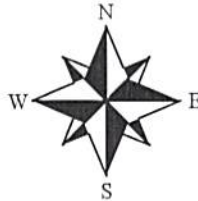


CERTIFIED SURVEY MAP

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

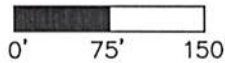
N 1/4
S. 19, T15N, R6W
COMPUTED FROM TIES

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



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

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

CENTERLINE MORMON CREEK

LOT 1 CSM VOL. 2, P. 56
DOC. NO. 927696

MEANDER LINE
N75°34'03"W 374.72'

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

S00°50'45"W 799.80'

561.47'

25' BUILDING SETBACK LINE

S00°50'45"W 275.20'

184.85'

± 40' LINE

N89°55'52"W

60.00'

27' BUILDING SETBACK LINE

468.47'

375.19'

N00°12'00"E 903.66'

2669.85'

S02°42'17"E

UNPLATTED LANDS

50' BUILDING SETBACK LINE

SE-NW

238.33'

LOT 2

64,224± S.F. OR
1.474± ACRES

207.99'

S62°10'36"E 307.85'

99.86'

VISION TRIANGLE

C1

70.00'

(20M) 65.62'

70.00'

(20M) 65.62'

70.00'

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.

Felicia M. Berg 3/21/24
CLERK, DATE

TOWN OF SHELBY APPROVAL

THE TOWN OF SHELBY HEREBY APPROVES THIS CERTIFIED SURVEY MAP.

Christina Steiner 3-21-2024
ADMINISTRATOR, DATE

