

# WILLOW HEIGHTS

LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 7 WEST, TOWN OF SHELBY, LA CROSSE COUNTY, WISCONSIN.

### SURVEYOR'S CERTIFICATE:

I, Andy M. Luttcens, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Shelby, La Crosse County and the City of La Crosse, and under the direction of Andrew and Linda Temte, members of ALT Investments, L.L.C., I have surveyed, divided and mapped WILLOW HEIGHTS; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in part of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 12, and part of the Northeast Quarter of the Northeast Quarter of Section 13, Township 15 North, Range 7 West, Town of Shelby, La Crosse County, Wisconsin, described as follows:

Beginning at the southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 12, also known as the South Quarter Corner of Section 12;  
 thence South 89°40'49" East along the south line of said Southwest Quarter of the Southeast Quarter 982.01 feet;  
 thence North 00°33'01" East 657.32 feet;  
 thence North 89°39'44" West 653.79 feet;  
 thence North 00°37'53" East 657.53 feet to the north line of said Southwest Quarter of the Southeast Quarter;  
 thence South 89°38'39" East along said north line 379.11 feet;  
 thence North 00°30'36" East 1273.77 feet to the southern right-of-way of Knobloch Road;  
 thence South 89°41'39" East along said southern right-of-way 519.73 feet;  
 thence continuing along said southern right-of-way 58.93 feet along the arc of a 105.50 foot radius curve, concave to the northwest, the chord of which bears North 74°18'13" East and measures 58.17 feet to the west line of Outlot 1 of Certified Survey Map recorded in Volume 9 of La Crosse County Certified Survey Maps, Page 127, as Document Number 1267180;  
 thence South 00°35'27" East along said west line and its southerly extension 429.26 feet, said line also being the west line of lands described in Volume 1409 of La Crosse County Records, Page 736, as Document Number 1263930;  
 thence continuing along said west line South 00°33'59" East 861.21 feet to the northwest corner of the Southeast Quarter of the Southeast Quarter of said Section 12;  
 thence South 89°38'39" East along the north line of said Southeast Quarter of the Southeast Quarter 1305.48 feet to the northeast corner thereof;  
 thence South 00°21'24" West along the east line of said Southeast Quarter of the Southeast Quarter 1156.53 feet to the northerly line of lands described in Document Number 1353073 of La Crosse County Records;  
 thence North 79°59'03" West along said northerly line 441.04 feet;  
 thence continuing along said northerly line South 23°31'15" West 251.39 feet;  
 thence continuing along said northerly line South 67°14'13" West 841.71 feet to the east line of the Northwest Quarter of the Northeast Quarter of said Section 13;  
 thence South 00°06'13" West along said east line 983.56 feet to the southeast corner of said Northwest Quarter of the Northeast Quarter;  
 thence North 89°49'58" West along the south line thereof 1311.75 feet to the southwest corner of said Northwest Quarter of the Northeast Quarter;  
 thence North 00°13'33" East along the west line thereof 1316.75 feet to the point of beginning.

Dated this 2 day of July, 2015.

Revised: September 28, 2015

*Andy M. Luttcens*  
 Andy M. Luttcens, Professional Land Surveyor, Number 2822  
 Davy Engineering Company  
 115 6th Street South  
 La Crosse, Wisconsin 54601



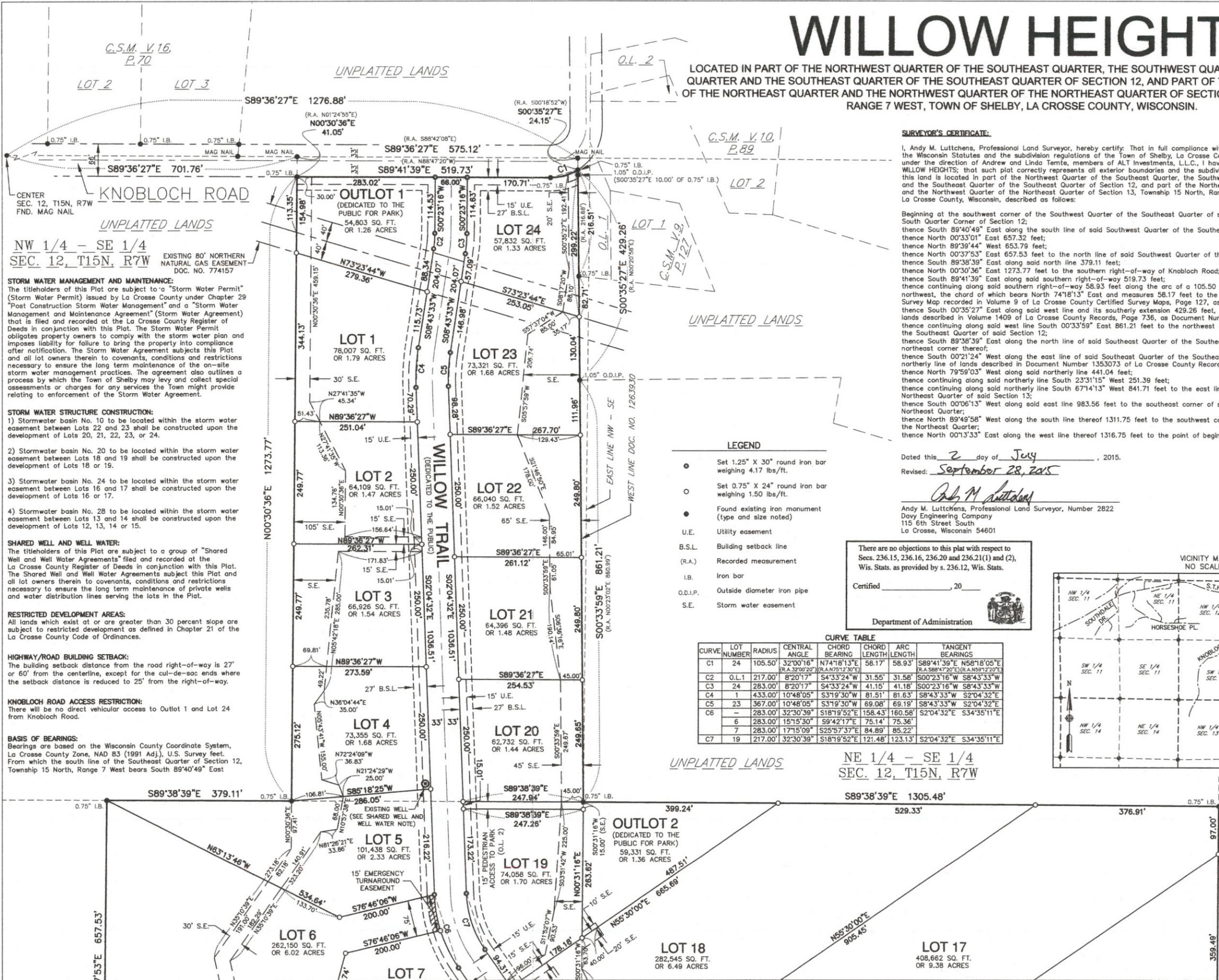
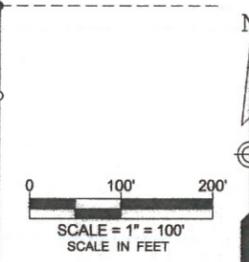
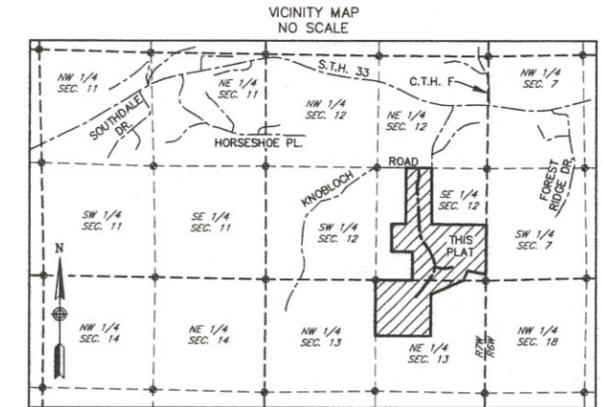
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

