

# CERTIFIED SURVEY MAP

PART OF

All of Lots 1-7; also part of Lots 8-10; and all of the Vacated Alley, Block 15  
All of Lots 1-5, Block 16; also part of the Vacated Badger Street and part of Jefferson Alley  
Original Plat of the Town (now City) of La Crosse

Located in part of the NE-SE, Section 31, T16N-R7W, City of La Crosse, La Crosse Co., WI

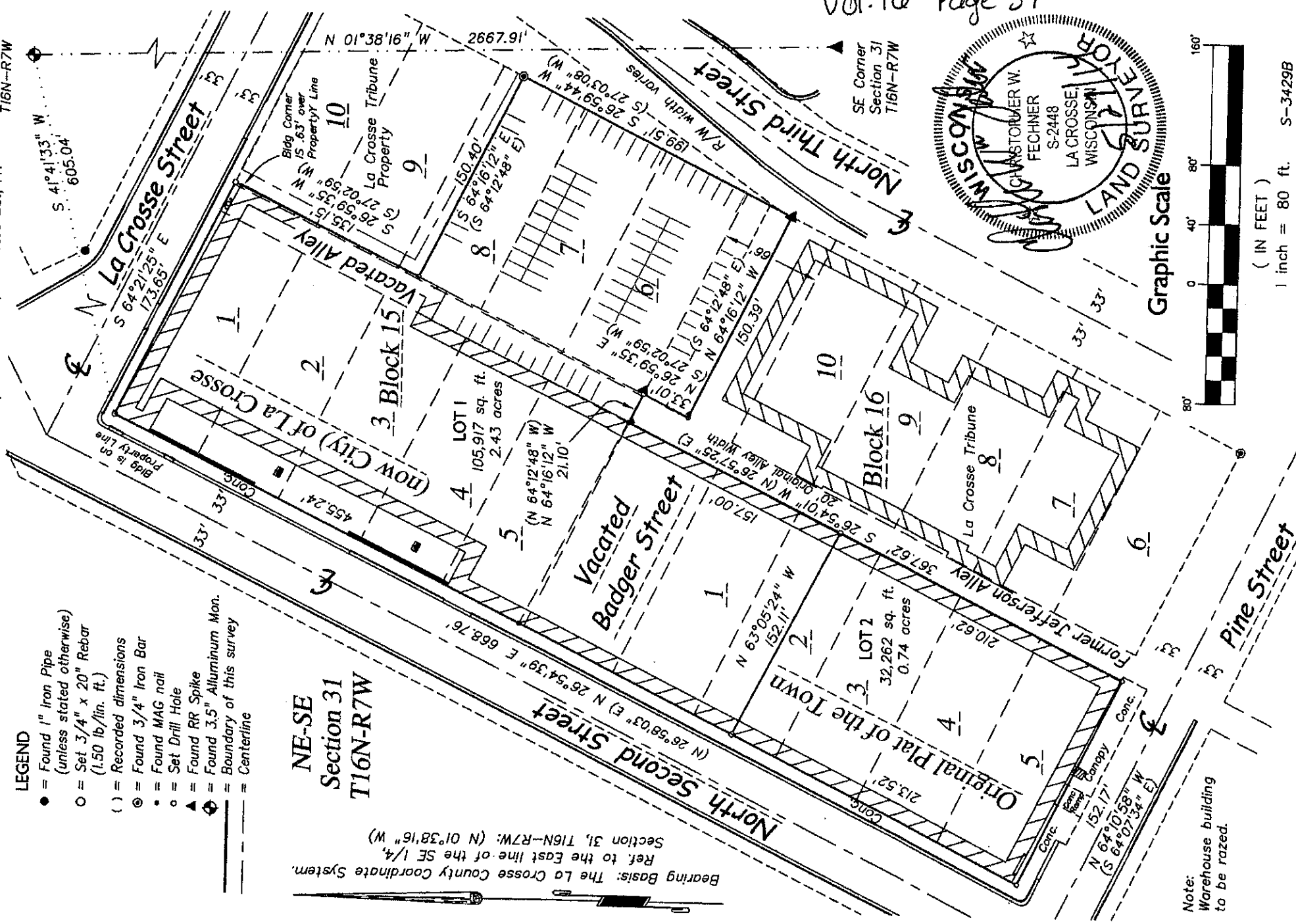
E 1/4 Corner  
Section 31  
T16N-R7W

## LEGEND

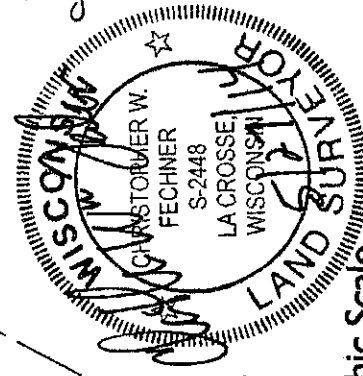
- = Found 1" Iron Pipe (unless stated otherwise)
- = Set 3/4" x 20" Rebar (1.50 lb./lin. ft.)
- ( ) = Recorded dimensions
- ⊙ = Found 3/4" Iron Bar
- = Found MAG nail
- = Set Drill Hole
- ▲ = Found RR Spike
- ◆ = Found 3.5" Aluminum Mon.
- = Boundary of this survey
- = Centerline

Bearing Basis: The La Crosse County Coordinate System.  
Section 31, T16N-R7W; (N 01°38'16" W)  
Ref. to the East line of the SE 1/4.

NE-SE  
Section 31  
T16N-R7W



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Graphic Scale



( IN FEET )  
1 inch = 80 ft. S-3429B  
SHEET 1 OF 2

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Original Plat of the Town (now City) of La Crosse  
Located in part of the NE-SE, Section 31, T16N-R7W, City of La Crosse, La Crosse Co., WI

## SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Registered Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map being all of Lots 1 thru 7; also part of Lots 8 thru 10 and the vacated alley, Block 15; All of Lots 1 thru 5, Block 16; part of vacated Badger Street and part of Jefferson Alley; All located in the NE 1/4 of the SE 1/4, Section 31, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin described as follows:

Commencing at the East 1/4 corner of Section 31, thence S 41°41'33" W 605.04 feet to the northwest corner of Block 15, Original Plat of the Town (now City) of La Crosse and the point of beginning of this description:

thence, along the North line of said Block 15, S 64°21'25" E 173.65 feet;  
thence S 26°59'35" W 135.15 feet;  
thence S 64°16'12" E 150.40 feet;  
thence S 26°59'44" W 199.51 feet;  
thence N 64°16'12" W 150.39 feet;  
thence N 26°59'35" E 33.01 feet;  
thence N 64°16'12" W 21.10 feet;  
thence S 26°54'01" W 367.62 feet to the South line of Block 16;  
thence N 64°10'58" W 152.17 feet to the southwest corner of said Block 16;  
thence N 26°54'39" E 668.76 feet to the point of beginning of this description.

Subject to any easements, covenants and restrictions of record.

That I have made such survey, map and division of land at the direction of Capstone, LLC & Central States Warehouse, owners of said land.

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

That I have fully complied with the provisions of s.236.34, Wisconsin Statutes and with the subdivision ordinances of the City of La Crosse in surveying and mapping the same.

Christopher W. Fechner, RLS #2448  
Caullee Region Land Surveyors, LLC  
917 S. 4th Street  
La Crosse, WI 54601

Owners:  
Capstone, LLC & Central States Warehouse  
1629 Caledonia Street  
La Crosse, WI 54603

## OWNER'S CERTIFICATE

I, Clifford LeClerc, Managing Member, of Capstone LLC, owner of the above described property, do hereby certify that I have caused the land to be surveyed, divided and mapped as shown hereon.

Clifford LeClerc Signed this 28<sup>th</sup> Day of May, 2014.  
Clifford LeClerc

STATE OF WISCONSIN )  
LA CROSSE COUNTY )

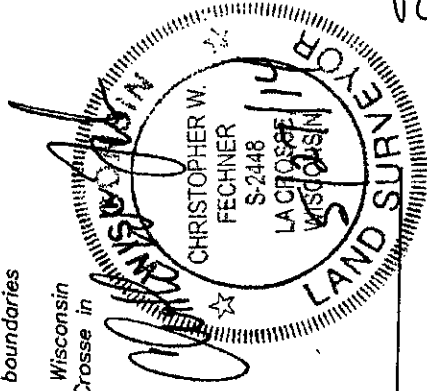
Personally came before me this 28<sup>th</sup> day of May  
The above named Clifford LeClerc to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public, Garmen Viner  
County of La Crosse, Wisconsin  
My Commission expires: 10-25-15

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

Mark Grolup City Assessor Date 7/10/14

Dave Building & Inspections Date 7/11/14



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