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CERTIFIED SURVEY MAP No.

LOCATED IN THE NE1/4 & SE1/4 OF THE SW1/4 AND THE NW1/4 & SW1/4 OF THE SE1/4 OF SECTION 23, AND THE NE1/4 & SE1/4 OF THE NW1/4 AND THE NW1/4 & SW1/4 OF THE NE1/4 AND THE NE1/4 OF THE SW1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 26, T15N, R7W, CITY OF LA CROSSE AND TOWN OF SHELBY, LA CROSSE COUNTY, WISCONSIN.

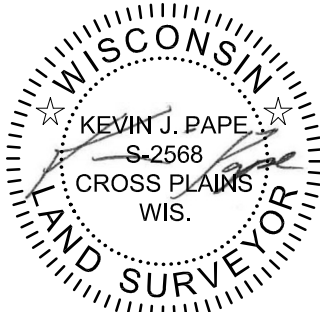


BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, LA CROSSE COUNTY, THE E-W QUARTER LINE OF SECTION 26-15-07 MEASURED AS BEARING S00°52'26"W

GRAPHIC SCALE: 1" = 200'



0 100 200 400



October 4, 2024

LOT 1
5,257,135+/- SF
(120.69+/- ACRES)

SURVEY LEGEND

- FOUND 1 1/4" ϕ IRON ROD
- FOUND 1" ϕ IRON PIPE
- FOUND 3/4" ϕ IRON ROD
- SET 3/4" ϕ IRON ROD

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ROESSLER CREEKSIDE ADDITION
PUBLIC PARK
MORMAN CREEK
N00°45'09"W 1320.96'

MORMAN CREEK

MORMAN CREEK
PUBLIC PARK
ROESSLER CREEKSIDE
ADDITION

S89°24'20"E 659.23'

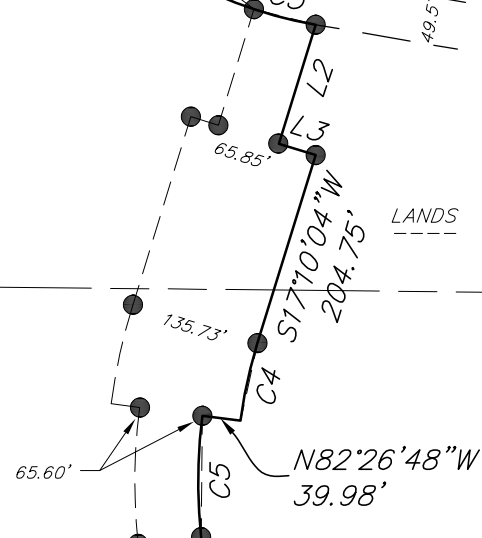
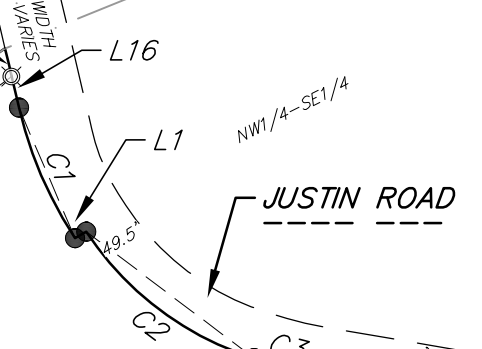
N01°23'50"E 501.76'

SE1/4-SW1/4

N53°09'52"E
133.83'

NE1/4-SW1/4

JUSTIN ROAD



N82°26'48"W
39.98'

S06°05'32"E 472.41'

S00°57'59"E
138.62'

N89°54'01"E
216.31'

N89°58'47"E 276.09'

S01°04'51"E
180.16'

30' WIDE UTILITY
EASEMENT
DOC. NO. 1280828

S46°30'06"W
400.14'

SEE SHEET 3

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Job #: 200196
Date: 10/04/2024
Rev:
Drafted By: KPAP
Checked By: MZIE

SURVEYED FOR:
Shrine of Our Lady
Guadalupe, Inc.
58250 Justin Road
La Crosse, WI 54601