- ### LEGEND
- Set 1.25" X 30" round iron bar weighing 4.17 lbs./ft.
  - Set 0.75" X 24" round iron bar weighing 1.50 lbs./ft.
  - Found existing iron monument (type and size noted)
  - U.E. Utility easement
  - B.S.L. Building setback line
  - (R.A.) Recorded measurement
  - I.B. Iron bar
  - O.D.I.P. Outside diameter iron pipe
  - S.E. Storm water easement

CURVE	LOT NUMBER	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT BEARINGS
C1	24	105.50'	32°00'16"	N74°18'13"E	58.17'	58.93'	S89°41'39"E N58°18'05"E (R.A. 588°47'20"W)
C2	O.L. 1	217.00'	8°20'17"	S4°33'24"W	31.55'	31.58'	S00°23'16"W S8°43'33"W
C3	24	283.00'	8°20'17"	S4°33'24"W	41.15'	41.18'	S00°23'16"W S8°43'33"W
C4	1	433.00'	10°48'05"	S3°19'30"W	81.51'	81.63'	S8°43'33"W S2°04'32"E
C5	23	367.00'	10°48'05"	S3°19'30"W	69.08'	69.19'	S8°43'33"W S2°04'32"E
C6	6	283.00'	32°30'39"	S18°19'52"E	158.43'	160.58'	S2°04'32"E S34°35'11"E
	7	283.00'	15°15'30"	S9°42'17"E	75.14'	75.36'	
	19	217.00'	32°30'39"	S18°19'52"E	121.48'	123.13'	S2°04'32"E S34°35'11"E



NW 1/4 - SE 1/4  
 SEC. 12, T15N, R7W

**STORM WATER MANAGEMENT AND MAINTENANCE:**  
 The titleholders of this Plat are subject to a "Storm Water Permit" (Storm Water Permit) issued by La Crosse County under Chapter 29 "Post Construction Storm Water Management" and a "Storm Water Management and Maintenance Agreement" (Storm Water Agreement) that is filed and recorded at the La Crosse County Register of Deeds in conjunction with this Plat. The Storm Water Permit obligates property owners to comply with the storm water plan and imposes liability for failure to bring the property into compliance after notification. The Storm Water Agreement subjects this Plat and all lot owners therein to covenants, conditions and restrictions necessary to ensure the long term maintenance of the on-site storm water management practices. The agreement also outlines a process by which the Town of Shelby may levy and collect special assessments or charges for any services the Town might provide relating to enforcement of the Storm Water Agreement.

**STORM WATER STRUCTURE CONSTRUCTION:**  
 1) Stormwater basin No. 10 to be located within the storm water easement between Lots 22 and 23 shall be constructed upon the development of Lots 20, 21, 22, 23, or 24.  
 2) Stormwater basin No. 20 to be located within the storm water easement between Lots 18 and 19 shall be constructed upon the development of Lots 18 or 19.  
 3) Stormwater basin No. 24 to be located within the storm water easement between Lots 16 and 17 shall be constructed upon the development of Lots 16 or 17.  
 4) Stormwater basin No. 28 to be located within the storm water easement between Lots 13 and 14 shall be constructed upon the development of Lots 12, 13, 14 or 15.

**SHARED WELL AND WELL WATER:**  
 The titleholders of this Plat are subject to a group of "Shared Well and Well Water Agreements" filed and recorded at the La Crosse County Register of Deeds in conjunction with this Plat. The Shared Well and Well Water Agreements subject this Plat and all lot owners therein to covenants, conditions and restrictions necessary to ensure the long term maintenance of private wells and water distribution lines serving the lots in the Plat.

**RESTRICTED DEVELOPMENT AREAS:**  
 All lands which exist at or are greater than 30 percent slope are subject to restricted development as defined in Chapter 21 of the La Crosse County Code of Ordinances.

**HIGHWAY/ROAD BUILDING SETBACK:**  
 The building setback distance from the road right-of-way is 27' or 60' from the centerline, except for the cul-de-sac ends where the setback distance is reduced to 25' from the right-of-way.

**KNOBLOCH ROAD ACCESS RESTRICTION:**  
 There will be no direct vehicular access to Outlot 1 and Lot 24 from Knobloch Road.

**BASIS OF BEARINGS:**  
 Bearings are based on the Wisconsin County Coordinate System, La Crosse County Zone, NAD 83 (1991 Adj.), U.S. Survey feet. From which the south line of the Southeast Quarter of Section 12, Township 15 North, Range 7 West bears South 89°40'49" East

# WILLOW HEIGHTS

LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 7 WEST, TOWN OF SHELBY, LA CROSSE COUNTY, WISCONSIN.

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



(S 1/4 SEC. 12 TO CENTER OF SEC. 12)  
N00°40'19"E 2630.56'  
1315.28'  
1315.28'

### LEGEND

- Set 1.25" X 30" round iron bar weighing 4.17 lbs/ft.
- Set 0.75" X 24" round iron bar weighing 1.50 lbs/ft.
- Found existing iron monument (type and size noted)
- U.E. Utility easement
- B.S.L. Building setback line
- (R.A.) Recorded measurement
- I.B. Iron bar
- O.D.I.P. Outside diameter iron pipe
- S.E. Storm water easement



*Andy M. Lutthens*  
7/2/2015  
REVISED 9/28/2015

SOUTH QUARTER CORNER  
SEC. 12, T15N, R7W  
FND. 1.05" O.D.I.P.  
N=121091.11  
E=469501.31

CURVE TABLE						
CURVE	LOT NUMBER	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARINGS
C6	6	283.00'	32°30'39"	S18°19'52"E	158.43'	S2°04'32"E S34°35'11"E
	7	283.00'	15°15'30"	S9°42'17"E	75.14'	S75°36'00"E
	8	283.00'	17°15'09"	S25°57'37"E	84.89'	S85°22'00"E
C7	19	217.00'	32°30'39"	S18°19'52"E	121.48'	S2°04'32"E S34°35'11"E
	8	417.00'	22°15'58"	S23°27'12"E	161.04'	S34°35'11"E S41°50'38"W
	9	417.00'	49°44'58"	S12°33'16"W	350.81'	S362°08'00"E
C8	10	417.00'	4°24'53"	S39°38'12"W	32.12'	S32°13'00"E
	10	417.00'	4°24'53"	S39°38'12"W	32.12'	S32°13'00"E
	10	417.00'	4°24'53"	S39°38'12"W	32.12'	S32°13'00"E
C9	17	483.00'	42°52'06"	S13°09'08"E	353.01'	S34°35'11"E S8°16'55"W
	17	483.00'	34°33'26"	S8°59'48"E	286.92'	S291°32'00"E
	18	483.00'	8°18'40"	S30°25'51"E	70.00'	S70°06'00"E
C10	13	483.00'	25°43'35"	S28°58'50"W	215.06'	S16°07'03"W S41°50'38"W
	10	50.00'	27°24'01"	S48°09'22"E	66.00'	N89°27'22"W N6°51'23"W
	11	50.00'	76°31'37"	S52°16'50"W	61.93'	S66°78'00"E
C11	11	50.00'	168°51'28"	S70°24'43"E	99.53'	S147°36'00"E
	12	50.00'	32°00'56"	N9°09'05"E	27.58'	S27°94'00"E
	12	50.00'	32°00'56"	N9°09'05"E	27.58'	S27°94'00"E
C12	17	67.00'	31°21'01"	N86°31'29"E	36.20'	S77°48'01"E N70°50'58"E
	13	133.00'	31°21'01"	N86°31'29"E	71.87'	S77°48'01"E N70°50'58"E
	13	133.00'	21°12'33"	S88°24'17"E	48.95'	S49°23'54"E
C13	14	133.00'	10°08'28"	N75°55'12"E	23.51'	S23°54'00"E
	14	133.00'	10°08'28"	N75°55'12"E	23.51'	S23°54'00"E
	14	133.00'	10°08'28"	N75°55'12"E	23.51'	S23°54'00"E
C14	14	50.00'	27°24'01"	N19°09'02"W	66.00'	S60°27'01"E S22°08'58"W
	14	50.00'	74°40'25"	N82°12'46"E	60.65'	S65°17'00"E
	15	50.00'	73°44'23"	N8°00'22"E	60.00'	S64°35'00"E
C14	16	50.00'	73°44'23"	N8°00'22"E	60.00'	S64°35'00"E
	16	50.00'	73°44'23"	N8°00'22"E	60.00'	S64°35'00"E
	17	50.00'	55°14'50"	S49°46'23"W	46.37'	S48°21'00"E

### UNPLATTED LANDS

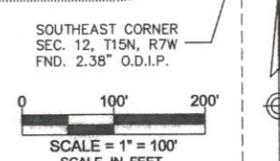
SW 1/4 - SE 1/4  
SEC. 12, T15N, R7W

SE 1/4 - SE 1/4  
SEC. 12, T15N, R7W

NE 1/4 - NE 1/4  
SEC. 13, T15N, R7W

UNPLATTED LANDS

UNPLATTED LANDS



BASIS OF BEARINGS:  
Bearings are based on the Wisconsin County Coordinate System, La Crosse County Zone, NAD 83 (1991 Adj.), U.S. Survey feet. From which the south line of the Southeast Quarter of Section 12, Township 15 North, Range 7 West bears South 89°40'49" East

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

- LEGEND**
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  - S.E. Storm water easement

WISCONSIN  
ANDY M. LUTCHENS  
S-2622  
CALEDONIA  
MN  
LAND SURVEYOR

7/2/2015  
Revised 9/28/2015

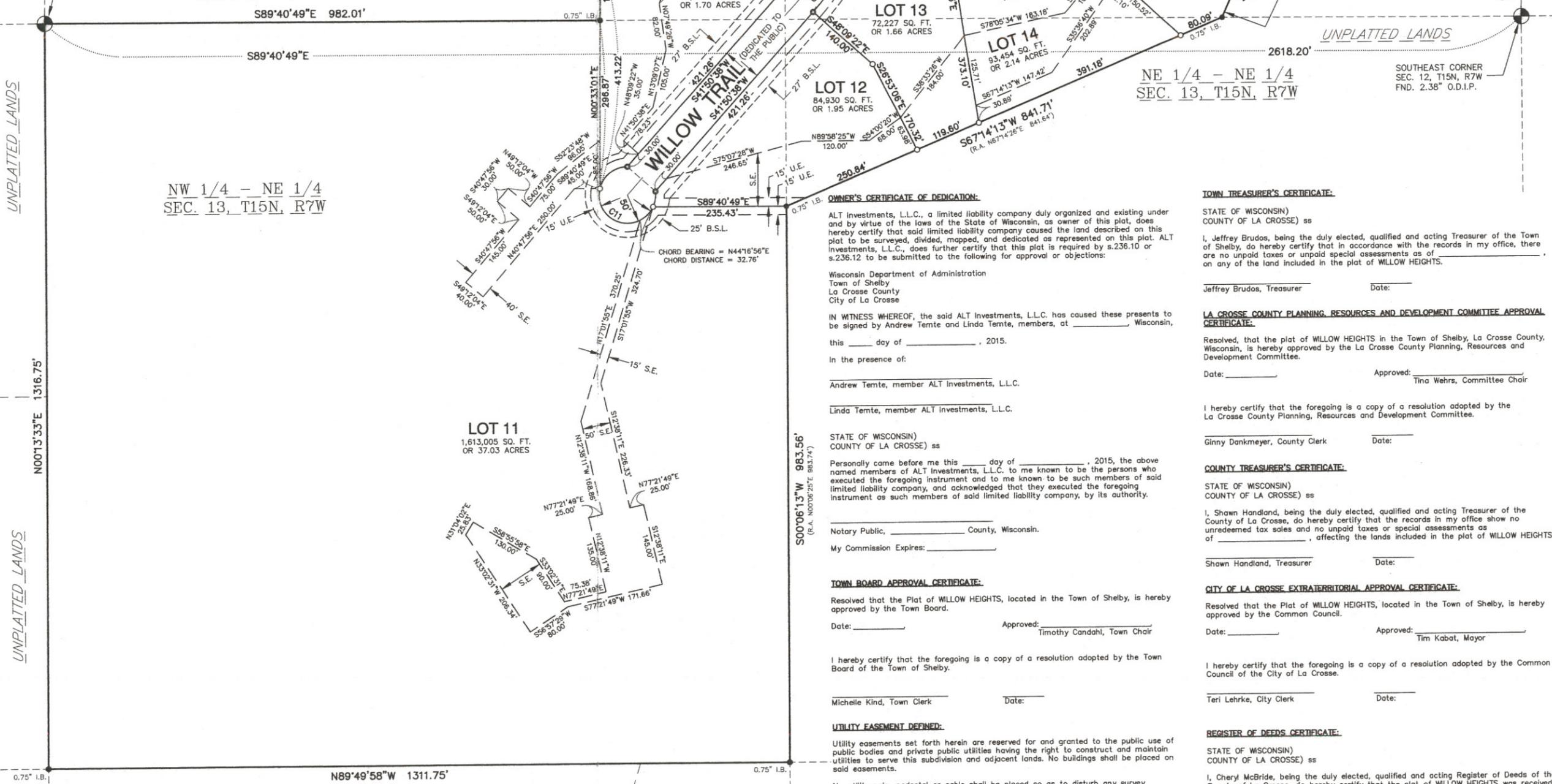
SCALE = 1" = 100'  
SCALE IN FEET

# WILLOW HEIGHTS

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SOUTH QUARTER CORNER  
SEC. 12, T15N, R7W  
FND. 1.05" O.D.I.P.  
N=121091.11  
E=469501.31

**BASIS OF BEARINGS:**  
Bearings are based on the Wisconsin County Coordinate System, La Crosse County Zone, NAD 83 (1991 Adj.), U.S. Survey feet. From which the south line of the Southeast Quarter of Section 12, Township 15 North, Range 7 West bears South 89°40'49" East



**OWNER'S CERTIFICATE OF DEDICATION:**  
ALT Investments, L.L.C., a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner of this plat, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. ALT Investments, L.L.C., does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objections:

Wisconsin Department of Administration  
Town of Shelby  
La Crosse County  
City of La Crosse

IN WITNESS WHEREOF, the said ALT Investments, L.L.C. has caused these presents to be signed by Andrew Temte and Linda Temte, members, at \_\_\_\_\_, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

In the presence of:  
  
Andrew Temte, member ALT Investments, L.L.C.  
  
Linda Temte, member ALT Investments, L.L.C.

STATE OF WISCONSIN)  
COUNTY OF LA CROSSE) ss  
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, the above named members of ALT Investments, L.L.C. to me known to be the persons who executed the foregoing instrument and to me known to be such members of said limited liability company, and acknowledged that they executed the foregoing instrument as such members of said limited liability company, by its authority.

Notary Public, \_\_\_\_\_ County, Wisconsin.  
My Commission Expires: \_\_\_\_\_

**TOWN BOARD APPROVAL CERTIFICATE:**  
Resolved that the Plat of WILLOW HEIGHTS, located in the Town of Shelby, is hereby approved by the Town Board.  
Date: \_\_\_\_\_ Approved: \_\_\_\_\_  
Timothy Candahl, Town Chair

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Shelby.  
Michelle Kind, Town Clerk Date: \_\_\_\_\_

**UTILITY EASEMENT DEFINED:**  
Utility easements set forth herein are reserved for and granted to the public use of public bodies and private public utilities having the right to construct and maintain utilities to serve this subdivision and adjacent lands. No buildings shall be placed on said easements.

No utility pole, pedestal or cable shall be placed so as to disturb any survey monument or obstruct vision along any lot or street line. The unauthorized disturbance of a survey monument is a violation of S.236.32 of Wisconsin Statutes.

**EMERGENCY TURNAROUND EASEMENT DEFINED:**  
The emergency turnaround easement set forth herein is reserved for and granted to the public for ingress-egress access to allow for a vehicular turnaround area in the case of emergencies.

**TOWN TREASURER'S CERTIFICATE:**  
STATE OF WISCONSIN)  
COUNTY OF LA CROSSE) ss  
I, Jeffrey Brudos, being the duly elected, qualified and acting Treasurer of the Town of Shelby, 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 included in the plat of WILLOW HEIGHTS.  
Jeffrey Brudos, Treasurer Date: \_\_\_\_\_

**LA CROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE APPROVAL CERTIFICATE:**  
Resolved, that the plat of WILLOW HEIGHTS in the Town of Shelby, La Crosse County, Wisconsin, is hereby approved by the La Crosse County Planning, Resources and Development Committee.  
Date: \_\_\_\_\_ Approved: \_\_\_\_\_  
Tina Wehrs, Committee Chair

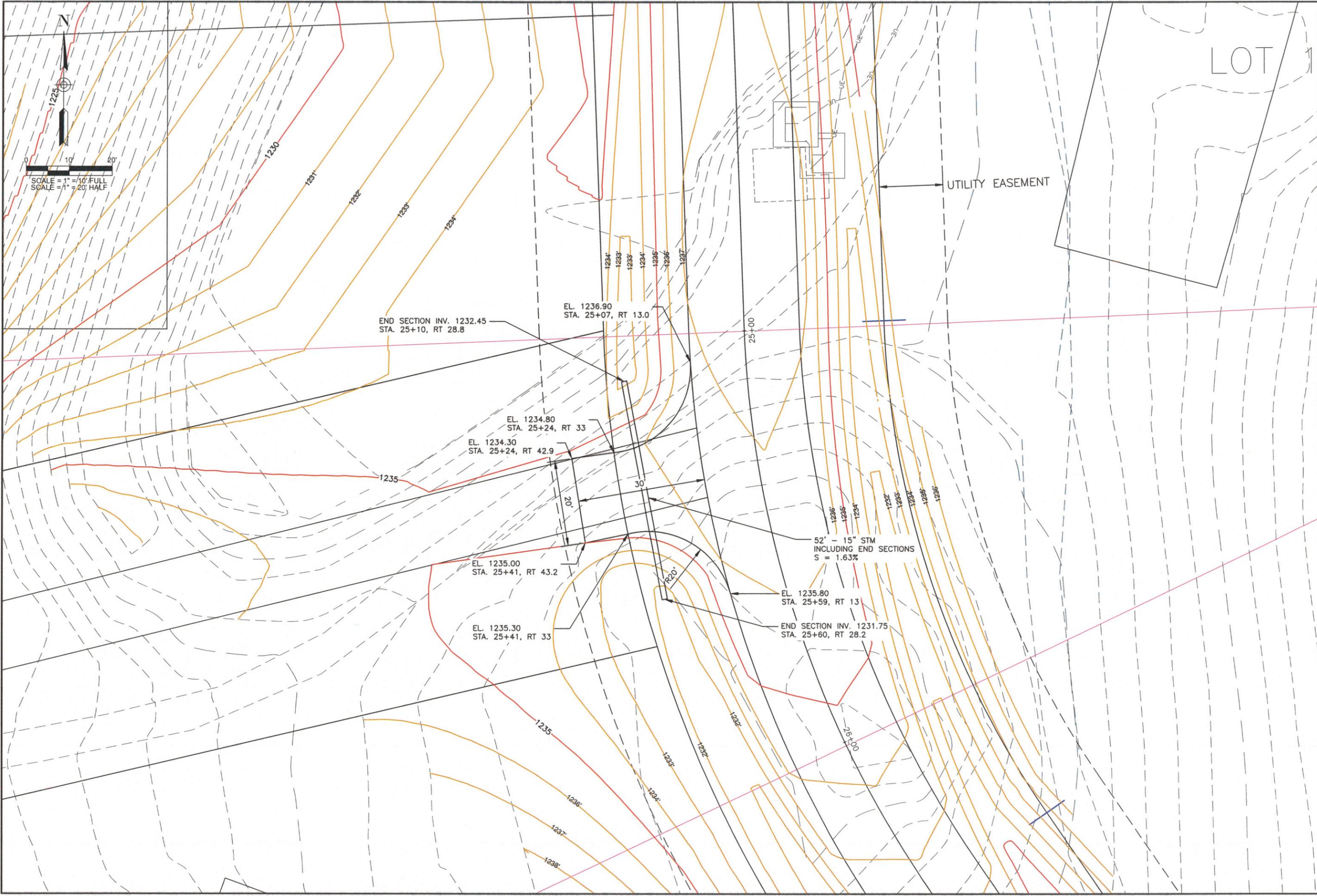
I hereby certify that the foregoing is a copy of a resolution adopted by the La Crosse County Planning, Resources and Development Committee.  
Ginny Dankmeyer, County Clerk Date: \_\_\_\_\_

**COUNTY TREASURER'S CERTIFICATE:**  
STATE OF WISCONSIN)  
COUNTY OF LA CROSSE) ss  
I, Shawn Handland, being the duly elected, qualified and acting Treasurer of the County of La Crosse, 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 WILLOW HEIGHTS.  
Shawn Handland, Treasurer Date: \_\_\_\_\_

