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

U.S.C.E. Brass Mon. on the North line of the NW–NW Section 27 T15N–R7W

N 89°25'35" E 1968.36'

FD Stone N 1/4 Corner Section 27 T15N–R7W

Calvert Road

Width Varies

U.S. Highway "14/61"

State Road "35"

S 43°24'19" W 639.46'

Lot 1

Lot 2

Unplatted Lands

3/4" IB

Note: The Ordinary High Water Mark (OHWM) 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.

Graphic Scale

100' 0 50' 100' 200'

(IN FEET)

1 inch = 100 ft.

Bearing Basis: The La Crosse County Coordinate System. Referenced to the NAD 83 (1991) Adjustment. Northeast Corner of the NW–NW Section 27, T15N–R7W: N 89°25'35" E

NW - NW

Notes:
10' Utility Easement along streets.
25' Building setback form all street right–of–way lines.
50' Building setback from State Road "35" right–of–way line.
110' Building setback from State Road "35" centerline.
50' Building setback from the wetland delineation boundary.
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'

Steve Nicolai

C.S.M.

V. 13

P. 126

Juniper Partners

D.N. 1492742

Steve Nicolai

Unplatted Lands

U.S.A.

LEGEND

- = Found 1" O.D. Iron Pipe (unless stated otherwise)
- = Set 1 1/4" x 20" Iron Bar (4.17 lb/in. ft.)
- = Set 3/4" x 20" Iron Bar (1.50 lb/in. ft.)
- ( ) = Recorded dimensions
- x = Found MAG nail
- = Found County marker
- = Boundary of this survey
- = Centerline
- = Wetland Delineation Boundary
- = Utility lines
- = Fence line
- U.E. = Utility Easement
- D.E. = Drainage Easement
- B.S.L. = Building Setback Line
- = No Vehicular 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
(Kort Schilling, Owner)
2435 Hauser Street
La Crosse, WI 54603
(608)

SW - NW

SE - NW
Section 27
T15N-R7W

NE - NW

NW - NE

SW - NE

NE - SW

NW - SE

SE - NW

HIGHWAY/ROAD BUILDING SETBACK:

The building setback distance from the highway right–of–way line is 50', highway setback distance from the centerline is 110', all other roads and cul–de–sac setback distance is 25' from the right–of–way line.

ACCESS RESTRICTIONS:

All lots 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", as shown of this land division map. It is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Stats., and shall be enforceable by the Department of Transportation of its assigns. Any access allowed by special exception shall be confirmed and granted only through the driveway permitted process and all permits are revocable.

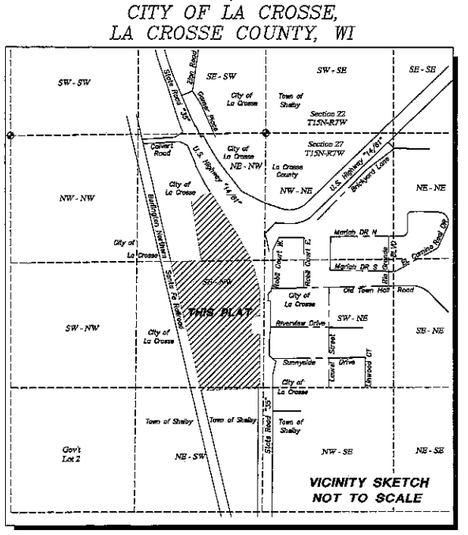
HIGHWAY SETBACK RESTRICTION:

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 section 236.293, Wisconsin Statues, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information.

NOISE NOTATION:

The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table I. These levels are based on federal standards. The 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



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT BEARING
C1	50.00'	277°04'32"	241.79'	N 04°03'32" E	66.21'	N 45°31'16" E
2	50.00'	89°05'08"	74.24'	N 88°03'50" E	67.01'	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°48'47" 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'	N 79°49'00" W	67.45'	
C2	50.00'	251°20'13"	219.33'	N 54°51'53.5" W	81.24'	S 70°48'13" W
15	50.00'	34°44'08"	30.31'	S 16°30'04" W	29.85'	
16	50.00'	38°00'36"	33.17'	S 53°12'26" W	32.57'	
17	50.00'	178°38'29"	155.85'	N 18°28'31" W	99.99'	
C3	176.00'	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

FD Stone N 1/4 Corner Section 27 T15N–R7W

U.S. Highway "14/61"

Mark Schaefer

Frank Thornton

John Kuecker

Ryan Stenslien

Christopher Ebert

Michael Kowalski

Robli Court W.

River Run Road

Old Town Hall Road

State Road "35"

Riverview Drive

Sunnyside Drive West

Sunnyside Drive

Alan Bliss

Dalvd Nelson

Joan Reince

Matthew Boland

Jeffrey Koll

Jeffrey Koll

Maple Grove Addition

First Addition to Maple Grove Addition

Block 1

Block 2

Block 3

C/O Buildings & Grounds

Robert Evans

Burlington Northern Santa Fe Railroad

Mississippi River backwater

Wetland Delineation

Access Restriction

Existing Drainage Easement (by other instrument)

Existing Driveway

Sheds

Corner falls in water.

O.H.W.M.

D.O.T. Plat N.O. 1941–06–21

D.O.T. Plat N.O. 5163–07–21

D.N. 1154972 State of WI DOT

"Dedicated to the Public"

"Future Road"

Access Restriction

Scenic Easement

OUTLOT 1
281,247 sq.ft.
6.46 acres

OUTLOT 2
106,790 sq.ft.
2.45 acres

OUTLOT 3
2,692 sq.ft.
0.06 acres

OUTLOT 4
18,641 sq.ft.
0.43 acres

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

LOTS AND OUTLOTS
1,134,491 sq.ft.
26.05 acres

ROADS
108,236 sq.ft.
2.48 acres

1 68,407 sq.ft. 1.57 acres
2 78,757 sq.ft. 1.81 acres
3 19,638 sq.ft. 0.45 acres
4 25,184 sq.ft. 0.58 acres
5 12,821 sq.ft. 0.29 acres
6 15,329 sq.ft. 0.35 acres
7 25,850 sq.ft. 0.59 acres
8 15,305 sq.ft. 0.35 acres
9 13,092 sq.ft. 0.30 acres
10 13,092 sq.ft. 0.30 acres
11 13,092 sq.ft. 0.30 acres
12 13,092 sq.ft. 0.30 acres
13 13,092 sq.ft. 0.30 acres
14 13,092 sq.ft. 0.30 acres
15 12,808 sq.ft. 0.29 acres
16 15,804 sq.ft. 0.36 acres
17 137,073 sq.ft. 3.15 acres
18 19,833 sq.ft. 0.46 acres
19 23,052 sq.ft. 0.53 acres
20 26,714 sq.ft. 0.61 acres
21 63,432 sq.ft. 1.46 acres
22 16,734 sq.ft. 0.38 acres
23 17,031 sq.ft. 0.39 acres
24 27,405 sq.ft. 0.63 acres
25 25,395 sq.ft. 0.58 acres

S-7283FP

SHEET 1 OF 2