

# WATERVIEW SUBDIVISION

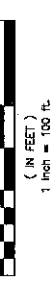
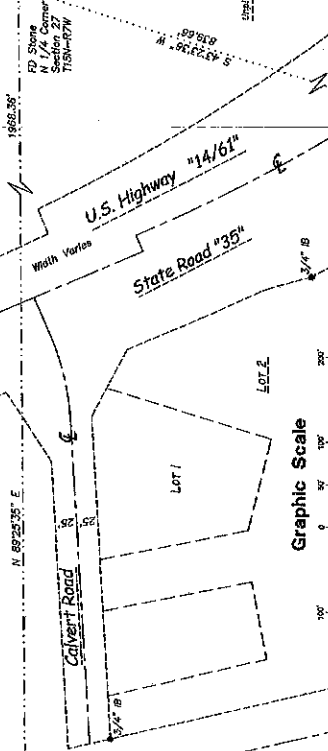
PART OF THE NE 1/4 - NW 1/4, SE 1/4 - NW 1/4 AND  
NE 1/4 - SW 1/4 SECTION 27, T15N-R7W,  
LA CROSSE COUNTY, WISCONSIN

CURVE	RADIUS	DELTA	CHORD	CHORD BEARING	CHORD TARGET BEARING
1	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
2	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
3	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
4	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
5	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
6	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
7	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
8	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
9	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
10	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
11	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
12	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
13	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
14	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
15	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
16	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
17	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
18	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
19	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
20	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
21	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
22	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
23	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
24	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W
25	50.00'	172.78°	96.59'	N 67°23'55" E	S 82°36'05" W

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



Department of Administration  
Certified  
20



Notes:  
10' Utility Easement along streets.  
30' Building setback from all street right-of-way lines.  
110' Building setback from State Road 35<sup>th</sup> centerline.  
50' Building setback from the western subdivision boundary.  
20' and 30' Rear yard setback for R-1, R-2, R-3.  
30' Rear yard setback for R-4.  
Remaining lots are to be zoned R-2.  
Remainder Lots are to be zoned R-2.  
Bones Road Elevation (B.F.E.) = 640.07  
Ordinary High Water Mark (O.H.W.M.) = 635.8'

- LEGEND**
- = Found 1" O.D. Iron Pin (unless noted otherwise)
  - = 5/8" 1/4" x 20" Iron Bar
  - = 5/8" 3/4" x 20" Iron Bar
  - ( ) = Recovered dimensions (1.50 to 1.75 ft.)
  - ( ) = Recovered dimensions
  - = Boundary of this survey
  - = Certificate Subdivision Boundary
  - = Utility Line
  - = Easement
  - = Drainage Easement
  - = Building Setback Line
  - = No Vehicular Access

**COLLIER REGION LAND SURVEYORS, LLC**  
Christopher W. Fischer  
Professional Land Surveyor # 2448  
1000 W. STATE STREET  
LA CROSSE, WI 54601  
(608) 795-1614  
(800) 788-1428  
Property Logic LLC  
(Your Surveyor, Owner)  
2435 House Street  
La Crosse, WI 54603  
(608)

### HIGHWAY/Road BUILDING SETBACK:

The building setback distance from the highway right-of-way line is 50'.  
The highway setback distance from the centerline is 110'. All other roads  
and all other setback distances are 25' from the right-of-way line.

### ACCESS RESTRICTIONS:

All lots are hereby restricted so that no owner, possessor, user,  
tenant or other person may have any right of direct vehicular ingress  
or egress from any lot to any other lot, street, driveway, alley,  
U.S. Highway 14/61<sup>st</sup> and State Road 35<sup>th</sup> as shown on this plan  
or any other map, it is expressly intended that this restriction constitute a  
concurrent easement in favor of the City of La Crosse, Wisconsin, and  
shall be enforceable by the Department of Transportation or its authorized  
designees. Any access allowed by special exception shall be confirmed  
and granted only through the driveway permitted process and all  
permits are necessary.

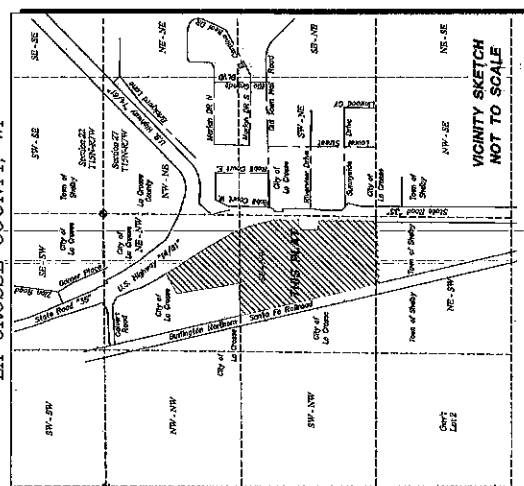
### HIGHWAY SETBACK RESTRICTION:

No improvements or structures are allowed between the right-of-way  
line and the highway setback line. Improvements and structures include,  
but are not limited to, signs, parking areas, driveways, walkways, etc.  
This restriction is for the benefit of the public as provided  
in section 236.23, Wisconsin Statutes, and shall be enforceable by the  
Wisconsin Department of Transportation for future information.

### NOISE NOTATION:

The lots of this land which may experience noise at levels exceeding  
the levels in s. Trans 405.04, Table 1, these areas are based on federal  
standards. The Department of Transportation is not responsible for  
noise levels. The Department of Transportation is not responsible for  
improvements, in the absence of any increase by the department to the  
highway's through-lane capacity.