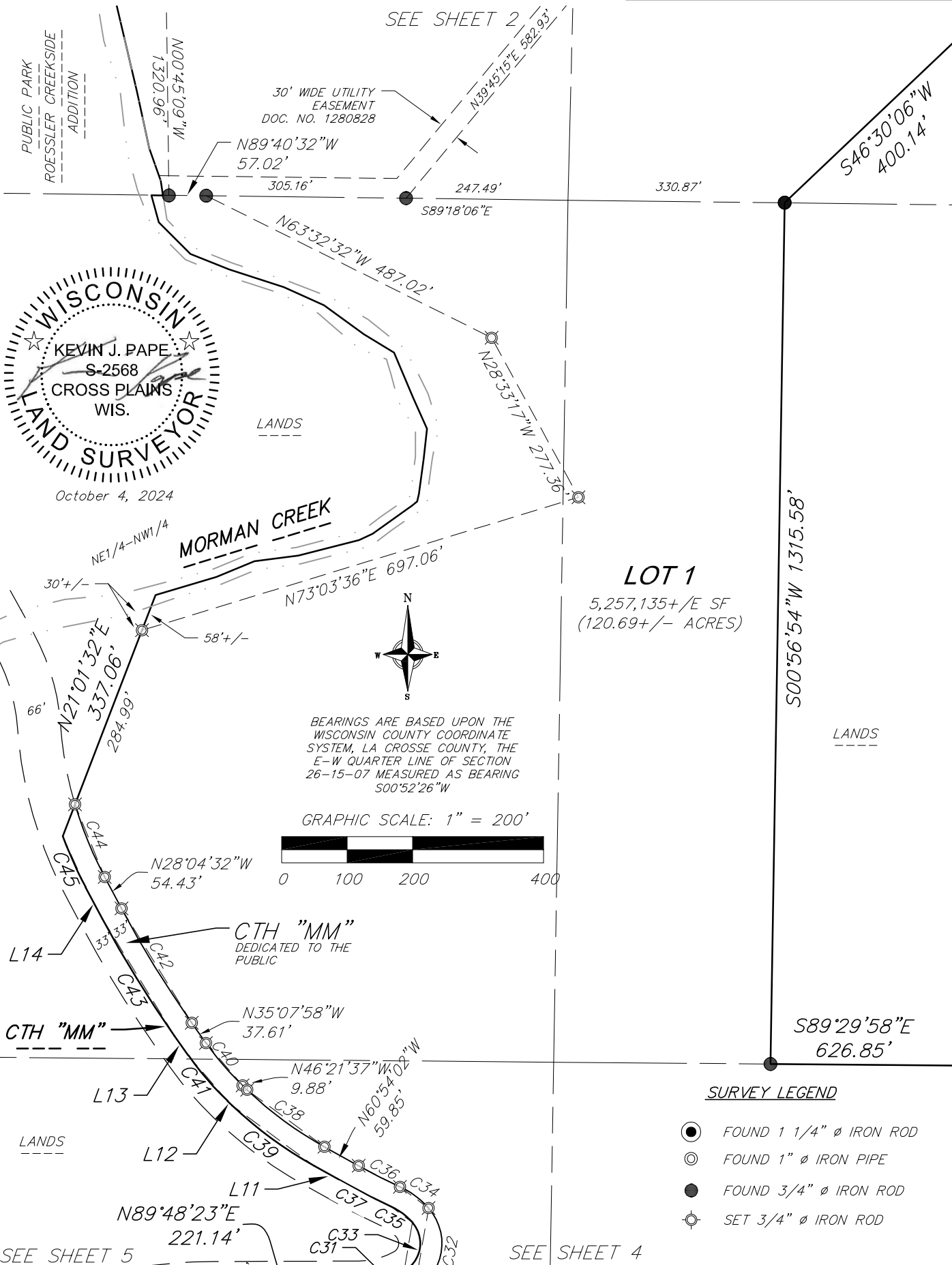
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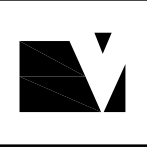