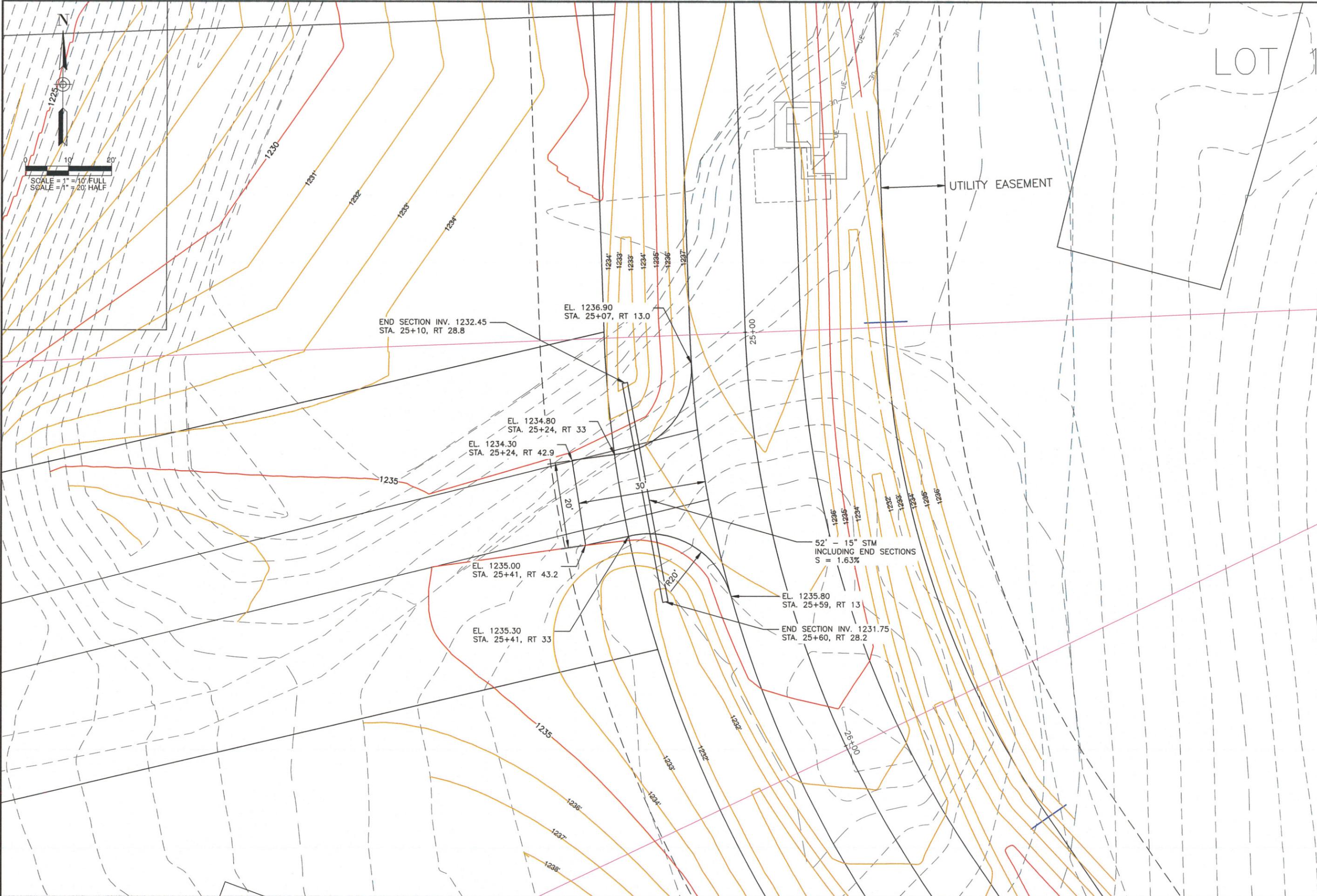
**CITY OF LA CROSSE EXTRATERRITORIAL APPROVAL CERTIFICATE:**  
Resolved that the Plat of WILLOW HEIGHTS, located in the Town of Shelby, is hereby approved by the Common Council.  
Date: \_\_\_\_\_ Approved: \_\_\_\_\_  
Tim Kabat, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of La Crosse.  
Teri Lehrke, City Clerk Date: \_\_\_\_\_

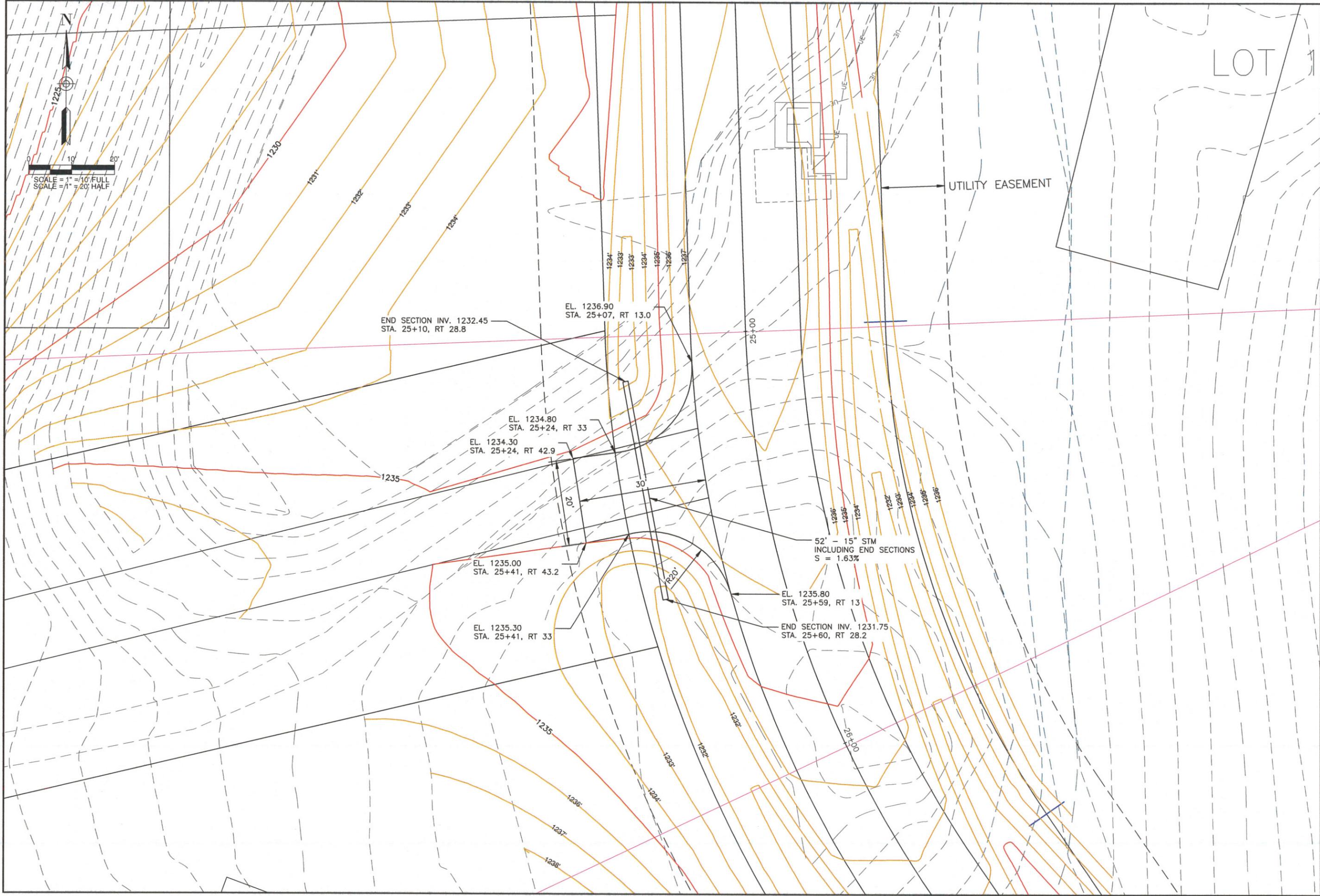
**REGISTER OF DEEDS CERTIFICATE:**  
STATE OF WISCONSIN)  
COUNTY OF LA CROSSE) ss  
I, Cheryl McBride, being the duly elected, qualified and acting Register of Deeds of the County of La Crosse, do hereby certify that the plat of WILLOW HEIGHTS was received for record this \_\_\_\_\_ day of \_\_\_\_\_, 2015, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M.  
Cheryl McBride, Register of Deeds Date: \_\_\_\_\_



