

SURVEY LEGEND

These standard symbols will be found in the drawing.

- SANITARY SEWER LINE
- APPROXIMATE SANITARY SEWER LINE PER MAPS FROM OTHERS
- STORM SEWER LINE
- OVERHEAD UTILITIES LINE
- BURIED ELECTRIC LINE
- BURIED GAS LINE
- BURIED TELEPHONE LINE
- BURIED WATER LINE
- APPROXIMATE BURIED WATER LINE PER MAPS FROM OTHERS
- BURIED FIBER OPTICS LINE
- CHAIN LINK FENCE LINE (UNLESS NOTED OTHERWISE)
- EDGE OF BITUMINOUS CONTOUR LINE
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- SECTION LINE
- INTERIOR LOT LINE
- BEARING/DISTANCE TIE LINE

- RECTANGULAR CATCH BASIN
- CIRCULAR CATCH BASIN
- SQUARE CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- UTILITY MANHOLE
- WATER VALVE
- HYDRANT
- WATER FOUNTAIN
- ELECTRIC TRANSFORMER
- LIGHT POLE
- POWER POLE
- GUY WIRE
- GAS METER
- TELEPHONE MANHOLE
- TELEPHONE VAULT
- TELEPHONE PEDESTAL
- FIBER OPTIC VAULT
- FIBER OPTIC MANHOLE
- GUARD POST/BOLLARD
- VENT PIPE
- CLEAN OUT
- CONTROL BOX
- AIR CONDITIONING UNIT
- SIGN
- FLAGPOLE
- BASKETBALL HOOP
- LITTLE FREE LIBRARY
- BUSH/SHRUB
- TREE

- GRAVEL AREA
- LANDSCAPE AREA
- BRICK PAVERS
- WOOD CHIP AREA
- METAL GRATE
- 3/4" x 18" IRON BAR SET WEIGHING 1.50 LBS/LIN. FT.
- 1" O.D. IRON PIPE FOUND
- 1-1/4" O.D. IRON PIPE FOUND
- 2" O.D. IRON PIPE FOUND
- 3/4" IRON BAR FOUND
- BERTSEN NAIL FOUND
- COPPER NAIL FOUND
- HIGHWAY SPIKE FOUND
- SECTION CORNER PER TIES

CLIENT

SCHOOL DISTRICT OF LA CROSSE
807 EAST AVENUE SOUTH
LA CROSSE, WI 54601

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
NORTHWEST FLANGE BOLT ON HYDRANT,
LOCATED AT THE NORTHEAST QUADRANT OF THE
INTERSECTION OF MISSISSIPPI STREET AND
19TH STREET SOUTH.
ELEVATION = 673.19

BENCHMARK #2
NORTHEAST FLANGE BOLT ON HYDRANT,
LOCATED AT THE NORTHWEST QUADRANT OF THE
INTERSECTION OF MISSISSIPPI STREET AND
WINNEBAGO STREET.
ELEVATION = 673.67

BENCHMARK #3
NORTHEAST FLANGE BOLT ON HYDRANT,
LOCATED AT THE NORTHWEST CORNER OF THE
INTERSECTION OF EAST AVENUE SOUTH AND
WINNEBAGO STREET.
ELEVATION = 673.34

BENCHMARK #4
BOLT ON HYDRANT,
LOCATED AT THE NORTHEAST CORNER OF THE
INTERSECTION OF 19TH STREET SOUTH AND
WINNEBAGO STREET.
ELEVATION = 671.92

