CHAMBERS-MARKILE FARMSTIEAD SUBDIVISION

ALL OF LOT 21, WATERVIEW SUBDIVIS LOCATED IN THE SE 1/4 - NW 1/4, SECTION CITY OF LA CROSSE, LA CROSSE COUNTY,

OWNERS	CERTIFICAT

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

Tollowing for approval of objection.
City of La Crosse Wisconsin Department of Transportation Wisconsin Department of Administration (Plat Review)
Witness the hand and seal of said owners thisday of,202
In the presence of:
Karl Schilling (Property Logic, LLC)
State of Wisconsin) County of La Crosse) ss
Personally came before me thisday of, 2025, Karl Schilling, to me known to be the person who executed the foregoing instrument and acknowledged the same.
Notary Public
Notary Public,, Wisconsin
My Commission Expires Notary Public Printed Name
CITY TREASURER CERTIFICATE
State of Wisconsin) County of La Crosse) ss
I, Chadwick Hawkins, being the duly appointed, qualified and acting treasurer of the City of La Crosse, do hereby certify that in accordance with the records my office, there are no unpaid taxes or unpaid special assessments as of,2025, on any of the land included in this plat.
Chadwick Hawkins, Treasurer Date:
COUNTY TREASURER CERTIFICATE:
State of Wisconsin) County of La Crosse) ss
l, Amy L. Twitchell, 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,2025, affecting the lands included in this plat.
Amy L. Twitchell, Treasurer Date:
REGISTER OF DEEDS CERTIFICATE:
State of Wisconsin) County of La Crosse) ss
I, Robin Kadrmas, being duly appointed, qualified and acting Register of Deeds of the County of La Crosse, do hereby certify that the Plat of Watervic Subdivision was received for record thisday of,2025 ato'clockm.
Robin Kadrmas, Register of Deeds Date:
CITY COMMON COUNCIL CERTIFICATE:
Resolved that the Plat of Subdivision of Lot 21 of Waterview Subdivision, is hereby approved by the Common Council of the City of La Crosse.
Shaundel Washington—Spivey, Mayor Date:
I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council.
Nikki Elsen , City Clerk Date:

Legal Description

I, Christopher W. Fechner, Professional Land Surveyor, hereby certify: That I have surveyed, divided and mapped the plat of Chambers—Markle Farmstead Subdivision, being all of Lot 21, Waterview Subdivision, located in the SE 1/4 of the NW 1/4, Section 27, TI5N-R7W, City of La Crosse, La Crosse County, Wisconsin.

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. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of La Crosse in surveying and mapping the same.

ristopher W. Fechner ofessional Land Surveyor # S—2448	Notary Public, Wisconsin	
	My Commission Expires	

SION; I 27, T15N-R7W I, WISCONSIN	_	_
Bearing Basis: The La Crosse County Coordinate System. Referenced to the NAD 83 (1991) Adjustment: Referenced to the North line of the NW I/4, Section 27, 715N-R7W: N 89°25'35" E		_
LEGEND ■ = Found I" O.D. Iron Pipe (unless stated otherwise) ○ = Set 3/4" x 20" Iron Bar (I.50 lb/lin. ft.) () = Recorded dimensions ● = Found 3/4" Iron Bar ➡ = Found County marker = Boundary of this survey = Centerline		
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 I, of the State constitution. Notes: All easements shown hereon are existing from Waterview Subdivision. IO' Utility Easement along streets. 25' Building setback form all street right—of—way lines. 50' Highway setback from State Road "35" right—of—w IIO' Highway setback from State Road "35" centerline. 50' Building setback from the wetland delineation bounding highway setback required by Department of transportate per Wisconsin Statutes 236.293. 7' Side yard setback for R—2 25' and 30' Rear yard setback for R—2. Lot 21 zoned R—2. Base Flood Elevation (B.F.E.) = 640.0' Ordinary High Water Mark (O.H.W.M.) = 633.8' Lot 21 does not fall in the floodplain	dary.	 e.
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		

COULEE REGION LAND SURVEYORS, LLC

Professional Land Surveyor # S 2448

Christopher W. Fechner

P.O. BOX 1954

(608) 784-1614

(608) 784-1408

P.O. Box 2132

(608) 317–4481

917 SOUTH 4th STREET

LA CROSSE, WI 54601

Property Logic LLC

(Karl Schilling, Owner)

