TRACT B

LOT 33

A PARCEL OF LAND CONTAINING 265 sq. ft. LOCATED IN LOT 2 OF CSM 16-98 DOCUMENT #1661047 AND THE SW ¼ OF THE SW ¼ OF SECTION 1, T16N, R7W, CITY OF ONALASKA, L A CROSSE COUNTY, WISCONSIN. BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 1;
THENCE S 40°13'56" E A DISTANCE OF 1895.74' TO THE POINT OF BEGINNING;
THENCE S 40°08'27" E A DISTANCE OF 25.92' TO THE BEGINNING OF A NONTANGENT CURVE TO THE RIGHT;
THENCE ALONG SAID CURVE AN ARC LENGTH OF 10.15', SAID CURVE HAVING A RADIUS OF 90.13', A DELTA ANGLE OF 06°27'11" AND A CHORD BEARING OF S 40°08'27" W AND A CHORD DISTANCE OF 10.15';
THENCE N 40°08'27" W A DISTANCE OF 25.22' TO THE BEGINNING OF A NONTANGENT CURVE TO THE LEFT ;
THENCE ALONG SAID CURVE AN ARC LENGTH OF 10.30', SAID CURVE HAVING A RADIUS OF 65.13', A DELTA ANGLE OF 09°03'28" A CHORD BEARING OF N 36°19'44" E AND A CHORD DISTANCE OF 10.29' TO THE POINT OF BEGINNING AND THERE TERMINATING.

EXHIBIT E

Effective Date 1/1/2013

New Castle Title of La Crosse, Inc.
Privacy Statement

New Castle Title of La Crosse, Inc. ("New Castle") respect the privacy and security of your non-public personal information ("Personal Information") and protecting your Personal Information is one of our top priorities. This Privacy Statement explains New Castle's privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. New Castle follows the privacy practices described in this Privacy Statement and, depending on the business performed, New Castle Company may share information as described herein.

Personal Information Collected

We may collect Personal Information about you from the following sources:

- Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;
- Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites;
- Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

Disclosure of Personal Information

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures.
Disclosures may include, without limitation, the following:

- To insurance companies, agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;
- To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;
- To companies that perform marketing services on our behalf or to other financial institutions with which we have joint marketing agreements and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

Disclosure to Affiliated Companies – We are permitted by law to share your name, address and facts about your transaction with other New Castle companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

Disclosure to Nonaffiliated Third Parties – We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

Confidentiality and Security of Personal Information

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.

Access to Personal Information/ Requests for Correction, Amendment, or Deletion of Personal Information

As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out who your Personal Information has been disclosed to, and request correction or deletion of your Personal Information. However, New Castle's current policy is to maintain customers' Personal Information for no less than your state's required record retention requirements for the purpose of handling future coverage claims.

For your protection, all requests made under this section must be in writing and must include your notarized signature to establish your identity. Where permitted by law, we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

Chief Privacy Officer
New Castle Title of La Crosse, Inc.
750 North 3rd Street Suite B
La Crosse, WI 54601

Changes to this Privacy Statement

This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.

Vol. 186, Pg 515

#385262

Onalaska Pickle & Canning Company)
to) Easement Deed
Northern States Power Company)

KNOW ALL MEN BY THESE PRESENTS, That we, of the County of La Crosse, in consideration of the sum of One and no/100 Dollars ($1 00/100) to us in hand paid by Northern States Power Company, a corporation, duly organized and existing under the laws of the State of Wisconsin, the receipt whereof is hereby acknowledged, do hereby grant unto said Company, its successors and assigns, the right, privilege and authority to construct, operate and maintain its lines for the transmission of electrical energy, including the necessary ~~steel towers~~ poles, wires, guys, stubs and other fixtures over, across and upon the following described real estate, now owned by us in the County of La Crosse, and State of Wisconsin to-wit: Easement covering installation of poles, wires, anchor guys, tree cutting, and or trimming in order to serve the farm known as the Onalaska Pickle and Canning Co. located along highway No. 16. The line will be installed in the.
NW¼ of the NW¼ of Section 12, T 16 N, R 7 W, Town of Campbell also the,
SE¼ of SW¼ of Section 1, T 16 N, R 7 W, Town of Campbell and the
SW¼ of the SW¼ of Section 1, T 16 N, R 7 W, Town of Campbell.
and also hereby grant unto said Company, its successors and assigns, the right, privilege and authority to trim or cut down any trees which may interfere with the construction, maintenance and operation of such lines; and do also grant unto said Company, its successors and assigns, the right to enter upon the above described premises at any and all times for the purposes above set forth.

IN WITNESS WHEREOF, We have hereunto set our hands and seal this 13th day of April, A. D. 1939.

Witness:

Onalaska Pickle & Canning Co. (Seal)

Margaret Renstrom

C. B. Melby, Trustee (Seal)

Jas. E. Dolbier

O.B.MELBY, TRUSTEE

JAS. E. DOLBIER

STATE OF Wisconsin)
)ss.
County of La Crosse)

On this 13th day of April, A. D. 1939, before me, a Notary Public, within and for said County, personally appeared B. B. Melby and ~~his wife~~, to me known to be the person - described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed, as such Trustee

J.W. Mac Laren Notary Public La Crosse County Wis.

Notary Public La Crosse County, Wisconsin
My Commission Expires 3-23-41

J W Mac Laren

Recorded June 9, 1939 at 9:00 A.M.

519284

State of Wisconsin / Department of Transportation

927344

DT-C-250-68

ACCESS COVENANT

VOL 676 PAGE 495

In order to further the orderly layout and use of land; to lessen congestion in the streets and highways; to provide for proper ingress and egress; and for the purpose of providing for the safety of travel upon and entrance into and departure from the state trunk highway designated as ~~S.T.H.~~ (U.S.H.) 16, all in accordance with the provisions of Chapter 236, Wisconsin Statutes, and the Rules and Regulations Governing Land Subdivision Plats Abutting State Trunk Highways and Connecting Streets, Chapter Hy 33, Wisconsin Administrative Code, the undersigned owners of the lands described as:

The NE¼-SE¼, NW¼-SE¼, SE¼ SW¼ SW¼ SW¼ NE¼ SW¼, Section 1, Township 16 North, Range 7 West, lying northwest of U.S.H. 16.

hereby covenant and agree as follows:

(1) No direct vehicular access between the above-described lands and ~~S.T.H.~~ (U.S.H.) 16 shall be permitted except by way of 1 public street ~~or highway or drive~~ to be located at a distance approximately 755 feet Northeasterly of La Crosse County Landfill Entrance as traveled on U.S.H. 16

except there shall be one additional driveway for agricultural purposes until such time the farm buildings are sold. At such time said driveway shall be vacated. This driveway is located 383 feet northeasterly of the permitted street.

(2) It is expressly agreed by the undersigned owners that these covenants shall run with the land and shall forever bind themselves, their heirs, administrators, executors, and assigns until said covenants or any part thereof are released in writing by the Division of Highways.

IN WITNESS WHEREOF the undersigned owners of the premises above described have caused these covenants to be reduced to writing and signed by them this

8th day of December, 19 76.

In the Presence of

William F. Lins — Julius Manske

Robert R Mueller — Dorothy Manske

State of Wisconsin }
La Crosse County }

Personally came before me this 8th day of December, 19 76, the above-named Julius Manske + Dorothy Manske to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Robert R Mueller
Notary Public

JUN 9 1982

RECORDED
AT 9:50 A. M.
CHARLES R WHALEY, JR.
REGISTER OF DEEDS
La Crosse County, Wis.

Section Hy 33.05(2), Wis. Admin. Code

STATE OF WISCONSIN
COUNTY OF LA CROSSE
CITY OF ONALASKA

1392127

LACROSSE COUNTY
REGISTER OF DEEDS
DEBORAH J. FLOCK

RECORDED ON
04/29/2004 04:24PM

REC FEE: 25.00
TRANSFER FEE:
EXEMPT #:

PAGES: 8

Return to: City of Onalaska
Attn: Caroline Burmaster
415 Main Street, Onalaska, WI 54650

CERTIFICATE OF TRANSCRIPT

IN THE MATTER OF THE

City of Onalaska

Annexation: Lester Pralle/Valley View Partners LLP, 425 Mayfair Place
Paul Gleason/Elmwood Partners, 2700 National Drive
Onalaska, WI 54650

Lester Pralle/Valley View Partners LLP, 425 Mayfair Place, Onalaska, WI 54650
Joseph & Doreen Cegielski, N5067 925th Street, River Falls, WI 54022

Steve and Sonja Renko, 3759 E Cudahy Ave, Cudahy, WI
Lester Pralle/Valley View Partners LLP, 425 Mayfair Place, Onalaska, WI 54650

I, Caroline Burmaster, City Clerk for the City of Onalaska, La Crosse County, Wisconsin, do hereby certify that I have compared the copy of:

Ordinance #1162-2003

Legal descriptions

Petitions for annexation

Maps

with the original records preserved in said City Hall in the City of Onalaska, and required by law to be in my custody, and that the same is a correct transcription therefrom, and of the whole of said original records.

CITY OF ONALASKA SEAL

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the Seal of the City of Onalaska, La Crosse County Wisconsin this 29th day of April, 2004.

Caroline A. Burmaster

Caroline Burmaster, City Clerk
City of Onalaska, La Crosse County
Wisconsin

ORDINANCE NO. 1162 - 2003

AN ORDINANCE TO ANNEX LANDS LOCATED IN THE TOWN OF MEDARY SECTION 1, TOWNSHIP 16 NORTH, RANGE 7 WEST FROM THE TOWN OF MEDARY TO THE CITY OF ONALASKA.

THE COMMON COUNCIL OF THE CITY OF ONALASKA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION I. Proper petition for direct annexation by unanimous approval, signed by all the owners of all real property in such territory and all of the electors residing in such territory, having been presented to the Common Council of the City of Onalaska, praying for the annexation of the territory described in Exhibit A which is attached hereto and incorporated herein to the City of Onalaska, Wisconsin from the Town of Medary, La Crosse County, Wisconsin.

IT IS HEREBY ORDAINED that the above-described property and the same is hereby annexed to the City of Onalaska, Wisconsin, and it is further ordained that the corporate limits of the City of Onalaska are hereby amended to include the above-described property within the corporate limits of the City of Onalaska, Wisconsin.

SECTION II. Sec. 2-1-3(b) of the Code of Ordinances of the City of Onalaska entitled "Ward and Aldermanic District Boundaries" and especially subsection (1) entitled "Third Aldermanic District-Ward" is hereby amended to include the above-described property within the boundaries of the Third Aldermanic District.

SECTION III. The property is hereby zoned R-1 Single Family Residential and all of the provisions of the Code or Ordinances of the City of Onalaska governing said zoning classification shall apply hereto. Such zoning shall be on an interim basis and for such period of

time as necessary to amend the zoning ordinance as the City of Onalaska has set forth in Section 62.23(7)d, Wis. Stats.

SECTION IV. This Ordinance shall take effect and be in force from and after its passage and publication.

Dated this 11th day of November, 2003.

CITY OF ONALASKA

BY: James S. Bialecki
James S. Bialecki, Mayor

Caroline Burmaster
Caroline Burmaster, Clerk

PASSED: 11/11/03
APPROVED: 11/11/03
PUBLISHED: 11/21/03

PARCEL "A"

Part of the NW 1/4 of the SW 1/4, Section 1, T16N-R7W, Town of Medary, La Crosse County, Wisconsin described as follows:

Commencing at the southwest corner of said Section 1, thence N 10°56'01" E 1349.12 feet to a meander line of a Creek, the South line of said NW 1/4 of the SW 1/4, the North line of lands described in Volume 898 - Page 778 and the point of beginning of this description;

thence, along said meander line, N 09°32'10" W 231.34 feet to the South right-of-way line of Horton Drive;
thence, along said South right-of-way line, S 84°48'17" E 827.03 feet;
thence, continuing along said South right-of-way line, on the arc of a 50.00 foot radius curve, concave to the northwest, the chord of which bears N 81°29'20" E 66.06 feet to the southeast corner of Lot 17, Timbercrest Addition;
thence S 20°41'21" E 308.79 feet to the southeast corner of said Lot 17;
thence S 01°40'22" E 193.39 feet to the South line of said NW 1/4 of the SW 1/4;
thence, along said South line of said NW 1/4 of the SW 1/4, N 87°30'38" W 326.00 feet to the North line of said lands described in Volume 868 - Page 775;
thence N 87°30'38" W 314.29 feet to the point of beginning.

Said description to include all lands lying between the meander line and the East waters edge of the Creek.

Subject to easements, covenants and restrictions of record.