Preliminary
Pending P.L.S. Review

BASIS OF BEARINGS

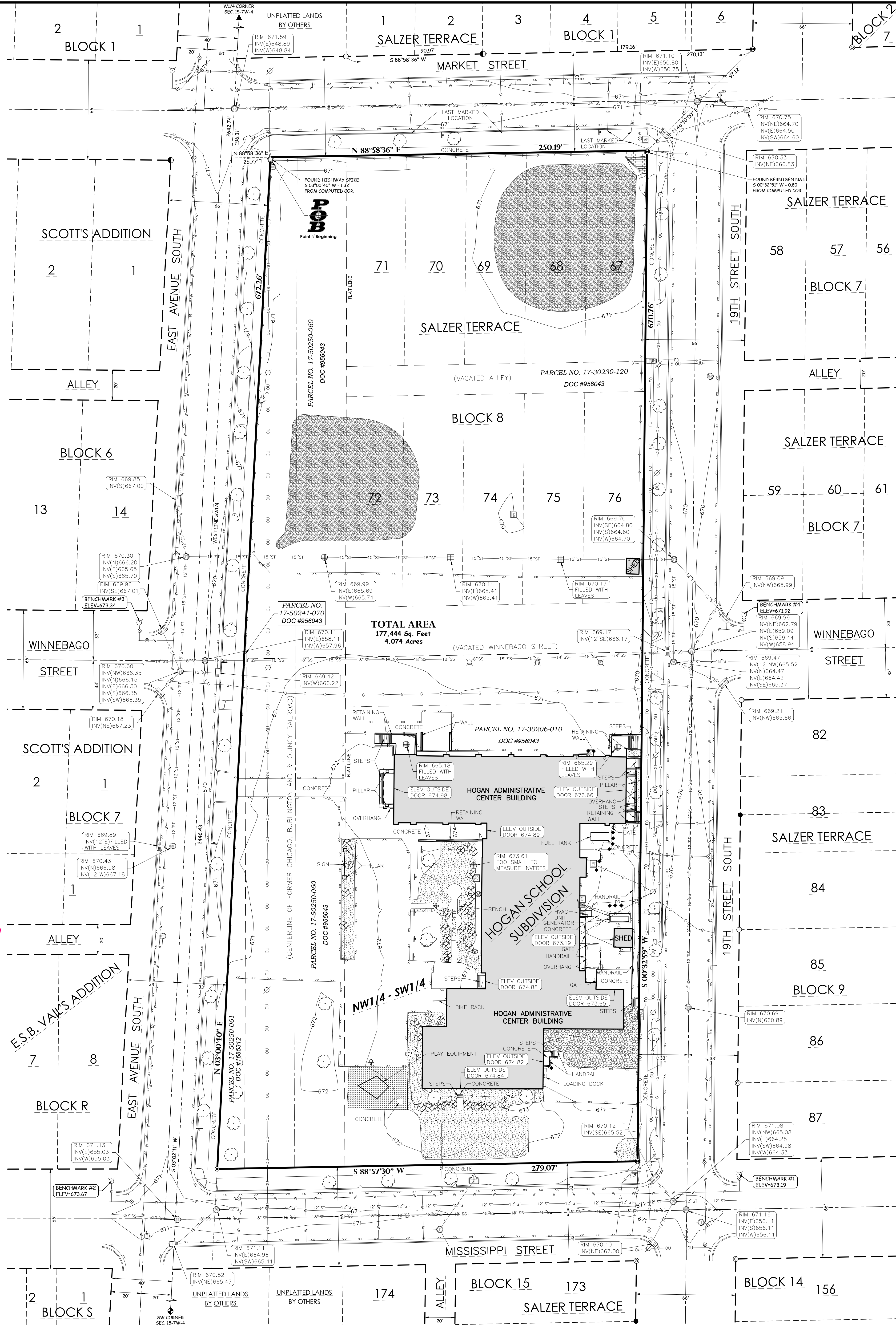
THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 4,
TOWNSHIP 15 NORTH, RANGE 7 WEST, BEARS
S 03°02'11" W AS REFERENCED TO THE
LA CROSSE COUNTY COORDINATE SYSTEM, NAD83 (2011).

UTILITY DISCLAIMER

The locations of all above ground utilities and appurtenances (i.e. manholes, rim, valve box covers, hydrants, transformers, etc.) of which can be visually inspected, are shown herein based on actual surveyed locations. Rim elevations of sanitary sewer and storm sewer manholes, of which can be visually inspected, are shown herein based on actually surveyed elevations. Depths, sizes, and material types of pipes, which can be visually inspected, existing and existing sanitary sewer and storm sewer manholes, are shown herein based on visual inspection, measurements, and as-built drawings, if available. If depths, sizes, and material types of pipes are shown herein, based on as-built mapping only, they are not to be considered as shown. Visual inspection means what can be seen from the ground surface. Point of Beginning did not enter into manholes to complete visual inspection underground.

The locations of all underground utilities and appurtenances, unable to visually inspect and/or field measure, shown herein are only approximate. These utilities and appurtenances will be shown based on plans obtained from utility companies or provided by the Owner/Client, and markings by utility companies and municipalities (Diggers Banners) and other appropriate sources (with reference as to the source of information). Additional utility lines not discovered, marked, or shown on as-built plans available to us, during the search of records and the field survey, may exist. Any construction using the information shown herein will be performed at any excavation upon this site may result in the discovery of additional underground utilities not shown herein. With respect to the discovery of additional underground utilities not shown herein, the contractor shall be responsible for the discovery of additional underground utilities and appurtenances, of which are unable to visually inspect and/or field measure, whether above ground, or not. Prior to construction, it is the contractor's responsibility to field verify locations, depths, sizes and types of underground public and private utilities or subsurfaces within all construction limits and shall bring forward, in writing to the Engineer and/or Surveyor of Record, all discrepancies that do not align with the existing conditions as shown. Permitted ground. Digging Hotline Ticket # 2024090412 for public utility was ordered for this survey. A private utility locate was performed on this project by Private Lines Inc. Please contact Private Lines Inc. at 715-445-5383 with any private utility questions.

