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# McDONALD'S - LA CROSSE, WISCONSIN - W. GEORGE STREET

## ALTA SURVEY

### ENCROACHMENTS

- #1 CITY OF LA CROSSE SANITARY CROSSES PROPERTY WITH NO EASEMENT.  
#2 HOUSE ON PARCEL 6 ENCROACHES 0.78 FEET ON LOT TO THE SOUTH.

### NOTES

- FOR THE PURPOSES OF THIS SURVEY THE WEST LINE OF GEORGE STREET (SOUTH OF THE INTERSECTION OF GEORGE ST. AND CAMPBELL ST.) IS ASSUMED TO BEAR SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST.
- THE UTILITIES SERVING THIS PROPERTY HAVE BEEN LOCATED TO THE BEST OF THE SURVEYOR'S ABILITY USING THE SERVICES OF WISCONSIN DIGGERS' HOTLINE - TICKET NOS. 20154300057, 20154300058, 20154300062, 20154300063, 20154300064 AND 20154300060 AND AVAILABLE MAPS. THE SURVEYOR DOES NOT GUARANTEE, IN WRITING OR ASSUMED, THAT UTILITIES AS SHOWN ARE IN THE EXACT LOCATION. NO EXCAVATION WAS PERFORMED TO LOCATE THE UNDERGROUND UTILITIES.
- THE PROPERTY HAS ACCESS TO WEST GEORGE STREET AND GEORGE STREET (AS TO PARCEL 1a, PARCEL 1b, and PARCEL 2); GEORGE PLACE (AS TO PARCEL 2 AND PARCEL 3) AND PALACE STREET VIA DIRECT ACCESS AND CUNNINGHAM STREET/KANE STREET VIA DEDICATED ALLEY (AS TO PARCEL 4) - ALL ROADS ARE PUBLICLY DEDICATED ROADS. ACCESSES FOR PARCEL 4 LIE SOUTH OF THE SURVEYED PORTION OF PARCEL 4.
- AT THE TIME OF THE SURVEY, THERE WAS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR LANDFILL.
- AT THE TIME OF THE SURVEY, THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- BISHOP ENGINEERING DID NOT PERFORM A WETLAND SURVEY.
- THERE ARE NO KNOWN RIGHT OF WAY CHANGES AT THIS TIME.

### PARKING SUMMARY

PARCELS 1a AND 1b:	
REGULAR PARKING STALLS	78
HANDICAP ACCESSIBLE STALLS	04
RESERVED DRIVE THRU STALLS	02
TOTAL STALLS	84

PARCELS 2, 3, 5, 6, 7, 8, AND 9: ARE RESIDENTIAL LOTS, AND THERE ARE NO DEDICATED PARKING STALLS.

### FEMA INFORMATION

SUBJECT PROPERTY LIES IN  
1) FLOOD ZONE X - AREAS OF 0.2% CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD  
AND  
2) IN SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THEY 1% ANNUAL CHANCE FLOOD ZONE AE - BASE FLOOD DETERMINED

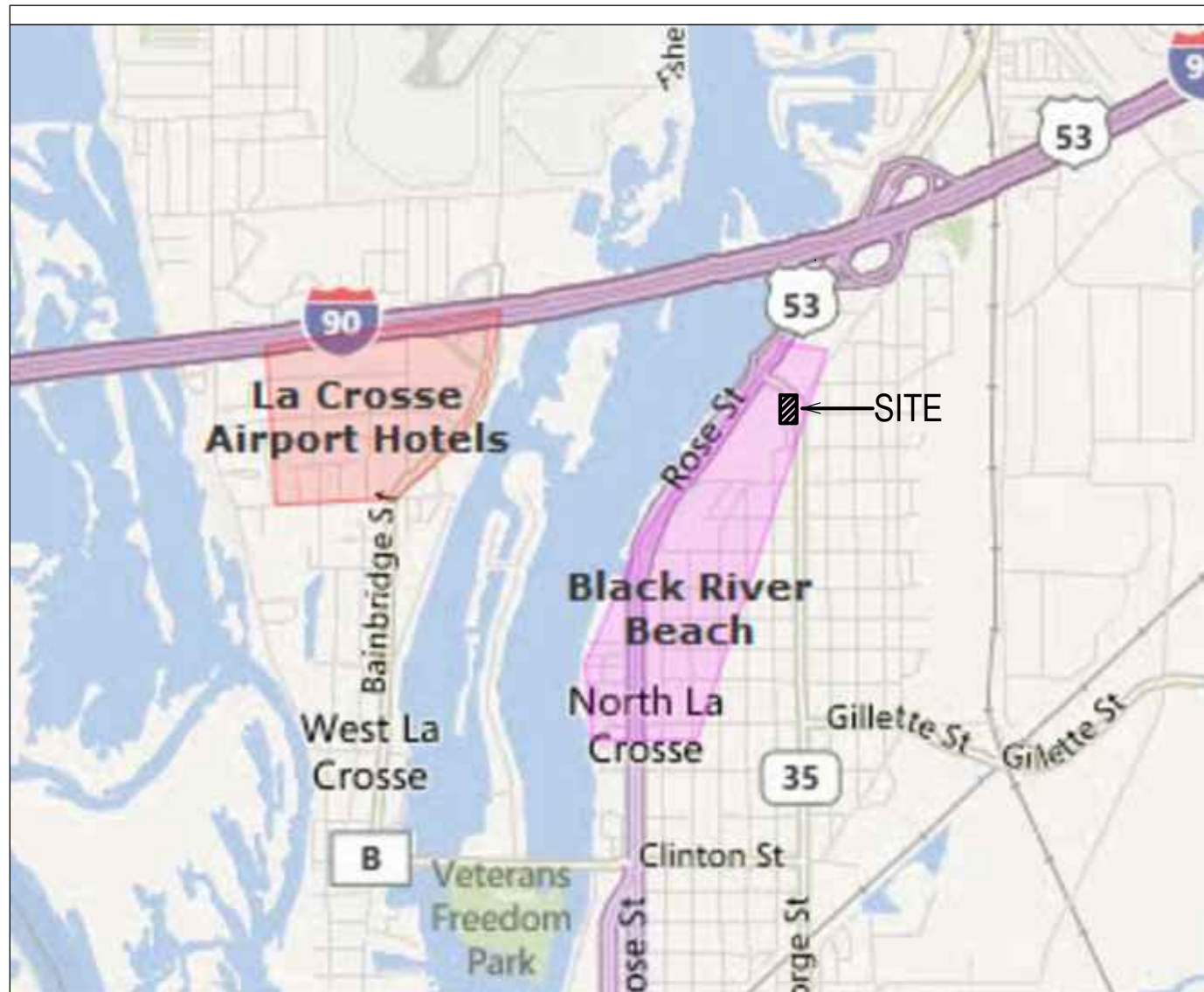
### PREPARED FOR:

