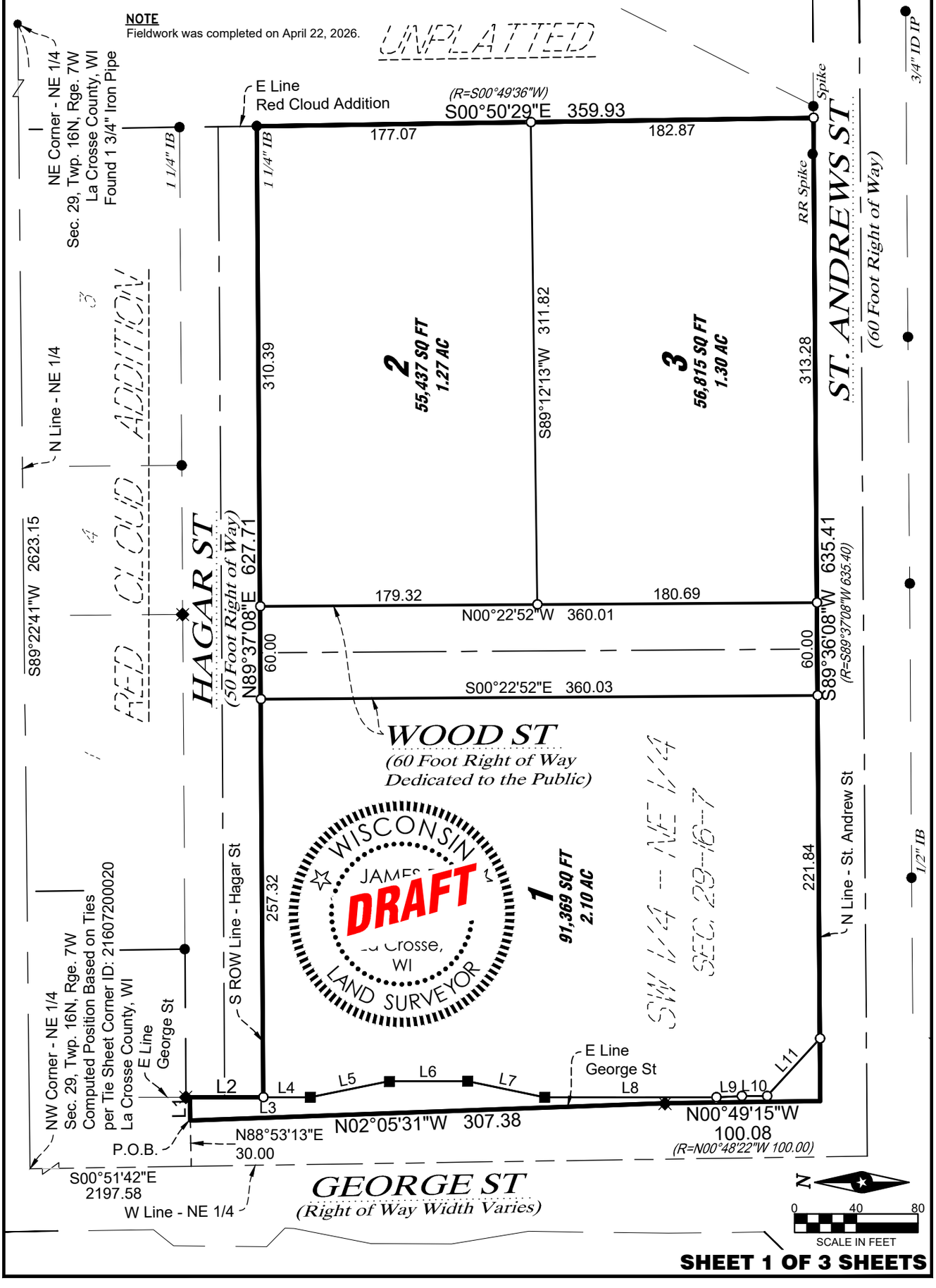
CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

BEARING BASIS
The orientation of this bearing system is based upon the west line of the Northeast Quarter of Sec. 29, Twp. 16N, Rge. 7W. Said line bears North 89 degrees 37 minutes 08 seconds East.

