

RIVER POINT DISTRICT

PART OF GOVERNMENT LOT 1 AND PART OF GOVERNMENT LOT 2 LOCATED IN THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 16 NORTH, RANGE 7 WEST, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

OVERALL DETAIL

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
CITY OF LA CROSSE
400 LA CROSSE ST.
LA CROSSE, WI 54601-3374

GENERAL NOTES:

- 1) ALL ROADS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC.
- 2) NO POLES, PADS BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
- 3) THE SITE FALLS WITHIN ZONE AE, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 55063C0234D AND 55063C0253D, EFFECTIVE DATE JANUARY 6, 2012.
- 4) ALL STRUCTURES SHALL NOT HAVE A FLOOR ELEVATION BELOW 648.00'
- 5) SITE SUBJECT TO AIRPORT HEIGHT RESTRICTIONS.
- 6) ANY LAND BELOW THE ORDINARY HIGH WATER MARK (OHWM) OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.

ACCESS RESTRICTIONS:

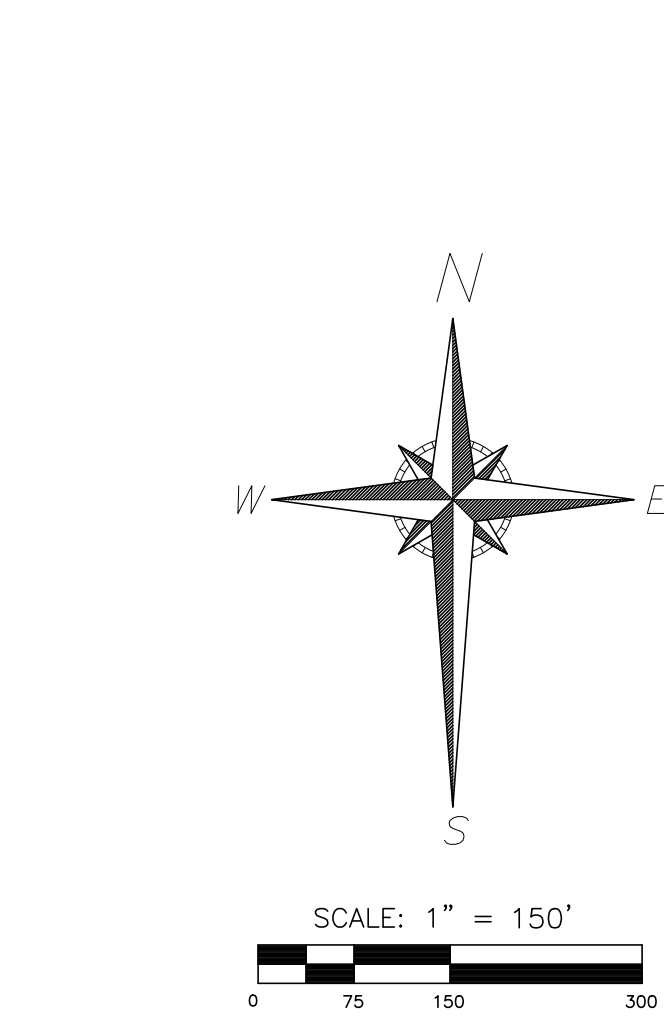
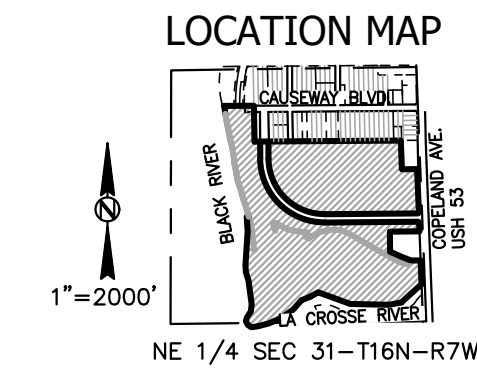
ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE, OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITH THE RIGHT OF WAY OF HIGHWAY 53. IT IS EXPRESSLY INTENDED THAT THESE RESTRICTIONS BE FOR THE BENEFIT OF THE PUBLIC, AS PROVIDED IN S.236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION.

REVISED THIS 3RD DAY OF AUGUST, 2023
REVISED THIS 1ST DAY OF AUGUST, 2023
REVISED THIS 26TH DAY OF JULY, 2023
REVISED THIS 17TH DAY OF FEBRUARY, 2023
REVISED THIS 31ST DAY OF OCTOBER, 2022
DATED THIS 25TH DAY OF OCTOBER, 2022

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

Certified August 2, 2023

Renee M. Poweg
Department of Administration



BEARINGS ARE REFERENCED TO THE LA CROSSE COUNTY COORDINATE SYSTEM, OF WHICH THE EAST LINE OF THE NE 1/4 OF SECTION 31-16-7 IS ASSUMED TO BEAR AS S02°13'45"E, VERTICAL DATUM BASED ON NAVD88.