McDONALD'S USA, LLC  
ATTN: VICKY STADTHER  
1650 W 82ND ST, SUITE 900  
BLOOMINGTON, MN 55431  
PH: (952) 486-4152

### AREA

AREA REMAINING AFTER EXCEPTIONS:

NORTH AREA - 19,024 S.F. (0.44 ACRES)  
SOUTH AREA - 83,895 S.F. (1.93 ACRES)



### TITLE ITEMS

PER SCHEDULE B - SECTION II OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 048-0054/FILE NO. 152537 HAVING AN EFFECTIVE DATE OF OCTOBER 29, 2016, ISSUED NOVEMBER 29, 2016:

ITEMS 1 THROUGH 10 ARE NOT SURVEY RELATED

ITEM 11 - EASEMENT GRANTED TO THE CITY OF ONALASKA BY AN INSTRUMENT DATED SEPTEMBER 9, 1940 AND RECORDED ON NOVEMBER 30, 1940, VOLUME 191 OF DEEDS, PAGE 114. (AFFECTS PARCEL 1A, 1B AND 2 - NOT SHOWN)

ITEM 12 - LIMITED HIGHWAY EASEMENT GRANTED TO THE CITY OF LA CROSSE BY AN INSTRUMENT DATED JULY 3, 1961 AND RECORDED ON JULY 7, 1961, IN VOLUME 335, PAGE 362, AS DOCUMENT NO. 720199. \*\*THIS EASEMENT LIES ON THE NORTH SIDE OF WEST GEORGE STREET (DOES NOT AFFECTS PARCEL 1A - NOT SHOWN)

ITEM 13 - LIMITED HIGHWAY EASEMENT GRANTED TO THE CITY OF LA CROSSE BY AN INSTRUMENT DATED JULY 3, 1961 AND RECORDED ON JULY 7, 1961, IN VOLUME 335, PAGE 364, AS DOCUMENT NO. 720200. \*\*THIS EASEMENT LIES ON THE SOUTH SIDE OF WEST GEORGE STREET ALONG THE NORTHEASTERN BOUNDARY OF PARCEL 1A. (AFFECTS PARCEL 1A - AS SHOWN)

ITEM 14 - EASEMENT GRANTED TO NORTHERN STATES POWER COMPANY BY AN INSTRUMENT DATED APRIL 24, 1972 AND RECORDED ON APRIL 26, 1972, IN VOLUME 513, PAGE 409, AS DOCUMENT NO. 818249. \*\*THIS EASEMENT AFFECTS THE SOUTH AND WEST 5 FEET AND THE NORTH 10 FEET OF PARCEL 1B. (AFFECTS PARCEL 1B - AS SHOWN)

ITEM 15 - EASEMENT GRANTED TO THE CITY OF ONALASKA, BY AN INSTRUMENT DATED APRIL 27, 1986 AND RECORDED ON MAY 6, 1986, VOLUME 757, PAGE 805, AS DOCUMENT NO. 975379. \*\*THIS EASEMENT COVERS THE LARGE SANITARY SEWER RUNNING ALONG THE EAST AND SOUTH LINES OF PARCEL 1B AND SOUTHWEST THROUGH THE EASTERN PART OF PARCEL 4. (AFFECTS PARCEL 1B - AS SHOWN)

ITEM 16 - COVENANTS AND RESTRICTIONS AS SET FORTH IN THE DEED DATED AUGUST 16, 1974, AND RECORDED ON SEPTEMBER 12, 1974, IN REEL/VOLUME 555, IMAGE/PAGE(S) 21, AS DOCUMENT NO. 842513. (AFFECTS PARCEL 2 - NOT SHOWN)

ITEMS 17 THROUGH 18 - DELETED

ITEM 20 - EASEMENT AGREEMENT ENTERED INTO BY AND BETWEEN COURTESY CORPORATION AND THE CITY OF LA CROSSE BY AN INSTRUMENT DATED AUGUST 11, 2016 AND RECORDED ON AUGUST 23, 2016, AS DOCUMENT NO. 1680351. (AFFECTS PARCEL 5 - AS SHOWN)

ITEMS 21 THROUGH 24 ARE NOT SURVEY RELATED

ITEM 25 - EASEMENTS, IF ANY, OF THE PUBLIC OR ANY SCHOOL DISTRICT, UTILITY, MUNICIPALITY OR PERSON, AS PROVIDED IN SECTION 66.1005(2)(A) OF WIS. STAT., FOR THE CONTINUED USE AND RIGHT OF ENTRANCE, MAINTENANCE, CONSTRUCTION AND REPAIR OF UNDERGROUND OR OVERGROUND STRUCTURES, IMPROVEMENTS OR SERVICE IN THAT PORTION OF THE SUBJECT PREMISES WHICH WERE FORMERLY PART OF A STREET/ALLEY NOW VACATED IN WHOLE OR IN PART. (AFFECTS - NOT SHOWN)

ITEM 26 - EASEMENTS, IF ANY, SET FORTH ACROSS THE ABANDONED RAILROAD. (AFFECTS - NOT SHOWN)

ITEM 27 - TEMPORARY LIMITED EASEMENT SET FORTH IN AN INSTRUMENT RECORDED ON SEPTEMBER 23, 2016, AS DOCUMENT NO. 1682359. (AFFECTS PARCEL 7 - AS SHOWN)

ITEM 28 - TEMPORARY LIMITED EASEMENT SET FORTH IN AN INSTRUMENT RECORDED ON SEPTEMBER 23, 2016, AS DOCUMENT NO. 1682360. (AFFECTS PARCEL 2 - AS SHOWN)

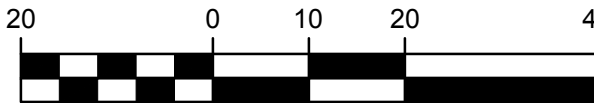
ITEM 29 - TEMPORARY LIMITED EASEMENT AND ACCESS RIGHTS SET FORTH IN AN INSTRUMENT RECORDED ON OCTOBER 31, 2016, AS DOCUMENT NO. 1684393. (AFFECTS PARCEL 1A - AS SHOWN)

ITEM 30 - TEMPORARY LIMITED EASEMENT AND ACCESS RIGHTS SET FORTH IN AN INSTRUMENT RECORDED ON OCTOBER 31, 2016, AS DOCUMENT NO. 1684394. (AFFECTS PARCEL 1B - AS SHOWN)

### UTILITY MAPS PROVIDED BY:

- STORM, SANITARY & WATER CITY OF LA CROSSE, WI JAY CRANDALL
- GAS & ELECTRIC XCEL ENERGY SCOTT ROBERTS

### GRAPHIC SCALE



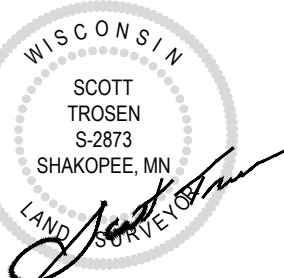
### CERTIFICATION

TO CHICAGO TITLE INSURANCE COMPANY; TO McDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY; TO McDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION; FRANCHISE REALTY INTERSTATE CORPORATION, AN ILLINOIS CORPORATION; McDONALD'S CORPORATION, A DELAWARE CORPORATION; COURTESY CORPORATION, A WISCONSIN CORPORATION; AND TO THE CITY OF LA CROSSE, A MUNICIPAL CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(c), 7(c), 8, 9, 11(b) AND 13 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 28-29, 2015 WITH A SUPPLEMENTAL SITE SURVEY ON DECEMBER 9, 2016.

