FIRST ADDITION TO LIBERTY ADDITION

LOT 2, CERTIFIED SURVEY MAP, VOLUME 7, PAGE 157, DOC. NO. 1178658, PART OF THE SE 1/4 OF THE NW 1/4, PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 1, T17N, R8W, ALL IN THE VILLAGE OF HOLMEN, LA CROSSE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, FREDERICK J. HILBY, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF HOLMEN, AND UNDER THE DIRECTION OF THE UNDERSIGNED OWNER OF SAID LAND, I HAVE SURVEYED, DIVIDED AND MAPPED FIRST ADDITION TO LIBERTY ADDITION, THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED, AND THAT THIS LAND IS LOCATED IN LOT 2, CERTIFIED SURVEY MAP, VOLUME 7, PAGE 157, DOC. NO. 1178658, PART OF THE SE 1/4 OF THE NW 1/4, PART OF THE NE 1/4 OF THE SW 1/4, PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 1, T17N, R8W, ALL IN THE VILLAGE OF HOLMEN, LA CROSSE COUNTY, WISCONSIN, TO-WIT:

Commencing at the North Quarter corner of said Section 1; thence S0°04'55"E along the North–South Quarter line 1653.17 feet to the Southeast corner of Liberty Addition and the point of beginning; thence continuing S0°04'55"E along said North–South Quarter line 897.50 feet to the Northeast corner of said Northeast Quarter of the Southwest Quarter; thence S0°09'40"W along the North–South Quarter line 1718.24 feet to the North right of way of Briggs road; thence N89°49'10"W along said North line 33.54 feet to the West right of way of said Briggs road; thence S0°08'34"W along said West right of way 28.82 feet to the North right of way of Sween Drive; thence N89°51'25"W along said North right of way 10.03 feet to the p.c. of a 553.87 foot radius non tangent curve; thence continuing along the arc of said curve, concave Southeast, the chord of which bears S86°06'15"W and measures 77.38 feet; thence S82°07'54"W along said North right of way 109.81 feet to the Southeast corner of Lot 1, Certified Survey Map, Volume 7, Page 157, Doc. No. 1178658; thence N0°11'22"E along the East line thereof 311.18 feet to the Northeast corner of said Lot 1; thence N89°42'36"W along the North line thereof 100.00 feet to the Easterly line of Gaynor's Rolling Hills Addition; thence N0°11'20"E along said Easterly line 139.77 feet to the Northeast corner of said Gaynor's Rolling Hills Addition; thence N89°42'00"W along the North line of said Gaynor's Rolling Hills Addition 1001.38 feet to the Easterly right of way of U.S.H. 53; thence N0°00'04"W along said Easterly right of way 1322.38 feet; thence continuing along said Easterly right of way N01°31'18"E 1185.35 feet to the Southwest corner of Liberty Addition; thence S89°46'39"E along the South line thereof 162.22 feet; thence continuing along said South line N88°18'31"E 60.03 feet, S89°36'02"E 125.00 feet, S83°48'30"E 102.18 feet, S76°59'32"E 97.04 feet, S69°22'55"E 97.08 feet, S62°06'23"E 97.08 feet, S55°55'59"E 175.75 feet, S50°51'38"E 128.75 feet, N89°57'16"E 120.00 feet, S0°04'55"E 8.12 feet, N89°57'16"E 243.00 feet to the point of beginning.

Subject to any easements, covenants or restrictions, implied or recorded.
Parcel contains approximately 39.83 acres.

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

LEGEND

- ⊠ SET MAG NAIL
- ○ SET 1.25" x 18" IRON BAR, 4.3 LBS./FT. AT EXTERIOR & BLOCK CORNERS
- ○ SET 3/4" x 18" IRON BAR, 1.5 LBS./FT. AT ALL OTHER LOT CORNERS
- ● FOUND 3/4" IRON BAR
- ● FOUND 1.25" IRON BAR, UNLESS NOTED OTHERWISE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ( ) RECORDED AS
- NO ACCESS
- STORM RETENTION AREAS
- MULTIPURPOSE TRAIL