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'05"

LEGEND

- 2.375" O.D., 18" LONG, WT. = 3.65 LBS./LIN. FT. IRON PIPE SET
- 1 1/16" O.D., 18" LONG, WT. = 1.13 LBS./LIN. FT. REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- NO DIRECT VEHICLE ACCESS TO COPELAND AVE/ USH 53- SEE NOTES ON ACCESS RESTRICTION

EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	192.01'	N82°10'52"E	L13	389.02'	S12°15'23"E
L2	94.32'	S12°16'23"E	L14	44.23'	S04°27'04"E
L3	132.74'	S09°15'39"E	L15	47.50'	S15°50'06"E
L4	31.52'	S01°54'40"W	L16	60.42'	S22°06'40"E
L5	26.82'	S39°44'59"E	L17	403.54'	S17°16'53"E
L6	548.85'	S15°25'40"E	L18	130.44'	S11°50'10"E
L7	129.87'	S11°50'10"E	L19	540.21'	S15°25'40"E
L8	400.40'	S17°16'53"E	L20	32.80'	S39°44'59"E
L9	60.87'	S22°06'40"E	L21	41.41'	S01°54'40"W
L10	52.91'	S15°50'06"E	L22	128.40'	S09°15'39"E
L11	45.33'	S04°27'04"E	L23	35.11'	N82°10'52"E
L12	392.58'	S12°15'23"E			