NOTE
Fieldwork was completed on April 22, 2026.



CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

ISG

WISCONSIN
JAMES R. [illegible]
DRAFT
WI
LAND SURVEYOR

UNPLATTED

ST. ANDREWS ST
(60 Foot Right of Way)

Appx. Se'rly Line - Easement
(per Vol. 207, Pg. 392)

N Line - Easement (per Vol. 207, Pg. 392)
Said easement covers subject property south of this line except for a portion on the southeast corner, see additional note.

2
55,437 SQ FT
1.27 AC

Appx. sewer location per Doc #772634 & 889956.
(No width or description included in document)

3
56,815 SQ FT
1.30 AC

HAGAR ST
(50 Foot Right of Way)

WOOD ST
(60 Foot Right of Way
Dedicated to the Public)

1
91,369 SQ FT
2.10 AC

2' Utility Easement
(per Doc. #1217486)

Bus Stop Shelter Easement
(per Doc. #1217486)

Highway Easement
(per Doc. #720219)

Bus Stop Easement
(per Doc. #916658)

Highway Easement
(per Doc. #722939)

GEORGE ST
(Right of Way Width Varies)

N

0 40 80
SCALE IN FEET

SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

LAND DESCRIPTION:

That part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the northwest corner of said Northeast Quarter; thence South 00 degrees 51 minutes 42 seconds East, assumed bearing, on the west line of said Northeast Quarter, 2197.58 feet; thence North 88 degrees 53 minutes 13 seconds East, 30.00 feet to the point of beginning; thence continue North 88 degrees 53 minutes 13 seconds East, 15.10 feet to the east right of way line of George Street; thence South 00 degrees 01 minutes 46 seconds West on said east right of way line, 47.41 feet to the south right of way line of Hagar Street; thence North 89 degrees 37 minutes 08 seconds East on said south right of way line, 627.71 feet to the east line of Red Cloud Addition, City of La Crosse, La Crosse County, Wisconsin; thence South 00 degrees 50 minutes 29 seconds East, 359.93 feet to the north right of way line of St. Andrews Street; thence South 89 degrees 36 minutes 08 seconds West on said north right of way line, 635.41 feet; thence North 00 degrees 49 minutes 15 seconds West, 100.08 feet; thence North 02 degrees 05 minutes 31 seconds West, 307.38 feet to the point of beginning.

CERTIFICATION:

I, James R. Osborne, Professional Land Surveyor, hereby certify that I have surveyed and mapped the lands described hereon, and that this map is a representation thereof, to the best of my knowledge and that I have complied with the City of La Crosse Chapter 113 and Chapter 236.34 of the Wisconsin State Statutes as per agreement with Stizo who has requested such survey.

CITY OF LA CROSSE APPROVAL CERTIFICATE

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

Dated this_____day of _____, 20__.

_____
City Clerk

OWNERS CERTIFICATE

As owner, I hereby certify that I caused the land described herein to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval, the City of La Crosse.

Dated this_____day of _____, 20__.

_____
Name Title

State of Wisconsin)
County of _____) SS
Personally came before me this _____ day of _____, 20__, the above named Owner to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal)_____ Notary Public, _____ County, Wisconsin
My commission expires:_____

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N88°53'13"E	15.10
L2	S0°01'46"W	47.41
L3	S0°01'46"W	30.26
L4	N0°01'46"E	30.26
L5	N11°26'53"W	51.99
L6	N0°01'42"E	50.90
L7	N11°44'07"E	50.93
L8	N0°01'46"E	110.90
L9	N3°24'15"W	16.43
L10	N0°01'47"E	16.41
L11	N47°18'46"W	50.38

LAND SURVEYOR:

James R Osborne PLS 3068
ISG
201 Main St. Ste. 1022
La Crosse, WI 54601

OWNER:

Stizo Development
1243 Badger St
La Crosse, WI 54601