

WATERVIEW SUBDIVISION

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

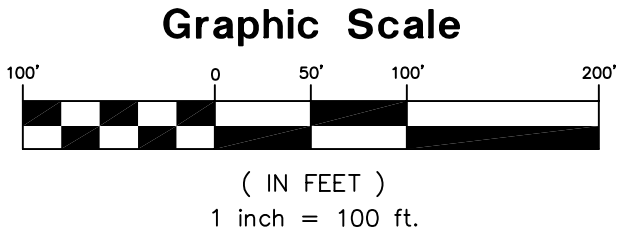
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT BEARING
C1	50.00'	277°04'32"	241.79'	S 04°03'32" W	66.21'	N 45°31'16" E
2	50.00'	85°05'09"	74.25'	S 88°03'50" W	67.61'	S 37°24'12" E
3	50.00'	47°44'44"	41.67'	S 25°31'13" E	40.47'	
4	50.00'	47°52'52"	41.78'	N 33°49'47" E	40.58'	
Outlot 3	50.00'	11°32'12"	10.07'	N 04°07'15" E	10.05'	
5	50.00'	84°49'36"	74.03'	S 79°49'00" E	67.45'	
C2	50.00'	258°27'47"	225.55'	S 51°18'06.5" E	77.46'	S 77°55'47" W
15	50.00'	32°46'45"	28.61'	N 15°51'22" E	28.22'	
16	50.00'	38°57'44"	34.00'	N 51°43'37" E	33.35'	
17	50.00'	186°43'18"	162.95'	S 15°25'52" E	99.83'	
C3	175.00'	34°16'56"	104.71'	N 17°40'28" W	103.15'	

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

LINE	LENGTH	BEARING
L1	51.55'	S 14°04'08" E
L2	23.46'	S 14°04'08" E
L3	37.01'	S 14°04'08" E
L4	64.97'	S 44°25'06" W
L5	5.60'	N 89°28'00" E
L6	23.06'	N 00°21'22" E
L7	64.62'	S 44°25'06" W
L8	10.00'	N 00°21'22" E
L9	13.06'	N 00°21'22" E



Notes:
10' Utility Easement along streets.
25' Building setback from all street right-of-way lines.
50' Highway setback from State Road "35" right-of-way line.
110' Highway setback from State Road "35" centerline.
50' Building setback from the wetland delineation boundary.
Highway setback required by Department of Transportation per Wisconsin Statutes 236.293.
7' Side yard setback for R-2 and R-6.
25' and 30' Rear yard setback for R-2.
30' Rear yard setback for R-6.
Lots 1, 2 and 17 are to be zoned R-6.
Remaining Lots are to be zoned R-2.
Base Flood Elevation (B.F.E.) = 640.0'
Ordinary High Water Mark (O.H.W.M.) = 633.8'

FD U.S.C.E. Brass Mon. on the North line 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 is subject to the public trust doctrine in navigable waters that is established under Article IX, Section 1, of the State constitution.

Bearing Basis: The La Crosse County Coordinate System. Referenced to the National Grid of Wisconsin. Section 27, T15N-R7W, N 89°25'35" E

- LEGEND**
- = Found 1" O.D. Iron Pipe (unless stated otherwise)
 - = Set 1 1/4" x 20" Iron Bar (4.17 lb./lin. ft.)
 - = Set 3/4" x 20" Iron Bar (1.50 lb./lin. ft.)
 - () = Recorded dimensions
 - = Found 3/4" Iron Bar
 - = Found MAG nail
 - = Found County marker
 - = Boundary of this survey
 - - - = Centerline
 - - - = Wetland Delineation Boundary
 - - - = Utility lines
 - - - = Fence line
 - - - = Utility Easement
 - - - = Drainage Easement
 - - - = Building Setback Line
 - - - = Highway Setback Line
 - - - = United States Army Corps of Engineers
 - /// = No Access

COULEE REGION LAND SURVEYORS, LLC
Christopher W. Fechner
Professional Land Surveyor # S 2448
917 SOUTH 4th STREET
P.O. BOX 1954
LA CROSSE, WI 54601
(608) 784-1614
(608) 784-1408

Property Logic LLC
(Karl Schilling, Owner)
P.O. Box 2132
La Crosse, WI 54602
(608) 317-4481

