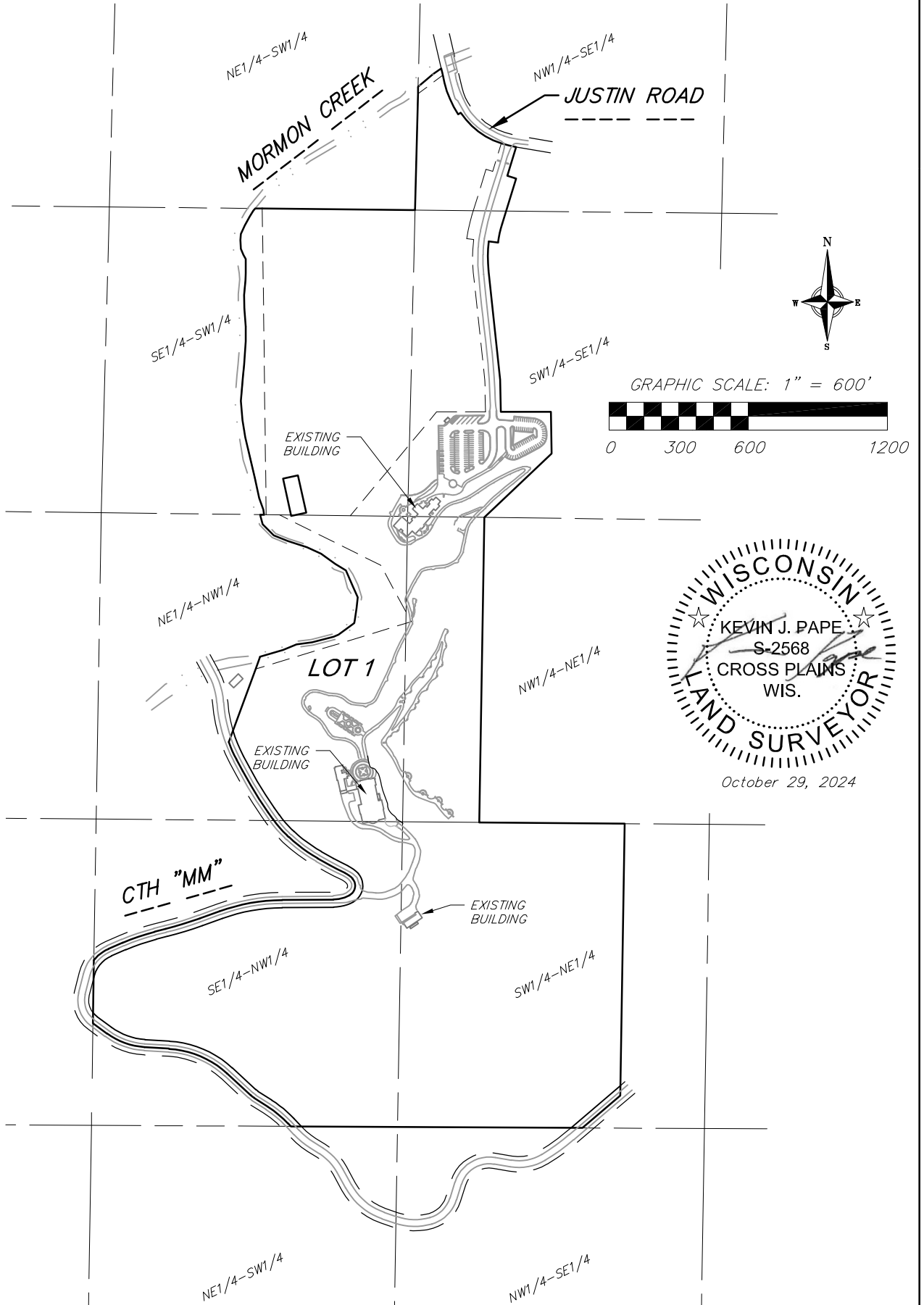


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CERTIFIED SURVEY MAP No.

LOCATED IN THE NE1/4 & SE1/4 OF THE SW1/4 AND THE NW1/4 & SW1/4 OF THE SE1/4 OF SECTION 23, AND THE NE1/4 & SE1/4 OF THE NW1/4 AND THE NW1/4 & SW1/4 OF THE NE1/4 OF SECTION 26, T15N, R7W, CITY OF LA CROSSE AND TOWN OF SHELBY, LA CROSSE COUNTY, WISCONSIN.

