

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

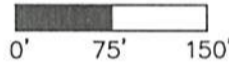
NW CORNER
S. 19, T15N, R6W
FOUND 3" IRON PIPE

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

NE-NW

LOT 1
188,812± S.F.
4.335± ACRES TO THE MEANDER LINE
OR
213,147± S.F. OR
4.89± ACRES TO THE CENTERLINE OF MORMON CREEK

UNPLATTED LANDS

50' BUILDING SETBACK LINE

SE-NW

LOT 2
64,224± S.F. OR
1.474± ACRES

LOT 3
60,615± S.F. OR
1.391± ACRES

VISION TRIANGLE

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

C 1/4
S. 19, T15N, R6W
FOUND BERNSTEN MONUMENT

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