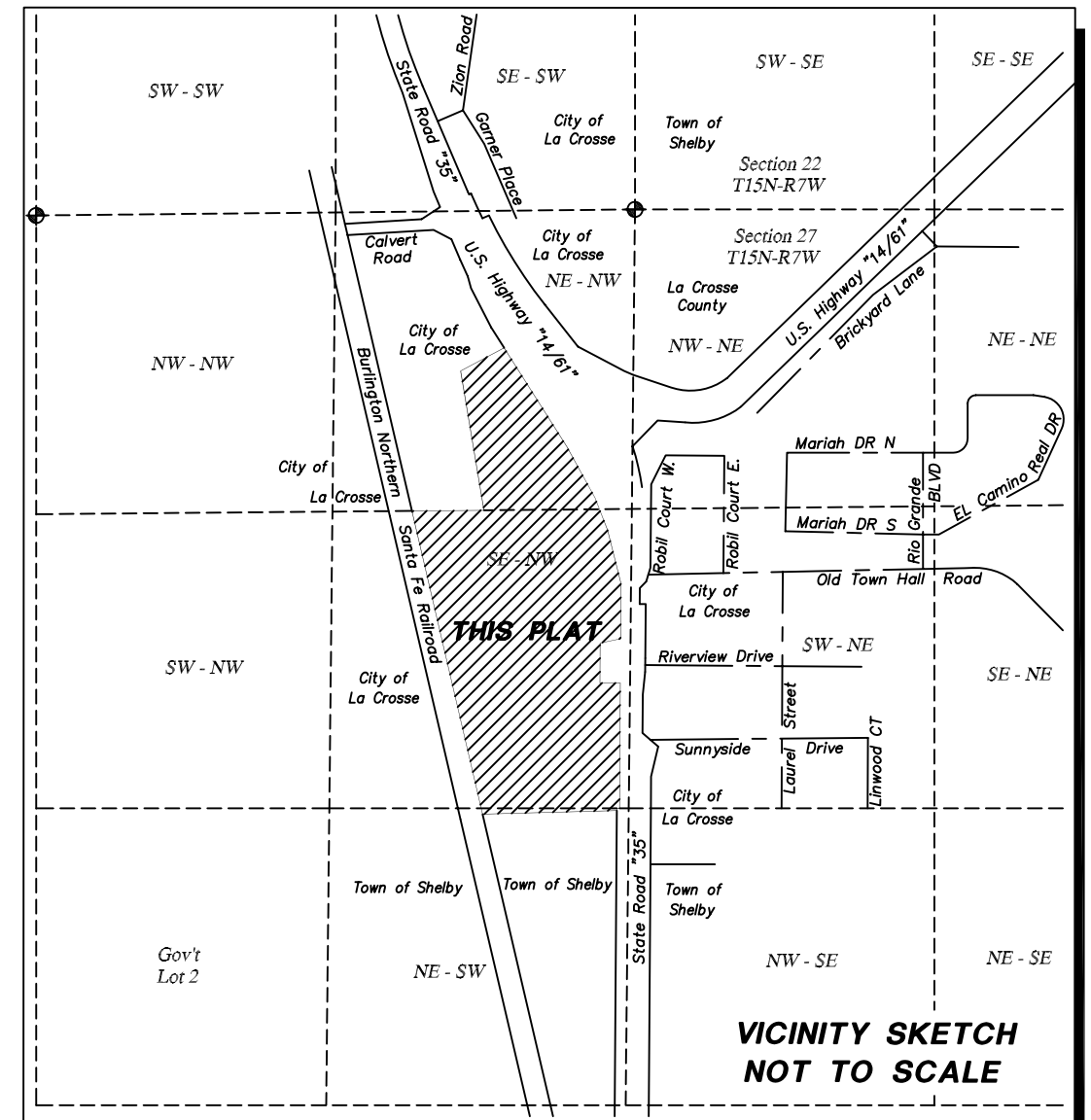
HIGHWAY/ROAD BUILDING SETBACK:
The Highway Setback Line (H.S.L.) is either 50' from the highway right-of-way line, or 110' from the highway centerline and labeled accordingly. Building setbacks from all other roads and cul-de-sacs is 25' from the road right-of-way line.

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 within the right-of-way of U.S. Highway "14/61" and State Road "35", it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation.

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, wells, septic systems, drainage facilities buildings and retaining walls. It is expressly intended that this restriction is 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. The phone number may be obtained by contacting the county highway department.

NOISE NOTATION:
The lots of this land division may experience noise at levels exceeding levels in s. Trans 405.04, Table I. These levels are based on federal standards. The Wisconsin Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, 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



OUTLOT 3
2,692 sq.ft.
0.06 acres

OUTLOT 1
281,247 sq.ft.
6.46 acres

TOTAL
1,242,727 sq.ft.
28.53 acres

LOTS AND OUTLOTS
1,139,636 sq.ft.
26.16 acres

ROADS
103,091 sq.ft.
2.37 acres

OUTLOT 4
16,946 sq.ft.
0.39 acres

OUTLOT 2
106,790 sq.ft.
2.45 acres