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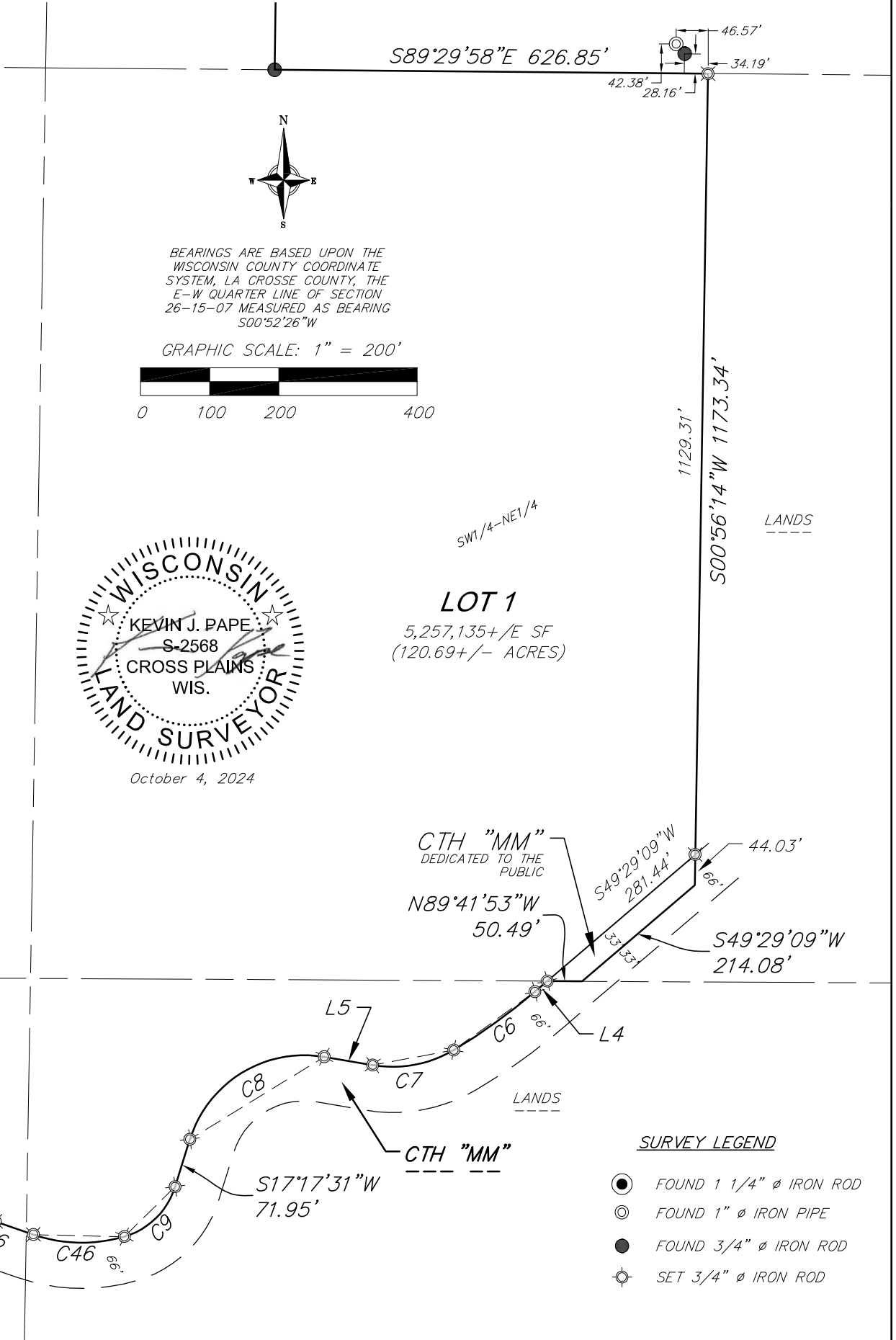
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SEE SHEET 3