PARCEL "B"

Part of the NW 1/4 of the SW 1/4, NE 1/4 of the SW 1/4, SW 1/4 of the SW 1/4 and SE 1/4 of the SW 1/4, Section 1, T16N-R7W, Town of Medary, La Crosse County, Wisconsin described as follows:

Commencing at the southwest corner of said Section 1, thence N 10°56'01" E 1349.12 feet to a meander line of a Creek, the South line of said NW 1/4 of the SW 1/4, the South line of lands described in Volume 826 - Page 711 and the North line of lands described in Volume 898 - Page 778; thence, along said North line, S 87°30'38" E 314.29 feet; thence, continuing along said North line, S 86°38'56" E 328.39 feet to the East line of said SW 1/4 of the SW 1/4, the southeast corner of lands described in Volume 825 - Page 940 and the point of beginning of this description;

thence N 01°40'22" W 150.78 feet to the southeast corner of Lot 17, Timbercrest Addition;
thence, along the southeasterly prolongation of the South line of said Lot 17, S 70°41'13" E 9.00 feet to the West line of said lands described in Volume 823 - Page 940;
thence S 01°05'38" W 141.57 feet to the point of beginning.

Subject to easements, covenants and restrictions of record.

PARCEL "C"

Part of the SW 1/4 of the SW 1/4, Section 1, T16N-R7W, City of Onalaska, La Crosse County, Wisconsin described as follows:

Commencing at the southwest corner of said Section 1, thence N 10°56'01" E 1349.12 feet to a meander line of a Creek, the North line of said SW 1/4 of the SW 1/4, the South line of lands described in Volume 826 - Page 711 and the North line of lands described in Volume 898 - Page 778; thence, along said North line of lands described in Volume 898 - Page 778, S 87°30'38" E 641.23 feet to the point of beginning of this description;

thence, continuing along said North line, S 86°38'56" E 328.39 feet to the East line of said SW 1/4 of the SW 1/4 and the southeast corner of lands described in Volume 823 - Page 940;
thence N 01°48'22" W 4.82 feet to the North line of said SW 1/4 of the SW 1/4 and the South line of lands described in Volume 826 - Page 711;
thence N 87°30'38" W 328.00 feet to the point of beginning.

Subject to easements, covenants and restrictions of record.

PARCEL "D"

Part of the SW 1/4 of the SW 1/4 and SE 1/4 of the SW 1/4, Section 1, T16N-R7W, City of Onalaska, La Crosse County, Wisconsin, described as follows:

Commencing at the southwest corner of said Section 1, thence N 10°56'01" E 1349.12 feet to a meander line of a Creek, the North line of the SW 1/4 of the SW 1/4, the South line of lands described in Volume 826 - Page 711 and the point of beginning of this description;

thence, along said South line, S 87°30'38" E 314.29 feet;
thence S 86°38'56" E 328.39 feet to the East line of said SW 1/4 of the SW 1/4 and the southwest corner of the lands described in Volume 825 - Page 940;
thence S 00°43'39" E 174.16 feet to the southeast corner of lands described in Volume 825 - Page 940 and the easterly right-of-way line of Eastwood Lane;
thence, along said easterly right-of-way line, on the arc of a 249.73 foot radius curve, concave to the northeast, the chord of which bears S 38°55'03" E 118.70 feet;
thence, continuing along said easterly right-of-way line, on the arc of a 810.72 foot radius curve, concave to the southeast, the chord of which bears S 42°31'31" E 187.80 feet to the northerly right-of-way line of State Road "16";
thence, along said northerly right-of-way line, S 33°19'33" W 4.05 feet;
thence, continuing along said northerly right-of-way line, S 23°09'18" E 60.83 feet to the North line of lands described in Volume 852 - Page 867;
thence S 82°26'43" W 135.89 feet to the northeast corner of said lands described in Volume 828 - Page 884;
thence, along the west line of said lands described in Volume 852 - Page 867, S 34°31'29" E 76.48 feet to the southeast corner of lands described in Volume 828 - Page 810;
thence S 73°08'24" W 114.76 feet to the northwest corner of said lands described in Volume 828 - Page 878 and the northeast corner of lands described in Volume 890 - Page 522;
thence S 21°32'19" W 212.33 feet to the northwest corner of said lands described in Volume 890 - Page 272 and the northeast corner of lands described in Volume 611 - Page 614;
thence, along the North line of said lands described in Volume 611 - Page 614, N 65°33'24" W 826.44 feet;
thence, continuing along said North line, S 88°08'01" W 193.32 feet to a meander line of a Creek;
thence N 16°32'37" W 847.15 feet to the point of beginning.

Said description to include all lands lying between the meander line and the East waters edge of the Creek.

Subject to easements, covenants and restrictions of record.

PARCEL "E"

Part of the SW 1/4 of the SW 1/4, Section 1, T16N-R7W, Town of Medary, La Crosse County, Wisconsin described as follows:

Commencing at the southwest corner of said Section 1, thence N 10°56'01" E 1349.12 feet to a meander line of a Creek, the North line of the SW 1/4 of the SW 1/4, the North line of lands described in Volume 898 - Page 778; thence, along said meander line, S 16°32'37" E 847.15 feet to the South line of said lands described in Volume 898 - Page 778 and the point of beginning of this description;

thence, along said South line, N 88°08'01" E 193.32 feet;
thence, continuing along said South line, N 34°30'24" E 858.44 feet to the northwest corner of the lands described in Volume 890 - Page 272;
thence, along the West line of said lands described in Volume 890 - Page 272, S 20°32'10" E 33.45 feet to the northeast corner of lands described in Volume 639 - Page 368;
thence S 83°31'27" W 214.09 feet to the northwest corner of said lands described in Volume 639 - Page 368;
thence, along the west line of said lands described in Volume 639 - Page 368, S 34°31'58" E 213.22 feet to the to the Northerly right-of-way line of State Road "16";
thence, along said northerly right-of-way line, S 56°18'21" W 13.92 feet;
thence, continuing along said northerly right-of-way line, N 33°23'04" W 50.00 feet;
thence, continuing along said northerly right-of-way line, S 56°31'58" W 88.04 feet;
thence, continuing along said northerly right-of-way line, S 33°03'04" E 65.00 feet;
thence S 56°09'36" W 187.50 feet;
thence S 56°59'26" W 340.24 feet;
thence S 87°45'20" W 126.63 feet to a meander line of a Creek;
thence N 00°09'16" E 341.73 feet to the point of beginning.

Said description to include all lands lying between the meander line and the East waters edge of the Creek.

Subject to easements, covenants and restrictions of record.

LEGEND

- ● = Found 1" Iron Pipe (unless noted otherwise)
- ○ = Set 3/4" X 30" Iron Bar (1.50 lb/ft. ft.)
- ———— = Boundary of this survey
- —— - —— = Centerline
- ( ) = Recorded dimensions

COULEE REGION LAND SURVEYORS, I.

PLAT OF SURVEY

IERS

EXHIBIT A

300

PETITION FOR ANNEXATION

(Please print)

TO: City Clerk
City of Onalaska
415 Main Street
Onalaska, WI 54650

TO: City Clerk
Town of Medary
N3393 Smith Valley Road
La Crosse, WI 54601

We, the undersigned, Lester Pralle (Member Valleyview Partners LLP)
Name(s)
Paul Gleason Vice Pres. Elmwood Partners
Address(s)
Telephone Number: (608) 783-6700 (Agent Mike Hoppers)

Onalaska do hereby respectively petition the City of Onalaska, Wisconsin, to annex the real estate described hereinafter to the City of Onalaska, which is to be detached from the township of Medary

The property, which is the subject of this petition, is contiguous to the current boundaries of the said city. A complete and accurate legal description of these premises is attached hereto and incorporated herein by reference as EXHIBIT 'A'.

This instrument constitutes a Petition for direct annexation pursuant to Section 66.021 (2) (a), Wisconsin Statutes. The number of electors residing within the boundaries of this property is —0— and the undersigned are the sole owners and fee title holders to these properties. Therefore, pursuant to Section 66.021 (12), no notice or publication is required.

A copy of this Petition is being mailed to the State of Wisconsin, Department of Development, for review as required by Section 66.021 (11), Wisconsin Statutes.

SIGNATURES OF PETITIONERS	DATE OF SIGNATURE
Lester Pralle (Member - Valley view Partners)	5/8/03
x Paul J. Gleason (V.P. Elmwood Partners Limited Partnership)	

(continue on back if additional space needed)

Tax Parcel Identification Numbers: 9-20-0
Contact Person: Michael Hoppers (Agent) Telephone (608) 783 6700
Hoppers Realty Inc

Subscribed and sworn to before me this 8th day of MAY, 2003.

Notary Public Expires: 3-7-2004
State: WI County: LA Crosse

Signature of Circulator

For Office Use	Date:	Initials:
Enclosures: ☐ Petition	☐ Legal Description	☐ Map (optional)

mailed 5/15/03

PETITION FOR ANNEXATION

(Please print)

TO: City Clerk
City of Onalaska
415 Main Street
Onalaska, WI 54650

TO: City Clerk
Town of Medary
N3393 Smith Valley Road
La Crosse, WI 54601

We, the undersigned, Lester Pralle (FOR Valley View Partners LLP)
Name(s)
Joseph M. Cegielski (Michael S. Hoppens Agent FOR)
Doreen M. Cegielski
Address(es)
Telephone Number: (608) 783-6700 (Hoppens Realty Inc)

Onalaska do hereby respectively petition the City of Onalaska, Wisconsin, to annex the real estate described hereinafter to the City of Onalaska, which is to be detached from the township of Medary

The property, which is the subject of this petition, is contiguous to the current boundaries of the said city. A complete and accurate legal description of these premises is attached hereto and incorporated herein by reference as EXHIBIT 'A'.

This instrument constitutes a Petition for direct annexation pursuant to Section 66.021 (2) (a), Wisconsin Statutes. The number of electors residing within the boundaries of this property is -0- and the undersigned are the sole owners and fee title holders to these properties. Therefore, pursuant to Section 66.021 (12), no notice or publication is required.

A copy of this Petition is being mailed to the State of Wisconsin, Department of Development, for review as required by Section 66.021 (11), Wisconsin Statutes.

SIGNATURES OF PETITIONERS	DATE OF SIGNATURE
Lester Pralle	4/8/03
Lester Pralle (Member Valley View Partners LLP)	
X Joseph M. Cegielski	
X Doreen M. Cegielski	

(continue on back if additional space needed)

Tax Parcel Identification Numbers: 00900002500 1
Contact Person: Michael S. Hoppens Telephone (608) 783-6700

Subscribed and sworn to before me this
8th day of MAY, 2003

Notary Public Expires: 3-7-2004
State: WI County: La Crosse

Signature of Circulator

For Office Use	Date:	Initials:
Enclosures: ☐ Petition	☐ Legal Description	☐ Map (optional)

300

PETITION FOR ANNEXATION

(Please print)

TO: City Clerk
City of Onalaska
415 Main Street
Onalaska, WI 54650

TO: City Clerk
Town of Medary
N3393 Smith Valley Road
La Crosse, WI 54601

We, the undersigned, Steve Olson Sonja Renko & Valley View Partners LLP. (by Lester J. Pralle / Member)
Name(s)

Telephone Number: ( ) 783-2279 Hm } Lester P. (Hoppens Realty 783-6700)
789-2279 Cell } Address(s)

Onalaska do hereby respectively petition the City of Onalaska, Wisconsin, to annex the real estate described hereinafter to the City of Onalaska, which is to be detached from the township of Medary

The property, which is the subject of this petition, is contiguous to the current boundaries of the said city. A complete and accurate legal description of these premises is attached hereto and incorporated herein by reference as EXHIBIT 'A'.

This instrument constitutes a Petition for direct annexation pursuant to Section 66.021 (2) (a), Wisconsin Statutes. The number of electors residing within the boundaries of this property is —0— and the undersigned are the sole owners and fee title holders to these properties. Therefore, pursuant to Section 66.021 (12), no notice or publication is required.

A copy of this Petition is being mailed to the State of Wisconsin, Department of Development, for review as required by Section 66.021 (11), Wisconsin Statutes.

SIGNATURES OF PETITIONERS	DATE OF SIGNATURE
X Steven O. Olson	5/7/03 (414) 744-9988
Steven Olson	
X Sonja R. Renko	5/7/03 (952) 758-214 769-
Sonja Renko	
& Lester Pralle	4/8/03
Lester Pralle (Member Valley View Partners)	

(continue on back if additional space needed)

Tax Parcel Identification Numbers: 9-15-1

Contact Person: Mike Hoppens Hoppens Realty, Inc Telephone (608) 783-6700

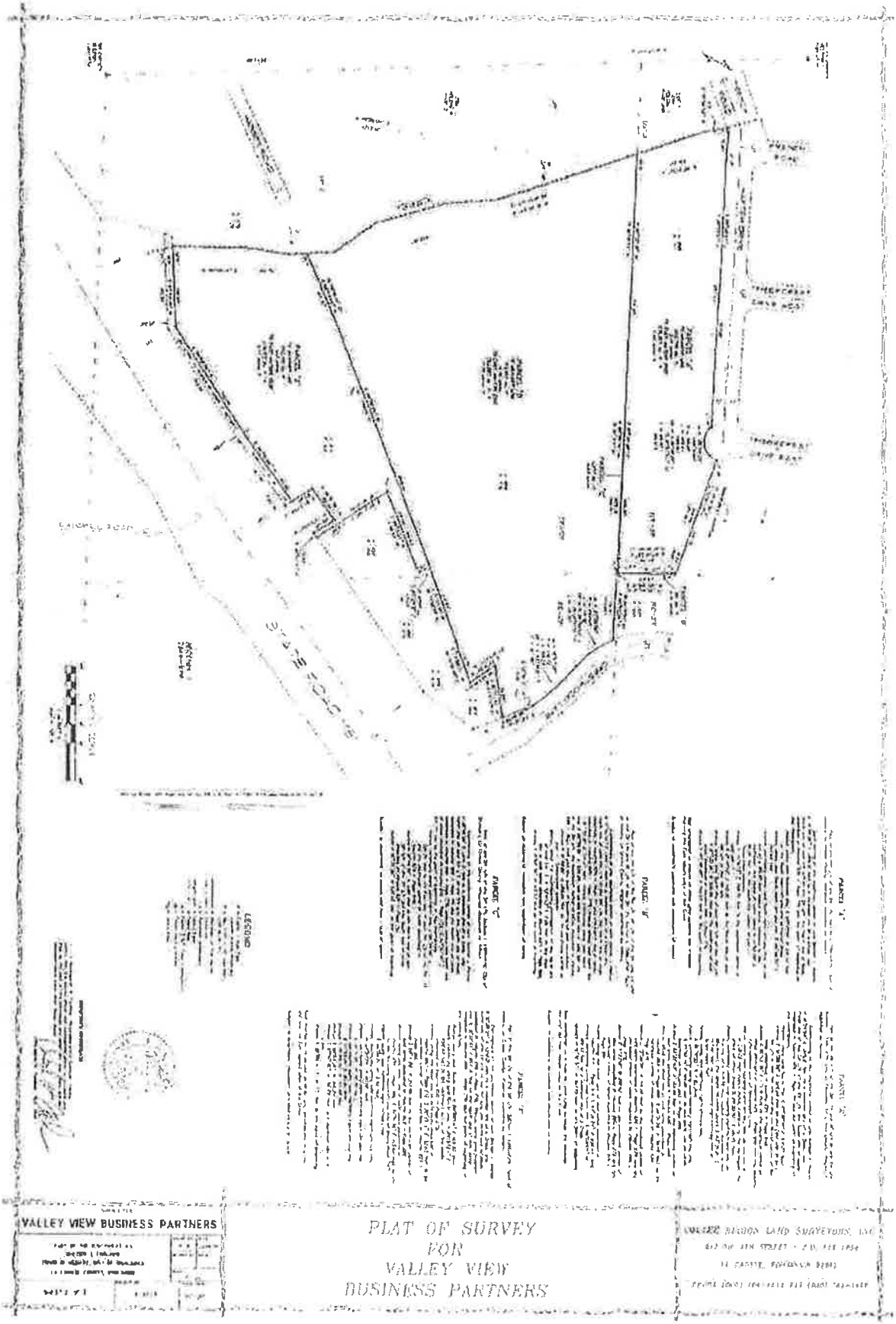
Subscribed and sworn to before me this 7th day of May, 2003
8th May 2003

Notary Public Expires: 3-7-2004
State: WI County: La Crosse

Signature of Circulator

For Office Use	Date:	Initials:
Enclosures: ☐ Petition	☐ Legal Description	☐ Map (optional)

mailed 5/15/03

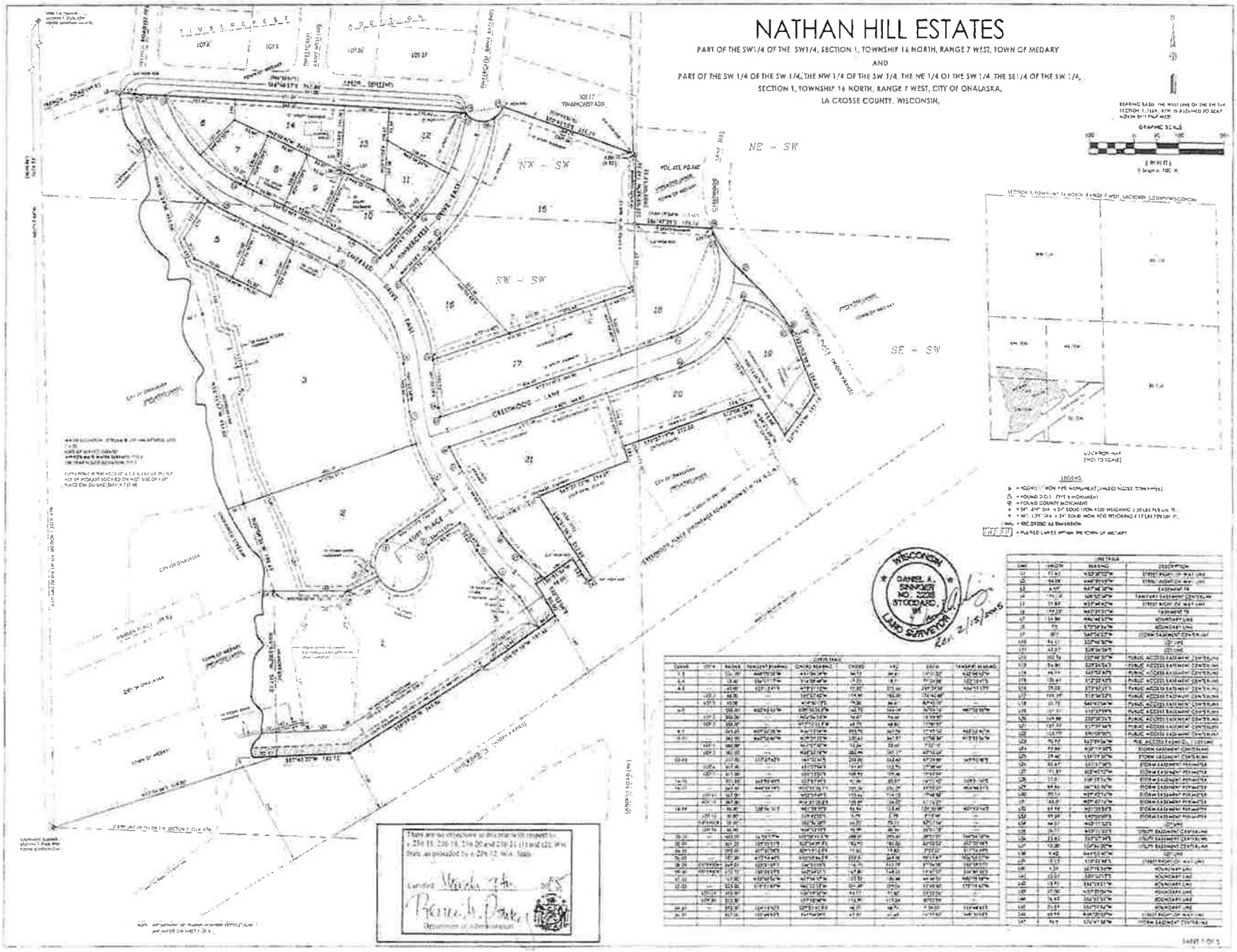

VALLEY VIEW BUSINESS PARTNERS
PLAT OF SURVEY
FOR
VALLEY VIEW
BUSINESS PARTNERS

NATHAN HILL ESTATES

PART OF THE SW1/4 OF THE SW1/4, SECTION 1, TOWNSHIP 16 NORTH, RANGE 7 WEST, TOWN OF MEDARY

AND

PART OF THE SW 1/4 OF THE SW 1/4, THE NW 1/4 OF THE SW 1/4, THE NE 1/4 OF THE SW 1/4, THE SE1/4 OF THE SW 1/4, SECTION 1, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.



NATHAN HILL ESTATES

PART OF THE SW1/4 OF THE SW1/4, SECTION 1, TOWNSHIP 16 NORTH, RANGE 7 WEST, TOWN OF MEDARY
AND
PART OF THE SW 1/4 OF THE SW 1/4, THE NW 1/4 OF THE SW S/4, THE NE 1/4 OF THE SW 1/4, THE SE1/4 OF THE SW 1/4,
SECTION 1, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF ONALASKA,
LA CROSSE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Daniel A. Stenger Registered Land Surveyor, hereby certify

That I have surveyed, divided and mapped the plat of NATHAN HILL ESTATES, being part of the Southwest Quarter of the Southwest Quarter of Section 1, Township 16 North, Range 7 West, Town of Medary and part of the Southeast Quarter of the Southwest Quarter, the Northwest Quarter of the Southwest Quarter, the Northeast Quarter of the Southwest Quarter, the Southwest Quarter of the Southwest Quarter, the Southeast Quarter of the Southwest Quarter, Section 1, Township 16 North, Range 7 West, City of Onalaska, in the La Crosse County, Wisconsin described as follows:

Commencing at the southwest corner of said Section 1, a found Bernhart Cap;
thence north 73°06'24" East 511.28 feet to a point on the northerly right-of-way line of State Road 16, being a meander point lying South 87°40'25" East 52 feet, more or less, from the easterly water's edge of an unnamed stream and the point of beginning;
thence along the meander line of said unnamed stream, North 07°11'09" West 341.12 feet to a meander point lying North 40°00'00" East 24 feet, more or less, from the easterly water's edge of said stream;
thence continuing along said meander line, North 20°04'36" West 119.43 feet to a meander point lying South 71°16'37" East 38 feet, more or less, from the easterly water's edge of said stream;
thence continuing along said meander line, North 13°11'31" West 411.63 feet to a meander point lying North 74°24'42" East 44 feet, more or less, from the easterly water's edge of said stream;
thence continuing along said meander line, North 18°06'55" West 493.38 feet to a meander point on the southerly right-of-way line of Hogan Drive, lying North 71°53'18" East 33 feet, more or less, from the easterly water's edge of said stream;
thence along said southerly right-of-way line, South 84°46'27" East 54.00 feet;
thence continuing along said right-of-way line, 786.49 feet on the arc of a 5,610.00 foot radius curve concave to the northwest, the chord of which bears North 81°28'20" East 85.76 feet to the southwest corner of Lot 27, TIMBERCREST ADDITION;
thence along the south line of said Lot 27, South 70°49'17" East 314.71 feet to the west line of a parcel of land as described in Volume 631 of Records, Page 942;
thence South 21°03'38" West 197.54 feet to the southwest corner of said parcel of land as described in Volume 626 of Records, Page 140;
thence South 84°49'38" East 174.14 feet along the south line of said parcel of land as described in Volume 626 of Records, Page 140, to the southwest corner thereof, and the northerly right-of-way line of Clairmont Lane;
thence along said northerly right-of-way line, 152.79 feet on the arc of a 241.00 foot radius curve, concave to the northeast, the chord of which bears South 84°33'57" East 150.28 feet;
thence continuing along said right-of-way line, 168.33 feet on the arc of a 8.00 foot radius curve concave to the southwest, the chord of which bears North 45°54'57" East 14.86 feet to the northerly right-of-way line of Shore Ridge Trail;
thence along said northerly right-of-way line, South 82°12'30" West 4.83 feet;
thence continuing along said northerly right-of-way line, South 23°02'18" East 135.67 feet;
thence South 71°38'24" West 114.16 feet;
thence South 71°38'24" West 312.62 feet;
thence North 34°07'28" West 93.48 feet;
thence South 71°38'24" West 114.16 feet;
thence South 71°38'24" West 312.62 feet;
thence South 30°02'18" East 33.88 feet;
thence South 84°38'24" West 214.89 feet;
thence South 34°21'36" East 213.66 feet to the northerly right-of-way line of State Road 16;
thence along said northerly right-of-way line the following seven (7) courses:
1) thence South 84°54'51" West 113.82 feet;
2) thence North 77°13'56" West 100.00 feet;
3) thence South 84°37'24" West 98.00 feet;
4) thence South 82°29'56" West 98.00 feet;
5) thence North 77°13'56" West 197.66 feet;
6) thence South 84°54'51" West 80.00 feet;
7) thence North 84°43'25" West 163.13 feet to the point of beginning.
Including the land between the meandered line and the easterly water's edge of the unnamed stream.

Said described parcel contains a total of 1,252,044 square feet or 28.74 acres, more or less, consisting of 1,207,678 square feet or 27.72 acres, more or less, upland of the meander line and 44,466 square feet or 1.26 acres, more or less, between the meander line and the easterly water's edge of the unnamed stream.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made to the best of my knowledge and belief.

That I have made such survey, land division and plat by the direction of the owners of said lands.

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

Dated this 15th day of February, 2005

Daniel A. Stenger, Registered Land Surveyor, No. 2228
Dave Engineering Company
113 South 6th Street
La Crosse, WI 54601

WISCONSIN DANIEL A. STENGER NO. 2228 STODDARD, WI LAND SURVEYOR

REV. 2/15/2005

DEPARTMENT OF TRANSPORTATION RESTRICTIONS

Access Restrictions:

No lots are proposed to have direct vehicular access to State Road 16. All lots are proposed to have access to Hogan Drive, a local road. Pedestrian, bike, snowmobile or other similar non-motorized access to State Road 16 is expressly prohibited and this restriction is imposed for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation.

Highway Setback Note:

Highway Setbacks are established for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation.

Noise Mitigation Note:

The lots of this land division may experience noise of levels exceeding the levels listed in 405.04 Table 1. There may be 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 the noise capacity

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Valley View Business Park L.L.P., a limited liability Partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said Limited Liability Partnership caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Valley View Park Business Park L.L.P. does further certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

Department of Administration
City of Onalaska
Department of Transportation
La Crosse County
Town of Medary

IN WITNESS WHEREOF, the said Valley View Business Park L.L.P. has caused the instrument to be signed by Lamar J. Prahl, Member of Valley View Business Park L.L.P. and countersigned by Robert K. Stratman, Member of Valley View Business Park L.L.P., at Onalaska Wisconsin, on this 3 day of May, 2005. The Limited Liability Partnership has no seal.

In the presence of Valley View Business Park Limited Liability Partnership
By: Valley View Business Park Limited Liability Partnership

Lamar J. Prahl, Member

Countersigned: Robert K. Stratman
Robert K. Stratman, Member

STATE OF WISCONSIN)
COUNTY OF LACROSSE)SS

Personally came before me this 3rd day of May, 2005 Lamar J. Prahl, Member, and Robert K. Stratman, Member of the above named Limited Liability Partnership, to me known to be the persons who executed the foregoing instrument and to me known to be members of said Limited Liability Partnership, and acknowledged that they executed the foregoing instrument as such members of said Limited Liability Partnership, by its authority.

Notary Public
County of La Crosse, Wisconsin
My commission expires: 1-21-07

OWNER'S CERTIFICATE OF DEDICATION

As Owners we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

Department of Administration
City of Onalaska
Department of Transportation
La Crosse County
Town of Medary

WITNESS the hereof the said owners this 3 day of May, 2005.

In the presence of:

STATE OF WISCONSIN)
COUNTY OF LACROSSE)SS

Personally came before me this 3rd day of May, 2005 the above named Robert J. Fadrowski and Sigurd P. Hudson to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

Notary Public
County of La Crosse, Wisconsin
My commission expires: 1-21-07

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 certificate of Valley View Business Park Limited Liability Partnership, along with Marilyn J. & Sigurd P. Hudson, owners.

IN WITNESS WHEREOF the said River Bank has caused these presents to be signed by D. Ronald Jurius its Vice President, and countersigned by Ronald E. Mentzel, Assistant Vice President at La Crosse, Wisconsin, and its corporate seal to be hereunto affixed this 4th day of April, 2005.

In the presence of:
River Bank

D. Ronald Jurius, Vice President

Ronald E. Mentzel, Assistant Vice President

STATE OF WISCONSIN)
LA CROSSE COUNTY) SS

Personally came before me this 4th day of April, 2005, D. Ronald Jurius, Vice President and Ronald E. Mentzel, Assistant Vice President of the above named corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public
County of La Crosse, Wisconsin
My commission expires: 1-12-2008

STATE OF WISCONSIN NOTARY PUBLIC

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
COUNTY OF LA CROSSE) SS

Being the duly elected, qualified and acting Treasurer of the City of Onalaska, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of the 2nd day of May, 2005 on any of the lands included in the plat of NATHAN HILL ESTATES.

Date

City Treasurer

COMMON COUNCIL RESOLUTION

Resolved, that the plat of NATHAN HILL ESTATES, located in the City of Onalaska, is hereby approved by the Common Council.

Date

Approved

Mayor

Date

Signed

Attest

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Onalaska.

City Clerk

There are no unpaid taxes or unpaid special assessments as of May 5, 2005 affecting the lands included in this plat with respect to sec. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified May 5, 2005

Department of Administration

NATHAN HILL ESTATES

PART OF THE SW1/4 OF THE SW1/4, SECTION 1, TOWNSHIP 16 NORTH, RANGE 7 WEST, TOWN OF MEDARY
AND
PART OF THE SW 1/4 OF THE SW 1/4, THE NW 1/4 OF THE SW 1/4, THE NE 1/4 OF THE SW 1/4, THE SE1/4 OF THE SW 1/4,
SECTION 1, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF ONALASKA,
LA CROSSE COUNTY, WISCONSIN.

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
COUNTY OF LA CROSSE) SS

I, Bruce Wiegert, being the authorized, qualified and acting Treasurer of the County of La Crosse, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of March 7, 2005 affecting the lands included in the plat of NATHAN HILL ESTATES.

Date March 7, 2005 — Bruce Wiegert, Deputy
(County Treasurer)

CERTIFICATE OF TOWN TREASURER

STATE OF WISCONSIN)
COUNTY OF LA CROSSE) SS

I, Patricia Stein, being the duly elected, qualified and acting Treasurer of the Town of Medary, do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments as of the 13th day of May, 2005 on any of the lands included in the plat of NATHAN HILL ESTATES

Date 5/13/05 — Patricia Stein
Town Treasurer

CERTIFICATE OF REGISTER OF DEEDS

STATE OF WISCONSIN)
COUNTY OF LA CROSSE) SS

David A. McBride, Register of Deeds, do hereby certify that the plat of NATHAN HILL ESTATES recorded in the Town of Medary and the City of Onalaska was received for record on the 16th day of June, 2005 at 2:15 o'clock P. M. and recorded as Document Number 1586744

Dwight McBride, Deputy
Register of Deeds

CERTIFICATE OF TOWN BOARD APPROVAL

Resolved, that the plat of NATHAN HILL ESTATES in the Town of Medary, Valley View Business Park, LLP, owner, is hereby approved by the Town of Medary.

Date March 9, 2005 — Approved Terry M. Hamilton, Town Chairperson

Date March 10, 2005 — Attest Terry M. Hamilton, Town Supervisor

I hereby certify that the foregoing is a copy of a resolution adopted by the Town of Medary

Town of Medary, Clerk

COUNTY PLANNING AGENCY APPROVAL CERTIFICATE

Resolved, that the plat of NATHAN HILL ESTATES located in the Town of Medary, Valley View Business Park, LLP, owner, is hereby approved by the La Crosse County Planning Resources and Development Committee

Date _____

Approved _____
Committee Chairperson

LOT #	TOTAL LOT AREA		UNMEANDERED AREA		MEANDERED AREA	
LOT 1	277,324 SQ. FT.	6.37 AC. ±	143,214 SQ. FT.	3.29 AC. ±	13,600 SQ. FT.	0.31 AC. ±
LOT 2	84,972 SQ. FT.	1.95 AC. ±	83,336 SQ. FT.	1.91 AC. ±	3,817 SQ. FT.	0.09 AC. ±
LOT 3	334,683 SQ. FT.	7.69 AC. ±	187,891 SQ. FT.	4.31 AC. ±	26,791 SQ. FT.	0.64 AC. ±
LOT 4	11,488 SQ. FT.	0.26 AC. ±				
LOT 5	14,521 SQ. FT.	0.34 AC. ±				
LOT 6	13,874 SQ. FT.	0.32 AC. ±				
LOT 7	11,894 SQ. FT.	0.27 AC. ±				
LOT 8	11,693 SQ. FT.	0.27 AC. ±				
LOT 9	11,940 SQ. FT.	0.27 AC. ±				
LOT 10	19,301 SQ. FT.	0.44 AC. ±				
LOT 11	15,788 SQ. FT.	0.36 AC. ±				
LOT 12	17,112 SQ. FT.	0.39 AC. ±				
LOT 13	14,164 SQ. FT.	0.33 AC. ±				
LOT 14	22,534 SQ. FT.	0.52 AC. ±				
LOT 15	198,617 SQ. FT.	4.56 AC. ±				
LOT 16	26,550 SQ. FT.	0.61 AC. ±				
LOT 17	40,967 SQ. FT.	0.94 AC. ±				
LOT 18	42,606 SQ. FT.	0.98 AC. ±				
LOT 19	29,410 SQ. FT.	0.67 AC. ±				
LOT 20	27,374 SQ. FT.	0.63 AC. ±				
LOT 21	25,645 SQ. FT.	0.59 AC. ±				

LOT #	TOTAL LOT AREA		TOWN OF MEDARY		CITY OF ONALASKA	
LOT 1	277,324 SQ. FT.	6.36 AC. ±	14,204 SQ. FT.	0.33 AC. ±	263,120 SQ. FT.	6.04 AC. ±

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified March 7th, 2005

Department of Administration

DANIEL A. STODDARD
WISCONSIN
NO. 2338
LAND SURVEYOR

3/16/2005

DECLARATION OF RESTRICTIONS TO THE PLAT OF NATHAN HILLS ESTATES TO THE CITY OF ONALASKA

Document Title

Document Number

1423506

LACROSSE COUNTY
REGISTER OF DEEDS
DEBORAH J. FLOCK

RECORDED ON
06/08/2005 03:36PM

REC FEE: 21.00
TRANSFER FEE:
EXEMPT #:

PAGES: 6

Recording Area

Name and Return Address

VALLEY VIEW BUSINESS PARTNERS
425 MAYFAIR PLACE
ONALASKA, WI 54650

Parcel Identification Number (PIN)

DRAFTED BY: MIKE HOPPENS

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and $2.00 to the recording fee. Wisconsin Statutes, 59.43(2m) WRDA 2/99

215-32 (2/99)

DECLARATION OF RESTRICTIONS TO THE PLAT OF NATHAN HILL ESTATES TO THE CITY OF ONALASKA

Valley View Business Park, LLP, a Wisconsin limited liability partnership (hereafter "the DEVELOPERS"), the owners of all property within the boundaries of the plat of **NATHAN HILL ESTATES** to the **CITY OF ONALASKA**, La Crosse County, Wisconsin, (the "subject real estate"), hereby make the following declaration as to the limitations, restrictions, and uses of the land for the benefit of the present owner and all future owners of **Lots 1 through 21 Nathan Hill Estates.**

The declaration herein shall be covenants running with the land, as provided by law, and shall be binding on all parties and all persons claiming under them.

I. LAND USES

All Lots shall be used for residential purposes as permitted in the corresponding **Residential Zoning Districts**, unless otherwise noted as **Transitional Commercial, Park** or **Green Space Preserve** on the **Recorded Plat** or **City of Onalaska Zoning Map.** No dwelling shall be erected, altered, placed or permitted to remain on any of said Lots other than a residential dwelling with a garage for the required minimum of 1 or 2 cars, dependent upon which Residential District the building occupies.

No building previously erected elsewhere shall be moved onto any lot except for temporary purposes approved by the Committee and no basement homes are permitted.

R-2-3-P District must have a minimum of a two car garage per dwelling unit (528 sq. feet).

R-4-P District must have a minimum of a one car garage per dwelling unit (288 sq. feet).

II. ARCHITECTURAL CONTROL

No building, fence, or outbuilding shall be erected, placed, or altered until the plans and specifications therefore and a plan showing the location and details of the structure or landscaping have been approved by the Architectural Control Committee (hereafter "Committee") as to the quality of workmanship, materials, harmony of external design with existing structures, and as to the location with respect to topography, finish grade elevations, and exterior property lines. Unless waived by the Committee, plans shall include brick or stone sufficient to accent the exterior appearance. The Committee's approval or disapproval shall be in writing. Prior to beginning work, the following shall be submitted to the Committee for approval:

a. Plans and specifications, including exterior elevations.
b. Site plan, including grading, landscaping, soil erosion control measures, and driveway location. Specifically noted should be those wooded areas that will be disturbed and those undisturbed.
c. Samples of exterior and roofing materials sufficient to evaluate color and compatibility.
d. Names of general contractor and major subcontractors.
e. Any other information requested by the Committee.

After approval by the Committee, a copy of the site plan will be delivered to the Inspections Department of the CITY OF ONALASKA for their use in confirming compliance with soil erosion control measures shown on the plan. Approval by the committee does not constitute approval by the CITY or insure compliance with governmental building codes or replace any CITY permit requirements.

The construction of any building on any Lot shall be completed within EIGHT months from the date of commencement. No building shall be allowed to remain with tarpaper or building paper sheathing for a period of longer than three months. The construction site shall be picked up and reasonably free of debris at all times.

III. ARCHITECTURAL CONTROL COMMITTEE

While THE DEVELOPERS retain ownership of any Lot the Committee shall consist of up to three members appointed by THE DEVELOPERS. When THE DEVELOPERS cease to own any Lots, a majority of the then owners of record of the Lots shall have one vote per Lot and may elect three members to the Committee. The Committee's approval or disapproval as required in these Restrictions shall be in writing. The Committee shall initially consist of Michael S. Hoppens of Hoppens Realty, Inc.

IV. DWELLING SIZE AND VALUE

All dwellings in R-2-3-P District shall contain minimum finished area as follows:

Ranch Units (including split foyer or raised ranch designs) -- 1,200 Square Feet (main floor)

Two story (town house) -- 1,800 square feet (main two levels)

Multi-level Units -- 2,000 square feet total and 1,500 square feet on two primary levels

All dwellings in R-4-P District shall contain a minimum finished area as follows:

Ranch Units (including split foyer or raised ranch designs)-- 900 Square Feet (main floor)

Two story (town house) -- 1,200 Square Feet between the main two levels

Multi. Level Units -- 1,800 Square Feet between the three main levels

In absolutely no case will a building unit in the R-2-3P District be permitted to exceed two stories in elevation (not counting exposed basements). R-4-P Districts may be limited at DEVELOPERS discretion, and Committee's approval.

Finished space located below grade, walk-out basements, or planned future finished space will generally not count in determining finished area. Finished space located partially below grade may be counted in determining finished areas for multi-level homes, at the discretion of the Committee. The judgment of the Committee shall be final.

All "UNITS" shall have a minimum exterior roof pitch of 6/12. All units must have some brick or stone on the exterior. All maintained grassy areas within the development must be covered by automatic in-ground sprinkler systems, individually controlled per building owner(s).

V. EASEMENTS

All Lots shall be served to Lot lines with telephone, electricity and other utilities, easements for which are established on the plat.

Easements are hereby expressly reserved for the creation, construction and maintenance of water drainage ditches or channels. Such water drainage easements shall be confined to the rear six (6) feet of every lot and six (6) feet along each side of every lot unless a larger easement is noted of the plat. No property owner shall alter in any way, by fill or cut, any natural or preconstructed ditch or channel or block water draining within six feet of the lot lines without the written consent of the Committee nor shall any substantial cut or alteration of natural terrain other than the excavation of basement be made without the written approval of the Committee.

VI. SIGNS

No sign of any kind shall be displayed in the public view on any parcel of land except one professional sign of not more than one (1) square foot, one sign not more than three (3) square feet advertising the property for sale or rent, signs used by a builder to advertise the property during the construction and sales period, or a sign used by the developer to advertise the Lots.

VII. NOXIOUS PRACTICES

No noxious or offensive trade, activity or practice shall be carried on or upon the property above described, nor shall any trade become an annoyance or a nuisance to other residents. Rubbish, trash, garbage, and other waste shall be kept in clean and sanitary containers. No incinerators are allowed.

VIII. STORAGE OF VEHICLES AND BOATS

Motor homes, camping trailers, boat trailers, boats, recreational vehicles, buses, and trucks over one ton shall not be stored or parked on any Lot or on any public street within the plat for more than 48 hours except that said items may be stored or parked within a garage. Exceptions to this may be approved by the Committee in instances where, in the opinion of the committee, a combination of attractive fencing and vegetation cover adequately shield the parked vehicle such that it does not detract from the view for neighboring Lots. No semi-tractors and trailers shall be stored or parked on said Lots or public streets at any time except for the purpose of making deliveries or moving persons into or out of a residence.

IX. TEMPORARY RESIDENCES

No mobile home, travel trailer, motor home, basement, tent, shack, garage, barn, or other out buildings erected on this property shall be used as a temporary or permanent residence.

X. OUTDOOR LIGHTING TELEVISION DISCS AND TOWERS

Exterior lighting not attached to the dwelling shall not be placed higher than eight (8) feet. No television satellite discs may be placed or erected on any Lot larger than 24 inches in diameter. No radio or television towers may exceed fifteen (15) feet in height from ground level unless approved by the Committee.

XI. LANDSCAPING

The entire yard of each lot shall be completely sodded and landscaped within six months of issuance of an occupancy permit. Seeding of rear lots may be permitted at the discretion of the committee. In the event a professional landscaping firm is used to grade the front yard, the committee may at their discretion waive sodding of the front also, if mulched properly. Additional time to complete the landscaping may be granted by the committee if weather conditions prevent completion within the prescribed time. All property owners shall be required to control weeds and grasses in the area affronting their property to include the city street right-of way. All driveways and walkways shall be finished with concrete or other approved material by the date of occupancy.

All sites are required to provide detailed tree and shrubbery drawings.....extensive plantings will be required.....Please check in advance with the developer on this item.

XII. SWIMMING POOLS

Swimming pools shall generally be limited to the in-ground type except by special permission. All pools must be enclosed by a fence with a minimum height of six feet and have a gate that must be secured. Above-ground pools may be allowed at the discretion of the Committee, when adequately screened from view from neighboring Lots. In no circumstance will

an above-ground pool be permitted if it extends above existing grade by more than twenty-four inches.

XIII. EXCESS FILL REMOVAL

All excess fill is to remain within the project. The DEVELOPER will designate where within the project it is to be deposited, at no cost to the DEVELOPER. In the event DEVELOPER can no longer receive fill within the project, DEVELOPER may release said owner to remove fill from the project at owner's cost.

XIV. OWNER OCCUPANCY RESTRICTIONS.

The following parcels are hereby restricted to be owner occupied dwellings, and may not be used as long term rental units. It is the intention of this restriction to create a more balanced neighborhood mix of long term resident owners vs. short term rental residents. In the event an owner is being forced to relocate, the owner may temporarily rent out said dwelling until the time of sale. This is the exception, so as not to cause any financial hardship on the owner, as long as the property is on the market for sale. Parcels to be restricted are as follows:

Lots : 6-14, 15-(Units 1-4 with frontage on Timbercrest Drive East), 16, 18, all in Nathan Hill Estates.

Dated this 7th day of June, 2005

Lester J. Pralle (member)

Joleen K. Stratman (member)

STATE OF WISCONSIN)
) Ss
COUNTY OF LA CROSSE)

Personally came before me this 7th day of June, 2005 the above named Lester J. Pralle and Joleen K. Stratman to me known to be the persons who executed the foregoing instrument and acknowledged the same.

LAURIE L. HAMILTON

Notary Public, La Crosse County, WI
My Commission expires

NOTARY PUBLIC LAURIE L. HAMILTON STATE OF WISCONSIN

1423506

Document Number

AMENDMENT TO THE DECLARATION OF RESTRICTIONS TO THE PLAT OF NATHAN HILLS ESTATES TO THE CITY OF ONALASKA

Document Title

1601948
LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON
08/01/2012 01:03PM
REC FEE: 30.00
EXEMPT #:
PAGES: 1

Recording Area

Name and Return Address:
Valley View Business Park LLP
575 Lester Ave. Ste. 300
PO Box 325
Onalaska, WI 54650

Valley View Business Park LLP
Hereby amends document
1423506 as follows:

-Page 1 paragraph 1 to read Lots 1, 2, 3,4,5,6,7,8,9,10,11,12,13,14,15,16,17, 18, 19, 20 and 21 Nathan Hill Estates.

-Page 2 III. Architectural Control Committee. Change last sentence to read; The Committee consists of Jeffery L Pralle and Kathy A Johnson of Homestead Realty Inc. Onalaska, WI 54650

Dated this 27 day of July, ~~2102~~ 2012

Valley View Business Park LLP

Lester J Pralle (Member)

Joleen K Stratman (Member)

Drafted By: Jeffery L Pralle

Parcel Identification Number (PIN)

STATE OF WISCONSIN, COUNTY OF LA CROSSE

NOTARY PUBLIC

Diane M. Yeske
DIANE M YESKE

MY COMMISSION EXPIRES 2/24/13

NOTARIZING THE SIGNATURES OF:

Lester J Pralle
Joleen K Stratman

THIS PAGE IS PART OF THIS LEGAL DOCUMENT - DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and $2.00 to the recording fee. Wisconsin Statues 59.43 (2m) WRDA 2/99

Document Number	2nd Amendment to the Declaration of Restrictions to the Plat of Nathan Hill Estates to the City of Onalaska

Valley View Business Park, LLP hereby amends the documents recorded as #1423506 and the 1st Amendment recorded as #1601948.

Lots 1, 2 and 3 of the Plat of Nathan Hill Estates to the City of Onalaska, La Crosse County, Wisconsin.

1690103
LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON
03/03/2017 01:10PM
REC FEE: 30.00
EXEMPT #:
PAGES: 9

Recording Area

Name & Return Address

Fehr Law Office
205 Green Street
Onalaska, WI 54650

THIS INSTRUMENT WAS DRAFTED BY
Lee J. Fehr
FEHR LAW OFFICE
205 Green Street, Onalaska, WI 54650

Architectural Control Committee for Nathan Hills Estates

Whereas the Developer and the Architectural Control Under Section III of the Declaration of Restrictions to the Plat of Nathan Hills Estates To the City of Onalaska understand the Architectural Control Committee was primarily concerned with the architectural control of the residential lots and buildings, it is resolved that the Developer and Architectural Control Committee hereby establish the following Architectural standards for the development of the commercial lots known, as lots one, two and three.

1. With regard to any construction on lots one, two and three, the purchasers of lots one, two and three must comply with any building codes and ordinances established by the city, county or other public governing authority.

2. If approval of any building, signage, design and the like is required by the city, county or public governing authority and the governing authority approval is granted, then it shall be deemed approved by the Architectural Committee for Nathan Hills Estates.

3. This Declaration is permanent and irrevocably binding on this and all future Architectural Committees of Nathan Hills Estates with regard to lots one, two and three.

This resolution is hereby approved by the following:

Dated this 14 day of Sept., 2015.

Valley View Business Park LLP by:

Joleen Stratman

By Joleen Stratman,
Authorized Signer for Valley View Business Park LLP

Architectural Control Committee Members

Jeffery Pralle

Kathy Johnson

STATE OF WISCONSIN)
) SS.
COUNTY OF LA CROSSE)

On the 14 day of Sept 2015 before me personally came to me known to be the person described in and who executed the foregoing instrument and acknowledged that he had executed the same.

Notary Public Lee Fehr

La Crosse County, WI

My Commission is permanent (if not, state expiration date: _____)

6

DECLARATION OF RESTRICTIONS TO THE PLAT OF NATHAN HILLS ESTATES TO THE CITY OF ONALASKA

Document Number

Document Title

1423506

LACROSSE COUNTY
REGISTER OF DEEDS
DEBORAH J. FLOCK

RECORDED ON
06/08/2005 03:36PM

REC FEE: 21.00
TRANSFER FEE:
EXEMPT #:

PAGES: 6

Recording Area

Name and Return Address

VALLEY VIEW BUSINESS PARTNERS
425 MAYFAIR PLACE
ONALASKA, WI 54650

Parcel Identification Number (PIN)

DRAFTED BY: MIKE HOPPENS

5

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and $2.00 to the recording fee. Wisconsin Statutes, 59.43(2m) WRDA 2/99

RE-32 (2/99)

DECLARATION OF RESTRICTIONS TO THE PLAT OF NATHAN HILL ESTATES TO THE CITY OF ONALASKA

Valley View Business Park, LLP, a Wisconsin limited liability partnership (hereafter "the DEVELOPERS"), the owners of all property within the boundaries of the plat of **NATHAN HILL ESTATES** to the **CITY OF ONALASKA**, La Crosse County, Wisconsin, (the "subject real estate"), hereby make the following declaration as to the limitations, restrictions, and uses of the land for the benefit of the present owner and all future owners of **Lots 1 through 21 Nathan Hill Estates.**

The declaration herein shall be covenants running with the land, as provided by law, and shall be binding on all parties and all persons claiming under them.

I. LAND USES

All Lots shall be used for residential purposes as permitted in the corresponding **Residential Zoning Districts**, unless otherwise noted as **Transitional Commercial, Park** or **Green Space Preserve** on the **Recorded Plat** or **City of Onalaska Zoning Map.** No dwelling shall be erected, altered, placed or permitted to remain on any of said Lots other than a residential dwelling with a garage for the required minimum of 1 or 2 cars, dependent upon which Residential District the building occupies.

No building previously erected elsewhere shall be moved onto any lot except for temporary purposes approved by the Committee and no basement homes are permitted.

R-2-3-P District must have a minimum of a two car garage per dwelling unit (528 sq. feet).

R-4-P District must have a minimum of a one car garage per dwelling unit (288 sq. feet).

II. ARCHITECTURAL CONTROL

No building, fence, or outbuilding shall be erected, placed, or altered until the plans and specifications therefore and a plan showing the location and details of the structure or landscaping have been approved by the Architectural Control Committee (hereafter "Committee") as to the quality of workmanship, materials, harmony of external design with existing structures, and as to the location with respect to topography, finish grade elevations, and exterior property lines. Unless waived by the Committee, plans shall include brick or stone sufficient to accent the exterior appearance. The Committee's approval or disapproval shall be in writing. Prior to beginning work, the following shall be submitted to the Committee for approval:

a. Plans and specifications, including exterior elevations.
b. Site plan, including grading, landscaping, soil erosion control measures, and driveway location. Specifically noted should be those wooded areas that will be disturbed and those undisturbed.
c. Samples of exterior and roofing materials sufficient to evaluate color and compatibility.
d. Names of general contractor and major subcontractors.
e. Any other information requested by the Committee.

After approval by the Committee, a copy of the site plan will be delivered to the Inspections Department of the CITY OF ONALASKA for their use in confirming compliance with soil erosion control measures shown on the plan. Approval by the committee does not constitute approval by the CITY or insure compliance with governmental building codes or replace any CITY permit requirements.

The construction of any building on any Lot shall be completed within EIGHT months from the date of commencement. No building shall be allowed to remain with tarpaper or building paper sheathing for a period of longer than three months. The construction site shall be picked up and reasonably free of debris at all times.

III. ARCHITECTURAL CONTROL COMMITTEE

While THE DEVELOPERS retain ownership of any Lot the Committee shall consist of up to three members appointed by THE DEVELOPERS. When THE DEVELOPERS cease to own any Lots, a majority of the then owners of record of the Lots shall have one vote per Lot and may elect three members to the Committee. The Committee's approval or disapproval as required in these Restrictions shall be in writing. The Committee shall initially consist of Michael S. Hoppens of Hoppens Realty, Inc.

IV. DWELLING SIZE AND VALUE

All dwellings in R-2-3-P District shall contain minimum finished area as follows:

Ranch Units (including split foyer or raised ranch designs) -- 1,200 Square Feet (main floor)

Two story (town house) -- 1,800 square feet (main two levels)

Multi-level Units -- 2,000 square feet total and 1,500 square feet on two primary levels

All dwellings in R-4-P District shall contain a minimum finished area as follows:

Ranch Units (including split foyer or raised ranch designs)-- 900 Square Feet (main floor)

Two story (town house) -- 1,200 Square Feet between the main two levels

Multi. Level Units -- 1,800 Square Feet between the three main levels

In absolutely no case will a building unit in the R-2-3P District be permitted to exceed two stories in elevation (not counting exposed basements). R-4-P Districts may be limited at DEVELOPERS discretion, and Committee's approval.

Finished space located below grade, walk-out basements, or planned future finished space will generally not count in determining finished area. Finished space located partially below grade may be counted in determining finished areas for multi-level homes, at the discretion of the Committee. The judgment of the Committee shall be final.

All "UNITS" shall have a minimum exterior roof pitch of 6/12. All units must have some brick or stone on the exterior. All maintained grassy areas within the development must be covered by automatic in-ground sprinkler systems, individually controlled per building owner(s).

V. EASEMENTS

All Lots shall be served to Lot lines with telephone, electricity and other utilities, easements for which are established on the plat.

Easements are hereby expressly reserved for the creation, construction and maintenance of water drainage ditches or channels. Such water drainage easements shall be confined to the rear six (6) feet of every lot and six (6) feet along each side of every lot unless a larger easement is noted of the plat. No property owner shall alter in any way, by fill or cut, any natural or preconstructed ditch or channel or block water draining within six feet of the lot lines without the written consent of the Committee nor shall any substantial cut or alteration of natural terrain other than the excavation of basement be made without the written approval of the Committee.

VI. SIGNS

No sign of any kind shall be displayed in the public view on any parcel of land except one professional sign of not more than one (1) square foot, one sign not more than three (3) square feet advertising the property for sale or rent, signs used by a builder to advertise the property during the construction and sales period, or a sign used by the developer to advertise the Lots.

VII. NOXIOUS PRACTICES

No noxious or offensive trade, activity or practice shall be carried on or upon the property above described, nor shall any trade become an annoyance or a nuisance to other residents. Rubbish, trash, garbage, and other waste shall be kept in clean and sanitary containers. No incinerators are allowed.

VIII. STORAGE OF VEHICLES AND BOATS

Motor homes, camping trailers, boat trailers, boats, recreational vehicles, buses, and trucks over one ton shall not be stored or parked on any Lot or on any public street within the plat for more than 48 hours except that said items may be stored or parked within a garage. Exceptions to this may be approved by the Committee in instances where, in the opinion of the committee, a combination of attractive fencing and vegetation cover adequately shield the parked vehicle such that it does not detract from the view for neighboring Lots. No semi-tractors and trailers shall be stored or parked on said Lots or public streets at any time except for the purpose of making deliveries or moving persons into or out of a residence.

IX. TEMPORARY RESIDENCES

No mobile home, travel trailer, motor home, basement, tent, shack, garage, barn, or other out buildings erected on this property shall be used as a temporary or permanent residence.

X. OUTDOOR LIGHTING TELEVISION DISCS AND TOWERS

Exterior lighting not attached to the dwelling shall not be placed higher than eight (8) feet. No television satellite discs may be placed or erected on any Lot larger than 24 inches in diameter. No radio or television towers may exceed fifteen (15) feet in height from ground level unless approved by the Committee.

XI. LANDSCAPING

The entire yard of each lot shall be completely sodded and landscaped within six months of issuance of an occupancy permit. Seeding of rear lots may be permitted at the discretion of the committee. In the event a professional landscaping firm is used to grade the front yard, the committee may at their discretion waive sodding of the front also, if mulched properly. Additional time to complete the landscaping may be granted by the committee if weather conditions prevent completion within the prescribed time. All property owners shall be required to control weeds and grasses in the area affronting their property to include the city street right-of way. All driveways and walkways shall be finished with concrete or other approved material by the date of occupancy.

All sites are required to provide detailed tree and shrubbery drawings.....extensive plantings will be required.....Please check in advance with the developer on this item.

XII. SWIMMING POOLS

Swimming pools shall generally be limited to the in-ground type except by special permission. All pools must be enclosed by a fence with a minimum height of six feet and have a gate that must be secured. Above-ground pools may be allowed at the discretion of the Committee, when adequately screened from view from neighboring Lots. In no circumstance will

an above-ground pool be permitted if it extends above existing grade by more than twenty-four inches.

XIII. EXCESS FILL REMOVAL

All excess fill is to remain within the project. The DEVELOPER will designate where within the project it is to be deposited, at no cost to the DEVELOPER. In the event DEVELOPER can no longer receive fill within the project, DEVELOPER may release said owner to remove fill from the project at owner's cost.

XIV. OWNER OCCUPANCY RESTRICTIONS.

The following parcels are hereby restricted to be owner occupied dwellings, and may not be used as long term rental units. It is the intention of this restriction to create a more balanced neighborhood mix of long term resident owners vs. short term rental residents. In the event an owner is being forced to relocate, the owner may temporarily rent out said dwelling until the time of sale. This is the exception, so as not to cause any financial hardship on the owner, as long as the property is on the market for sale. Parcels to be restricted are as follows:

Lots : 6-14, 15-(Units 1-4 with frontage on Timbercrest Drive East), 16, 18, all in Nathan Hill Estates.

Dated this 7th day of June, 2005

Lester J. Pralle (member)

Joleen K. Stratman (member)

STATE OF WISCONSIN)
) Ss
COUNTY OF LA CROSSE)

Personally came before me this 7th day of June, 2005 the above named Lester J. Pralle and Joleen K. Stratman to me known to be the persons who executed the foregoing instrument and acknowledged the same.

LAURIE L. HAMILTON

Notary Public, La Crosse County,
My Commission expires

NOTARY PUBLIC LAURIE L. HAMILTON STATE OF WISCONSIN

1423506

Document Number

AMENDMENT TO THE DECLARATION OF RESTRICTIONS TO THE PLAT OF NATHAN HILLS ESTATES TO THE CITY OF ONALASKA

Document Title

1601948
LACROSSE COUNTY
REGISTER OF DEEDS -
CHERYL A. MCBRIDE

RECORDED ON
08/01/2012 01:03PM
REC FEE: 30.00
EXEMPT #:
PAGES: 1

Recording Area

Name and Return Address

Valley View Business Park LLP
575 Lester Ave. Ste. 300
PO Box 325
Onalaska, WI 54650

Valley View Business Park LLP
Hereby amends document
1423506 as follows:

-Page 1 paragraph 1 to read Lots 1, 2, 3,4,5,6,7,8,9,10,11,12,13,14,15,16,17, 18, 19, 20 and 21 Nathan Hill Estates.

-Page 2 III. Architectural Control Committee. Change last sentence to read; The Committee consists of Jeffery L Pralle and Kathy A Johnson of Homestead Realty Inc. Onalaska, WI 54650

Dated this 27 day of July, ~~2107~~ 2012

Valley View Business Park LLP

Lester J Pralle (Member)

Joleen K Stratman (Member)

Drafted By: Jeffery L Pralle

Parcel Identification Number (PIN)

STATE OF WISCONSIN, COUNTY OF LA CROSSE

NOTARY PUBLIC

Diane M. Yeske
DIANE M YESKE

MY COMMISSION EXPIRES 2/24/13

NOTARIZING THE SIGNATURES OF:

Lester J Pralle
Joleen K Stratman

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This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., *may* be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and $2.00 to the recording fee. Wisconsin Statues 59.43 (2m) WRDA 2/99

3rd AMENDMENT TO THE DECLARATIONS OF RESTRICTIONS TO THE PLAT OF NATHAN HILL ESTATES

Document Number | Document Title

1694581
LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON
06/08/2017 11:32AM
REC FEE: 30.00
EXEMPT #:
PAGES: 2

Recording Area

Name and Return Address

VVBP LLP
575 LESTER AVE. STE. 300
ONALASKA, WI 54650

Parcel Identification Number (PIN)

WHEREAS, pursuant to that certain Declaration of Restrictions to the Plat of Nathan Hill Estates to the City of Onalaska dated June 7, 2015, and recorded with the Register of Deeds of Lacrosse County, Wisconsin on June 8, 205 as Instrument No 1423506 (the "***Declaration***"), Valley View Business Park, LLP ("***Developer***") subjected certain property known as Lots 1,2,3,4,5,6,7,8,9,10,11,12, 13,14,15,16,17,18,19,20, and 21, Nathan Hill Estates (the "***Encumbered Parcels***") to the terms, covenants, conditions and restrictions set forth in the Declaration; and

WHEREAS, Developer desires to release certain of the Encumbered Parcels from the operation and effect of the Declaration.

NOW, THEREFORE, the Developer hereby amends the Declaration, Documents recorded as #1423506, the 1st Amendment recorded as #1601948 and the 2nd Amendment recorded as #1690103, as follows:

1. Developer hereby releases that certain property described on Exhibit A attached and made a part of this instrument (the "***Released Property***") from the terms, covenants, conditions, restrictions and/or any other obligations set forth in the Declaration, it being the intent that the Declaration shall be deemed void, terminated and of no force or effect solely with respect to the Released Property.

2. All remaining terms and conditions of the Declaration remain in full force and effect.

Dated this 8th day of June 2017

Valley View Business Park LLP

Joleen K Stratman
(Member & authorized signer)

STATE OF WISCONSIN, COUNTY OF LACROSSE

Michael P. Garves

My Commission Expires: 7-2-18

Notarizing the signature of:

Joleen K Stratman

NOTARY PUBLIC
MICHAEL P. GARVES
STATE OF WISCONSIN

This Instrument was drafted by:
Jeffery Pralle
Valley View Business Park LLP
575 Lester Ave. Ste. 300
Onalaska, WI 54650

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.
WRDA Rev. 12/22/2010

EXHIBIT A

PARCEL DESCRIPTION

Parcel 1: Lot 3 of Nathan Hill Estates, City of Onalaska, La Crosse County, Wisconsin, EXCEPT that part of said Lot 3 described as follows: Beginning at the Northeast corner of Lot 4 of said Nathan Hill Estates; thence South 24 degrees 56 minutes 20 seconds West 120.00 feet to the Southeast corner of said Lot 4; thence South 65 degrees 03 minutes 40 seconds East 14.00 feet; thence North 24 degrees 56 minutes 20 seconds East 120.00 feet to the Southwesterly right-of-way line of Emerald Drive East; thence along said Southwesterly right-of-way line, North 65 degrees 03 minutes 40 seconds West 14.00 feet to the point of beginning of this EXCEPTION.

and

Parcel 2: Lot 2 of Nathan Hill Estates, City of Onalaska, La Crosse County, Wisconsin; and the North ½ of the vacated Kurt Place described as Document No. 1663076. EXCEPT Lot 1 of Certified Survey Map filed September 16, 2015 in Volume 16 of Certified Survey Maps, page 103, Document No. 1663291, being a part of Lots 1 and 2 of Nathan Hill Estates and a portion of vacated Kurt Place, City of Onalaska and Town of Medary, La Crosse County, Wisconsin. (Said Parcel will now be known as Lot 21 of Certified Survey Map filed September 16, 2015 in Volume 16 of Certified Survey Maps, page 103, Document No. 1663291, being a part of Lots 1 and 2 of Nathan Hill Estates and a portion of vacated Kurt Place, City of Onalaska and Town of Medary, La Cross County, Wisconsin.).

Property Address: 3800 Emerald Drive, Onalaska, WI 54650

Tax Key Number: Parcel 1: 18-5943-000; Parcel 2: 18-5942-000 (2016 Tax Parcel Nos will be 18-5943-000 and 18-5941-002)

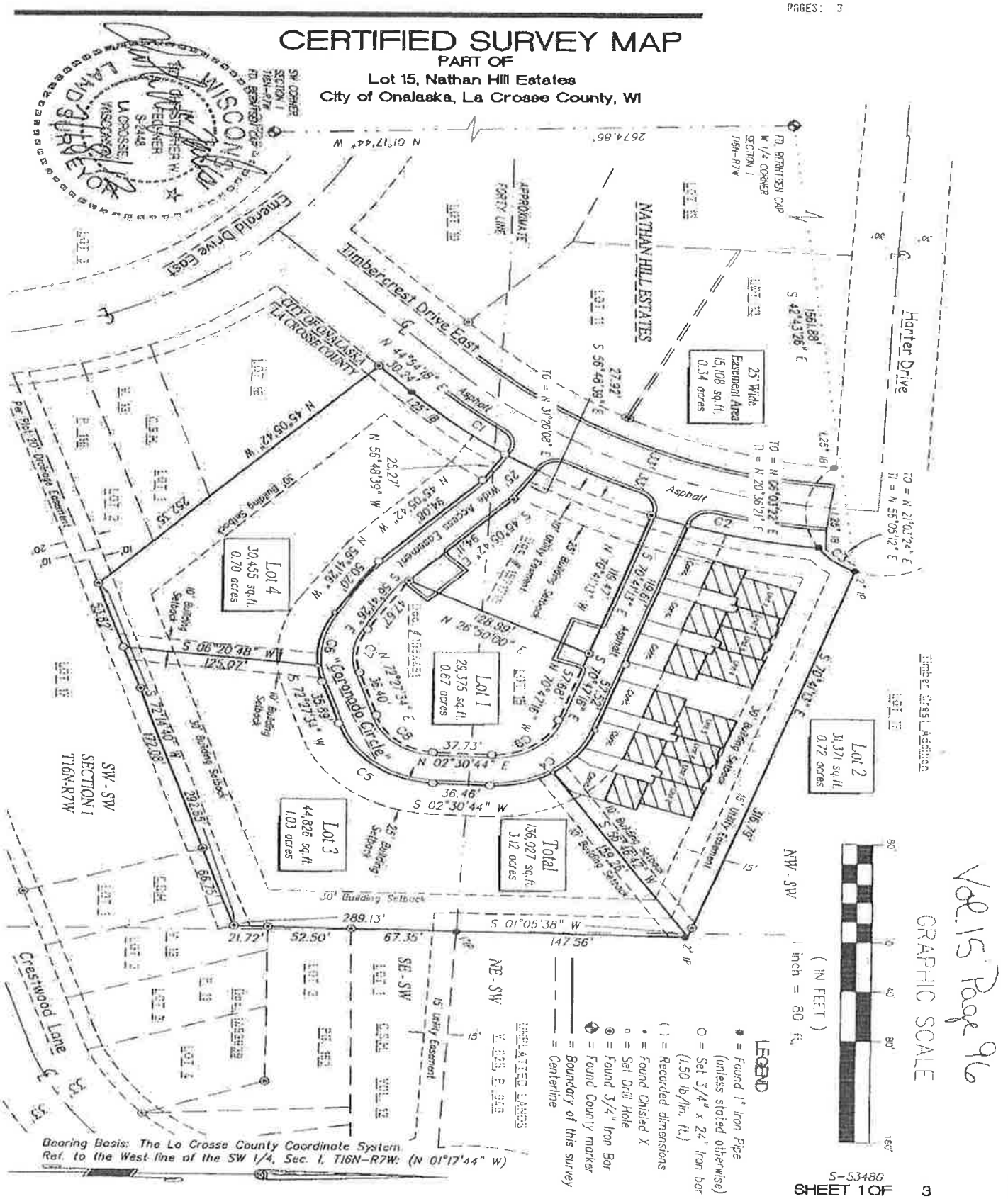
1601242
LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE
FILED ON
07/20/2012 03:09PM
EXEMPT #:
PAGES: 3

CERTIFIED SURVEY MAP

PART OF

Lot 15, Nathan Hill Estates

City of Onalaska, La Crosse County, WI



Vol. 15 Page 96

GRAPHIC SCALE

S-5348G

SHEET 1 OF 3

CERTIFIED SURVEY MAP

PART OF

Lot 15, Nathan Hill Estates

City of Onalaska, La Crosse County, WI

SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Registered Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map being part of Lot 15, Nathan Hill Estates located in part of the NW 1/4 of the SW 1/4, SW 1/4 of the SW 1/4, NE 1/4 of the SW 1/4, Section 1, T16N-R7W, City of Onalaska, La Crosse County, Wisconsin described as follows:

Commencing at the West 1/4 corner of Section 1, thence S 42°43'26" E 1561.88 feet to the easterly right-of-way line of Timbercrest Drive East; the southwest corner of Lot 17, Timber Crest Addition, the northwest corner of Lot 15, Nathan Hill Estates and the point of beginning of this description.

thence S 70°41'13" E 316.79 feet to the Southeast corner of said Lot 17 and the northeast corner of said Lot 15;
thence S 01°05'38" W 289.13 feet to the southeast corner of said Lot 15;
thence S 72°14'40" W 292.65 feet to the southern most corner of said Lot 15;
thence N 45°05'42" W 252.35 feet to said easterly right-of-way line and the southwest corner of said Lot 15;
thence, along said easterly right-of-way line, N 44°54'18" E 30.24 feet;
thence, continuing along said easterly right-of-way line, on the arc of a 433.00 foot radius curve, concave to the northwest, the chord of which bears, N 38°07'13" E 102.31 feet to the southwest corner of the parcel described in Document Number 1571715;
thence, along the South line of said parcel, S 56°48'39" E 27.92 feet;
thence, continuing along said South line, S 45°05'42" E 94.11 feet to the southeast corner of said parcel;
thence N 26°50'00" E 128.89 feet to the northeast corner of said parcel;
thence N 70°41'13" W 119.47 feet to the northwest corner of said parcel and said easterly right-of-way line;
thence, along said easterly right-of-way line, on the arc of a 433.00 foot radius curve, concave to the northwest, the chord of which bears, N 13°19'52" E 109.66 feet;
thence, continuing along said easterly right-of-way line, on the arc of a 50.00 foot radius curve, concave to the northwest, the chord of which bears, N 38°34'18" E 30.10 feet to the point of beginning of this description.

Subject to and together with a 25 foot access easement for ingress and egress.
Subject to any easements, covenants and restrictions of record.

That I have made such survey, map and division of land at the direction of Coronado Villas, LLC owner of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and subdivision thereof made.

That I have fully complied with the provisions of s.236.34, Wisconsin Statutes and with the subdivision ordinances of the La Crosse County in surveying and mapping the same.

Christopher W. Fechner RLS #2448
Coulee Region Land Surveyors, LLC
917 S. 4th Street
La Crosse, WI 54601

Owner:
Coronado Villas, LLC
700 N. 3rd Street , Unit 202
La Crosse, WI 54601

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	102.55	433.00	13°34'11"	N 38°07'13" E	102.31
C1 Lot 4	77.55	433.00	10°15'40"	N 39°46'28" E	77.44
C1 Ease.	25.00	433.00	3°18'31"	N 32°59'23" E	25.00
C2	109.96	433.00	14°32'59"	N 13°19'52" E	109.66
C2 Lot 2	84.95	433.00	11°14'28"	N 11°40'36" E	84.82
C2 Ease.	25.00	433.00	3°18'31"	N 18°57'06" E	25.00
C3	30.57	50.00	35°01'48"	N 38°34'18" E	30.10
C4	86.43	67.45	73°25'20"	S 34°11'52" E	80.64
C4 Lot 2	44.56	67.45	37°51'12"	S 51°58'56" E	43.76
C4 Lot 3	41.87	67.45	35°34'08"	S 15°16'16" E	41.20
C5	82.58	65.13	72°39'11"	S 38°12'54" W	77.16
C6	58.86	66.31	50°51'23"	N 82°06'56" W	56.94
C6 Lot 3	13.52	66.31	11°40'47"	S 78°17'46" W	13.49
C6 Lot 4	45.34	66.31	39°10'36"	N 76°16'32" W	44.46
C7	36.66	41.31	50°51'00"	S 82°06'56" E	35.47
C8	50.29	40.13	71°48'19"	N 39°12'33" E	47.06
C9	54.31	42.45	73°18'00"	N 34°08'16" W	50.68

Vol. 15 Page 96A

S-5348G
SHEET 2OF 3

CERTIFIED SURVEY MAP

PART OF

Lot 15, Nathan Hill Estates

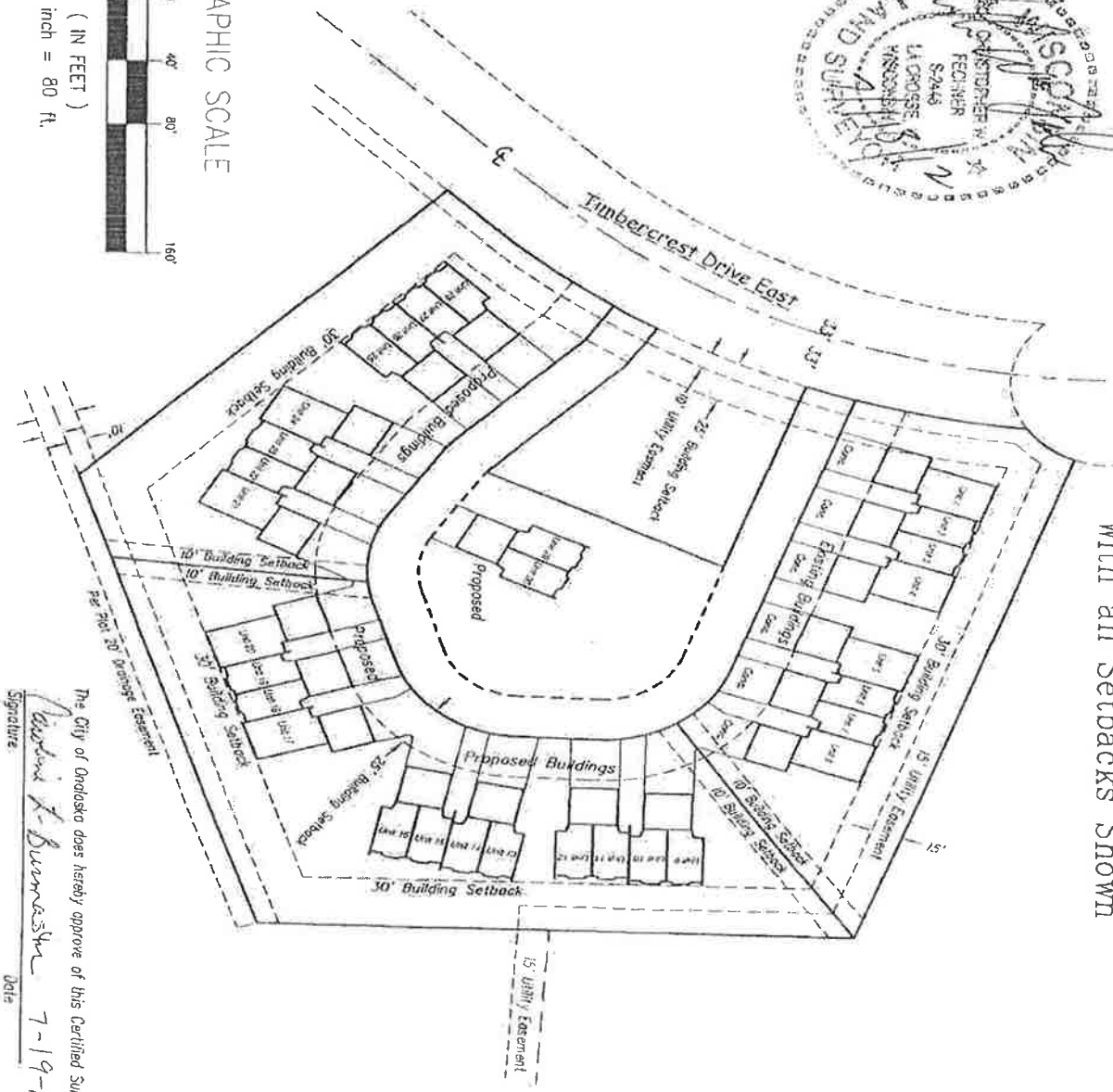
City of Onalaska, La Crosse County, WI

GRAPHIC SCALE

(IN FEET)

1 inch = 80 ft.