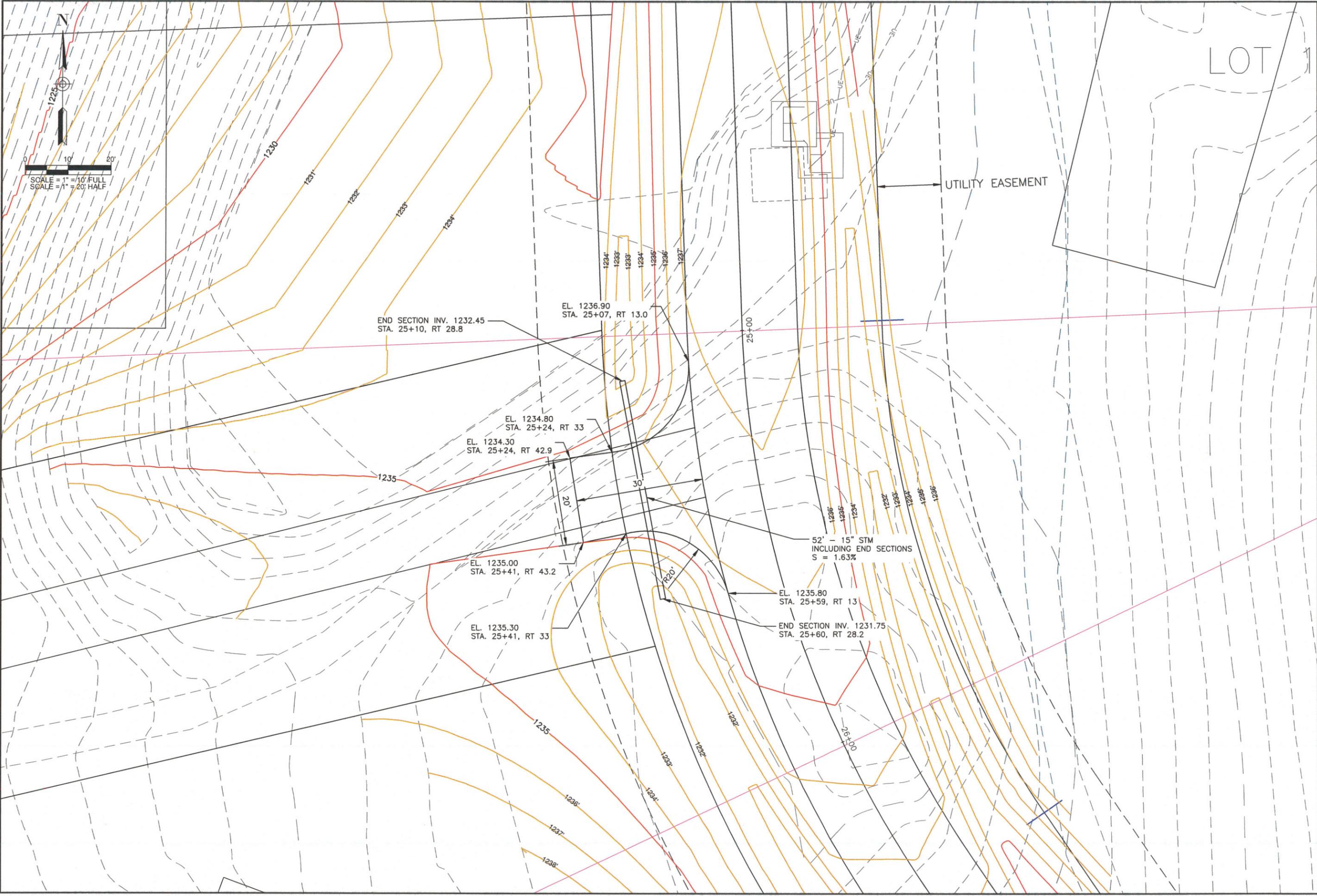
REVISION DATE		REMARKS	
09/30/2015		EM. TURN AROUND	
FIELDBOOK: 604E		SCALE: AS SHOWN	
DRAWN: KK		CHECKED: DFC	
DATE: 04/03/2015			
<b>DAVY ENGINEERING CO.</b> LA CROSSE, WISCONSIN			
<b>LOT 6 EMERGENCY VEHICLE TURN AROUND</b> WILLOW HEIGHTS TOWN OF SHELBY LA CROSSE, WISCONSIN			
PROJECT NUMBER			
9937-002.020			
SHEET NO.			
10.10F 27			