EXISTING CONDITIONS



October 29, 2024

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Job #: 200196
 Date: 10/29/2024
 Rev:
 Drafted By: KPAP
 Checked By: MZIE

SURVEYED FOR:
 Shrine of Our Lady
 Guadalupe, Inc.
 5250 Justin Road
 La Crosse, WI 54601

SURVEYED BY:
 Vierbicher Associates, Inc.
 999 Fourier Drive
 Suite 201
 Madison, WI 53717
 (608) 826-0532

SHEET
7 OF 11

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CERTIFIED SURVEY MAP No. _____

LOCATED IN THE NE1/4 & SE1/4 OF THE SW1/4 AND THE NW1/4 & SW1/4 OF THE SE1/4 OF SECTION 23, AND THE NE1/4 & SE1/4 OF THE NW1/4 AND THE NW1/4 & SW1/4 OF THE NE1/4 OF SECTION 26, T15N, R7W, CITY OF LA CROSSE AND TOWN OF SHELBY, LA CROSSE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Kevin J. Pape, Professional Land Surveyor S-2568, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Town of Shelby, City of La Crosse, and La Crosse County, Wisconsin, and under the direction of the Owners listed hereon, I have surveyed, divided and mapped the land described below and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed.

Date: October 29, 2024

Signed: 
Kevin J. Pape, Professional Land Surveyor S-2568



DESCRIPTION:

Located in the NE1/4 & SE1/4 of the SW1/4 and the NW1/4 & SW1/4 of the SE1/4 of Section 23, and the NE1/4 & SE1/4 of the NW1/4 and the NW1/4 & SW1/4 of the NE1/4 of Section 26, T15N, R7W, City of La Crosse and Town of Shelby, La Crosse County, Wisconsin, described as follows: Commencing at the west quarter corner of said Section 26; thence S89°41'53"E, 2180.56 feet along the east-west quarter line of said Section 26 to the centerline of CTH "MM" and the point of beginning; thence the following courses along the centerline of said CTH "MM": N42°53'54"W, 17.17 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 440.00 feet and a chord which bears N50°24'00"W, 114.89 feet; thence N57°54'06"W, 69.37 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 100.00 feet and a chord which bears N52°28'05"W, 18.94 feet; thence N47°02'03"W, 138.39 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 400.00 feet and a chord which bears N66°53'25"W, 271.73 feet; thence N86°44'48"W, 105.99 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 300.00 feet and a chord which bears N70°05'53"W, 171.90 feet; thence N53°26'58"W, 75.60 feet; thence leaving said centerline N00°45'24"E, 273.07 feet to a point in the centerline of said CTH "MM" and point of curve; thence the following courses along said centerline of CTH "MM": northeasterly on a curve to the right which has a radius of 165.00 feet and a chord which bears N52°30'55"E, 79.44 feet; thence N66°26'41"E, 67.39 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 865.00 feet and a chord which bears N71°14'59"E, 144.91 feet; thence N76°03'17"E, 48.00 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 1430.00 feet and a chord which bears N72°57'15"E, 154.69 feet; thence N69°51'13"E, 91.36 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 792.00 feet and a chord which bears N79°49'48"E, 274.41 feet; thence N89°48'23"E, 221.14 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 144.00 feet and a chord which bears N75°25'11"E, 71.56 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 48.00 feet and a chord which bears N09°44'55"E, 74.91 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 100.00 feet and a chord which bears N53°20'41"W, 40.93 feet to a point of reverse curve; thence northwesterly on a curve to the right which has a radius of 987.00 feet and a chord which bears N63°01'37"W, 73.25 feet; thence N60°54'02"W, 59.85 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 612.00 feet and a chord which bears N53°37'49"W, 154.89 feet; thence N46°21'37"W, 9.88 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 470.00 feet and a chord which bears N40°44'47.5"W, 91.95 feet; thence N35°07'58"W, 37.61 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 1700.00 feet and a chord which bears N31°36'15"W, 209.26 feet; thence N28°04'32"W, 54.43 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 620.00 feet and a chord which bears N24°11'12"W, 84.10 feet; thence leaving said centerline of CTH "MM", N20°13'46"E, 335.35 feet to the meander line of Morman Creek; thence N73°05'16"E, 701.74 feet along said meander line; thence N28°33'17"W, 277.36 feet along said meander line; thence N63°32'32"W, 487.02 feet along said meander line; thence N89°40'32"W, 57.02 feet along said meander line; thence N00°45'09"W,

CONTINUED ON SHEET 9

29 Oct 2024 - 2:49p M:\Duncan G. Strok Architect\200196_LaCrosse Retreat Center\CADD\200196 - CSM.dwg by: kpap

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Job #: 200196
Date: 10/29/2024
Rev:
Drafted By: KPAP
Checked By: MZIE

SURVEYED FOR:
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Guadalupe, Inc.
5250 Justin Road
La Crosse, WI 54601

SURVEYED BY:
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999 Fourier Drive
Suite 201
Madison, WI 53717
(608) 826-0532

**SHEET
8 OF 11**

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CERTIFIED SURVEY MAP No.

LOCATED IN THE NE1/4 & SE1/4 OF THE SW1/4 AND THE NW1/4 & SW1/4 OF THE SE1/4 OF SECTION 23, AND THE NE1/4 & SE1/4 OF THE NW1/4 AND THE NW1/4 & SW1/4 OF THE NE1/4 OF SECTION 26, T15N, R7W, CITY OF LA CROSSE AND TOWN OF SHELBY, LA CROSSE COUNTY, WISCONSIN.