DATE OF SURVEY: FEBRUARY 2, 2017

SCOTT C. TROSEN  
WISCONSIN LAND SURVEYOR LICENSE NO. S-2873



FIELD WORK COMPLETED ON: 11-02-2015 AND 12-9-2016

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TITLE: LA CROSSE, WI  
SITE PLAN

DESCRIPTION: ALTA SURVEY

SHEET NO. 1 OF 3  
BE # 120207



UTILITY NOTE:  
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY SCOTT TROSEN, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO WISCONSIN ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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SCOTT C. TROSEN  
WISCONSIN LAND SURVEYOR LICENSE NO. S-2873

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DATE OF SURVEY: FEBRUARY 2, 2017

#### CERTIFICATION

NOTES:  
1. ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM LA CROSSE COUNTY ASSESSORS WEB PAGE  
2. PARENTHESIS ( ) DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES

#### SITE BENCHMARK

POINT #103  
NORTHING = 148321.42  
EASTING = 448288.33  
ELEVATION = 645.95  
DESCRIPTION: NE QUAD GEORGE ST. AND CAMPBELL ST.

SITE CONTROL AND BENCHMARKS:  
HORIZONTAL AND VERTICAL BASIS FROM WISCONSIN COORS NETWORK.

DUE TO THE COMPLEXITY OF THE CITY OF LA CROSSE, WI ZONING REGULATIONS, IT IS RECOMMENDED THE CITY OF LA CROSSE BE CONTACTED AT 608-789-7512 TO INQUIRE ABOUT ZONING REGULATIONS.

#### ZONING AND SETBACKS BULK REGULATIONS

ACCORDING TO THE CITY OF LA CROSSE, WI  
C1 - LOCAL BUSINESS DISTRICT  
BUILDING SETBACKS:  
MINIMUM STREET YARD: NONE LISTED  
MINIMUM SIDE YARD: 0  
MINIMUM REAR YARD: 6 FEET  
MINIMUM REAR YARD: 20 FEET

#### ZONING SUMMARY

ACCORDING TO THE CITY OF LA CROSSE, WI GIS WEBSITE  
PARCEL 1a: MULTI-ZONED  
PARCEL 1b: C-1 LOCAL BUSINESS  
PARCEL 2: C-1 LOCAL BUSINESS  
PARCEL 3: C-1 LOCAL BUSINESS  
PARCEL 4: INTENTIONALLY DELETED  
PARCEL 5: C-1 LOCAL BUSINESS  
PARCEL 6: C-1 LOCAL BUSINESS  
PARCEL 7: C-1 LOCAL BUSINESS  
PARCEL 8: MULTI-ZONED  
PARCEL 9: INFORMATION N/A

#### AREA SUMMARY

ACCORDING TO THE CITY OF LA CROSSE, WI GIS WEBSITE  
PARCEL 1a: 0.440 ACRES  
PARCEL 1b: 1.240 ACRES  
PARCEL 2: 0.120 ACRES  
PARCEL 3: 0.039 ACRES  
PARCEL 4: INTENTIONALLY DELETED  
PARCEL 5: 0.180 ACRES  
PARCEL 6: 0.061 ACRES  
PARCEL 7: 0.140 ACRES  
PARCEL 8: 1.500 ACRES  
PARCEL 9: 0.027 ACRES

#### OWNER SUMMARY

PER TITLE INSURANCE COMMITMENT NO. 152537 BY CHICAGO TITLE INSURANCE COMPANY  
PARCEL 1a: 1140 WEST GEORGE STREET  
PARCEL 1b: 2503 GEORGE STREET  
PARCEL 2: 2425 GEORGE STREET  
PARCEL 3: 2419 GEORGE PLACE  
PARCEL 4: INTENTIONALLY DELETED  
PARCEL 5: RAILROAD RIGHT OF WAY/GEORGE PLACE  
PARCEL 6: 2417 GEORGE PLACE  
PARCEL 7: 2421/2423 GEORGE STREET  
PARCEL 8: PART OF 1005 PALACE STREET  
PARCEL 9: ABANDONED ALLEY

#### ADDRESS SUMMARY

PER TITLE INSURANCE COMMITMENT NO. 152537 BY CHICAGO TITLE INSURANCE COMPANY  
PARCEL 1a: 1140 WEST GEORGE STREET  
PARCEL 1b: 2503 GEORGE STREET  
PARCEL 2: 2425 GEORGE STREET  
PARCEL 3: 2419 GEORGE PLACE  
PARCEL 4: INTENTIONALLY DELETED  
PARCEL 5: RAILROAD RIGHT OF WAY/GEORGE PLACE  
PARCEL 6: 2417 GEORGE PLACE  
PARCEL 7: 2421/2423 GEORGE STREET  
PARCEL 8: PART OF 1005 PALACE STREET  
PARCEL 9: ABANDONED ALLEY

#### LEGEND:

— SAN — SANITARY SEWER  
— ST — STORM SEWER  
— W — WATER LINE  
— G — GAS LINE  
— U/E — UNDERGROUND ELECTRIC  
— O/E — OVERHEAD ELECTRIC  
— TELE — TELEPHONE LINE  
— F/O — FIBER OPTIC  
— CATV — CABLE TV

STORM MANHOLE  
CURB INTAKE  
SURFACE INTAKE  
FLARED END SECTION  
SANITARY MANHOLE  
CLEANOUT  
FIRE HYDRANT  
SPRINKLER  
IRRIGATION CONTROL VALVE  
WATER MANHOLE  
WELL  
WATER VALVE  
WATER SHUT OFF  
YARD HYDRANT  
ELECTRIC MANHOLE  
ELECTRIC METER  
ELECTRIC RISER  
ELECTRIC VAULT  
POWER POLE  
TRANSFORMER POLE  
LIGHT POLE  
ELECTRIC JUNCTION BOX  
ELECTRIC PANEL  
TRANSFORMER  
GROUND LIGHT  
GUY WIRE  
ELECTRIC HANDHOLE  
GAS METER  
GAS VALVE  
AIR CONDITIONING UNIT  
TELEPHONE RISER  
TELEPHONE VAULT  
TELEPHONE MANHOLE  
TRAFFIC SIGNAL MANHOLE  
FIBER OPTIC RISER  
FIBER OPTIC FAULT  
CABLE TV RISER  
ROOF DRAIN  
SIGN  
DENOTES NUMBER OF PARKING STALLS  
PROPERTY CORNER - FOUND AS NOTED  
SECTION CORNER - FOUND AS NOTED  
SITE CONTROL POINT - MONUMENT AS NOTED  
(XXX) DEED OR PLATTED DISTANCE OR BEARING  
ASPHALT PAVEMENT  
CONCRETE PAVEMENT  
TITLE ITEM

