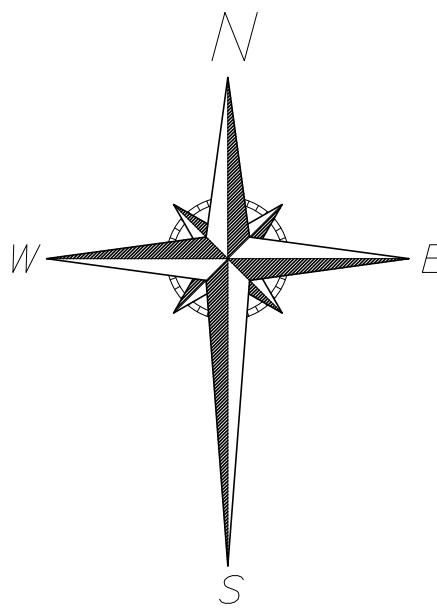
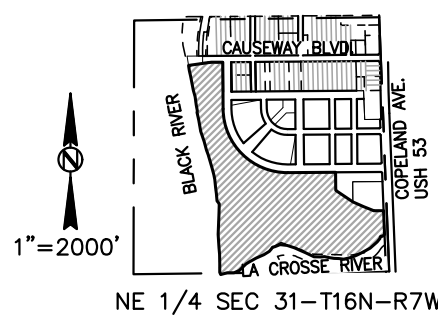


LOCATION MAP



SCALE: 1" = 150'

BEARINGS ARE REFERENCED TO THE LA CROSSE COUNTY COORDINATE SYSTEM, OF WHICH THE EAST LINE OF THE NE 1/4 OF SECTION 31-16-7 IS ASSUMED TO BEAR S02°13'45"E, VERTICAL DATUM BASED ON NAVD88.

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'05"

LEGEND

- 2.375" O.D., 18" LONG, WT. = 3.65 LBS./LIN. FT. IRON PIPE SET
- 1 1/16" O.D., 18" LONG, WT. = 1.13 LBS./LIN. FT. REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS
- CONCRETE MONUMENT FOUND
- 1 1/16" REBAR FOUND (UNLESS OTHERWISE STATED)

RIVER POINT DISTRICT II

ALL OF OUTLOT 6 OF RIVER POINT DISTRICT LOCATED IN THE NORTHWEST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 16 NORTH, RANGE 7 WEST, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

OVERALL DETAIL

SURVEYOR:

KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:

CITY OF LA CROSSE
400 LA CROSSE ST.
LA CROSSE, WI 54601-3374

GENERAL NOTES:

- 1) NO POLES, PADS BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
- 2) THE SITE FALLS WITHIN ZONE AE, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 55063C0234D AND 55063C0253D, EFFECTIVE DATE JANUARY 6, 2012.
- 3) ALL STRUCTURES SHALL NOT HAVE A FLOOR ELEVATION BELOW 648.00'.
- 4) SITE SUBJECT TO AIRPORT HEIGHT RESTRICTIONS.
- 5) ANY LAND BELOW THE ORDINARY HIGHWATER MARK (OHWM) OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.
- 6) OUTLOT 9 IS GRANTED TO THE CITY FOR STORMWATER AND DRAINAGE PURPOSES.

ACCESS RESTRICTIONS:

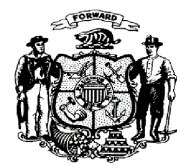
ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE, OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT OF WAY OF HIGHWAY 53. IT IS EXPRESSLY INTENDED THAT THESE RESTRICTIONS BE FOR THE BENEFIT OF THE PUBLIC, AS PROVIDED IN S.236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION.

