18-0217
2-26-18

PRELIMINARY PLAT
WATERVIEW SUBDIVISION

PART OF THE NE 1/4 - NW 1/4, SE 1/4 - NW 1/4 AND NE 1/4 - SW 1/4, SECTION 27, T15N-R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

SHEET 1 OF 1

THIS FRONTAGE IS "NO ACCESS".(PER DOCUMENT 1684375) THE ONLY AUTHORIZED ACCESS IS AT SUNNYSIDE DRIVE WEST(PER PERMIT #32-100216487-2016. SYMBOLOGY IS MISSING FOR THIS AREA.

NO ACCESS

NO ACCESS

NOTHING OF VALUE IS ALLOWED WITHIN HIGHWAY SETBACK AREAS, INCLUDING UTILITIES OR DITCHING. THE "D.E." (DRAINAGE EASEMENT) SHOULD BE MOVED OUTSIDE OF THE HIGHWAY SETBACK AREA.

TERMINOLOGY ON SETBACKS ALONG THE HIGHWAY FRONTAGE NEEDS TO BE "HIGHWAY SETBACK", RATHER THAN "BUILDING SETBACK"

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT BEARING
C1	50.00'	272°31'08"	237.82'	N 88°03'30" E	68.21'	N 37°24'16" E
2	50.00'	83°20'08"	72.72'	N 48°33'30" E	66.47'	N 37°24'16" E
3	50.00'	47°44'44"	41.67'	S 29°31'53" E	40.47'	
4	50.00'	47°58'52"	41.86'	N 33°49'47" E	40.66'	
Outlot 3	50.00'	119°36'12"	104.35'	N 04°07'05" E	86.65'	
C1	50.00'	84°14'08"	73.51'	N 79°00'00" W	67.04'	
C2	50.00'	231°20'13"	219.33'	N 54°51'53.5" W	81.24'	S 70°48'13" W
15	50.00'	34°14'08"	30.31'	S 16°30'04" W	29.85'	
16	50.00'	38°30'26"	33.72'	S 33°12'26" W	32.97'	
17	50.00'	119°36'12"	104.35'	N 04°07'05" E	86.65'	
C3	175.00'	34°16'56"	104.71'	N 17°40'28" W	103.15'	

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

LEGEND
- ● = Found 1" Iron Pipe (unless stated otherwise)
- ○ = Set 3/4" x 20" Iron Bar (1.50 lbs./ft.)
- ( ) = Recorded dimensions
- ▲ = Found MAG nail
- ■ = Found County marker
- ◆ = Point of this survey
- = Centerline
- = Wetland Delineation Boundary
- = Shoreland Setback Line
- = Drainage Easement Line
- = Ordinary High Water Mark
- = Utility Line
- = Fence line
- U/E = Utility Easement
- D.E. = Drainage Easement
- B.S.L. = Building Setback Line
- = No vehicular access

Notes:
10' Utility Easement along streets.
25' Building setback from State Road "35" right-of-way line.
50' Building setback from State Road "35" centerline.
110' Building setback from U.S. Highway "14/61" centerline.
7' Side yard setback for R-2 and R-6.
20' and 30' Rear yard setback for R-2. (20ft or Depth)
25' Front yard setback for R-6.
Lots 1, 2 and 17 are to be zoned R-6.
Remaining Lots are to be zoned R-2.
Base Flood Elevation (BFE) = 644.0'
Ordinary High Water Mark (O.H.W.M.) = 633.6'

A LOMR-F is being prepared for Lots 7, 8 & 9 of this proposed subdivision. Flood elevations and revisions are scheduled to be at 643.0'.

Note: The Ordinary High Water Mark (OHWM) is shown approximately and is for reference only.

Note: Any land below the ordinary high water mark of a lake or a navigable stream is owned by the state. Any unauthorized fill placed in navigable waters that is established under Article IX, Section 1, of the State constitution.

Bearing Base: The La Crosse County Coordinate System Referenced to the NAD 83 (1991) Adjustment. Section 27, T15N-R7W N 89°25'35" E

Graphic Scale
(IN FEET)
1 inch = 100 ft.

Legal Description

Part of the NE 1/4 of the NW 1/4, SE 1/4 of the NW 1/4, Section 27, T15N-R7W, City of La Crosse, La Crosse County, Wisconsin described as follows:

Commencing at the North 1/4 corner of Section 27, thence S 44°23'36" W 836.86 feet to the eastern most corner of Lot 2 certified survey map recorded as Document Number 1492742, the West right-of-way line of State Road "35" and the point of beginning of this description:

thence, along said West right-of-way line, S 32°23'42" E 515.50 feet;
thence, along said West right-of-way line, S 28°47'41" E 258.52 feet;
thence, continuing along said West right-of-way line, S 21°17'20" E 152.25 feet;
thence, continuing along said West right-of-way line, S 14°04'08" E 241.89 feet;
thence, continuing along said West right-of-way line, S 07°54'02" W 44.41 feet to the northeast corner of the parcel described in Document Number 1154972;
thence S 78°03'29" W 92.11 feet to the northwest corner of said parcel;
thence S 00°21'22" W 175.63 feet to the southwest corner of said parcel;
thence S 89°38'38" E 80.00 feet to the southeast corner of said parcel;
thence, along said West right-of-way line, S 00°21'22" W 552.48 feet, more or less, to the South line of the NE 1/4 of the NW 1/4;
thence, continuing along said West right-of-way line, also along said South line, S 90°00'00" W 11.66 feet;
thence S 00°24'50" W 9.90 feet, more or less;
thence S 88°27'01" W 592.19 feet to the East right-of-way line of the Burlington Northern Santa Fe Railroad;
thence, along said East right-of-way line, N 13°06'44" W 1373.09 feet to the southwest corner of said Lot 2;
thence, along the South line of said Lot 2, N 88°25'43" E 317.61 feet;
thence, continuing along said South line, N 09°30'17" W 217.29 feet to the point of beginning of this description.

Subject to any easements, covenants and restrictions of record.

That such plat is a correct representation of all of the exterior boundaries of the land surveyed and the subdivision thereof made and that I have fully complied with the provisions of 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of La Crosse and La Crosse County in surveying and mapping the same.

Christopher W. Fechner
Professional Land Surveyor #S2448
Onsite Land Surveyors, LLC
917 South 4th Street
P.O. Box 1954
La Crosse, WI 54601
(608) 784-1614

Subdivider
Karl Schilling
(Property Logic LLC)
1723 Columbus Road
Lansing, IA 52151

NE-NW, SE-NW
SECTION 27, T15N-R7W
CITY OF LA CROSSE,
LA CROSSE COUNTY, WI

SE - NW
Section 27
T15N-R7W

VICINITY SKETCH
NOT TO SCALE