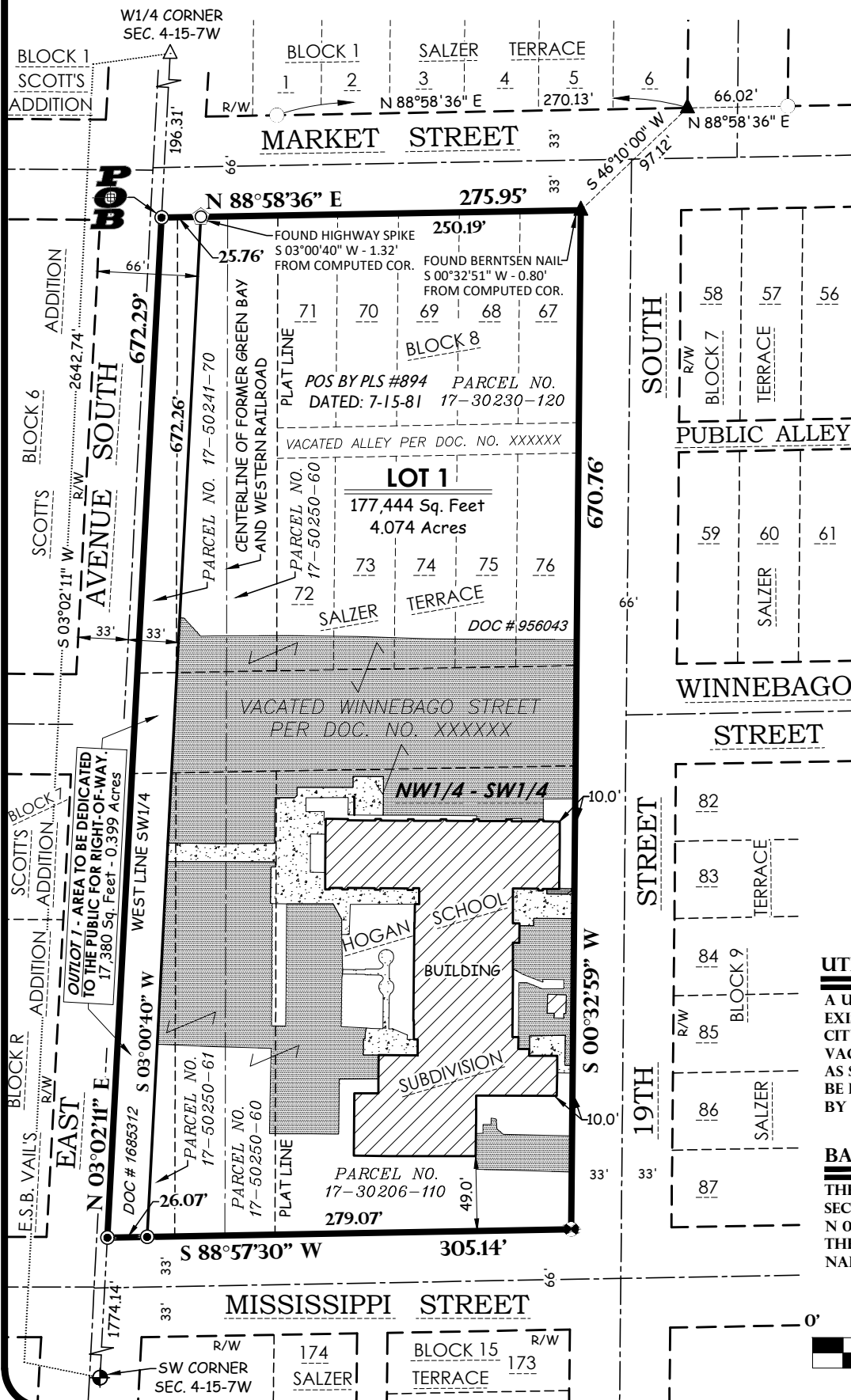


CERTIFIED SURVEY MAP

BEING ALL OF LOTS 67, 68, 69, 70, 71, 72, 73, 74, 75, AND 76 OF BLOCK 8 OF SALZER TERRACE, ALL OF THE VACATED ALLEY LYING WITHIN SAID BLOCK 8 OF SALZER TERRACE, A PART OF THE VACATED RIGHT-OF-WAY OF WINNEBAGO STREET, A PART OF THE ABANDONED RIGHT-OF-WAY OF THE FORMER GREEN BAY AND WESTERN RAILROAD, AND A PART OF THE HOGAN SCHOOL SUBDIVISION, ALL BEING LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



LEGEND

- 3/4" X 18" IRON REBAR SET WEIGHING 150 LBS/LIN. FT.
- 1-1/4" O.D. IRON PIPE FOUND
- BERNTSEN NAIL FOUND
- COPPER NAIL FOUND
- PK NAIL FOUND
- HIGHWAY SPIKE FOUND
- SECTION CORNER PER TIES
- RECORDED AS
- ASPHALT AREA
- CONCRETE AREA



NOTE

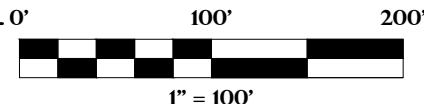
THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP. SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED, EXCEPTING PUBLIC DEDICATIONS.

UTILITY EASEMENT NOTE

A UTILITY EASEMENT FOR ANY EXISTING UTILITIES BY THE CITY OF LA CROSSE, OVER THE VACATED WINNEBAGO STREET AS SHOWN ON THIS MAP, WILL BE DESCRIBED AND RECORDED BY OTHER INSTRUMENT.

