

3 WORKING DAYS BEFORE YOU DIG
CALL DIGGERS HOTLINE
 1-800-242-8511

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
 Utilities shown as marked per Diggers Hotline ticket number, dated _____

- LEGEND**
- = Found 1" Iron Pipe (unless stated otherwise)
 - = Set 3/4" x 20" Rebar (1.50 lb/lin. ft.)
 - ⊕ = Found 3/4" Iron Bar
 - ⊙ = Found Drill Hole
 - ⊙ = Set Drill Hole
 - ⊙ = Found County marker
 - () = Recorded dimensions
 - ⊙ = Electric Manhole
 - ⊙ = Communication Manhole
 - ⊙ = Sanitary Sewer Manhole
 - ⊙ = Storm Sewer Manhole
 - ⊙ = Hydrant
 - ⊙ = Water Valve
 - ⊙ = Storm Water Inlet
 - ⊙ = Pedestal
 - ⊙ = Boundary of this survey
 - ⊙ = Centerline
 - ⊙ = Electric
 - ⊙ = Gas Line
 - ⊙ = Communication/Electric
 - ⊙ = Sanitary Sewer
 - ⊙ = Storm Sewer
 - ⊙ = Water Line
 - ⊙ = Overhead Wires
 - ⊙ = Fence line
 - ⊙ = Spot Elevation
 - ⊙ = Utility Pole
 - ⊙ = Concrete Curb & Gutter
- 0.5' Contour Interval

Bearing Basis: The La Crosse County Coordinate System:
 Referenced to the (MDCS) NAD 83 (2011) Adjustment

Surveyor's Certificate
 I, CERTIFY, the on _____, 2023, I made an accurate survey of the property standing in the name of the City of La Crosse and located at _____, County of La Crosse, and shown on the accompanying survey entitled: S-8029

I made a careful inspection of the property and of the buildings located on the property at the time of making such survey, and again on _____, 2023, and on such later inspection I found the property to be in the possession of the City of La Crosse.

- I further certify as to the existence or nonexistence of the following at the time of my latest inspection:
- Right-of-way, old highways of abandoned roads, lanes of driveways, drains, sewer of water pipes and across the property: None
 - Springs, streams, rivers, ponds or lakes located on, bordering on or running through the property: None
 - Cemeteries or family burial grounds located on the property: None
 - Telephone, telegraph of electric power poles, wire or line located on, overhanging or crossing the property: Shown hereon
 - Disputed boundaries or encroachments: None
 - Are there any indications of building construction, alterations or repairs within recent months?:
 - Building or possession lines: None
 - Any change in street lines either completed or officially proposed: None
 - If any zoning or other municipal regulations affect the use of the property, do the improvements on the property and the use of them comply with the zoning or other municipal regulations:
 - If you have any information as to any restrictive covenants on the property, do the improvements, use and occupancy comply with such covenants?:

Surveyor's Certification
 TO: City of La Crosse, Cinnaire Solutions Corporation, Cinnaire Title Services, LLC

This is to certify that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes items 1-4, 6(a) and (b), 7(a), 8, 9, 10(a), 11, 13, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the state of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Further, the undersigned certifies that there are no encroachments across the property except as may be shown; that this map or plot of the property discloses all of the easements, and right-of-ways as set forth in Cinnaire Title Services, LLC Title Insurance Commitment/Policy No. 705843; and that all wetlands located on the property and party walls affecting any buildings are shown thereon.

Date: _____
 Signed: _____
 Registration No. _____

Licensed Professional Surveyor
 Dated: _____

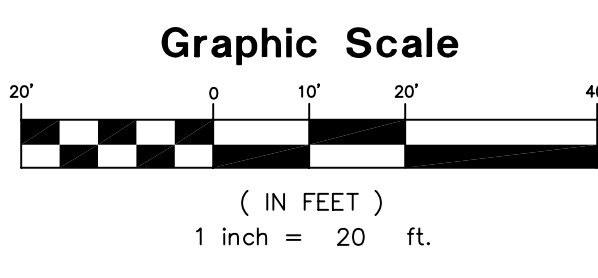
Note:
 FEMA Flood Zone: Zone X
 Firm No. 5506302420
 Effective Date: 1/6/2012

Title Commitment Description
 The East 90 feet of Lot 1, all of Lots 2, 3, 4, 5, 6 and the East 43 feet of the West 112 feet of Lot 7, Block 4 of Burns Addition to the City of La Crosse, La Crosse County, Wisconsin

Surveyor's Description
 All of Lots 2, 3, 4, 5, and 6, also part of Lots 1 and 7, Block 4, Burns Addition, located in the NE 1/4 of the SE 1/4, Section 6, T15N-R7W, City of La Crosse, La Crosse County, Wisconsin described as follows:

Commencing at the East 1/4 corner of Section 6, thence S 25°10'21" W 1046.05 feet to the northeast corner of Lot 1, Block 4, Burns Addition, the South right-of-way line of Mississippi Street, and the point of beginning of this description:
 thence S 00°20'30" W 295.57 feet to the southeast corner of Lot 6 of said Block 4;
 thence, along the South line of said Lot 6, N 89°46'58" W 60.31 feet;
 thence S 00°13'22" W 49.25 feet to the South line of said Block 4, also being the North right-of-way line of Jackson Street;
 thence, along said North right-of-way line, N 89°46'27" W 106.00 feet;
 thence, continuing along said North right-of-way line, N 44°46'33" W 8.49 feet to the West line of said Block 4, also being the East right-of-way line, of 4th Street South;
 thence, along said East right-of-way line, N 00°13'22" E 289.42 feet to the northwest corner of Lot 2 of said Block 4;
 thence, along the North line of said Lot 2, S 89°49'34" E 82.82 feet;
 thence N 00°20'30" E 49.25 feet to the North line of said Block 4, also being the South right-of-way line of Mississippi Street;
 thence, along said South right-of-way line, S 89°50'06" E 90.00 feet to the point of beginning of this description.

Subject to any easements, covenants and restrictions of record. The above description is the same as referenced in the Title Commitment.



SURVEY FOR
Cinnaire Title Services
 All of Lots 2, 3, 4, 5, & 6, also part of Lots 1 & 7, Block 4, Burns Add.; Located NE-SE, Sec. 6, T15N-R7W; City of La Crosse, La Crosse County, WI
 4th Street S. / Mississippi St. / Jackson St.

DRAWN BY: DATE:
 CF TS 8/7/2023
 REVISIONS BY: DATE:

SCALE: 1" = 20'
 FIELD CREW:
 TS BW

SHEET 1 OF 1
 PROJECT NO.: S-8029

ALTA/NSPS Land Title Survey

**CR Coulee Region
 LS Land Surveyors**
 917 SOUTH 4TH STREET - P.O. BOX 1954
 LA CROSSE, WISCONSIN 54601
 PHONE (608) 784-1614 FAX (608) 784-1408
 www.couleeregionlandsurveyors.com