SEH
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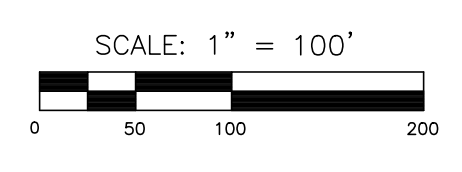
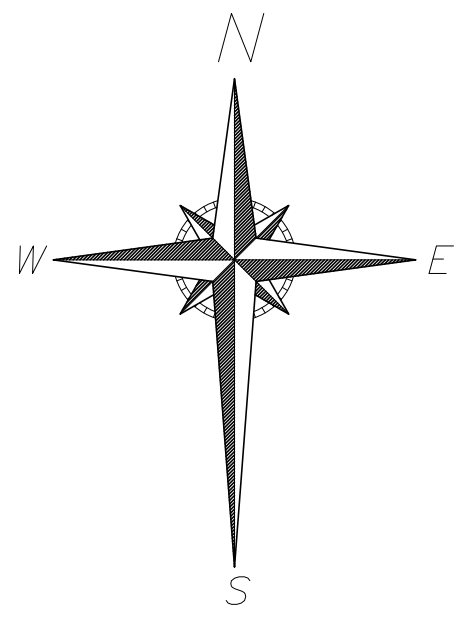
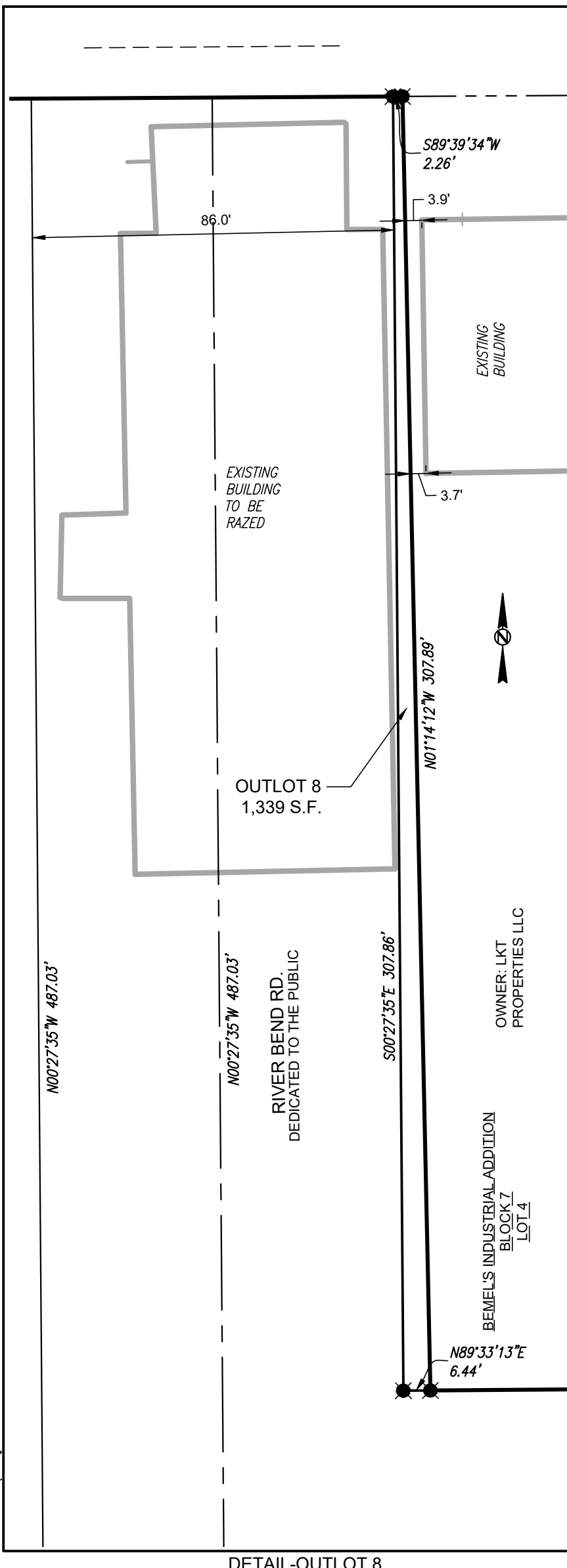
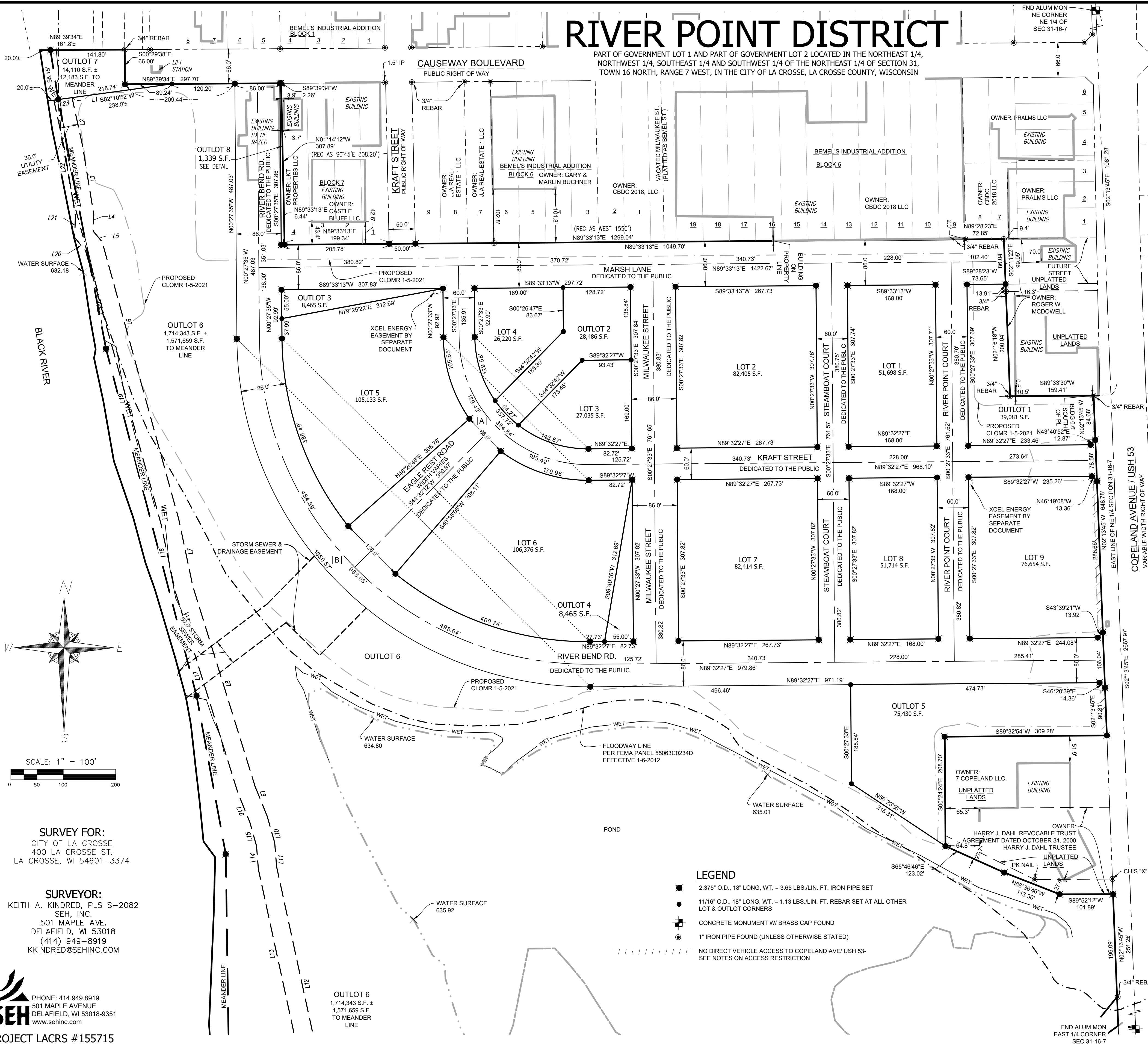
PROJECT LACRS #155715