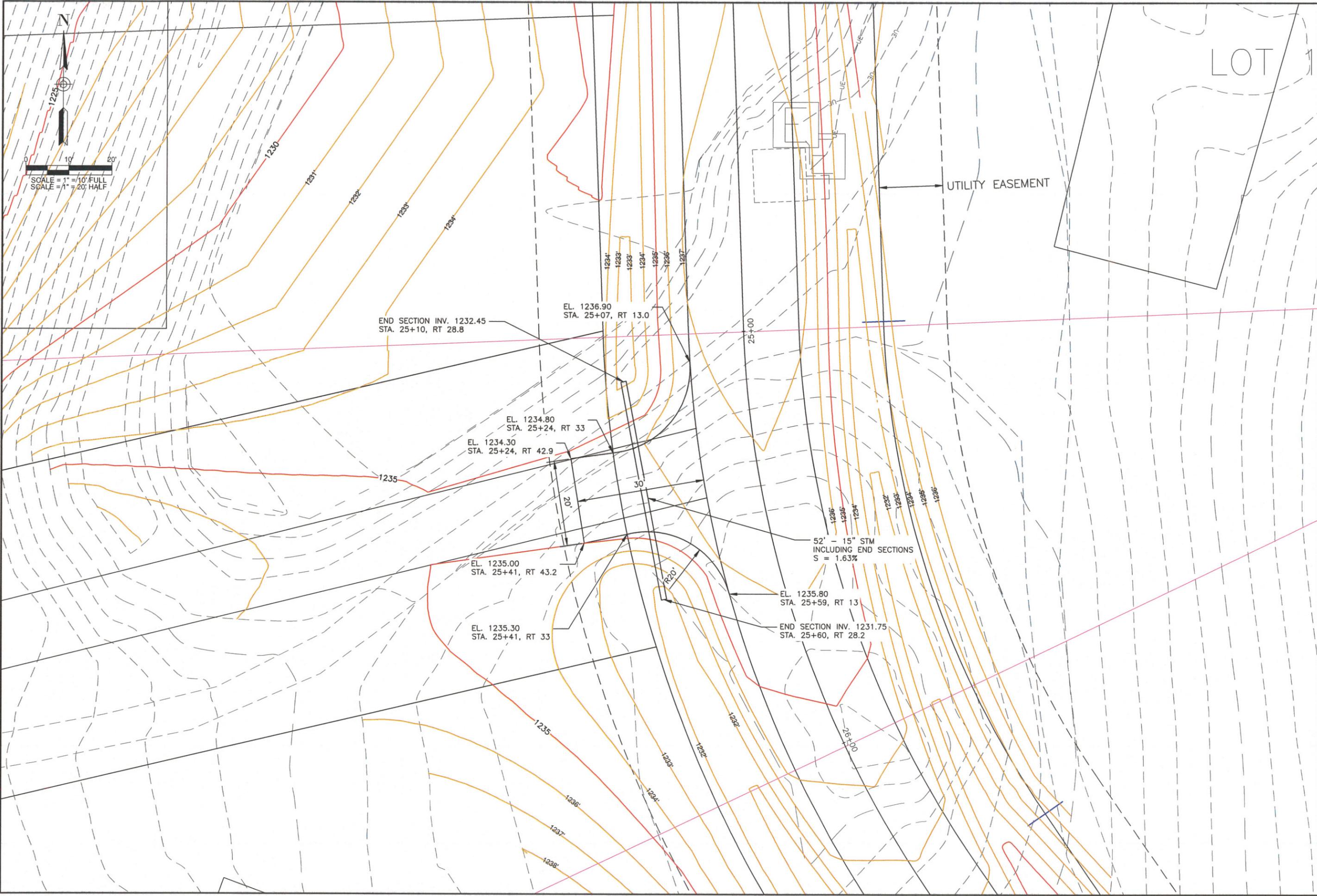
REVISION DATE		REMARKS	
09/30/2015		EM. TURN AROUND	
FIELDBOOK: 604E		SCALE: AS SHOWN	
DRAWN: KK		CHECKED: DRG	
DATE: 04/03/2015			
<b>DAVY ENGINEERING CO.</b> LA CROSSE, WISCONSIN			
<b>LOT 6 EMERGENCY VEHICLE TURN AROUND</b> WILLOW HEIGHTS TOWN OF SHELBY LA CROSSE, WISCONSIN			
PROJECT NUMBER			
9937-002.020			
SHEET NO.			
10.10F 27			



REVISION DATE	09/30/2015	REMARKS	EM. TURN AROUND
FIELDBOOK: 604E	SCALE: AS SHOWN	DAVY ENGINEERING CO. LA CROSSE, WISCONSIN	
DRAWN: KK	CHECKED: DRC		
DATE: 04/03/2015	LOT 6 EMERGENCY VEHICLE TURN AROUND WILLOW HEIGHTS TOWN OF SHELBY LA CROSSE, WISCONSIN		
PROJECT NUMBER	9937-002.020		
SHEET NO.	10.1 OF 27		



REVISION DATE	09/30/2015	REMARKS	EM. TURN AROUND
FIELDBOOK: 604E			
SCALE: AS SHOWN			
DRAWN: KK			
CHECKED: DRG			
DATE: 04/03/2015			
<b>DAVY ENGINEERING CO.</b> LA CROSSE, WISCONSIN			
<b>LOT 6 EMERGENCY VEHICLE TURN AROUND</b> WILLOW HEIGHTS TOWN OF SHELBY LA CROSSE, WISCONSIN			
PROJECT NUMBER	9937-002.020		
SHEET NO.	10.10F 27		



SCALE = 1" = 10' FULL  
SCALE = 1" = 20' HALF

UTILITY EASEMENT

END SECTION INV. 1232.45  
STA. 25+10, RT 28.8

EL. 1236.90  
STA. 25+07, RT 13.0

EL. 1234.80  
STA. 25+24, RT 33  
EL. 1234.30  
STA. 25+24, RT 42.9

EL. 1235.00  
STA. 25+41, RT 43.2

EL. 1235.30  
STA. 25+41, RT 33

EL. 1235.80  
STA. 25+59, RT 13

END SECTION INV. 1231.75  
STA. 25+60, RT 28.2

52' - 15" STM  
INCLUDING END SECTIONS  
S = 1.63%

REVISION DATE	09/30/2015	REMARKS	E.M. TURN AROUND
FIELDBOOK: 604E	SCALE: AS SHOWN	DAVY ENGINEERING CO. LA CROSSE, WISCONSIN	
DRAWN: KK	CHECKED: DRC		
DATE: 04/03/2015	LOT 6 EMERGENCY VEHICLE TURN AROUND WILLOW HEIGHTS TOWN OF SHELBY LA CROSSE, WISCONSIN		
PROJECT NUMBER	9937-002.020		
SHEET NO.	10.10F 27		