La Crosse, WI 54602

FD U.S.C.E. Brass Mon. on the North line

of the NW-NW Section 27 <u>Lot 2</u> TI5N-R7W <u>V</u>._1<u>9</u> <u>С. S. М.</u> <u>V._19</u> <u>Lot 2</u> <u>P. 20</u> LINE LENGTH BEARING LI 10.00' S 00°21'22" W <u>D.N. 1745443</u> <u>Jacqueline Kettner-Sieber</u> SE - NW *30' 30'* L2| 5.60'| N 89°28'00" E Section 27 <u>Michael Voss</u> T15N-R7W N 89°28'00" 51.39' <u>Dennis Blihovde</u> 20' Utility Easement <u>Living Trust</u> <u>Lot 1</u> 21 <u>C.S.M.</u> 26 II,400 sq. ft. 0.26 acres <u>V._19</u> Not setting at <u>P</u>._2<u>0</u> this time, due <u>D.N. 1745443</u> <u>Lot 2</u> Buildings to be razed <u>John Schroeder</u> 27 <u>Morgan Hartman</u> 10,777 sq. ft. 29 0.25 acres Run Road 32,428 sq. ft. <u>Lot 1</u> 0.74 acres <u>C.S.M.</u> <u>V._18</u> N 85°00'24" <u>Waterview Subdivision</u> <u>P._57</u> <u>D.N. 1734174</u> S 89°28'00" W <u>Lot 2</u> 50' <u>Laura Thoftne</u> 28 <u>Jeri Sebo</u> 10,256 sq. ft. 0.24 acres <u>Lot 1</u> <u>С. S. М.</u> 167.60' S 89°28'00" W <u>V._18</u> 92.II' S 78°03'29" W <u>С. S. М.</u> <u>P</u>._27 <u>V._19</u> SL VON SEHT FAMILY, LLC |-- 50' Highway Line Setback --<u>D.N. 1726059</u> **1**→ 25′ Building Setback <u>Lot 2</u> D.N. 1154972 <u>Richard Middleton Joint</u> <u>State_of_WI_DOT</u> Revocable Trust <u>P._I2I</u> <u>D.N. 1782287</u>

N 89°25'35" E

CONSENT OF CORPORATE MORTGAGEE:

River Bank, A corporation 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 _____

Executive Vice President, Jim Thompson

State of Wisconsin) La Crosse County) ss

Personally came before me this _____ day of _____ , 2025, the above named mortgagée to me known to be the persons who executed the foregoing instruments and acknowledged the same.

My commission expires:

Notary Public - State of Wisconsin

Graphic Scale

(IN FEET)

l inch = 30 ft.

Notary Public Printed Name __, Wisconsin

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.

1968.36

<u>D.N._1768841</u>

<u>С. S. М.</u>

N I/4 Corner

Section 27

TI5N-R7W

Old Town

Hall Road

<u>Madeline</u> <u>Bliss</u>

<u>Nelson</u>

<u>Joan</u>

<u>Reince</u>

SW - NE

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:

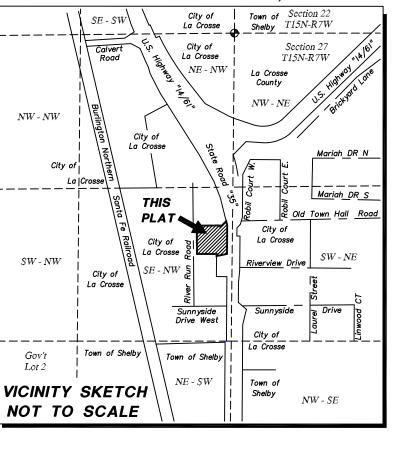
No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in s236.293, Wisconsin Statues, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. 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.

 $SE \ 1/4 - NW \ 1/4$ SECTION 27, T15N-R7W CITY OF LA CROSSE, LA CROSSE COUNTY, WI

FD 1.25" IP S 1/4 Corner Section 27 TI5N-R7W



Notary Public Printed Name

Dated this_____day of______, 2025.

SHEET 1 OF 1

S-7283D