RIVER POINT DISTRICT

PART OF GOVERNMENT LOT 1 AND PART OF GOVERNMENT LOT 2 LOCATED IN THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 16 NORTH, RANGE 7 WEST, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
 Certified August 2, 2023
Bernell M. Power
 Department of Administration

REVISED THIS 3RD DAY OF AUGUST, 2023
 REVISED THIS 1ST DAY OF AUGUST, 2023
 REVISED THIS 26TH DAY OF JULY, 2023
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 CITY OF LA CROSSE
 400 LA CROSSE ST.
 LA CROSSE, WI 54601-3374

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- LEGEND**
- 2.375" O.D., 18" LONG, WT. = 3.65 LBS./LIN. FT. IRON PIPE SET
 - 1.116" O.D., 18" LONG, WT. = 1.13 LBS./LIN. FT. REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS
 - CONCRETE MONUMENT W/ BRASS CAP FOUND
 - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
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RIVER POINT DISTRICT

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SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify: That I have surveyed, divided and mapped part of Government Lot 1 and part of Government Lot 2, located in the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 31, Town 16 North, Range 7 West in the City of La Crosse, La Crosse County Wisconsin bounded and described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of Section 31, thence South 02°13'45" East along the East line of said Northeast 1/4 a distance of 1081.28 feet, thence South 87°46'15" West, 33.00 feet to the West line of Copeland Avenue, USH 53 and the point of beginning, thence South 02°13'45" East along said West line, 648.78 feet; thence South 89°32'54" West, 309.28 feet; thence South 00°24'24" East, 208.70 feet; thence South 65°46'46" East, 123.02 feet; thence South 68°36'46" East, 113.30 feet; thence North 89°52'12" East, 101.89 feet to the West line of Copeland Avenue, USH 53; thence South 02°13'45" East along said West line 156.09 feet to a meander line, thence the next 12 courses along meander lines,

- thence South 38°52'48" West, 122.05 feet;
- thence South 58°06'07" West, 334.00 feet;
- thence North 86°23'14" West, 268.00 feet;
- thence North 72°46'01" West, 440.00 feet;
- thence South 77°26'11" West, 164.00 feet;
- thence South 53°58'26" West, 304.00 feet;
- thence South 66°48'43" West, 256.00 feet;
- thence North 00°51'56" West, 712.00 feet;
- thence North 10°27'30" West, 307.00 feet;
- thence North 14°37'16" West, 684.00 feet;
- thence North 10°51'33" West, 484.00 feet;

thence North 08°57'56" West, 95.55 feet to the North line of Vacated Causeway Blvd; thence North 89°39'34" East along said North line, 141.80 feet, thence South 00°23'38" East, 66.00 feet to the South line of Causeway Blvd; thence North 89°39'34" East along said South line, 297.70 feet to the West line of Lot 4, Block 7 of Bemei's Industrial Addition; thence South 01°14'12" East along said West line, 307.89 feet to the South line of Bemei's Industrial Addition; thence North 89°33'13" East along said South line, 1,299.04 feet; thence North 89°28'23" East along said South line, 72.85 feet; thence South 02°11'22" East, 99.95 feet; thence South 02°18'18" West, 200.04 feet; thence North 89°33'30" East, 158.41 feet to the point of beginning, including those lands between the meander line and the shore of the Black River and the La Crosse River.

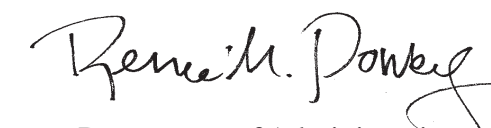
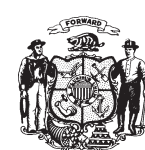
Containing 2,930,856 square feet, 67.28 acres to the meander line, 3,075,470 square feet, 70.6 acres to the shore, more or less

That I have made such survey, land division and plat by the direction of Development Authority of the City of La Crosse, owner of said lands.