BASIS OF BEARINGS

THE WEST LINE OF THE SW1/4 OF SEC. 4, T.15N, R.7W, BEARS N 03°02'11"E AS REFERENCED TO THE LA CROSSE CO. CRD. SYSTEM, NAD83 (2011).



Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

FIELDWORK COMPLETED: 12/11/24
DRAWN: TDP CHECKED: JGB
FIELD BOOK: PAGE:
JOB NO: 24.4050

CLIENT / OWNER
SCHOOL DISTRICT OF
LA CROSSE
807 EAST AVENUE SOUTH
LA CROSSE, WI 54601
SHEET 1 OF 3

CERTIFIED SURVEY MAP

BEING ALL OF LOTS 67, 68, 69, 70, 71, 72, 73, 74, 75, AND 76 OF BLOCK 8 OF SALZER TERRACE, ALL OF THE VACATED ALLEY LYING WITHIN SAID BLOCK 8 OF SALZER TERRACE, A PART OF THE VACATED RIGHT-OF-WAY OF WINNEBAGO STREET, A PART OF THE ABANDONED RIGHT-OF-WAY OF THE FORMER GREEN BAY AND WESTERN RAILROAD, AND A PART OF THE HOGAN SCHOOL SUBDIVISION, ALL BEING LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

Surveyor's Certificate:

I, Jordan G. Brost, Professional Land Surveyor, hereby certify:

That I have surveyed, divided, dedicated and mapped all of Lots 67, 68, 69, 70, 71, 72, 73, 74, 75 and 76 of Block 8 of Salzer Terrace, all of the vacated alley lying within said Block 8 of Salzer Terrace, a part of the vacated right-of-way of Winnebago Street, a part of the abandoned right-of-way of the former Green Bay and Western Railroad, and a part of the Hogan School Subdivision, all being located in part of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.

Commencing at the West 1/4 corner of Section 4, Township 15 North, Range 7 West;

Thence S 03°02'11" W along the West line of the Southwest 1/4 of said Section 4, 196.31 feet to the intersection of said West line and the westerly extension of the South right-of-way line of Market Street, said point also being the Point of Beginning (POB) of the parcel to be described;

Thence N 88°58'36" E along said westerly extension line, the South right-of-way line of Market Street and the North line of Block 8 of Salzer Terrace, 275.95 feet to the Northeast corner of said Block 8 and the intersection of said South right-of-way line and the West right-of-way line of 19th Street South;

Thence S 00°32'59" W along the East line of said Block 8, the East line of the vacated right-of-way of Winnebago Street, the East line of the vacated alley within Block 8, the East line of the Hogan School Subdivision and said West right-of-way line of 19th Street South, 670.76 feet to the Southeast corner of said Hogan School Subdivision and the intersection of said West right-of-way line and the North right-of-way line of Mississippi Street;

thence S 88°57'30" W along the South line of said Hogan School Subdivision and said North right-of-way line, 305.14 feet to the intersection of said north right-of-way line and the West line of the Southwest 1/4 of said Section 4;

Thence N 03°02'11" E along said West line, 672.29 feet to the Point of Beginning.

Containing 194,824 Square Feet - 4.473 acres.

Subject to (if any) covenants, conditions, restrictions, right-of-ways and easements of record.

That I have made such survey, land division, and plat by the direction of the School District of La Crosse.
That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.
That I have fully complied with Chapter A-E 7 of Wisconsin Administrative Code, minimum standards for property surveys, the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Subdivision Ordinance of the City of La Crosse in surveying, dividing and mapping the same.

Dated this _____ day of _____, 2025.

Jordan G. Brost
PLS No. S-3009



Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

FIELDWORK COMPLETED: 12/11/24
DRAWN: TDP CHECKED: JGB
FIELD BOOK: _____ PAGE: _____
JOB NO: 24.4050

CLIENT / OWNER
SCHOOL DISTRICT OF
LA CROSSE
807 EAST AVENUE SOUTH
LA CROSSE, WI 54601
SHEET 2 OF 3

CERTIFIED SURVEY MAP

BEING ALL OF LOTS 67, 68, 69, 70, 71, 72, 73, 74, 75, AND 76 OF BLOCK 8 OF SALZER TERRACE, ALL OF THE VACATED ALLEY LYING WITHIN SAID BLOCK 8 OF SALZER TERRACE, A PART OF THE VACATED RIGHT-OF-WAY OF WINNEBAGO STREET, A PART OF THE ABANDONED RIGHT-OF-WAY OF THE FORMER GREEN BAY AND WESTERN RAILROAD, AND A PART OF THE HOGAN SCHOOL SUBDIVISION, ALL BEING LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

Owner's Certificate of Dedication

As owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map. I also certify that this Certified Survey Map is required by s236.34 to be submitted to the following for approval or objections:

- 1) City of La Crosse, La Crosse County

Witness the hand and seal of said owner this day of , 2025.

Joe Ledvina - Director of Facilities, School District of La Crosse

STATE OF)

COUNTY OF)

Personally came before me this day of , 2025, the above named Joe Ledvina, Director of Facilities for the School District of La Crosse, to me known to be the person who executed the foregoing instrument and hereby acknowledge the same.

, Notary Public, (County) , (State). (Notary Seal)

My commission expires .

City of La Crosse Approval Certificate

Resolved, that this Certified Survey Map for the School District of La Crosse in the City of La Crosse, is hereby approved by the City of La Crosse.

Approved this day of , 2025.

City Clerk (Signature) Printed Name Date



Point of Beginning

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Civil Engineering
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SHEET 3 OF 3