

# PRELIMINARY PLAT OF THE HARBOR SUBDIVISION

LOCATED IN ALL OF LOTS 2 AND 3 AND PART OF LOT 4, HOESHLER'S PARK PLAZA ADDITION, BEING IN PART OF GOVERNMENT LOTS 5 AND 6 OF SECTION 13, TOWNSHIP 104 NORTH, RANGE 4 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

**SURVEYED LEGAL DESCRIPTION:**

Lots 2 and 3 and part of Lot 4, Hoeshler's Park Plaza Addition, being in part of Government Lots 5 and 6 of Section 13, Township 104 North, Range 4 West, City of La Crosse, La Crosse County, Wisconsin, described as follows:  
Commencing at the northwest corner of said Section 13; thence South 69°04'36" East 1831.48 feet to the southeast corner of Lot 5 of said Hoeshler's Park Plaza Addition and the point of beginning; thence South 72°27'52" West along the south line of said Lot 5 and its westerly extension 293.26 feet; thence North 05°36'43" West 41.78 feet; thence North 88°04'23" West 90.68 feet to the west line of said Hoeshler's Park Plaza Addition; thence South 18°03'08" East along said west line 346.24 feet; thence continuing along said west line South 04°38'02" East 335.29 feet to the southwest corner of Lot 2 of said Hoeshler's Park Plaza Addition; thence North 72°27'52" East along the south line of said Lot 2 a distance of 468.60 feet to the southeast corner thereof, also being the east line of said Hoeshler's Park Plaza Addition; thence North 17°32'08" West along said east line 354.00 feet; thence continuing along said east line on the arc of a 1163.24 foot radius curve, concave West, the chord of which bears North 23°41'22" West and measures 249.39 feet to the point of beginning.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT BEARING
C1	12°18'27"	1163.24'	249.87'	249.39'	N23°41'22"W	S17°32'08"E
C2	85°54'39"	83.00'	124.45'	113.12'	S29°30'32"W	S13°26'47"E
C3	85°54'39"	37.00'	55.48'	50.43'	S29°30'32"W	S13°26'47"E

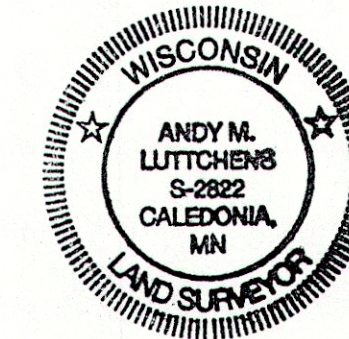
- LEGEND**
- SAN— EXISTING SANITARY SEWER
  - FM— EXISTING SANITARY FORCE MAIN
  - ST— EXISTING STORM SEWER
  - EXISTING BITUMINOUS SURFACE
  - FOUND P.K. NAIL/UNLESS NOTED
  - ⊙ SET DRILL HOLE IN CONCRETE
  - SET 1 1/4" ROUND IRON BAR WEIGHING 4.17 LBS/LIN. FT
  - (R.A.) RECORDED MEASUREMENT
  - U.E. PROPOSED UTILITY EASEMENT
  - W.E. PROPOSED WALKWAY EASEMENT

- LEGEND**
- UE— EXISTING UNDERGROUND ELECTRIC CABLE
  - UT— EXISTING UNDERGROUND TELEPHONE CABLE
  - G— EXISTING UNDERGROUND GAS LINE
  - OE— EXISTING OVERHEAD LINE
  - W— EXISTING WATERMAIN LINE

- EXISTING EASEMENT NOTES:**
- EXISTING EASEMENT FOR UTILITY POLES AND APPARATUSES HELD BY NORTHERN STATES POWER COMPANY, ITS SUCCESSORS AND ASSIGNS DOC NO. 764734 V.401 P.66. POLES ARE TO BE REMOVED AND EASEMENT RELEASED.
  - EXISTING EASEMENT FOR UTILITY POLE AND APPARATUS HELD BY NORTHERN STATES POWER COMPANY, ITS SUCCESSORS AND ASSIGNS DOC. NO. 764735 V.401 P.68. POLE IS TO BE REMOVED AND EASEMENT RELEASED.
  - EXISTING SANITARY SEWER, FORCE MAIN, DISCHARGE, ACCESS, AND UTILITY EASEMENTS HELD BY THE CITY OF LA CROSSE, ITS SUCCESSORS AND ASSIGNS DOC. NO. 959429 V.729, P.957 AND DOC. NO. 959431 V.729, P.967. EXISTING SANITARY SEWER LINES ARE TO BE ABANDONED AND EASEMENTS RELEASED.

**FLOOD PLAIN NOTE:**  
ACCORDING TO FEMA FIRM MAP NO. 55063C0234D, EFFECTIVE JANUARY 6, 2012 THE ENTIRE PRELIMINARY PLAT EXCEPT FOR A SMALL PORTION IN THE SOUTHEAST CORNER THEREOF IS IN THE AREA OF 0.2% ANNUAL CHANCE FLOOD (500 YEAR FLOOD). THE REMAINING AREA IN SAID SOUTHEAST CORNER IS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD (500 YEAR FLOOD).

THE 1% ANNUAL CHANCE FLOOD ELEVATION (100 YEAR FLOOD) ACCORDING TO SAID FEMA FIRM MAP IS 642.8' (NAVD 88).



OWNER:  
LA CROSSE COUNTY  
400 4TH ST N RM2350  
LA CROSSE, WI 54601

SUBDIVIDER:  
WEST COAST DEVELOPMENT LLC  
JOE VAN AELSTYN  
3152 S 33RD ST  
LA CROSSE, WI 54601

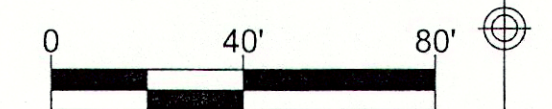
SURVEYOR:  
DAVY ENGINEERING COMPANY  
ANDY M. LUTTCHENS  
W.I. L.S. NO. 2822

ZONING: PLANNED DEVELOPMENT DISTRICT (PDD) GENERAL  
TOTAL AREA: 5.78± ACRES, 251975± SQ. FT.

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE CITY OF LA CROSSE'S SUBDIVISION ORDINANCE TO THE BEST OF MY KNOWLEDGE AND BELIEF:

*Andy M. Lutichens*  
ANDY M. LUTTCHENS, L.S. 2822

7/9/2013  
DATE



VERTICAL DATUM: SCALE = 1" = 40'-0"  
ELEVATIONS ARE BASED ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 88)

BASIS OF BEARINGS:  
BEARINGS ARE BASED ON THE NAD 83 (2011 ADJ.) LA CROSSE COUNTY COORDINATE SYSTEM

	PRELIMINARY PLAT	Proj: 8626-001.130	Scale: 1" = 40'	Date: 7/9/2013
	THE HARBOR SUBDIVISION	Drawn: AML	Checked: AML	Sheet 1 OF 1
	LA CROSSE, WISCONSIN	Drawing: West Coast Development\2013\8626-001 The Harbor		