#### ABBREVIATIONS:

AC ACRES  
ASPH ASPHALT  
BK BOOK  
CONC CONCRETE  
D DEEDED DISTANCE  
EX EXISTING  
ENCL ENCLOSURE  
FF FINISHED FLOOR  
FL FLOWLINE  
FRAC FRACTIONAL  
M MEASURED DISTANCE  
MH MANHOLE  
OPC ORANGE PLASTIC CAP  
P PLATTED DISTANCE  
PG PAGE  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
R RECORDED  
PUE PUBLIC UTILITY EASEMENT  
ROW RIGHT OF WAY  
RPF RED PLASTIC CAP  
SF SQUARE FEET  
SAN SANITARY  
TYP TYPICAL  
NYP YELLOW PLASTIC CAP  
N NORTH  
S SOUTH  
E EAST  
W WEST  
PID PROPERTY ID PER CITY OF LA CROSSE GIS WEBSITE

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LA CROSSE, WI  
SITE PLAN

ALTA SURVEY

2 OF 3  
BE # 120207



# McDONALD'S - LA CROSSE, WISCONSIN - W. GEORGE STREET

## ALTA SURVEY

### PROPERTY DESCRIPTIONS

REAL ESTATE LOCATED IN THE COUNTY OF LA CROSSE, STATE OF WISCONSIN DESCRIBED AS FOLLOWS PER TITLE COMMITMENT NO 152537 BY CHICAGO TITLE INSURANCE COMPANY:

**PARCEL 1A:**  
PART OF GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, BEING A PART OF BLOCK 40 NOW VACATED OF NORTHERN ADDITION TO THE VILLAGE OF NORTH LA CROSSE, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89° 34' WEST ALONG THE NORTH LINE THEREOF 379.25 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WEST GEORGE STREET; THENCE SOUTH 54° 26' EAST ALONG SAID RIGHT OF WAY LINE 73.07 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 54° 26' EAST 216.49 FEET TO THE P.C. OF A 251.33 FOOT RADIUS CURVE; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ON THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHWEST, THE CHORD OF WHICH BEARS SOUTH 35° 03' EAST AND MEASURES 170 FEET; THENCE SOUTH 89° 47' WEST 272.72 FEET; THENCE NORTH 0° 13' WEST 266.12 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION SET FORTH IN AWARD OF DAMAGES RECORDED ON OCTOBER 31, 2016, AS DOCUMENT NO. 1684393.

**PARCEL 1B:**  
PART OF GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, BEING A PART OF BLOCK 40 (NOW VACATED) OF NORTHERN ADDITION TO THE VILLAGE OF NORTH LA CROSSE, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89° 34' WEST ALONG THE NORTH LINE THEREOF 379.25 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WEST GEORGE STREET; THENCE SOUTH 54° 26' EAST ALONG SAID RIGHT OF WAY LINE 289.56 FEET TO THE POINT OF CURVE OF A 251.33 FOOT RADIUS CURVE; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ON THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHWEST, THE CHORD OF WHICH BEARS SOUTH 34° 44' 39" EAST AND MEASURES 169.36 FEET (RECORDED AS SOUTH 35° 03' EAST 170 FEET) TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ON THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS SOUTH 7° 38' 05" EAST AND MEASURES 64.90 FEET (RECORDED AS SOUTH 6° 40' EAST 64.71 FEET) TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND THE WESTERLY RIGHT OF WAY LINE OF GEORGE STREET, NORTH 89° 47' EAST 7 FEET AND SOUTH 0° 13' EAST 164.99 FEET; (RECORDED AS 162.49 FEET) THENCE SOUTH 89° 42' WEST 168.00 FEET (RECORDED AS 166.33 FEET) TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 31° 58' EAST 14.34 FEET; THENCE NORTH 88° 13' 33" WEST 118.78 FEET (RECORDED AS SOUTH 88° 34' WEST 118.44 FEET) TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID ABANDONED RAILROAD; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 31° 58' WEST 18.53 FEET; THENCE NORTH 0° 13' WEST 251.20 FEET; (RECORDED AS 251.08 FEET) THENCE NORTH 89° 47' EAST 271.62 FEET (RECORDED AS 272.72 FEET) TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION SET FORTH IN AWARD OF DAMAGES RECORDED ON OCTOBER 31, 2016, AS DOCUMENT NO. 1684394.

**PARCEL 2:**  
PART OF GOVERNMENT LOT 1, BEING THAT PART OF THE FRACTIONAL SOUTH 1/2 OF THE SOUTHWEST 1/4, LYING EAST OF THE BLACK RIVER OR SECTION 17 TOWNSHIP 16 NORTH, RANGE 7 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH ALONG THE EAST LINE THEREOF, 544.5 FEET; THENCE WEST 33.0 FEET TO THE WEST LINE OF GEORGE STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH, ALONG SAID WEST LINE, TO THE NORTHEASTERLY CORNER OF N.W. TWINNING'S ADDITION TO THE CITY OF LA CROSSE; THENCE NORTH 87° 00' WEST, ALONG THE NORTHERLY LINE OF SAID PLAT TO THE EAST LINE OF THE ALLEY IN BLOCK 2 OF SAID N.W. TWINNING'S ADDITION; THENCE NORTH, ALONG THE EXTENDED EAST LINE OF SAID ALLEY, 34 FEET 8 INCHES; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 141.0 FEET MORE OR LESS TO THE WEST LINE OF GEORGE STREET AND THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION CONVEYED BY DEED RECORDED ON SEPTEMBER 23, 2016, AS DOCUMENT NO. 1682360.

