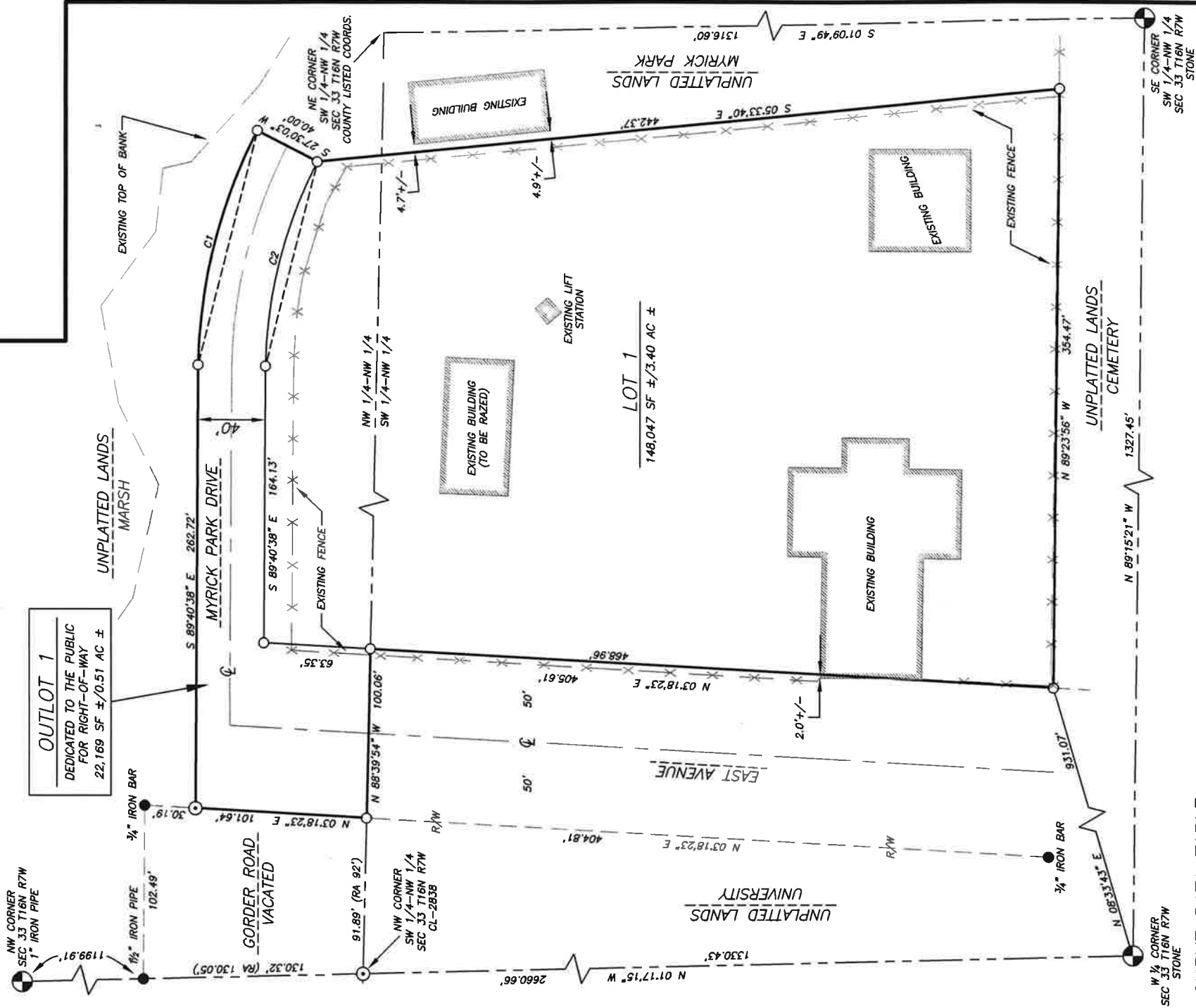


CERTIFIED SURVEY MAP

LOCATED IN THE NW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4, SECTION 33, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WI



OUTLOT 1
DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY
22,169 SF ±/0.51 AC ±