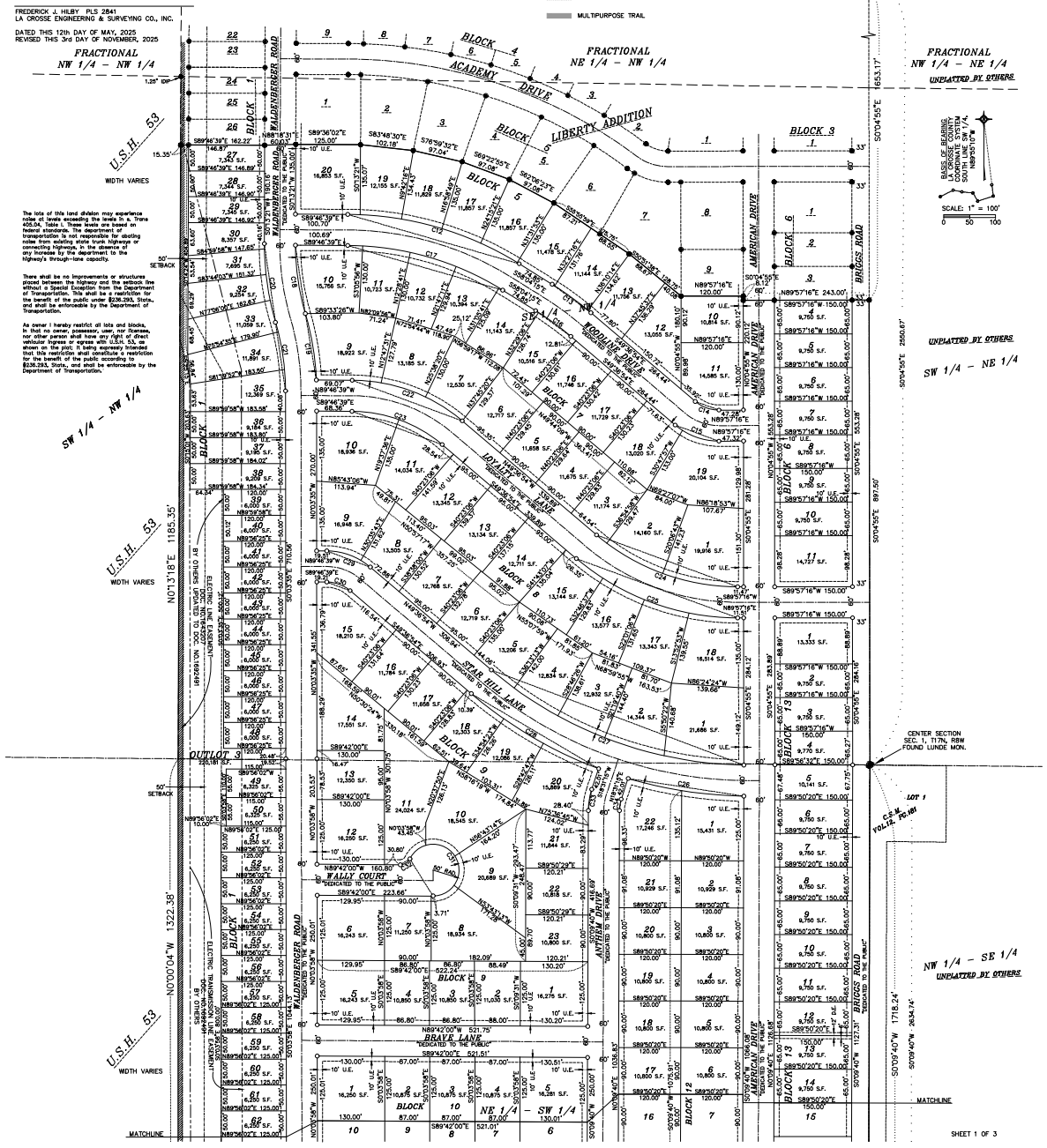
FREDERICK J. HILBY PLS 2841
LA CROSSE ENGINEERING & SURVEYING CO., INC.

DATED THIS 12th DAY OF MAY, 2025
REVISED THIS 3rd DAY OF NOVEMBER, 2025

The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. 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.

There shall be no improvements or structures placed between the highway and the setback line without a Special Exception from the Department of Transportation. This shall be a restriction for the benefit of the public under §236.293, Stats., and shall be enforceable by the Department of Transportation.

As owner I hereby restrict all lots and blocks, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with U.S.H. 53, as shown on the plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to §236.293, Stats, and shall be enforceable by the Department of Transportation.



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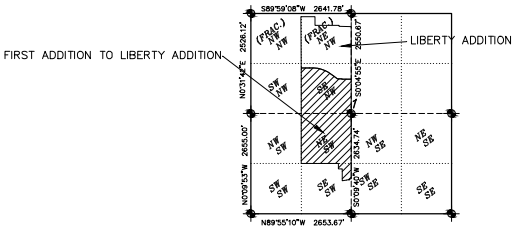
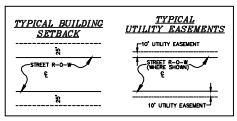
LOCATION SKETCH
SECTION 1, T17N, R8W







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