**PARCEL 3:**  
LOTS 12, 13, 14 AND 15, EXCEPT THE SOUTH 200 FEET THEREOF, IN BLOCK 2, OF N.W. TWINNING'S ADDITION TO THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

**PARCEL 4:**  
INTENTIONALLY DELETED.

**PARCEL 5:**  
A PARCEL OF LAND BEING PART OF BLOCK 40 OF THE VACATED PLAT OF NORTHERN ADDITION TO THE VILLAGE OF LACROSSE, LOCATED IN GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: SAID PARCEL BEING PART OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT OF WAY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT NO. 1413708 OF COUNTY RECORDS, SAID POINT BEING ON THE SOUTHEAST RIGHT OF WAY LINE OF SAID ABANDONED RAILROAD AS WELL AS THE NORTHWESTERLY LINE OF BLOCK 2 OF N.W. TWINNING'S ADDITION TO THE CITY OF LA CROSSE; THENCE ALONG THE NORTHWESTERLY LINE OF SAID DOCUMENT NO. 1413708 AND ITS NORTHEASTERLY EXTENSION, BEING ALSO ALONG THE SAID ABANDONED SOUTHEASTERLY RAILROAD RIGHT OF WAY LINE, NORTH 31° 51' 10" EAST, 97.56 FEET TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN VOLUME 981, PAGE 374 OF COUNTY RECORDS; THENCE NORTH 89° 17' 45" WEST, 116.85 FEET MORE OR LESS ALONG SAID TRACT'S SOUTH LINE TO THE SAID ABANDONED NORTHWEST RAILROAD RIGHT OF WAY LINE; THENCE SOUTH 31° 51' 10" WEST, 37.12 FEET ALONG SAID ABANDONED NORTHWEST RAILROAD RIGHT OF WAY LINE; THENCE SOUTH 58° 08' 50" EAST, 100.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE VACATED ALLEY ADJACENT ON THE EAST AS SET FORTH IN RESOLUTION RECORDED ON JUNE 8, 2016, AS DOCUMENT NO. 1676215.

**PARCEL 6:**  
THE NORTH 40 FEET OF THE SOUTH 200 FEET OF LOTS 12, 13, 14 AND 15, BLOCK 2, OF N.W. TWINNING'S ADDITION TO THE CITY OF LA

**PARCEL 7:**  
LOTS 10 AND 11, BLOCK 2, OF N.W. TWINNING'S ADDITION TO THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN. EXCEPTING THEREFROM THAT PORTION CONVEYED BY DEED RECORDED ON SEPTEMBER 23, 2016, AS DOCUMENT NO. 1682359.

**PARCEL 8:**  
A PARCEL OF LAND BEING THAT PART OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD LOCATED IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NO. 1678723, ON FILE AND OF RECORD IN LA CROSSE COUNTY, WISCONSIN, BEING ALSO THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NO. 1667152 ON FILE AND OF RECORD IN LA CROSSE COUNTY, WISCONSIN, BEING IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID RAILROAD, BEING ALSO IN THE NORTHWESTERLY LINE OF BLOCK 2, N.W. TWINNING'S ADDITION TO THE CITY OF LA CROSSE ON FILE AND OF RECORD IN VOLUME 5 OF PLATS, PAGE 31, IN LA CROSSE COUNTY, WISCONSIN; BEING ALSO THE NORTHEAST CORNER OF SAID PARCEL OF LAND HEREIN DESCRIBED; THENCE ALONG THE NORTHWESTERLY LINE OF SAID DOCUMENT NO. 1678723, BEING ALSO ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, SOUTH 31° 51' 10" WEST, A DISTANCE OF 47.31 FEET TO THE SOUTHWEST CORNER OF SAID DOCUMENT NO. 1678723. THENCE ACROSS SAID RAILROAD RIGHT OF WAY NORTH 58° 08' 50" WEST, A DISTANCE OF 100.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID RAILROAD; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, NORTH 31° 51' 10" EAST, A DISTANCE OF 47.31 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND HEREIN DESCRIBED; THENCE ACROSS SAID RIGHT OF WAY, SOUTH 58° 08' 50" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

**PARCEL 9:**  
A PARCEL OF LAND BEING PART OF THE ABANDONED ALLEY, BEING ALSO DESCRIBED AS GEORGE PLACE, LOCATED IN BLOCK 2, IN N.W. TWINNING'S ADDITION TO THE CITY OF LA CROSSE ON FILE AND OF RECORD IN VOLUME 5 OF PLATS, PAGE 31, IN LA CROSSE COUNTY WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NO. 1676954, ON FILE AND OF RECORD IN LA CROSSE COUNTY, WISCONSIN, BEING ALSO THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN VOLUME 757, PAGE 250, IN SAID COUNTY RECORDS, BEING ALSO IN THE EASTERLY RIGHT OF WAY LINE OF SAID ABANDONED ALLEY; THENCE ALONG SAID RIGHT OF WAY LINE, BEING ALSO THE WESTERLY LINE OF SAID DOCUMENT NO. 1678954, SOUTH 00° 16' 02" EAST, A DISTANCE OF 57.53 FEET TO THE SOUTHWEST CORNER OF SAID DOCUMENT NO. 1676954; THENCE ACROSS SAID ABANDONED ALLEY, SOUTH 89° 43' 58" WEST, A DISTANCE OF 19.85 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID ABANDONED ALLEY, BEING IN THE EASTERLY LINE OF A CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NO. 1678723, ON FILE AND OF RECORD IN SAID COUNTY; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, BEING SAID EASTERLY LINE AND BEING ALSO THE EASTERLY LINE OF A CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NO. 1667152, ALSO ON FILE AND OF RECORD IN SAID COUNTY NORTH 00° 16' 02" WEST A DISTANCE OF 60.39 FEET TO THE NORTHEAST CORNER OF SAID DOCUMENT NO. 1667152, BEING THE NORTHWEST CORNER OF SAID ABANDONED ALLEY SHOWN ON THE PLAT OF SAID TWINNING'S ADDITION TO THE CITY OF LA CROSSE; THENCE ALONG THE NORTHERLY LINE OF SAID ABANDONED ALLEY, SOUTH 82° 04' 12" EAST, A DISTANCE OF 20.06 FEET TO THE POINT OF BEGINNING.

FIELD WORK COMPLETED ON: 11-02-2015 AND 12-9-2016

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### METES AND BOUNDS

#### PARCEL 1A AS SURVEYED PROPERTY DESCRIPTION

THAT PART OF GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, BEING A PART OF BLOCK 40 NOW VACATED OF NORTHERN ADDITION TO THE VILLAGE OF NORTH LA CROSSE, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89 DEGREES 29 MINUTES 53 SECONDS WEST, ASSUMED BEARING, ALONG THE NORTH LINE THEREOF A DISTANCE OF 379.25 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WEST GEORGE STREET; THENCE SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 73.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 216.49 FEET; THENCE 172.62 FEET SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG A TANGENTIAL CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 251.33 FEET AND A CENTRAL ANGLE OF 39 DEGREES 21 MINUTES 06 SECONDS; THENCE SOUTH 89 DEGREES 42 MINUTES 53 SECONDS WEST, A DISTANCE OF 271.58 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 07 SECONDS WEST, A DISTANCE OF 266.00 FEET TO THE POINT OF BEGINNING.

