PLAT OF SURVEY

PARCEL A

Part of Lots 9 and 8, and all of Lots 10 – 20, Block 71, part of Blocks 64, 66 and 67, and part of Causeway Lot 2, all located in Government Lot 2, and part of Blocks 68, 70, 72 and all of Lot 73, and part of vacated Gould Street, all located in Southern Addition and Government Lot 1, and all located Section 30, T16N–R7W, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the southeast corner of Section 30, T16N–R7W; thence N 78°01'03" W 1800.69 feet to the intersection of the North line of Buchner Street and the East line of Lot 8, Block 71, of said Southern Addition and the point of beginning;

thence, along the east line of said Lot 8, N 00°40'54" E 27.26 feet;
thence N 77°14'16" W 216.59 feet to a meander line of the Black River;
thence, along said meander line, N 00°40'54" E 744.39 feet;
thence, continuing along said meander line, N 03°45'37" W 824.61 feet to the south right-of-way line of the Canadian Pacific Railroad;
thence, along said south right-of-way line, S 74°11'45" E 539.00 feet;
thence, 120 feet along the arc of a 1050.00 foot radius curve of a railroad spur line, the chord of which bears, S 69°37'31" E 120.63 feet to the west right-of-way line of vacated Burnell Street;
thence S 09°41'12" E 33.00 feet to the centerline of vacated Burnell Street;
thence, along the centerline of said vacated Burnell Street, S 00°13'16" W 883.03 feet to the northwest right-of-way line of the former Chicago, Milwaukee, St. Paul & Pacific Railroad spur line;
thence, along said northwest right-of-way line, S 48°46'18" W 183.64 feet;
thence, continuing along said right-of-way line, 743.55 feet on the arc of a 1973.65 foot radius curve, concave to the southeast, the chord of which bears, S 37°41'04" E 738.91 feet;
thence S 69°32'28" E 112.14 feet to the southwest right-of-way line of said railroad spur line;
thence, along the southwest right-of-way line of said railroad spur line 100.53 feet on the arc of a 1873.65 foot radius curve, concave to the southeast, the chord of which bears, S 26°25'30" W 100.51 feet to the north right-of-way line of said Buchner Street;
thence W 69°33'55" W 183.33 feet to the point of beginning.

Includes land between the meander line and waters edge.
Subject to any easements, covenants and restrictions of record.

PARCEL B

Part of Lot 7, all of Lot 8, and part of Lot 9, Block 71, of Southern Addition, located in Government Lot 2, Section 30, T16N–R7W, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the southeast corner of Section 30, T16N–R7W; thence N 78°01'03" W 1800.69 feet to the intersection of the North line of Buchner Street and the East line of Lot 8, Block 71, of said Southern Addition and the point of beginning;

thence, along the east line of said Lot 8 and Lot 7, S 0°40'54" W 30.00 feet;
thence N 90°00'00" W 214.42 feet to a meander line of the Black River;
thence, along said meander line, N 03°08'02" E 103.18 feet;
thence S 77°14'16" E 216.59 feet to the east line of said Lot 9;
thence S 00°40'54" W 27.26 feet to the point of beginning.

Includes land between the meander line and waters edge.
Subject to any easements, covenants and restrictions of record.

PARCEL C

Part of Lot 3, all of Lots 4, 5, 6 and part of Lot 7, Block 71, of Southern Addition, and part of Government Lot 2, all in Section 30, T16N–R7W, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the southeast corner of Section 30, T16N–R7W; thence N 78°01'03" W 1800.69 feet to the intersection of the North line of Buchner Street and the East line of Lot 8, Block 71, of said Southern Addition; thence, along the east line of said Lot 8 and Lot 7, S 00°40'54" W 30.00 feet to the point of beginning;

thence, continuing along the east line of said Lot 7, S 00°40'54" W 30.00 feet to the south right-of-way line of the Buchner Street;
thence, along said south right-of-way line, N 69°33'55" W 10.61 feet;
thence 188.57 feet on the arc of a 1973.65 foot radius curve, concave to the east, the chord of which bears, S 19°23'30" W 188.50 feet;
thence N 90°00'00" W 154.61 feet to a meander line of the Black River;
thence, along said meander line, N 03°08'02" E 187.08 feet;
thence S 90°00'00" E 214.42 feet to the point of beginning.

Includes land between the meander line and waters edge.
Subject to any easements, covenants and restrictions of record.