POINT OF BEGINNING, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THIRD PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, REPRODUCTION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF POINT OF BEGINNING, INC.
© 2025 POINT OF BEGINNING, INC.



SURVEYOR'S NOTES

1. A 60 YEAR TITLE SEARCH FOR RECORD EASEMENTS WAS ORDERED FOR THIS PROJECT AND WAS PERFORMED BY DEPENDABLE TITLE OF WISCONSIN, LLC, FILE NO. 47285, DATED NOVEMBER 19, 2024 AT 8:55 AM. NO PLOTTABLE EASEMENTS WERE FOUND IN THIS REPORT.

2. THIS TOPOGRAPHIC SURVEY MAP CONTAINS ONE SHEET WHICH IS LABELED AS "TS 1.1".

LEGAL DESCRIPTION

BEING ALL OF BLOCK 8 OF SALZER TERRACE, A PART OF THE VACATED RIGHT-OF-WAY OF WINNEBAGO STREET, A PART OF THE VACATED RIGHT-OF-WAY OF THE FORMER CHICAGO, BURLINGTON AND & QUINCY RAILROAD, AND A PART OF THE HOGAN SCHOOL SUBDIVISION, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 7 WEST; THENCE S 03°02'11" W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4, 198.31 FEET; THENCE N 88°58'36" E, 25.77 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF EAST AVENUE SOUTH AND THE SOUTH RIGHT-OF-WAY LINE OF MARKET STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING (POB) OF THE PARCEL TO BE DESCRIBED;

THENCE CONTINUING N 88°58'36" E ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF BLOCK 8 OF SALZER TERRACE, 250.19 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 8 AND THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF 19TH STREET SOUTH; THENCE S 00°32'59" W ALONG THE EAST LINE OF SAID BLOCK 8, THE EAST LINE OF THE VACATED RIGHT-OF-WAY OF WINNEBAGO STREET, THE EAST LINE OF THE HOGAN SCHOOL SUBDIVISION AND SAID WEST RIGHT-OF-WAY LINE, 670.78 FEET TO THE SOUTHEAST CORNER OF SAID HOGAN SCHOOL SUBDIVISION AND THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF MISSISSIPPI STREET; THENCE S 88°07'30" W ALONG THE SOUTH LINE OF SAID HOGAN SCHOOL SUBDIVISION AND SAID SOUTH RIGHT-OF-WAY LINE OF MISSISSIPPI STREET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE OF EAST AVENUE SOUTH; THENCE N 03°00'40" E ALONG THE WEST LINE OF THE VACATED RIGHT-OF-WAY OF WINNEBAGO STREET AND THE NORTH AND SOUTH EXTENSIONS THEREOF AND SAID EAST RIGHT-OF-WAY LINE, 672.26 FEET TO THE POINT OF BEGINNING.

CONTAINING: 177,444 SQUARE FEET ~ 4.074 ACRES

SUBJECT TO (IF ANY) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATE

THAT I HAVE MADE SUCH SURVEY BY THE DIRECTION OF THE SCHOOL DISTRICT OF LA CROSSE AND DO FURTHER CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MAPPED UNDER MY DIRECTION ACCORDING TO CHAPTER A-ET OF WISCONSIN ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR PROPERTY SURVEYS, THAT SUCH SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON DECEMBER 9-11, 2024.

DATED THIS ____ DAY OF ____.

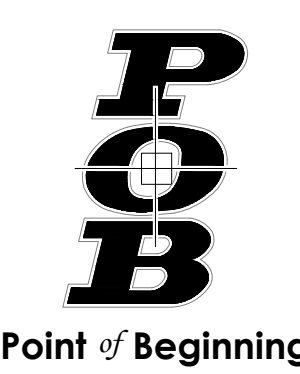
JORDAN G. BROST
PROFESSIONAL LAND SURVEYOR NO. 3009

REVISIONS	
CHECKED:	JORDAN G. BROST
DRAWN:	CHAD A. GORETSKI
DATE	1-28-25
PROJECT NO.	24.4050

TOPOGRAPHIC SURVEY

SCHOOL DISTRICT OF LA CROSSE
HOGAN ADMINISTRATIVE CENTER BUILDING
CITY OF LA CROSSE
LA CROSSE COUNTY, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)



TS 1.1