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SEE SHEET 5

SURVEY LEGEND

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- FOUND 1" Ø IRON PIPE
- FOUND 3/4" Ø IRON ROD
- ⊙ SET 3/4" Ø IRON ROD

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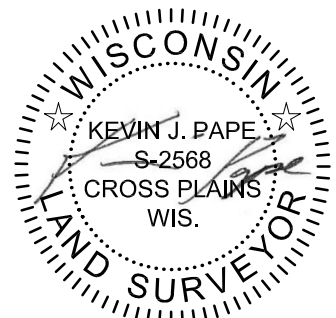
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CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT BEARING
C1	20°11'17"	421.90'	148.66'	S23°15'31"E	147.89'	OUT-S33°21'09"E
C2	39°22'10"	325.00'	223.32'	S52°57'11"E	218.95'	IN-S33°16'06"E; OUT-S72°38'16"E
C3	08°37'34"	439.00'	66.09'	S75°52'08"E	66.03'	IN-S31°33'21"E; OUT-S80°10'55"E
C4	09°37'35"	494.00'	83.00'	S12°21'59"W	82.90'	OUT-S07°33'12"W
C5	13°36'30"	534.00'	126.83'	S00°37'38"W	126.53'	IN-S07°25'53"W; OUT-S06°10'37"E
C6	09°39'54"	857.00'	144.56'	S54°19'06"W	144.39'	OUT-S59°09'03"W
C7	40°33'01"	172.00'	121.73'	S79°25'33"W	119.21'	
C8	82°24'33"	173.00'	248.83'	S58°29'47"W	227.93'	
C9	56°21'24"	109.00'	107.21'	S45°28'13"W	102.94'	OUT-S73°38'54"W
C10	42°22'54"	237.00'	175.31'	N49°50'32"W	171.34'	
C11	29°26'54"	263.00'	135.17'	N43°22'32"W	133.69'	
C12	15°12'05"	287.00'	76.14'	N50°29'57"W	75.92'	
C13	15°00'12"	440.00'	115.22'	N50°24'00"W	114.89'	
C14	15°00'12"	473.00'	123.86'	N50°24'00"W	123.50'	
C15	10°52'03"	100.00'	18.97'	N52°28'05"W	18.94'	
C16	10°52'03"	67.00'	12.71'	N52°28'05"W	12.69'	
C17	39°42'45"	400.00'	277.25'	N66°53'25"W	271.73'	
C18	39°42'45"	433.00'	300.12'	N66°53'25"W	294.15'	
C19	33°17'50"	300.00'	174.34'	N70°05'53"W	171.90'	
C20	33°17'50"	267.00'	155.17'	N70°05'53"W	152.99'	
C21	14°45'26"	87.00'	22.41'	N46°04'15"W	22.35'	OUT-N38°41'32"W
C22	56°32'55"	132.00'	130.28'	N38°10'14"E	125.05'	IN-N09°53'46"E
C23	27°51'32"	165.00'	80.23'	N52°30'55"E	79.44'	IN-N38°35'09"E
C24	09°36'36"	832.00'	139.55'	N71°14'59"E	139.38'	
C25	09°36'36"	865.00'	145.08'	N71°14'59"E	144.91'	
C26	06°12'04"	1463.00'	158.34'	N72°57'15"E	158.26'	
C27	06°12'04"	1430.00'	154.77'	N72°57'15"E	154.69'	
C28	19°57'09"	759.00'	264.31'	N79°49'48"E	262.98'	
C29	19°57'09"	792.00'	275.80'	N79°49'48"E	274.41'	
C30	28°46'23"	177.00'	88.89'	N75°25'11"E	87.96'	OUT-N61°01'59"E
C31	28°46'23"	144.00'	72.31'	N75°25'11"E	71.56'	OUT-N61°01'59"E
C32	102°34'09"	81.00'	145.00'	N09°44'55"E	126.40'	OUT-N41°32'10"W
C33	102°34'09"	48.00'	85.93'	N09°44'55"E	74.91'	OUT-N41°32'10"W
C34	23°37'03"	133.00'	54.82'	N53°20'41"W	54.44'	OUT-N65°09'13"W
C35	23°37'03"	100.00'	41.22'	N53°20'41"W	40.93'	OUT-N65°09'13"W
C36	04°15'11"	954.00'	70.82'	N63°01'37"W	70.80'	
C37	04°15'11"	987.00'	73.27'	N63°01'37"W	73.25'	
C38	14°32'25"	579.00'	146.94'	N53°37'49"W	146.54'	
C39	14°32'25"	612.00'	155.31'	N53°37'49"W	154.89'	
C40	11°13'38"	437.00'	85.63'	N40°44'48"W	85.49'	
C41	11°13'38"	470.00'	92.10'	N40°44'48"W	91.95'	
C42	07°03'26"	1667.00'	205.33'	N31°36'15"W	205.20'	
C43	07°03'26"	1700.00'	209.39'	N31°36'15"W	209.26'	
C44	11°42'38"	587.00'	119.98'	N22°13'13"W	119.77'	OUT-N16°21'54"W
C45	07°53'05"	620.00'	85.32'	N24°08'00"W	85.25'	OUT-N20°11'27"W
C46	35°19'06"	217.00'	133.76'	N88°41'32"W	131.66'	IN-S73°38'54"W