REVISED THIS 14th DAY OF MARCH, 2024
REVISED THIS 12th DAY OF MARCH, 2024
DATED THIS 22nd DAY OF JANUARY, 2024

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



PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT LACRS #155715

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 1 OF 3

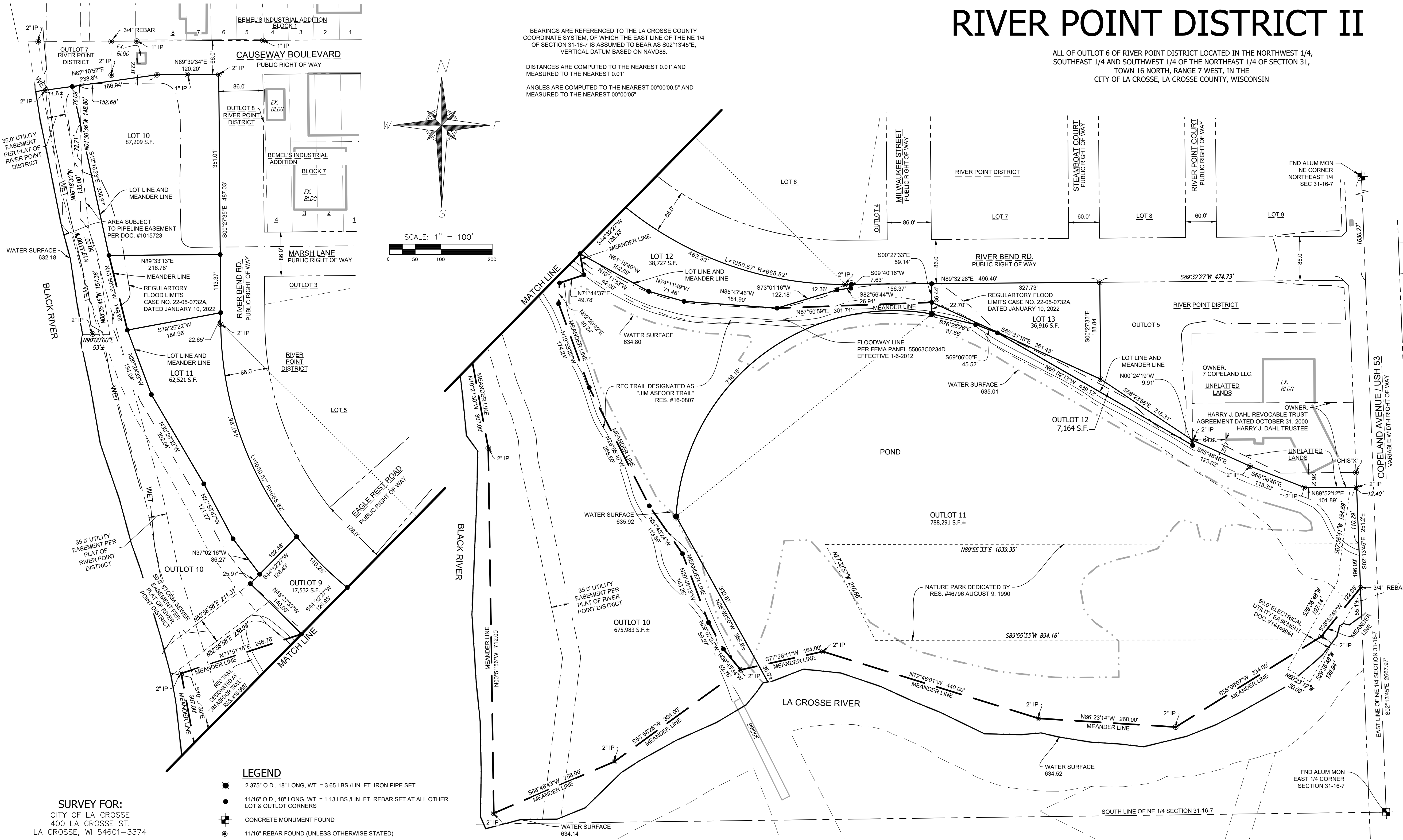
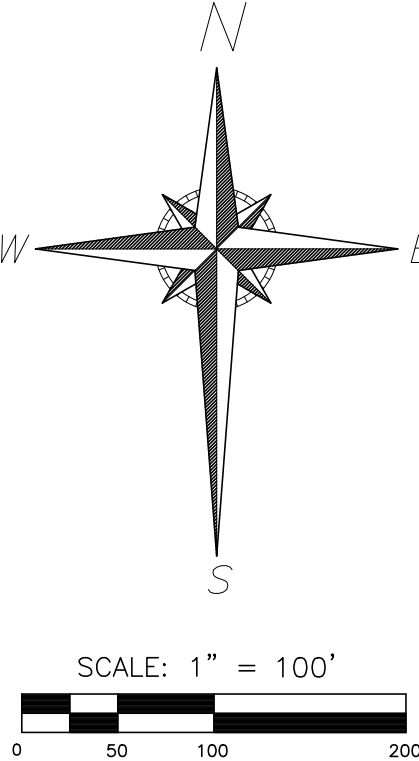
RIVER POINT DISTRICT II