CONTINUED FROM SHEET 8

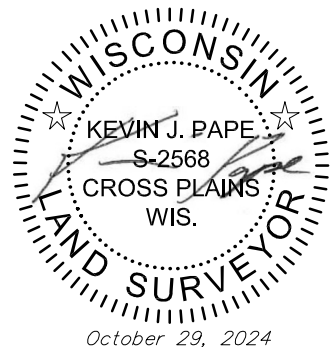
DESCRIPTION:

1320.96 feet along said meander line a point on the south line of Roessler Creekside Addition; thence S89°24'20"E, 659.23 feet along the south line of said Roessler Creekside Addition; thence N01°23'50"E, 501.76 feet along the east line of said Roessler Creekside Addition to a meander line of Mormon Creek; thence N53°09'52"E, 133.83 feet along a meander line of Mormon Creek to the southwesterly right of way line of Justin Road; thence S13°09'52"E, 33.49 feet along said southwesterly right of way line to a point of curve; thence southeasterly on a curve to the left which has a radius of 421.90 feet and a chord which bears S23°15'31"E, 147.89 feet along said southwesterly right of way line; thence N59°44'26"E, 13.59 feet to a point of curve; thence southeasterly on a curve to the left which has a radius of 325.00 feet and a chord which bears S52°57'11"E, 218.95 feet along said southwesterly right of way line to a point of curve; thence southeasterly on a curve to the left which has a radius of 439.00 feet and a chord which bears S75°52'08"E, 66.03 feet along said southwesterly right of way line; thence S17°06'22"W, 129.85 feet; thence S72°49'56"E, 40.00 feet; thence S17°10'04"W, 204.75 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 494.00 feet and a chord which bears S12°21'59"W, 82.90 feet; thence N82°26'48"W, 39.98 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 534.00 feet and a chord which bears S00°37'38"W, 126.53 feet; thence S06°05'32"E, 472.41 feet; thence S00°57'59"E, 138.62 feet; thence N89°54'01"E, 216.31 feet; thence S01°04'51"E, 180.16 feet; thence S46°30'06"W, 400.14 feet; thence S00°56'54"W, 1315.58 feet; thence S89°29'58"E, 626.85 feet; thence S00°56'14"W, 1173.34 feet to the centerline of CTH "MM"; thence S49°29'09"W, 214.08 feet along said centerline to a point on the east-west quarter line of said Section 26; thence N89°41'53"W, 1257.35 feet along said east-west quarter line to the point of beginning.

Except the following described lands located in the SE1/4 of the SW1/4 of Section 23 and the NE1/4 of the NW1/4 of Section 26: Commencing the northwest corner of said Section 26; thence S89°18'06"E, 2034.00 feet along the north line of said NW1/4 at a meander corner of Mormon Creek; thence N00°45'09"W, 155.06 feet along the meander line of said Mormon Creek; thence N89°14'51"E, 74.28 feet to the point of beginning; thence N77°34'44"E, 66.00 feet; thence S12°25'16"E, 165.00 feet; thence S77°34'44"W, 66.00 feet; thence N12°25'16"W, 165.00 feet to the point of beginning.

Contains 5,138,500± square feet (117.96± acres).

NOTE:
LOT 1 OF THIS CSM EXCLUDES THE CTH "MM" RIGHT-OF-WAY.



M:\Duncan G. Stroik Architect\200196_LaCrosse Retreat Center\CADD\200196 - CSM.dwg by: kpap 29 Oct 2024 - 2:49p

vierbicher
planners | engineers | advisors



Job #: 200196
Date: 10/29/2024
Rev:
Drafted By: KPAP
Checked By: MZIE

SURVEYED FOR:
Shrine of Our Lady
Guadalupe, Inc.
5250 Justin Road
La Crosse, WI 54601

SURVEYED BY:
Vierbicher Associates, Inc.
999 Fourier Drive
Suite 201
Madison, WI 53717
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SHEET
9 OF 11

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CERTIFIED SURVEY MAP No.

LOCATED IN THE NE1/4 & SE1/4 OF THE SW1/4 AND THE NW1/4 & SW1/4 OF THE SE1/4 OF SECTION 23, AND THE NE1/4 & SE1/4 OF THE NW1/4 AND THE NW1/4 & SW1/4 OF THE NE1/4 OF SECTION 26, T15N, R7W, CITY OF LA CROSSE AND TOWN OF SHELBY, LA CROSSE COUNTY, WISCONSIN.

CITY OF LA CROSSE COMMON COUNCIL RESOLUTION:

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

Dated this _____ day of _____, 20__.

City Clerk

TOWN OF SHELBY APPROVAL

Resolved that this Certified Survey Map including any dedication shown thereon is hereby accepted, acknowledged and approved for recording on this _____ day of _____, 20__.

Fortune Berg, Clerk, Town of Shelby



October 29, 2024

M:\Duncan G. Stroik Architect\200196_LaCrosse Retreat Center\CADD\200196 - CSM.dwg by: kpap 29 Oct 2024 - 3:00p