#### EXCEPT

THAT PART OF GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, BEING A PART OF BLOCK 40 NOW VACATED OF NORTHERN ADDITION TO THE VILLAGE OF NORTH LA CROSSE, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89 DEGREES 29 MINUTES 53 SECONDS WEST, ASSUMED BEARING, ALONG THE NORTH LINE THEREOF A DISTANCE OF 379.25 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WEST GEORGE STREET; THENCE SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 73.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 216.49 FEET; THENCE 172.62 FEET SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG A TANGENTIAL CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 251.33 FEET AND A CENTRAL ANGLE OF 39 DEGREES 21 MINUTES 06 SECONDS; THENCE SOUTH 89 DEGREES 42 MINUTES 53 SECONDS WEST, A DISTANCE OF 271.58 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 07 SECONDS WEST, A DISTANCE OF 1.31 FEET; THENCE SOUTH 87 DEGREES 31 MINUTES 46 SECONDS EAST, A DISTANCE OF 27.38 FEET; THENCE NORTH 65 DEGREES 18 MINUTES 34 SECONDS EAST, A DISTANCE OF 103.00 FEET; THENCE NORTH 02 DEGREES 04 MINUTES 40 SECONDS WEST, A DISTANCE OF 85.58 FEET; THENCE NORTH 56 DEGREES 46 MINUTES 34 SECONDS WEST, A DISTANCE OF 45.53 FEET; THENCE NORTH 45 DEGREES 31 MINUTES 11 SECONDS WEST, A DISTANCE OF 78.72 FEET; THENCE NORTH 54 DEGREES 30 MINUTES 34 SECONDS WEST, A DISTANCE OF 30.35 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 07 SECONDS WEST, A DISTANCE OF 39.59 FEET TO THE POINT OF BEGINNING. SAID EXCEPTION BEING PARCEL NO. 33 OF TRANSPORTATION PROJECT PLAT 1071-06-23-4.03 AMENDMENT 1, RECORDED IN TRANSPORTATION PROJECT PLATS ON PAGE 72A, AS DOCUMENT 1668662, IN LA CROSSE COUNTY, WISCONSIN.

#### PARCEL 1B AS SURVEYED PROPERTY DESCRIPTION

THAT PART OF GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, BEING A PART OF BLOCK 40 NOW VACATED OF NORTHERN ADDITION TO THE VILLAGE OF NORTH LA CROSSE, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89 DEGREES 29 MINUTES 53 SECONDS WEST, ASSUMED BEARING, ALONG THE NORTH LINE THEREOF A DISTANCE OF 379.25 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WEST GEORGE STREET; THENCE SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 73.07 FEET; THENCE CONTINUING SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 216.49 FEET; THENCE 172.62 FEET SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG A TANGENTIAL CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 251.33 FEET AND A CENTRAL ANGLE OF 39 DEGREES 21 MINUTES 06 SECONDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING 65.21 FEET SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG LAST DESCRIBED CURVE, HAVING A RADIUS OF 251.33 FEET, A CENTRAL ANGLE OF 14 DEGREES 51 MINUTES 54 SECONDS, A CHORD BEARING OF SOUTH 07 DEGREES 43 MINUTES 05 SECONDS EAST AND A CHORD DISTANCE OF 65.02 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 7.31 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 184.74 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 53 SECONDS WEST, A DISTANCE OF 168.09 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTH 31 DEGREES 51 MINUTES 10 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 14.08 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 40 SECONDS WEST A DISTANCE OF 116.84 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID ABANDONED RAILROAD; THENCE SOUTH 31 DEGREES 51 MINUTES 10 SECONDS WEST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 17.29 FEET TO THE POINT OF BEGINNING. SAID EXCEPTION BEING PARCEL NO. 27 OF TRANSPORTATION PROJECT PLAT 1071-06-23-4.03 AMENDMENT 1, RECORDED IN TRANSPORTATION PROJECT PLATS ON PAGE 72A, AS DOCUMENT 1668652, IN LA CROSSE COUNTY, WISCONSIN.

#### EXCEPT:

THAT PART OF GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, BEING A PART OF BLOCK 40 NOW VACATED OF NORTHERN ADDITION TO THE VILLAGE OF NORTH LA CROSSE, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89 DEGREES 29 MINUTES 53 SECONDS WEST, ASSUMED BEARING, ALONG THE NORTH LINE THEREOF A DISTANCE OF 379.25 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WEST GEORGE STREET; THENCE SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 73.07 FEET; THENCE CONTINUING SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 216.49 FEET; THENCE 172.62 FEET SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG A TANGENTIAL CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 251.33 FEET AND A CENTRAL ANGLE OF 39 DEGREES 21 MINUTES 06 SECONDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING 65.21 FEET SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG LAST DESCRIBED CURVE, HAVING A RADIUS OF 251.33 FEET, A CENTRAL ANGLE OF 14 DEGREES 51 MINUTES 54 SECONDS, A CHORD BEARING OF SOUTH 07 DEGREES 43 MINUTES 05 SECONDS EAST AND A CHORD DISTANCE OF 65.02 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 7.31 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 184.74 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 53 SECONDS WEST, A DISTANCE OF 19.33 FEET; THENCE NORTH 02 DEGREES 41 MINUTES 54 SECONDS WEST, A DISTANCE OF 142.70 FEET; THENCE NORTH 11 DEGREES 36 MINUTES 56 SECONDS WEST, A DISTANCE OF 84.46 FEET; THENCE NORTH 35 DEGREES 30 MINUTES 16 SECONDS WEST, A DISTANCE OF 28.92 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 41 SECONDS WEST, A DISTANCE OF 32.33 FEET; THENCE SOUTH 65 DEGREES 16 MINUTES 46 SECONDS WEST, A DISTANCE OF 79.56 FEET; THENCE SOUTH 72 DEGREES 09 MINUTES 27 SECONDS WEST, A DISTANCE OF 33.40 FEET; THENCE SOUTH 65 DEGREES 16 MINUTES 46 SECONDS WEST, A DISTANCE OF 31.72 FEET; THENCE SOUTH 65 DEGREES 16 MINUTES 46 SECONDS WEST, A DISTANCE OF 48.50 FEET THENCE NORTH 84 DEGREES 18 MINUTES 46 SECONDS WEST, A DISTANCE OF 0.78 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 07 SECONDS WEST, A DISTANCE OF 84.56 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 53 SECONDS EAST, A DISTANCE OF 271.58 FEET TO THE POINT OF BEGINNING. SAID EXCEPTION BEING PARCEL NO. 34 OF TRANSPORTATION PROJECT PLAT 1071-06-23-4.03 AMENDMENT 1, RECORDED IN TRANSPORTATION PROJECT PLATS ON PAGE 72A, AS DOCUMENT 1668662, IN LA CROSSE COUNTY, WISCONSIN.