That such plat is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the City of La Crosse in surveying, dividing and mapping the same.

- Dated this 25th day of October, 2022.
- Revised this 31st day of October, 2022.
- Revised this 17th day of February, 2023.
- Revised this 25th day of July, 2023.
- Revised this 1st day of August, 2023.
- Revised this 3rd day of August, 2023.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
 Certified August 2, 2023

 Department of Administration 

Keith A. Kindred, PLS S-2082

CORPORATE OWNER'S CERTIFICATE

The Development Authority of the City of La Crosse, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The Development Authority of the City of La Crosse., does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) Department of Administration
- 2) City of La Crosse
- 3) Wisconsin Department of Transportation

IN WITNESS WHEREOF, said The Development Authority of the City of La Crosse., has caused these presents to be signed by _____, member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____

In Presence of:

_____, member

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named _____ member of the above named corporation, to me known to be such member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

 Notary Public

_____, County, Wisconsin

My Commission Expires _____

COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved that the plat of River Point District, in the City of La Crosse, The Development Authority of the City of La Crosse, owner, is hereby approved by the Common Council.

All conditions have been met as of the _____ day of _____ 2022.

Date: _____ Signed _____
 Barb Janssen, Council President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Common Council of the City of La Crosse.

Date: _____ Signed _____
 Nikki Elsen, City Clerk

CITY PLAN COMMISSION APPROVAL CERTIFICATE:

Resolved that the plat of River Point District, in the City of La Crosse, The Development Authority of the City of La Crosse, owner, is hereby approved by the City Plan Commission.

Approved as of the _____ day of _____ 2022.

Date: _____ Signed _____
 Mitch Reynolds, Mayor

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the City Plan Commission of the City of La Crosse.

Date: _____ Signed _____
 Nikki Elsen, City Clerk

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN)
 _____ COUNTY) SS

I, _____, being the duly appointed, qualified and acting City Treasurer of the City of La Crosse, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any of the land in the plat of River Point District.

Dated _____
 _____ City Treasurer

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
 _____ COUNTY) SS

I, Amy L. Twitchell, being duly elected, qualified and acting Treasurer of LaCrosse County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in the plat of River Point District.

Date _____
 Amy L. Twitchell, Treasurer

Curve Table								
CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2	
A	C/L	245.00'	90°00'00"	384.84'	346.48'	S45°27'33"E	S00°27'33"E	N89°32'27"E
	C/L NORTH	245.00'	44°17'55"	189.42'	184.74'	S22°36'31"E	S00°27'33"E	S44°45'29"E
	C/L SOUTH	245.00'	45°42'05"	195.42'	190.28'	S67°36'31"E	S44°45'29"E	N89°32'27"E
	R/W	215.00'	90°00'00"	337.72'	304.06'	S45°27'33"E	S00°27'33"E	N89°32'27"E
	LOT 3	215.00'	38°20'18"	143.87'	141.19'	S71°17'25"E	S52°07'16"E	N89°32'27"E
	OUTLOT 2	215.00'	17°07'43"	64.27'	64.04'	S43°33'24"E	S34°59'33"E	S52°07'16"E
	LOT 4	215.00'	34°31'59"	129.58'	127.63'	S17°43'33"E	S00°27'33"E	S34°59'33"E
B	LOT 5	275.00'	34°30'50"	165.85'	163.16'	N17°42'58"W	N34°58'23"W	N00°27'33"W
	LOT 6	275.00'	37°29'38"	179.96'	176.76'	N71°42'44"W	S89°32'27"W	N52°57'55"W
	C/L	625.82'	89°59'59"	983.03'	885.04'	S45°27'34"E	S00°27'35"E	N89°32'26"E
	C/L NORTH	625.82'	44°20'50"	484.39'	472.39'	S22°38'00"E	S00°27'35"E	S44°48'25"E
	C/L SOUTH	625.82'	45°39'09"	498.64'	485.56'	S67°37'59"E	S44°48'25"E	N89°32'26"E
	LOT 5	582.82'	37°59'42"	386.49'	379.45'	S19°27'26"E	S00°27'35"E	S38°27'16"E
B	LOT 6	582.82'	39°23'45"	400.74'	392.89'	S70°45'40"E	S51°03'47"E	N89°32'27"E
	R/W	668.82'	89°59'59"	1050.57'	945.85'	S45°27'34"E	S00°27'35"E	N89°32'26"E



PROJECT LACRS #155715

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS