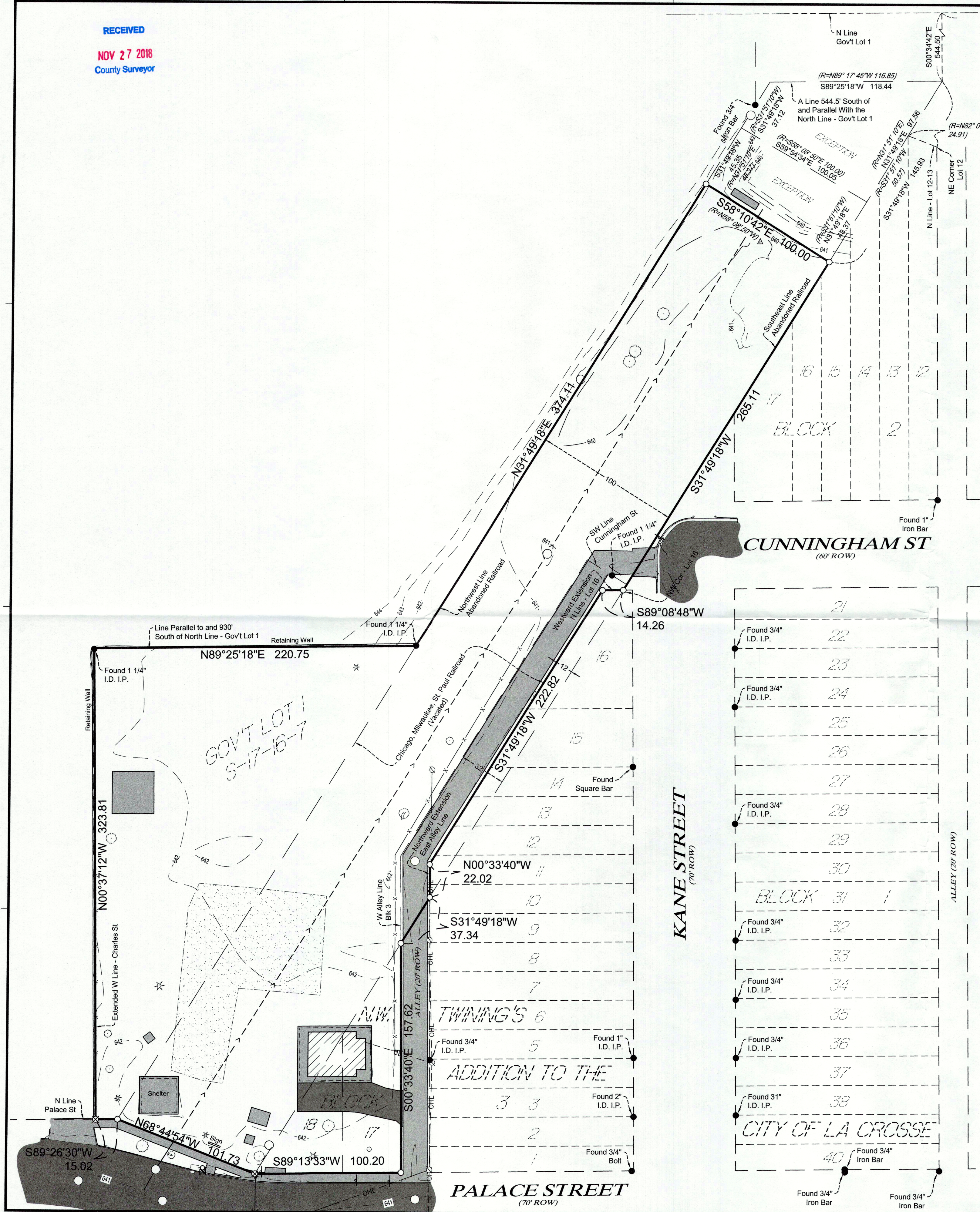


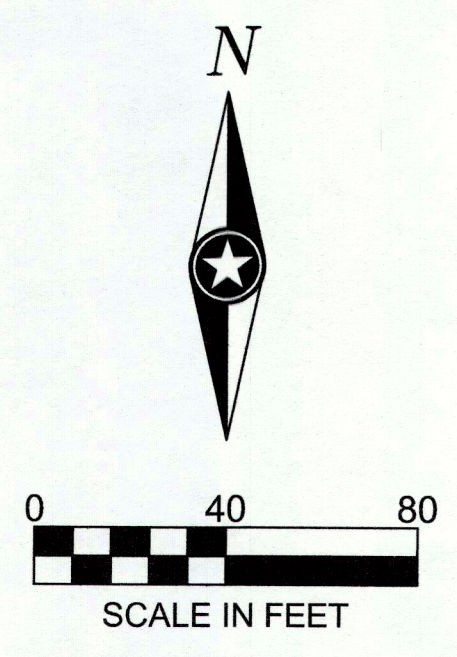
RECEIVED
 NOV 27 2018
 County Surveyor



N Line Gov't Lot 1
 S89°25'18" W 379.25
 NE Corner Gov't Lot 1 S-17-16-7

LEGEND

- ASPHALT SURFACE
- CONCRETE SURFACE
- PLAYGROUND
- EXISTING BUILDING
- SET 3/4" DIA. x 24" LONG IRON ROD 1.47 LBS/LINEAL FOOT
- SET DRILL HOLE WICHIESELED "*"
- EXISTING CONTOUR
- MANHOLE/CATCH BASIN
- SIGN
- TOP NUT OF HYDRANT
- UTILITY POLE
- UNDERGROUND GAS MARKER
- WATER GATE VALVE
- CONIFEROUS TREE
- DECIDUOUS TREE
- OVERHEAD UTILITY LINE
- SANITARY SEWER LINE
- UNDERGROUND ELECTRIC LINE
- WATER MAIN LINE
- FENCE
- LANDSCAPING EDGE



AREA TABLE:

Total Area = 118,066 Sq.Ft. (2.710 acres)

BEARING BASIS:

The orientation of this bearing system is based upon the north line of Gov't Lot 1. Said line bears South 89 degrees 25 minutes 18 seconds West.

BENCHMARK:

The benchmark is the top nut of the fire hydrant located on the north side of Palace Street. Elevation = 644.30 Feet. [NAVD88]

NOTE:

This survey does not purport to show land ownership or all easements or encumbrances that affect the described property.

LAND DESCRIPTION:
 (per Title Report prepared by New Castle Title)

PARCEL A:

Lots 17 and 18 in Block 3 of N.W. Twining's Addition to the City of La Crosse, La Crosse County, Wisconsin.

PARCEL B:

That part of Government Lot 1, Section 17, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin lying West of the abandoned right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad, lying East of U.S. Highway 53, and more specifically that part East of the extended West line of Charles Street, as established in St. Paul's 1st Addition to the City of La Crosse, and South of an East and West line parallel to and 930 feet South of the North line of said Government Lot 1 and North of the North line of Palace Street as now established and used across the unplatted portion of said Government Lot 1.

PARCEL C:

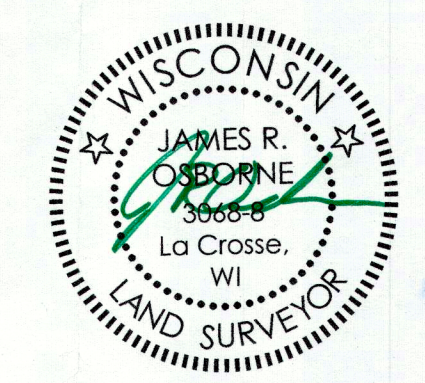
That part of Government Lot 1, Section 17, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Beginning at the Northwest corner of Lot 16 in Block 3 of N.W. Twining's Addition to the City of La Crosse; thence West along the Westward extension of the North line of said Lot 16 to its intersection with a line which is 12 feet Northwest of and parallel to the Southeast line of the vacated C.M. and St. P. Railroad right of way; thence Southwesterly along said parallel line to its intersection with a line which is the Northward extension of the East alley line of said Block 3; thence South along said alley extension line to its intersection with the Southeast line of said vacated railroad right of way; thence Southwesterly along the Southeast line of said vacated railroad right of way to its intersection with the West alley line of said Block 3; thence North along the Northward extension lines of said West alley to its intersection with a line which is 32 feet Northwest of and parallel to the Southeast line of said vacated railroad right of way; thence Northeast along said parallel line to the Southwest line of dedicated Cunningham Street (acquired 3/13/58); thence Southeast along said Southwest line to the Southeast line of said vacated railroad right of way; thence Southwesterly along the Southeast line of said vacated railroad right of way to the Northwest corner of said Lot 16 and the point of beginning of this description.

PARCEL D:

Part of Government Lot 1, Section 17, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, being part of the abandoned 100 foot right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company lying immediately West of and adjacent to N.W. Twining's Addition to the City of La Crosse and running to a line 544.5 feet South of and parallel with the North line of said Government Lot 1, EXCEPT lands described in Volume 1150 of Records, Page 850, as Document No. 1161424, AND EXCEPT Beginning at the Southwest corner of the parcel described in Document No. 1413708, said point being on the Southeast right of way line of said abandoned railroad right of way and the Northwest line of Block 2 of N.W. Twining's Addition; thence along the Northwest line of said parcel described in Document No. 1413708 and its Northeast extension and also along the said abandoned Southeast railroad right of way line, North 31° 51' 10" East 97.56 feet to the South line of a parcel described in Volume 981 of Records, Page 374, as Document No. 1089686; thence North 89° 17' 45" West 116.65 feet, more or less, along said line to the abandoned Northwest railroad right of way line; thence South 31° 51' 10" West 37.12 feet along said abandoned railroad right of way line; thence South 58° 8' 50" East 100 feet to the point of beginning of this EXCEPTION, AND EXCEPT Commencing at the Northeast corner of Lot 12 in Block 2 of N.W. Twining's Addition; thence North 82° 4' 12" West 24.91 feet along the North line of said Lot 12 and Lot 13 in said Block 2 to a point on the former Southeast railroad right of way line; thence North 31° 51' 10" East 48.37 feet along the North line of said Lot 12 and Lot 13 in said Block 2 to a point on the former Southeast railroad right of way line; thence South 31° 51' 10" West 50.57 feet along said former railroad right of way line to the Southeast corner of the parcel described in Volume 1680352, and the point of beginning of this EXCEPTION, being on the Southeast right of way line of the former railroad and the Northwest line of said Block 2 in N.W. Twining's Addition; thence South 31° 51' 10" West 48.37 feet along the former Southeast railroad right of way line; thence North 58° 8' 50" West 100 feet to the former Northwest railroad right of way line; thence North 31° 51' 10" East 48.37 feet along said Northwest railroad right of way line to the Southwest corner of the parcel described in Document No. 1680352; thence South 58° 8' 50" East 100 feet to the point of beginning of this EXCEPTION.

SURVEYOR'S CERTIFICATE
 State of Wisconsin)

I hereby certify that I have surveyed and mapped the lands described hereon, and that this map is a representation thereof, to the best of my knowledge and that I have complied with the applicable requirements of Section AE 7 of the Wisconsin Administrative Code as per agreement with the client who has requested such survey.



Found 3/4" I.D. I.P.	21
Found 3/4" I.D. I.P.	22
Found 3/4" I.D. I.P.	23
Found 3/4" I.D. I.P.	24
Found 3/4" I.D. I.P.	25
Found 3/4" I.D. I.P.	26
Found 3/4" I.D. I.P.	27
Found 3/4" I.D. I.P.	28
Found 3/4" I.D. I.P.	29
Found 3/4" I.D. I.P.	30
Found 3/4" I.D. I.P.	31
Found 3/4" I.D. I.P.	32
Found 3/4" I.D. I.P.	33
Found 3/4" I.D. I.P.	34
Found 3/4" I.D. I.P.	35
Found 3/4" I.D. I.P.	36
Found 3/4" I.D. I.P.	37
Found 3/4" I.D. I.P.	38
Found 3/4" I.D. I.P.	39
Found 3/4" I.D. I.P.	40

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

BADGER-HICKEY PARK

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 18-22322
 FILE NAME 22322 PLAT OF SURVEY
 DRAWN BY JRO
 DESIGNED BY
 REVIEWED BY
 ORIGINAL ISSUE DATE -/-/-
 CLIENT PROJECT NO. -

TITLE

PLAT OF SURVEY

SHEET