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N59°44'26"E	13.59'
L2	S17°06'22"W	129.85'
L3	S72°49'56"E	40.00'
L4	S49°29'09"W	23.72'
L5	N80°17'56"W	71.03'
L6	N71°01'59"W	58.26'
L7	N42°53'54"W	4.53'
L8	N42°53'54"W	17.17'
L9	N53°26'58"W	75.60'
L10	N66°26'41"E	67.39'
L11	N60°54'02"W	59.85'
L12	N46°21'37"W	9.88'
L13	N35°07'58"W	37.61'
L14	N28°04'32"W	54.43'
L15	N58°05'59"W	48.60'
L16	S13°09'52"E	33.49'



October 4, 2024

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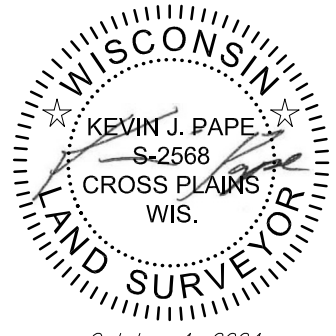
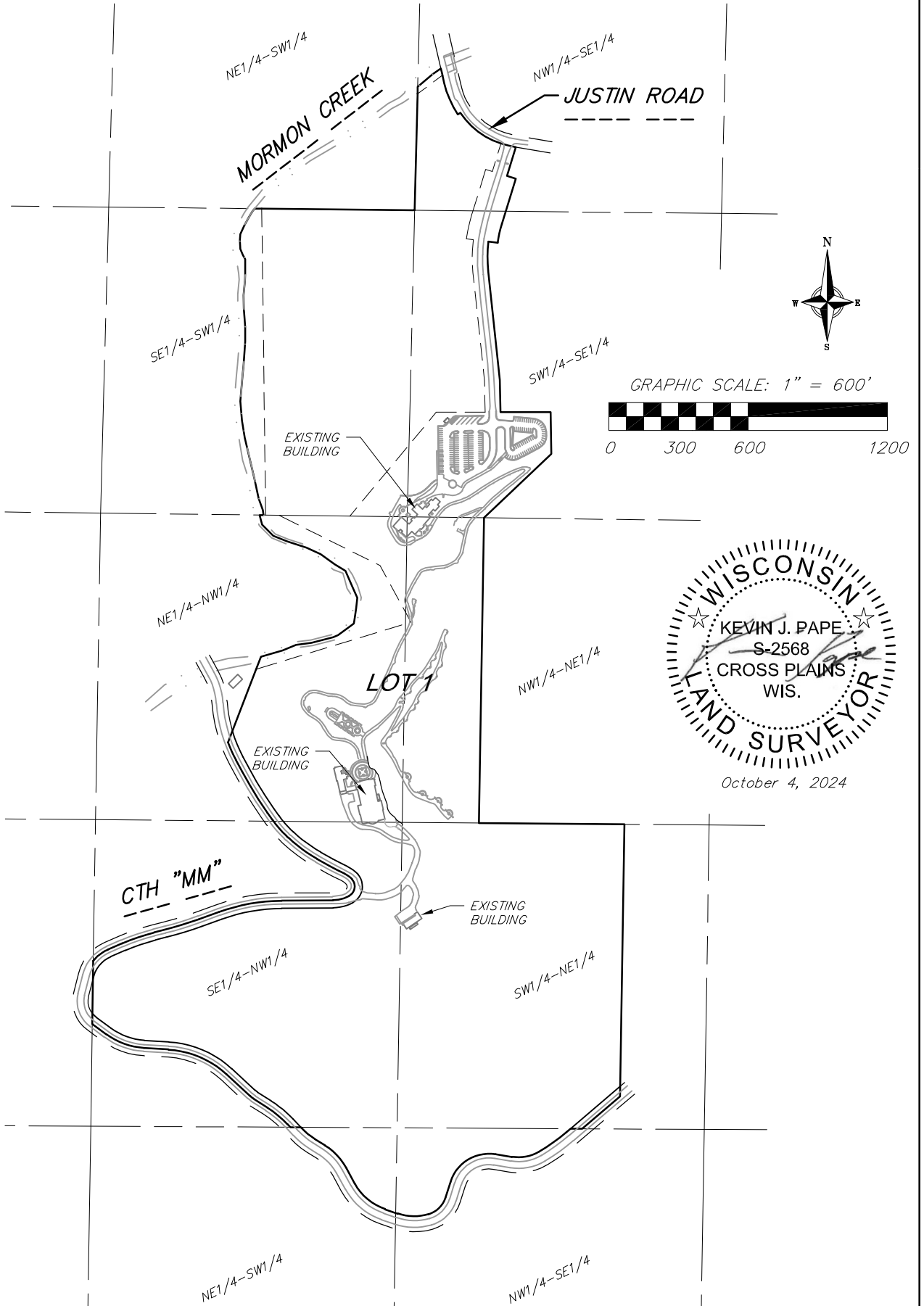


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EXISTING CONDITIONS



October 4, 2024

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 5250 Justin Road
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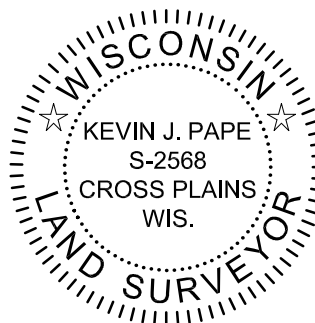
SURVEYOR'S CERTIFICATE:

I, Kevin J. Pape, Professional Land Surveyor S-2568, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Town of Shelby, City of La Crosse, and La Crosse County, Wisconsin, and under the direction of the Owners listed hereon, I have surveyed, divided and mapped the land described below and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed.

Date: October 4, 2024

Signed:


Kevin J. Pape, Professional Land Surveyor S-2568



DESCRIPTION:

Located in the NE1/4 & SE1/4 of the SW1/4 and the NW1/4 & SW1/4 of the SE1/4 of Section 23, and the NE1/4 & SE1/4 of the NW1/4 and the NW1/4 & SW1/4 of the NE1/4 and the NE1/4 of the SW1/4 and the NW1/4 of the SE1/4 of Section 26, T15N, R7W, City of La Crosse and Town of Shelby, La Crosse County, Wisconsin, described as follows: Commencing at the west quarter corner of said Section 26; thence S89°41'53"E, 2180.56 feet along the east-west quarter line of said Section 26 to the centerline of CTH "MM" and the point of beginning; thence the following courses along the centerline of said CTH "MM": N42°53'54"W, 17.17 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 440.00 feet and a chord which bears N50°24'00"W, 114.86 feet; thence N57°54'06"W, 69.37 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 100.00 feet and a chord which bears N52°28'05"W, 18.94 feet; thence N47°02'03"W, 138.39 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 400.00 feet and a chord which bears N66°53'25"W, 271.73 feet; thence N86°44'48"W, 105.99 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 300.00 feet and a chord which bears N70°05'53"W, 171.90 feet; thence N53°26'58"W, 75.60 feet; thence leaving said centerline N00°45'24"E, 273.07 feet to a point in the centerline of said CTH "MM" and point of curve; thence the following courses along said centerline of CTH "MM": northeasterly on a curve to the right which has a radius of 165.00 feet and a chord which bears N52°30'55"E, 79.44 feet; thence N66°26'41"E, 67.39 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 865.00 feet and a chord which bears N71°14'59"E, 144.91 feet; thence N76°03'17"E, 48.00 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 1430.00 feet and a chord which bears N72°57'15"E, 154.69 feet; thence N69°51'13"E, 91.36 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 792.00 feet and a chord which bears N79°49'48"E, 274.41 feet; thence N89°48'23"E, 221.14 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 144.00 feet and a chord which bears N75°25'11"E, 71.56 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 48.00 feet and a chord which bears N09°44'55"E, 74.91 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 100.00 feet and a chord which bears N53°20'41"W, 40.93 feet to a point of reverse curve; thence northwesterly on a curve to the right which has a radius of 987.00 feet and a chord which bears N63°01'37"W, 73.25 feet; thence N60°54'02"W, 59.85 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 612.00 feet and a chord which bears N53°37'49"W, 154.89 feet; thence N46°21'37"W, 9.88 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 470.00 feet and a chord which bears N40°44'48"W, 91.95 feet; thence N35°07'58"W, 37.61 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 1700.00 feet and a chord which bears N31°36'15"W, 209.26 feet; thence N28°04'32"W, 54.43 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 620.00 feet and a chord which bears N24°08'00"W, 85.25 feet; thence leaving said centerline of CTH "MM", N21°01'32"E, 337.06 feet to the meander line of Mormon

CONTINUED ON SHEET 9

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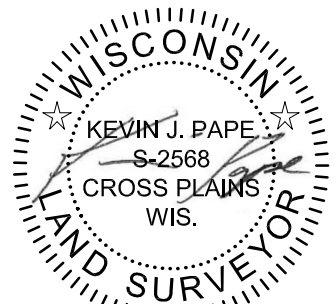
CONTINUED FROM SHEET 8

DESCRIPTION:

Creek; thence N73°03'36"E, 697.06 feet along said meander line; thence N28°33'17"W, 277.36 feet along said meander line; thence N63°32'32"W, 487.02 feet along said meander line; thence N89°40'32"W, 57.02 feet along said meander line; thence N00°45'09"W, 1320.96 feet; thence S89°24'20"E, 659.23 feet along the south line of Roessler Creekside Addition; thence N01°23'50"E, 501.76 feet along the east line of said Roessler Creekside Addition; thence N53°09'52"E, 133.83 feet along a meander line of Mormon Creek to the southwesterly right of way line of Justin Road; thence S13°09'52"E, 33.49 feet along said southwesterly right of way line to a point of curve; thence southeasterly on a curve to the left which has a radius of 421.90 feet and a chord which bears S23°15'31"E, 147.89 feet along said southwesterly right of way line; thence N59°44'26"E, 13.59 feet to a point of curve; thence southeasterly on a curve to the left which has a radius of 325.00 feet and a chord which bears S52°57'11"E, 218.95 feet along said southwesterly right of way line to a point of curve; thence southeasterly on a curve to the left which has a radius of 439.00 feet and a chord which bears S75°52'08"E, 66.03 feet along said southwesterly right of way line; thence S17°06'22"W, 129.85 feet; thence S72°49'56"E, 40.00 feet; thence S17°10'04"W, 204.75 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 494.00 feet and a chord which bears S12°21'59"W, 82.90 feet; thence N82°26'48"W, 39.98 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 534 feet and a chord which bears S00°37'38"W, 126.53 feet; thence S06°05'32"E, 472.41 feet; thence S00°57'59"E, 138.62 feet; thence N89°54'01"E, 216.31 feet; thence S01°04'51"E, 180.16 feet; thence S46°30'06"W, 400.14 feet; thence S00°56'54"W, 1315.58 feet; thence S89°29'58"E, 626.85 feet; thence S00°56'14"W, 1173.34 feet to the centerline of CTH "MM"; thence S49°29'09"W, 214.08 feet along said centerline; thence N89°41'53"W, 50.49 feet along the east-west quarter line of said Section 26 to a point on the northerly right of way line of said CTH "MM"; thence the following courses along said northerly right of way line: S49°29'09"W, 23.72 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 857.00 feet and a chord which bears S54°19'06"W, 144.39 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 172.00 feet and a chord which bears S79°25'33"W, 119.21 feet; thence N80°17'56"W, 71.03 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 173.00 feet and a chord which bears S58°29'47"W, 227.93 feet; thence S17°17'31"W, 71.95 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 109.00 feet and a chord which bears S45°28'13"W, 102.94 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 217.00 feet and a chord which bears N88°41'32"W, 131.66 feet; thence N71°01'59"W, 58.26 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 237.00 feet and chord which bears N49°50'32"W, 171.34 feet; thence N28°39'05"W, 78.33 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 263.00 feet and a chord which bears N43°22'32"W, 133.69 feet; thence N58°05'59"W, 48.60 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 287.00 feet and a chord which bears N50°29'57"W, 75.92 feet; thence N42°53'54"W, 4.53 feet to a point on the east-west quarter line of said Section 26; thence leaving said northerly right of way line of CTH "MM"; N89°41'53"W, 45.27 feet along said east-west quarter line to the point of beginning.

Contains 5,369,135+/- square feet (123.26 acres), including all lands lying between the meander line and Mormon Creek.

02 Oct 2024 - 10:45a M:\Duncan G. Sirok Architect\200196_LaCrosse Retreat Center\CADD\200196 - CSM.dwg by:kpap



October 4, 2024

vierbicher
planners | engineers | advisors



Job #: 200196
Date: 10/04/2024
Rev:
Drafted By: KPAP
Checked By: MZIE

SURVEYED FOR:
Shrine of Our Lady
Guadalupe, Inc.
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SURVEYED BY:
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999 Fourier Drive
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(608) 826-0532

SHEET
9 OF 11

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CERTIFIED SURVEY MAP No.

LOCATED IN THE NE1/4 & SE1/4 OF THE SW1/4 AND THE NW1/4 & SW1/4 OF THE SE1/4 OF SECTION 23, AND THE NE1/4 & SE1/4 OF THE NW1/4 AND THE NW1/4 & SW1/4 OF THE NE1/4 AND THE NE1/4 OF THE SW1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 26, T15N, R7W, CITY OF LA CROSSE AND TOWN OF SHELBY, LA CROSSE COUNTY, WISCONSIN.

CITY OF LA CROSSE COMMON COUNCIL RESOLUTION:

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

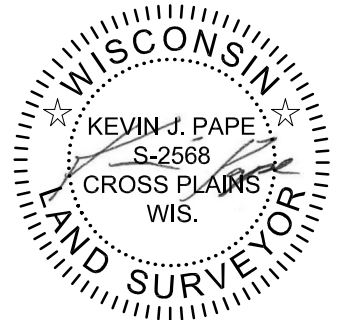
Dated this _____ day of _____, 20__.

City Clerk

TOWN OF SHELBY APPROVAL

Resolved that this Certified Survey Map including any dedication shown thereon is hereby accepted, acknowledged and approved for recording on this _____ day of _____, 20__.

Fortune Berg, Clerk, Town of Shelby



October 4, 2024

M:\Duncan G. Stroik Architect\200196_LaCrosse Retreat Center\CADD\200196 - CSM.dwg by: kpap 03 Oct 2024 - 9:02a