ALL OF OUTLOT 6 OF RIVER POINT DISTRICT LOCATED IN THE NORTHWEST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 16 NORTH, RANGE 7 WEST, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE LA CROSSE COUNTY COORDINATE SYSTEM, OF WHICH THE EAST LINE OF THE NE 1/4 OF SECTION 31-16-7 IS ASSUMED TO BEAR AS S02°13'45"E, VERTICAL DATUM BASED ON NAVD88.

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'05"



- LEGEND**
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 - 1 1/16" O.D., 18" LONG, WT. = 1.13 LBS./LIN. FT. REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS
 - CONCRETE MONUMENT FOUND
 - 1 1/16" REBAR FOUND (UNLESS OTHERWISE STATED)

Curve Table						
CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1
A	668.82	89°59'58"	1050.57'	945.85'	S45°27'34"E	N89°32'27"E
	668.82	38°22'36"	447.98'	439.65'	S19°38'53"E	S38°50'11"E
	668.82	12°00'58"	140.26'	140.01'	S44°50'40"E	S50°51'09"E
	668.82	39°36'24"	462.33'	453.18'	S70°39'21"E	N89°32'28"E
B	425.00'	96°49'15"	718.18'	635.73'	S51°38'09"W	N79°57'13"W

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

REVISED THIS 14th DAY OF MARCH, 2024
REVISED THIS 12th DAY OF MARCH, 2024
DATED THIS 22nd DAY OF JANUARY, 2024

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify, That I have surveyed, divided and mapped all of Outlot 6 of River Point District, located in the Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 31, Town 16 North, Range 7 West in the City of La Crosse, La Crosse County Wisconsin bounded and described as follows:

All of Outlot 6 of River Point District.

That I have made such survey, land division and plat by the direction of Development Authority of the City of La Crosse, owner of said lands.

That such plat is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

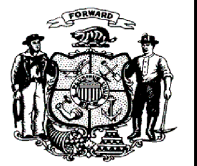
That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the City of La Crosse in surveying, dividing and mapping the same.

Dated this 22nd day of January, 2024.
Revised this 12th day of March, 2024.
Revised this 14th day of March, 2024.

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



Keith A. Kindred, PLS S-2082

CORPORATE OWNER'S CERTIFICATE

The Development Authority of the City of La Crosse, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The Development Authority of the City of La Crosse,, does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) Department of Administration
- 2) City of La Crosse
- 3) Wisconsin Department of Transportation

IN WITNESS WHEREOF, said The Development Authority of the City of La Crosse,, has caused these presents to be signed by _____ member, at _____ Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____,

In Presence of:

_____, member

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, the above named _____ member of the above named corporation, to me known to be such member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public

_____ County, Wisconsin

My Commission Expires _____

RIVER POINT DISTRICT II

ALL OF OUTLOT 6 OF RIVER POINT DISTRICT LOCATED IN THE NORTHWEST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 16 NORTH, RANGE 7 WEST, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved that the plat of River Point District II, in the City of La Crosse, The Development Authority of the City of La Crosse, owner, is hereby approved by the Common Council.

All conditions have been met as of the ____ day of _____, 2024.

Date: _____ Signed _____
Barb Janssen, Council President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Common Council of the City of La Crosse.

Date: _____ Signed _____
Nikki Elsen, City Clerk

CITY PLAN COMMISSION APPROVAL CERTIFICATE:

Resolved that the plat of River Point District II, in the City of La Crosse, The Development Authority of the City of La Crosse, owner, is hereby approved by the City Plan Commission.

Approved as of the ____ day of _____, 2024.

Date: _____ Signed _____
Mitch Reynolds, Mayor

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the City Plan Commission of the City of La Crosse.

Date: _____ Signed _____
Nikki Elsen, City Clerk

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN)
_____ COUNTY) SS

I, _____, being the duly appointed, qualified and acting City Treasurer of the City of La Crosse, 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 in the plat of River Point District II.

