

# CERTIFIED SURVEY MAP

LOCATED IN PARTS OF THE NE-NW AND SE-NW OF SECTION 19, T15N, R6W, TOWN OF SHELBY, LA CROSSE COUNTY, WISCONSIN.

N 1/4  
S. 19, T15N, R6W  
COMPUTED FROM TIES

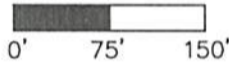
NW CORNER  
S. 19, T15N, R6W  
FOUND 3" IRON PIPE

LOT 1 GSM VOL 2 P. 56  
DOC NO. 927696



NOTE:  
LOT 1 IS SUBJECT TO LA CROSSE COUNTY ORDINANCES CHAPTER 16, FLOODPLAIN ZONING AND CHAPTER 20, SHORELAND ZONING.

BEARING REFERENCE THE NORTH LINE OF THE NW 1/4 OF 19-15-6 N89°52'16"E LACROSSE COUNTY COORD SYS. NAD 83(2011) 1"=150'



CENTERLINE BREIDEL COULEE ROAD, 66' WIDE

### LEGEND

- FOUND DOT CAP
- SET 3/4"X18" IRON BAR, 1.5 LB/FT

I, CHRISTIAN J. RUNNING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND WITH THE SUBDIVISION ORDINANCES OF LA CROSSE COUNTY, AND THE TOWN OF SHELBY, AND UNDER THE DIRECTION OF SHANNON M CAREY, OWNER OF SAID LAND, THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE ABOVE CERTIFIED SURVEY MAP; THAT SUCH MAP CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED.

CHRISTIAN J. RUNNING  
PLS 2558  
DATE: 2/08/2024  
REVISED: 3/20/2024



*Christian J. Running*  
Rev. 3/20/2024

CENTERLINE MORMON CREEK

UNPLATTED LANDS

UNPLATTED LANDS

E/L NE-NW

50' BUILDING SETBACK LINE

SE-NW

CENTERLINE STH 14-61 1949 ALIGNMENT

CENTERLINE STH 14-61 1998 ALIGNMENT

NOTE:  
PER DEPARTMENT OF TRANSPORTATION, NO LOTS SHALL HAVE DIRECT ACCESS TO STH 14-61

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5807.09'	112.84'	112.84'	S61°37'12"E	1°06'48"
				TANGENT BEARING	N61°03'48"W

**CERTIFIED SURVEY MAP**  
 LOCATED IN PARTS OF THE NE-NW AND SE-NW OF  
 SECTION 19, T15N, R6W, TOWN OF SHELBY, LA  
 CROSSE COUNTY, WISCONSIN.

LEGAL DESCRIPTION:  
 LOCATED IN PARTS OF THE NE-NW AND SE-NW OF SECTION 19, T15N,  
 R6W, TOWN OF SHELBY, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS  
 FOLLOWS:  
 COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 19; THENCE  
 S01°07'54"W 826.49 FEET TO THE WESTERLY R/W OF BREIDEL COULEE  
 ROAD, THE MEANDER LINE OF MORMON CREEK, AND THE POINT OF  
 BEGINNING; THENCE N75°34'03"W ALONG SAID MEANDER LINE 374.72 FEET;  
 THENCE S00°50'45"W 799.80 FEET TO THE NORTHERLY R/W OF STH  
 14/61; THENCE S62°10'36"E ALONG SAID R/W 307.85 FEET TO THE PC OF  
 A 5807.09 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE  
 ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS  
 S61°37'12"E AND MEASURES 112.84 FEET TO SAID WESTERLY R/W OF  
 BREIDEL COULEE ROAD; THENCE N00°12'00"E ALONG SAID R/W 903.66  
 FEET TO THE POINT OF BEGINNING.  
 CONTAINS 313,652± S.F. OR 7.200± ACRES  
 SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, COVENANTS,  
 RESTRICTIONS, OR RIGHTS OF WAYS OF RECORD,  
 LOT 1 INCLUDES ANY LANDS LYING BETWEEN THE MEANDER LINE AND THE  
 CENTERLINE OF MORMON CREEK.

CITY OF LA CROSSE EXTRATERRITORIAL JURISDICTION APPROVAL  
 THE CITY OF LA CROSSE HEREBY APPROVES THIS CERTIFIED SURVEY MAP.  
 Clerk, Jennifer Gray (Deputy Clerk) DATE - 4/17/2024

TOWN OF SHELBY APPROVAL  
 THE TOWN OF SHELBY HEREBY APPROVES THIS CERTIFIED SURVEY MAP.  
 Administrator, Christina Thomas DATE 3-21-2024