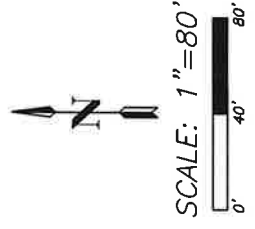
CURVE DATA TABLE

CURVE	R	L	Δ	CB	CL	TAN IN	TAN OUT
C1	312.00'	143.80'	26°24'28"	S75°42'11"E	142.53'	S89°40'38"E	S62°29'57"E
C2	272.00'	126.37'	26°24'28"	S75°42'11"E	124.25'	S89°40'38"E	S62°29'57"E

LEGEND

- FOUND PLSS MONUMENT
 - SET 3/4" X 24" REBAR (1.50 LBS/LIN FT)
 - FOUND MONUMENT AS NOTED
 - ⊙ SET DRILL HOLE
- PLAT OF SURVEY CL-2838 BY D. KROHN
PLAT OF SURVEY CL-2839 BY W. WOODMAN
PLAT OF SURVEY CL-2845 BY D. GORMAN

REFERENCED SURVEY DOCUMENTS



BEARINGS BASED ON GRID NORTH WITH THE WEST LINE OF THE NW 1/4 OF SECTION 33 BEARING N01°17'15"W AS DETERMINED BY GPS OBSERVATION OF THE WISCONSIN SPCS SOUTH ZONE, MAD 1983(1991)

CERTIFIED SURVEY MAP

LOCATED IN THE NW ¼ OF THE NW ¼ AND THE SW ¼ OF THE NW ¼, SECTION 33, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WI

SURVEYOR'S CERTIFICATE

I, Kyle J. Coman, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped this Certified Survey Map located in the Northwest ¼ of the Northwest ¼ and the Southwest ¼ of the Northwest ¼, Section 33, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin being more particularly described as follows:

Commencing at the West ¼ corner of said Section 33; thence North 08°33'43" East, 931.07 feet to the east right-of-way line of East Avenue and the point of beginning;

thence North 03°18'23" East on said east right-of-way line, 405.61 feet;

thence North 88°39'54" West, 100.06 feet to the west right-of-way line of East Avenue;

thence North 03°18'23" East, 101.64 feet;

thence South 89°40'38" East, 262.72 feet;

thence 143.80 feet along the arc of a curve concave southwest, having a radius of 312.00 feet, a

chord length of 142.53 feet and chord bearing South 75°42'11" East;

thence South 27°30'03" West, 40.00 feet;

thence South 05°33'40" East, 442.37 feet;

thence North 89°23'56" West, 354.47 feet to said east right-of-way line and the point of beginning.

Said parcel contains 170,216 square feet, more or less.

Subject to any easements, covenants and restrictions of record.

That I have made such survey, land division, and map at the direction of the City of La Crosse, owner of said land.

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

That I have fully complied with the provisions of Chapter A-E 7 of the Wisconsin Administrative Code and s. 236.34 of the Wisconsin Statutes and the subdivision ordinances of the City of La Crosse in surveying, dividing and mapping the same.

Kyle J. Coman, PLS 4059	Date
N5485 Penney Lane	
Onalaska, WI 54650	

CERTIFIED SURVEY MAP

LOCATED IN THE NW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4, SECTION 33, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WI

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

The City of La Crosse, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map.

The City of La Crosse, does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of La Crosse Common Council

IN WITNESS WHEREOF, the said, City of La Crosse has caused these presents to be signed by Mitch Reynolds, its president, and countersigned by Nikki M. Eisen, its secretary, at La Crosse, Wisconsin, and its corporate seal to be hereunto affixed on this _____, day of _____, 2025.

In the presence of:

Corporate Name

(Corporate Seal)

President

Countersigned: _____
Secretary

STATE OF WISCONSIN)
LA CROSSE COUNTY) SS

Personally came before me this _____, day of _____, 2025, Mitch Reynolds, President, and Nikki M. Eisen, Secretary of the above named corporation, to me known to be persons who executed the forgoing instrument and to me known to be such President and Secretary of said corporation and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) Notary Public, La Crosse, Wisconsin

My commission expires _____.

CITY OF LA CROSSE APPROVAL

The City of La Crosse hereby approves this Certified Survey Map.

City Clerk Date