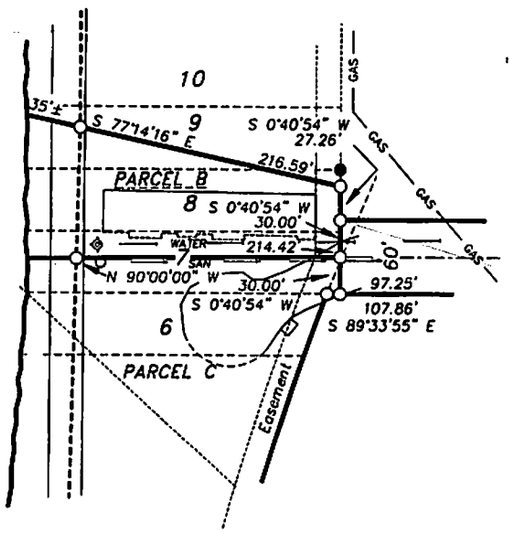
PARCEL D

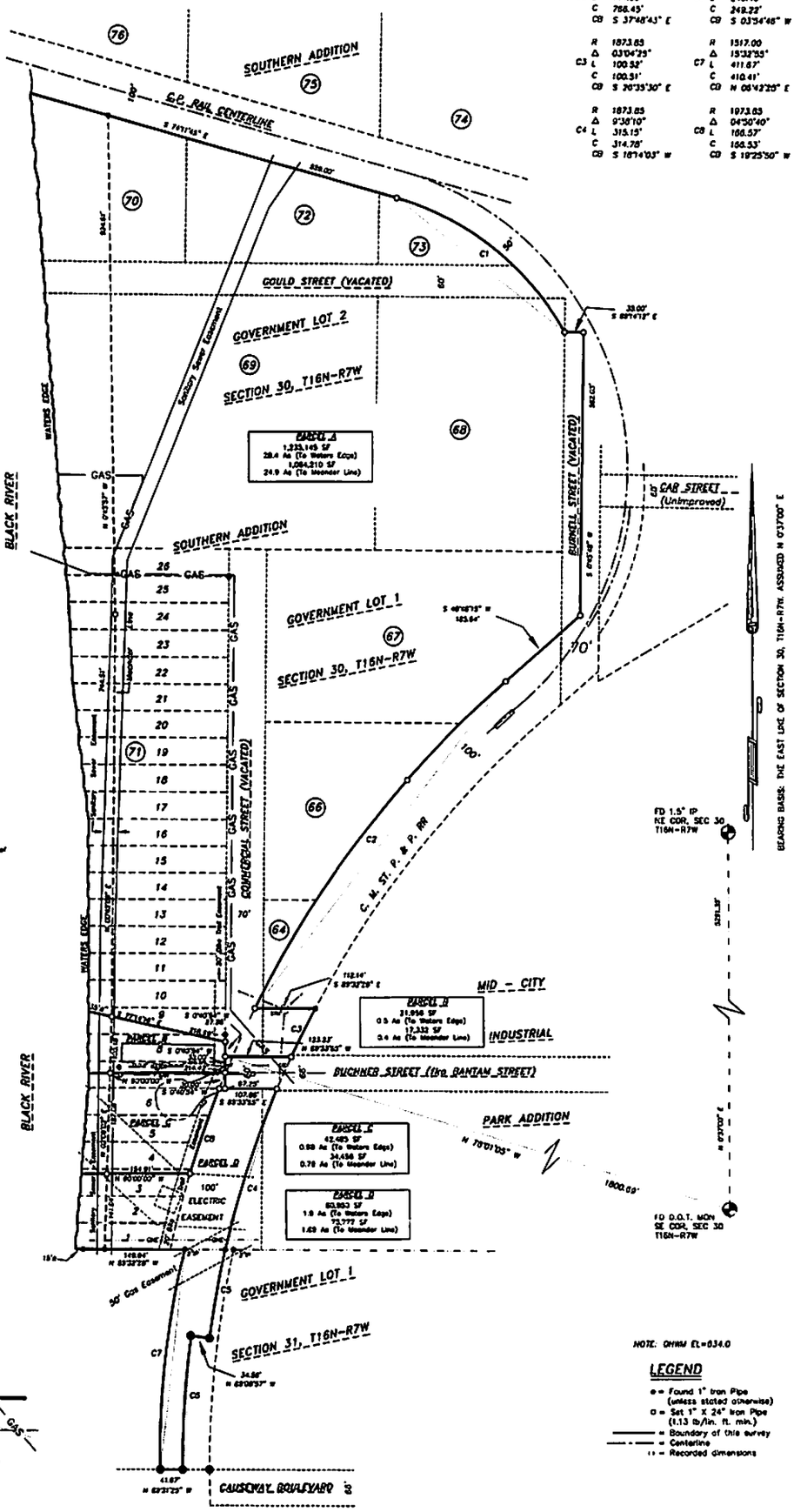
Lots 1, 2 and part of Lot 3, Block 71, of Southern Addition, part of Government Lot 3, all in Section 30, and part of Government Lot 1, Section 31, all located in T16N–R7W, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the southeast corner of Section 30, T16N–R7W; thence N 78°01'03" W 1800.69 feet to the intersection of the North line of Buchner Street and the East line of Lot 8, Block 71, of said Southern Addition; thence, along the east line of said Lot 8, S 00°40'54" W 30.00 feet to the point of beginning;