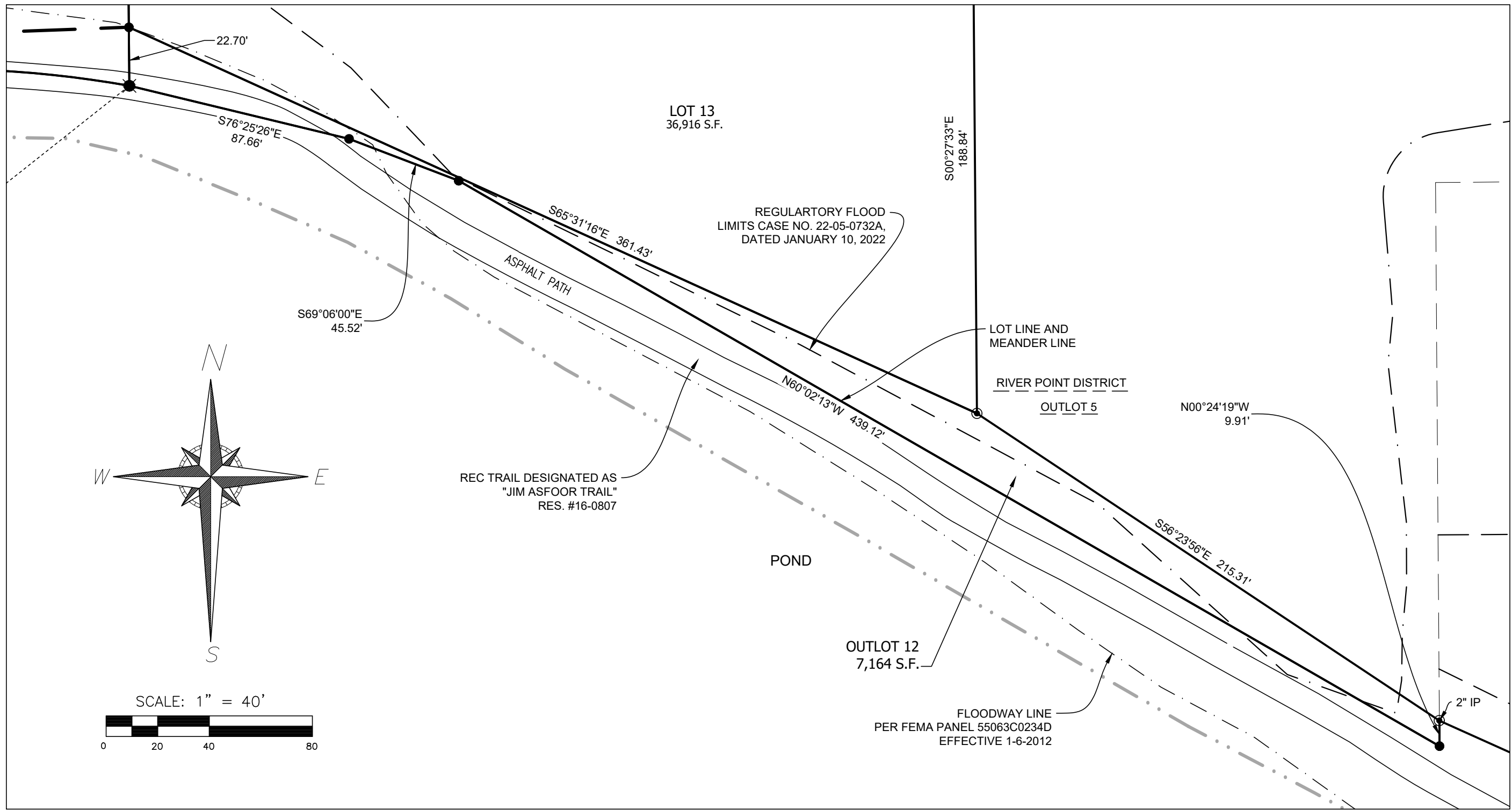
Dated _____
_____, City Treasurer

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
_____ COUNTY) SS

I, Amy L. Twitchell, being duly elected, qualified and acting Treasurer of LaCrosse County, 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 River Point District II.

Date _____
Amy L. Twitchell, Treasurer



DETAIL OUTLOT 12