#### PARCEL 2 AS SURVEYED PROPERTY DESCRIPTION

THAT PART OF GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, BEING A PART OF BLOCK 40 NOW VACATED OF NORTHERN ADDITION TO THE VILLAGE OF NORTH LA CROSSE, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89 DEGREES 29 MINUTES 53 SECONDS WEST, ASSUMED BEARING, ALONG THE NORTH LINE THEREOF A DISTANCE OF 379.25 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WEST GEORGE STREET; THENCE SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 73.07 FEET; THENCE CONTINUING SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 216.49 FEET; THENCE 172.62 FEET SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG A TANGENTIAL CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 251.33 FEET AND A CENTRAL ANGLE OF 39 DEGREES 21 MINUTES 06 SECONDS; THENCE CONTINUING 65.21 FEET SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG LAST DESCRIBED CURVE, HAVING A RADIUS OF 251.33 FEET, A CENTRAL ANGLE OF 14 DEGREES 51 MINUTES 54 SECONDS, A CHORD BEARING OF SOUTH 07 DEGREES 43 MINUTES 05 SECONDS EAST AND A CHORD DISTANCE OF 65.02 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 7.31 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 184.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 54.90 FEET; THENCE NORTH 82 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 142.54 FEET TO THE EAST LINE OF THE ALLEY IN BLOCK 2 OF N.W. TWINNING'S ADDITION; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 34.33 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 53 SECONDS EAST, A DISTANCE OF 141.08 TO THE POINT OF BEGINNING.

#### EXCEPT

THAT PART OF GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, BEING A PART OF BLOCK 40 NOW VACATED OF NORTHERN ADDITION TO THE VILLAGE OF NORTH LA CROSSE, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89 DEGREES 29 MINUTES 53 SECONDS WEST, ASSUMED BEARING, ALONG THE NORTH LINE THEREOF A DISTANCE OF 379.25 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WEST GEORGE STREET; THENCE SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 73.07 FEET; THENCE CONTINUING SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 216.49 FEET; THENCE 172.62 FEET SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG A TANGENTIAL CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 251.33 FEET AND A CENTRAL ANGLE OF 39 DEGREES 21 MINUTES 06 SECONDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING 65.21 FEET SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG LAST DESCRIBED CURVE, HAVING A RADIUS OF 251.33 FEET, A CENTRAL ANGLE OF 14 DEGREES 51 MINUTES 54 SECONDS, A CHORD BEARING OF SOUTH 07 DEGREES 43 MINUTES 05 SECONDS EAST AND A CHORD DISTANCE OF 65.02 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 7.31 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 184.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, A DISTANCE OF 17.29 FEET; THENCE NORTH 02 DEGREES 42 MINUTES 03 SECONDS WEST, A DISTANCE OF 52.45 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 53 SECONDS EAST, A DISTANCE OF 19.33 FEET TO THE POINT OF BEGINNING. SAID EXCEPTION BEING PARCEL NO. 28 OF TRANSPORTATION PROJECT PLAT 1071-06-23-4.03 AMENDMENT 1, RECORDED IN TRANSPORTATION PROJECT PLATS ON PAGE 72A, AS DOCUMENT 1668662, IN LA CROSSE COUNTY, WISCONSIN.

#### PARCEL 3 AS SURVEYED PROPERTY DESCRIPTION

LOTS 12, 13 14 AND 15, EXCEPT THE SOUTH 200 FEET THEREOF, IN BLOCK 2, OF N.W. TWINNING'S ADDITION TO THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN DESCRIBED VIA METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 12 AND THE NORTH LINE OF THE SOUTH 200 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 33 SECONDS WEST, A DISTANCE OF 51.54 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTH 31 DEGREES 51 MINUTES 10 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 50.57 FEET; THENCE SOUTH 82 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 24.91 FEET TO THE WEST RIGHT OF WAY LINE OF THE ALLEY BLOCK 2 SAID N.W. TWINNING'S ADDITION. THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, A DISTANCE OF 39.13 FEET TO THE POINT OF BEGINNING.

#### PARCEL 4 - DELETED

#### PARCEL 5 AS SURVEYED PROPERTY DESCRIPTION

A PARCEL OF LAND BEING THAT PART OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD AND PART OF BLOCK 40 OF THE VACATED PLAT OF NORTHERN ADDITION TO THE VILLAGE OF LA CROSSE, LOCATED IN GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN AND PART OF THE VACATED ALLEY OF BLOCK 2, N.W. TWINNING'S ADDITION AS ORIGINALLY DEDICATED MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 200 FEET OF LOTS 12, 13 AND 14, BLOCK 2, N.W. TWINNING'S ADDITION AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTH 31 DEGREES 51 MINUTES 10 SECONDS EAST, A DISTANCE OF 50.57 FEET; THENCE SOUTH 82 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 44.97 FEET TO THE EAST LINE OF SAID ALLEY; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 34.33 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 53 SECONDS WEST, A DISTANCE OF 27.01 FEET TO SAID SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTH 31 DEGREES 51 MINUTES 10 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 14.08 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 40 SECONDS WEST A DISTANCE OF 116.84 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTH 31 DEGREES 51 MINUTES 10 SECONDS WEST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 37.12 FEET; THENCE SOUTH 58 DEGREES 08 MINUTES 50 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

#### PARCEL 6 AS SURVEYED PROPERTY DESCRIPTION

THE NORTH 40 FEET OF THE SOUTH 200 FEET OF LOTS 12, 13 14 AND 15, BLOCK 2, OF N.W. TWINNING'S ADDITION TO THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN DESCRIBED VIA METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 12 AND THE NORTH LINE OF THE SOUTH 200 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 33 SECONDS WEST, A DISTANCE OF 51.54 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTH 31 DEGREES 51 MINUTES 10 SECONDS WEST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 47.31 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 33 SECONDS EAST, A DISTANCE OF 76.70 FEET TO THE EAST LINE OF SAID LOT 12; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

#### PARCEL 7 AS SURVEYED PROPERTY DESCRIPTION

LOTS 10 AND 11, BLOCK 2, N.W. TWINNING'S ADDITION TO THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN DESCRIBED VIA METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 11 AND 10, A DISTANCE OF 36.82 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 89 DEGREES 34 MINUTES 33 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 141.08 FEET TO THE EAST LINE OF THE ALLEY IN SAID BLOCK 2; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 57.53 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 82 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 142.54 FEET TO THE POINT OF BEGINNING.