thence, continuing along the east line of said Lot 7, S 00°40'54" W 30.00 feet to the south right-of-way line of the Buchner Street;
thence, along said south right-of-way line, S 69°33'55" E 97.25 feet;
thence 315.25 feet on the arc of a 1873.65 foot radius curve, concave to the east the chord of which bears, S 15°41'03" W 314.98 feet;
thence 188.22 feet along the arc of a 1833.45 foot radius curve, concave to the east, the chord of which bears, S 13°23'02" W 188.16 feet;
thence, N 69°28'39" W 24.88 feet;
thence 245.46 feet along the arc of a 1660.32 foot radius curve, concave to the east, the chord of which bears, S 03°54'48" W 245.22 feet;
thence N 69°21'29" W 41.67 feet;
thence 411.87 feet along the arc of a 1517.00 foot radius curve, concave to the east, the chord of which bears, N 08°43'29" E 410.41 feet to the easterly prolongation of the south line of Lot 1, Block 71 of Southern Addition;
thence, along said prolongation and the south line of said Lot 1, N 69°32'28" W 148.84 feet to a meander line of the Black River;
thence, along said meander line, N 03°08'02" E 141.04 feet;
thence S 90°00'00" E 154.61 feet;
thence 188.57 feet on the arc of a 1973.65 foot radius curve, concave to the east, the chord of which bears, N 19°23'30" E 188.50 feet to the point of beginning.

Includes land between the meander line and waters edge.
Subject to any easements, covenants and restrictions of record.





C1	R	522.98	C3	R	1833.45
	Δ	44°36'38"		Δ	5°07'36"
	L	410.27'		L	166.23'
	C	399.83'		C	166.16'
	CB	S 51°43'16" E		CB	S 10°25'02" W
C2	R	1973.65	C6	R	1660.32
	Δ	22°09'19"		Δ	5°36'31"
	L	771.33		L	249.46'
	C	766.45'		C	249.22'
	CB	S 37°48'43" E		CB	S 03°54'48" W
C3	R	1873.65	C7	R	1517.00
	Δ	03°04'29"		Δ	15°32'55"
	L	100.52'		L	411.67'
	C	100.51'		C	410.41'
	CB	S 26°25'30" E		CB	N 08°43'29" E
C4	R	1873.65	C8	R	1973.65
	Δ	9°38'10"		Δ	04°50'40"
	L	315.15'		L	166.57'
	C	314.78'		C	166.53'
	CB	S 18°14'03" W		CB	S 19°23'50" W

NOTE: DNRM EL=634.0

LEGEND

- ● = Found 1" Iron Pipe (unless stated otherwise)
- ○ = Set 1" X 24" Iron Pipe (1.13 lb/lin. ft. min.)
- ——— = Boundary of this survey
- – – – = Centerline
- ( ) = Recorded dimensions

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

SURVEYOR'S CERTIFICATE:

I, SCOTT M DURKUM, PROFESSIONAL LAND SURVEYOR #2405, HEREBY CERTIFY THAT THE ABOVE SURVEY IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYOR:
SCOTT M. DURKUM PLS 2405
2311 MISSISSIPPI ST.
LACROSSE, WI 54601

OWNER:
VOKEN FAMILY LIMITED PARTNERSHIP
RANDY VOKEN
W5185 KEIL COULEE ROAD
LACROSSE, WI 54603

REV. 10-26-16
S-1609