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



VICINITY SKETCH  
NOT TO SCALE

U.S.C.E. Show Item  
of the NW-NW  
Section 27  
T15N-R7W

Note: The Ordinary High Water Mark  
(O.H.W.M.) is shown approximately and  
is for reference only.

Note: Any land below the ordinary high  
water mark of a lake or a navigable stream  
and adjacent water front is established under  
Article IX, Section 1, of the State constitution.

NW-NW

Referenced to the North line of the NW 1/4  
Referenced to the North line of the NW 1/4  
Referenced to the North line of the NW 1/4  
Referenced to the North line of the NW 1/4

SW-NW

SE-NW

NE-NW

SW-NE

SE-NE

NE-SE

SW-SE

SW-SW

SW-SW

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# 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**

**OWNERS CERTIFICATE:**

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of La Crosse  
La Crosse County Planning and Zoning Administration  
Wisconsin Department of Transportation  
Wisconsin Department of Administration (Plat Review)

Witness the hand and seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
In the presence of: \_\_\_\_\_

Kurt Schilling (Property Logic, LLC)

State of Wisconsin  
County of La Crosse) as

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, Kurt Schilling, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, \_\_\_\_\_ Wisconsin  
My Commission Expires \_\_\_\_\_

**LA CROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE APPROVAL CERTIFICATE:**

Resolved, that the Plat of Waterview Subdivision in the City of La Crosse, La Crosse County, Wisconsin is hereby approved by the La Crosse County Planning, Resources and Development Committee.

Tina Mhars, Committee Chair \_\_\_\_\_ Date: \_\_\_\_\_

I hereby certify that the foregoing is a copy of a resolution adopted by the La Crosse County Planning, Resources and Development Committee.

Gina Dankmeyer, County Clerk \_\_\_\_\_ Date: \_\_\_\_\_

**CITY TREASURER CERTIFICATE**

State of Wisconsin  
County of La Crosse) as

I, Valerie Fenske, being the duly appointed, qualified and acting 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 \_\_\_\_\_, 2018, on any of the land included in this plat.

Valerie Fenske, Treasurer \_\_\_\_\_ Date: \_\_\_\_\_

**COUNTY TREASURER CERTIFICATE:**

State of Wisconsin  
County of La Crosse) as

I, Jeanne Colstad-Witcraft, being the duly appointed, qualified and acting Treasurer of the County of La Crosse, do hereby certify that the records in my office show there are no unpaid taxes or unpaid special assessments as of \_\_\_\_\_, 2018, affecting the lands included in this plat.

Jeanne Colstad-Witcraft, Treasurer \_\_\_\_\_ Date: \_\_\_\_\_

**REGISTER OF DEEDS CERTIFICATE:**

State of Wisconsin  
County of La Crosse) as

I, Cheryl McBride, being duly appointed, qualified and acting Register of Deeds for the County of La Crosse, do hereby certify that the Plat of Waterview Subdivision was received for record this \_\_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock \_\_\_\_\_ m.

Cheryl McBride, Register of Deeds \_\_\_\_\_ Date: \_\_\_\_\_

**Legal Description**

I, Chris W. Fechner, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped the plat of Waterview Subdivision, including the survey, land parcels, land area and the plat, under the direction of Kurt Schilling, owner of Property Logic, LLC, owner of said land, being 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 43°23'36" W 839.66 feet to the eastern most corner of Lot 2, Certified Survey Map, Volume 13, Page 126, Document Number 4422742, the West right-of-way line of State Road 50 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, continuing along said West right-of-way line, S 28°47'41" E 238.52 feet;  
thence, continuing along said West right-of-way line, S 21°14'27" E 152.25 feet;  
thence, S 14°04'08" E 341.89 feet;  
thence, continuing along said West right-of-way line, S 00°21'22" W 244.44 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 80°00'00" W 176.63 feet to the southwest corner of said parcel;  
thence S 89°39'38" E 90.00 feet to the southeast corner of said parcel and said West right-of-way line;  
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 SE 1/4 of the NW 1/4;  
thence, continuing along said West right-of-way line, also along said South line, S 80°00'00" W 114.00 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 890 Lot 2;  
thence, along said South line of said Lot 2, N 89°29'43" E 372.81 feet;  
thence, continuing along said South line, N 09°50'17" W 622.77 feet;  
thence, continuing along said South line, N 61°58'50" E 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 hereon, and that the same conform to the provisions of Chapters of the Wisconsin Statutes and the subdivision regulations of the City of La Crosse and La Crosse County in surveying and mapping the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Christopher W. Fechner  
Professional Land Surveyor # 52448  
Notary Public \_\_\_\_\_ Wisconsin  
My Commission Expires \_\_\_\_\_

**CONSENT OF CORPORATE MORTGAGEE:**

River Bank, A corporate duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certification of Property Logic, LLC, owner.

In witness whereof, the said River Bank has caused these presents to be signed by Jim Thompson, EVP & Chief Lending Officer, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Executive Vice President, Jim Thompson

State of Wisconsin  
La Crosse County) as

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, the above named mortgagee to me known to be the persons who executed the foregoing instruments and acknowledged the same.

My commission expires: \_\_\_\_\_ Notary Public - State of Wisconsin

**CITY COMMON COUNCIL CERTIFICATE:**

Resolved that the Plat of Waterview Subdivision, is hereby approved by the Common Council of the City of La Crosse.

Tim Käpöt, Mayor \_\_\_\_\_ Date: \_\_\_\_\_

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council.

Teri Lehrika, City Clerk \_\_\_\_\_ Date: \_\_\_\_\_

There are no objections to this plat with respect to  
Sens. 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