#### EXCEPT

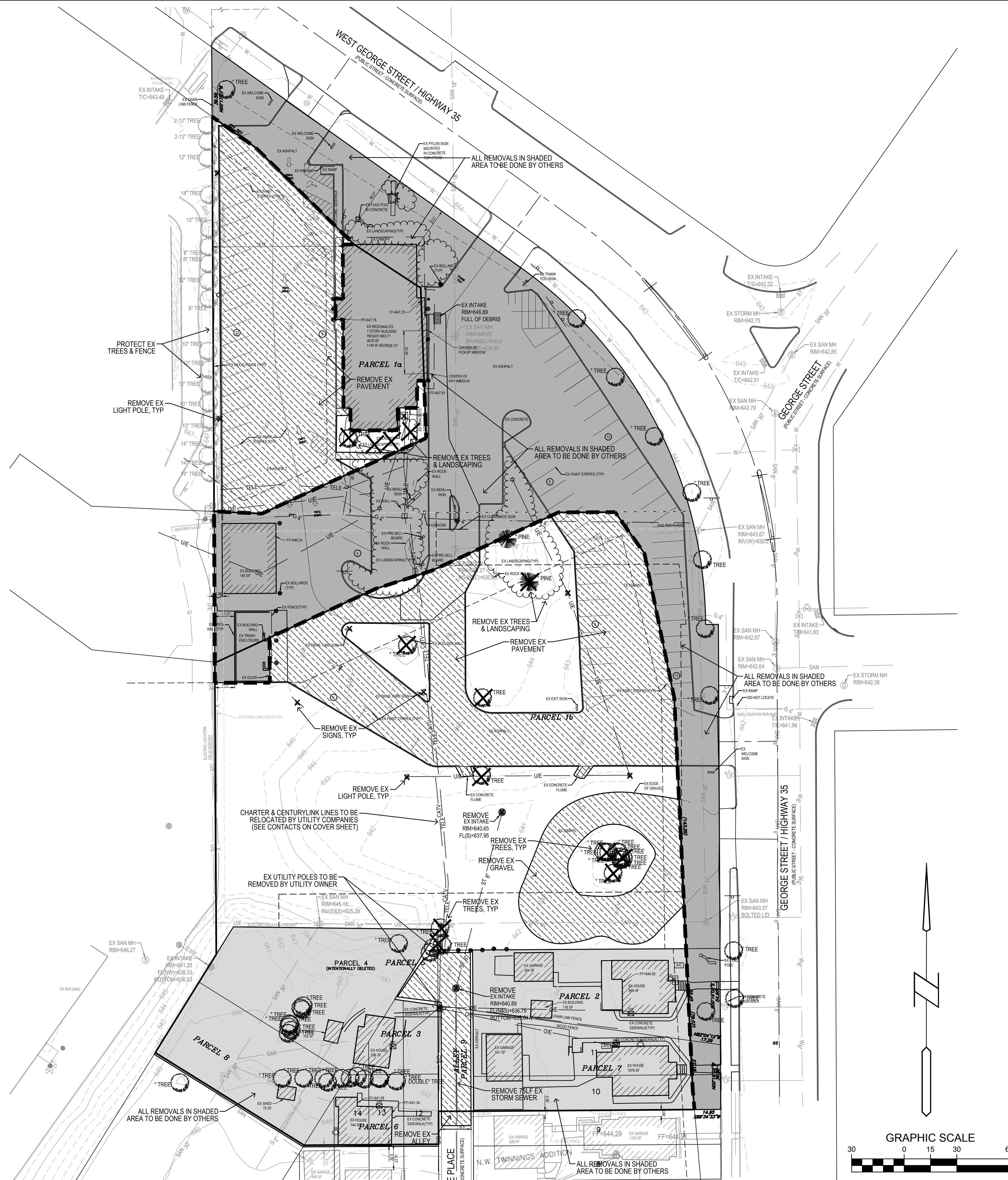
THAT PART OF LOTS 10 AND 11, BLOCK 2, N.W. TWINNING'S ADDITION TO THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 11 AND 10, A DISTANCE OF 36.82 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 89 DEGREES 34 MINUTES 33 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 14.95 FEET; THENCE NORTH 05 DEGREES 00 MINUTES 20 SECONDS WEST, A DISTANCE OF 12.23 FEET; THENCE NORTH 02 DEGREES 42 MINUTES 03 SECONDS WEST, A DISTANCE OF 27.16 FEET TO THE NORTH LINE OF SAID LOT 11; THENCE SOUTH 82 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 17.29 FEET TO THE POINT OF BEGINNING. SAID EXCEPTION BEING PARCEL NO. 27 OF TRANSPORTATION PROJECT PLAT 1071-06-23-4.03 AMENDMENT 1, RECORDED IN TRANSPORTATION PROJECT PLATS ON PAGE 72A, AS DOCUMENT 1668652, IN LA CROSSE COUNTY, WISCONSIN.


#### PARCEL 8 AS SURVEYED PROPERTY DESCRIPTION

A PARCEL OF LAND BEING THAT PART OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD LOCATED IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NO. 1678723, ON FILE AND OF RECORD IN LA CROSSE COUNTY, WISCONSIN, BEING ALSO THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NO. 1667152 ON FILE AND OF RECORD IN LA CROSSE COUNTY, WISCONSIN, BEING IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID RAILROAD, BEING ALSO IN THE NORTHWESTERLY LINE OF BLOCK 2, N.W. TWINNING'S ADDITION TO THE CITY OF LA CROSSE ON FILE AND OF RECORD IN VOLUME 5 OF PLATS, PAGE 31, IN LA CROSSE COUNTY, WISCONSIN; BEING ALSO THE NORTHEAST CORNER OF SAID PARCEL OF LAND HEREIN DESCRIBED; THENCE ALONG THE NORTHWESTERLY LINE OF SAID DOCUMENT NO. 1678723, BEING ALSO ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, SOUTH 31 DEGREES 51 MINUTES 10 SECONDS WEST, A DISTANCE OF 47.31 FEET TO THE SOUTHWEST CORNER OF SAID DOCUMENT NO. 1678723. THENCE ACROSS SAID RAILROAD RIGHT OF WAY NORTH 58 DEGREES 08 MINUTES 50 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID RAILROAD; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, NORTH 31 DEGREES 51 MINUTES 10 SECONDS EAST, A DISTANCE OF 47.31 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND HEREIN DESCRIBED; THENCE ACROSS SAID RIGHT OF WAY, SOUTH 58 DEGREES 08 MINUTES 50 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF



1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.



SHEET NO.	C1.1
TITLE	LA CROSSE, WI SITE PLAN
DRAWN BY	JMR
DATE	2/10/2017
STD ISSUE DATE	
REVIEWED BY	JEJ
DATE ISSUED	2/10/2017
SITE ID	SITE ADDRESS
4806B4	1140 W GEORGE ST. LA CROSSE, WI 54601
PREPARED FOR:	MCDONALD'S USA, LLC
DESIGNED BY:	© 2017 McDonald's USA, LLC
PROJECT NAME:	Bishop Engineering 
CLIENT:	"Planning Your Successful Development"
ADDRESS:	3501 104th Street Des Moines, Iowa 50322-8825 Phone: 515.266.6644 Fax: 515.266.6737
PROPOSED PROJECT:	Civil Engineering & Land Surveying Established 1959
REV	DATE
1	2/16/17
DESCRIPTION	1ST CITY SUBMITTAL
JEJ	