80' 0 40' 80' 160'



The City of Onalaska does hereby approve of this Certified Survey Map.

Signature: Kristi K. Buenzow

Date: 7-19-12

Vol. 15 Page 96B

Existing and Proposed Buildings
With all Setbacks Shown

Bearing Basis: The La Crosse County Coordinate System.

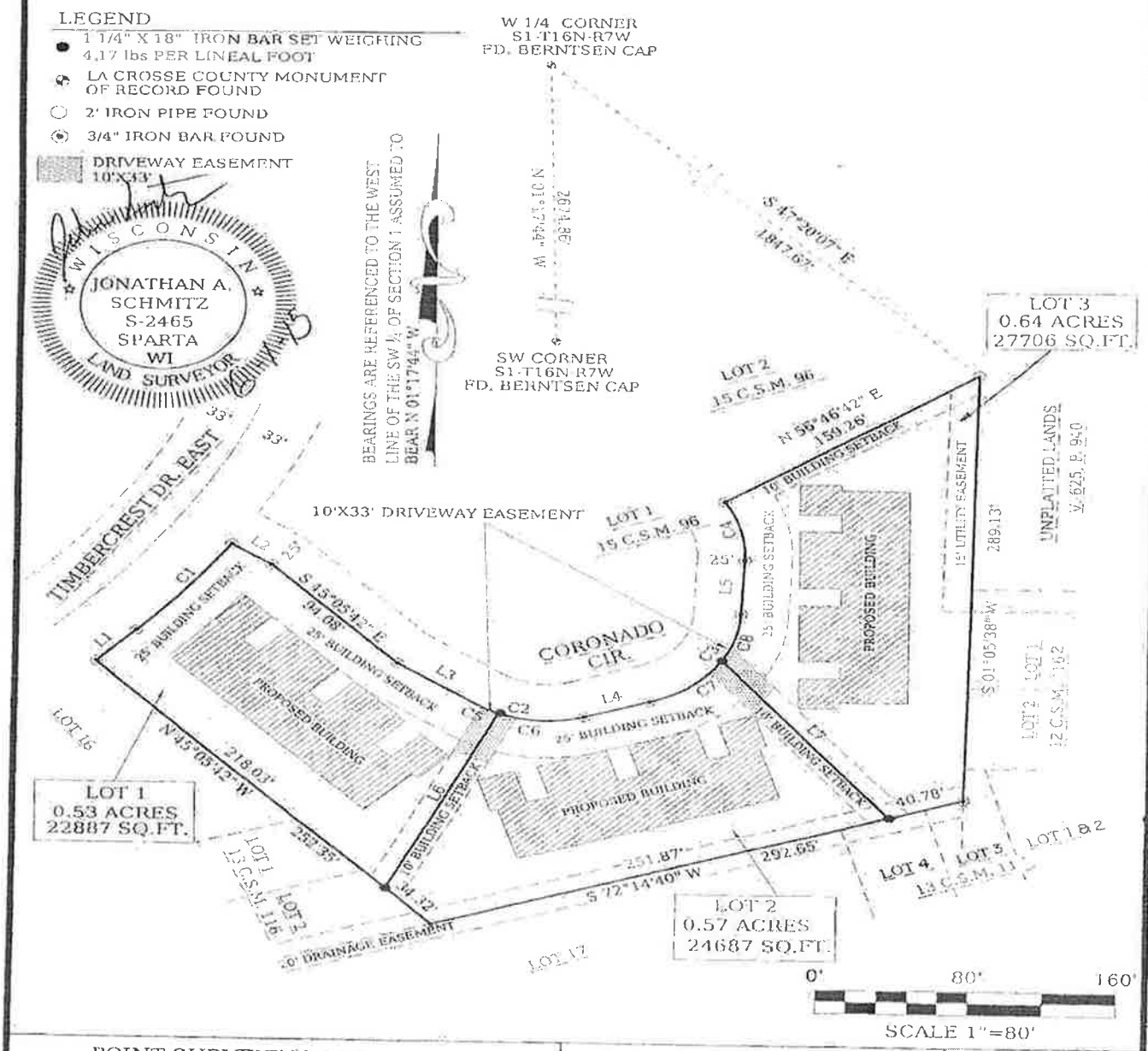
S-5348C

SHEET 3OF 3

1661047
LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE
FILED ON
08/04/2015 02:09PM
EXEMPT #:
PAGES: 2

CERTIFIED SURVEY MAP # DOC. NO. 1601242

BEING LOTS 3 AND 4 OF 15 C.S.M. 96, PART OF LOT 15, NATHAN HILL ESTATES, LOCATED IN THE NW ¼ OF THE SW ¼, AND THE SW ¼ OF THE SW ¼ OF SECTION 1 , T16N, R7W, CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.



POINT SURVEYING LLC. 123 NORTH WATER STREET SPARTA, WI 54656 608-269-0744 JONATHAN SCHMITZ RLS #2465	THIS INSTRUMENT WAS DRAFTED AND DRAWN BY JONATHAN SCHMITZ	JOB #S1T16NR7W
	CLIENT: BRIAN MILLER 121 W. FRANKLIN ST. SPARTA, WI 54656	PAGE 1 OF 2 PAGES

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CERTIFIED SURVEY MAP # DOC. NO. 1601242

BEING LOTS 3 AND 4 OF 15 C.S.M. 96, PART OF LOT 15, NATHAN HILL ESTATES. LOCATED IN THE NW ¼ OF THE SW ¼, AND THE SW ¼ OF THE SW ¼ OF SECTION 1 , T16N, R7W, CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.

CERTIFIED SURVEY MAP FOR BRIAN MILLER

A PARCEL OF LAND CONTAINING 1.74 ACRES(75,280sq.ft.). BEING LOTS 3 AND 4 OF 15 C.S.M. 96, PART OF LOT 15, NATHAN HILL ESTATES. LOCATED IN THE NW ¼ OF THE SW ¼, AND THE SW ¼ OF THE SW ¼ OF SECTION 1 , T16N, R7W, CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ¼ CORNER OF SAID SECTION 1; THENCE S 47°20'07" E A DISTANCE OF 1847.67' TO THE NE CORNER OF SAID LOT 3 OF 15 C.S.M. 96, AND THE POINT OF BEGINNING; THENCE S 01°05'38" W ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 289.13' TO THE SE CORNER OF SAID LOT 3; THENCE S 72°14'40" W ALONG THE SOUTH LINE OF SAID 15 C.SM. 96 A DISTANCE OF 292.65 TO THE SW CORNER OF SAID LOT 4 OF 15 C.S.M. 96'; THENCE N 45°05'42" W ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 252.35' TO THE NW CORNER OF SAID LOT 4; THENCE N 44°54'18" E ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 30.24' TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID NORTH LINE AN ARC LENGTH OF 77.54',SAID CURVE HAVING A RADIUS OF 433.00', A DELTA ANGLE OF 10°15'39", A CHORD BEARING OF N 39°46'29" E, AND A CHORD LENGTH OF 77.44'; THENCE S 56°48'39" E A DISTANCE OF 25.27'; THENCE S 45°05'42" E A DISTANCE OF 94.08'; THENCE S 56°41'26" E A DISTANCE OF 50.20' TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE AN ARC LENGTH OF 58.86', SAID CURVE HAVING A RADIUS OF 66.32', WITH A DELTA ANGLE OF 50°51'00", A CHORD BEARING OF S 82°06'56" E, AND A CHORD LENGTH OF 56.95',; THENCE N 72°27'34" E A DISTANCE OF 35.90' TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE AN ARC LENGTH OF 82.58', SAID CURVE HAVING A RADIUS OF 65.13', WITH A DELTA ANGLE OF 72°38'54", A CHORD BEARING OF N 38°12'54" E, AND A CHORD LENGTH OF 77.16'; THENCE N 02°30'44" E A DISTANCE OF 36.46' TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE AN ARC LENGTH OF 41.87', SAID CURVE HAVING A RADIUS OF 67.35', WITH A DELTA ANGLE OF 35°37'14", A CHORD BEARING OF N 15°16'16" W, AND A CHORD LENGTH OF 41.20' TO THE NW CORNER OF SAID LOT 3; THENCE N 56°46'42" E ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 159.26' TO THE POINT OF BEGINNING AND THERE TERMINATING. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, AND RIGHT OF WAY OF RECORD.

THAT I HAVE COMPLIED WITH THE CITY OF ONALASKA SUBDIVISION ORDINANCES AND THE CURRENT PROVISIONS OF CHAPTER 236.34 OF THE REVISED WISCONSIN STATUTES ON SURVEYING AND MAPPING SAME. THAT THIS CERTIFIED SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND MAPPED.

CERTIFIED THIS 1ST DAY OF JUNE, 2015

JONATHAN A SCHMITZ
PROFESSIONAL LAND SURVEYOR #2465

CITY OF ONALASKA

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF ONALASKA

7-17-15 — DATE
Carolin L Burmaster — CITY CLERK

7/17/15 — DATE
MAYOR

WISCONSIN
JONATHAN A. SCHMITZ S-2465 SPARTA WI
LAND SURVEYOR

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 44°54'18" E	30.24'
L2	S 56°48'39" E	25.27'
L3	S 56°41'26" E	50.20'
L4	N 72°27'34" E	35.90'
L5	N 02°30'44" E	36.46'
L6	N 25°33'39" E	134.06'
L7	N 10°08'27" W	138.59'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	433.00'	77.54'	77.44'	N 39°46'29" E	10°15'39"
C2	66.32'	58.86'	56.95'	S 82°06'56" E	50°51'00"
C3	65.13'	82.58'	77.16'	N 38°12'54" E	72°38'54"
C4	67.35'	41.87'	41.20'	N 15°16'16" W	35°37'14"
C5	66.32'	13.16'	13.14'	S 62°22'43" E	11°22'26"
C6	66.32'	45.69'	44.79'	S 87°48'09" E	39°28'27"
C7	65.13'	48.62'	47.50'	N 53°09'16" E	42°46'10"
C8	65.13'	33.96'	33.58'	N 16°49'49" E	29°52'44"

POINT SURVEYING LLC.
123 NORTH WATER STREET
SPARTA, WI 54656
608-269-0744
JONATHAN SCHMITZ RLS #2465

THIS INSTROMENT WAS DRAFTED AND DRAWN BY JONATHAN SCHMITZ

JOB #ST16NR7W

CLIENT: BRIAN MILLER
121 W. FRANKLIN ST.
SPARTA, WI 54656

PAGE 2 OF 2 PAGES

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NATHAN HILL ESTATES PHASE 2
LOT 7 AND THE PRIVATE DRIVE SHOWN AS COMMERCIO CIRCLE OF CERTIFIED SURVEY MAP, VOLUME 15, PAGE 99 RECORDED AS DOCUMENT NUMBER 1501247, AND LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP, VOLUME 16, PAGE 98, RECORDED AS DOCUMENT NUMBER 1661047, AND LOTS 1 AND 2 OF CERTIFIED SURVEY MAP, VOLUME 17, PAGE 7, RECORDED AS DOCUMENT NUMBER 1681087, LYING IN PART OF THE NW ¼ OF THE SW ¼, AND PART OF THE SW ¼ OF THE SW ¼ OF SECTION 1, T15N, R7W, CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN
TIMBERCREST DR EAST
LEGEND
SURVEYOR'S CERTIFICATE
AREA TABLE
CURVE TABLE

NATHAN HILL ESTATES PHASE 2

INGRESS/EGRESS EASEMENTS

1) EASEMENT LOTS 36 AND 37
A PARCEL OF LAND BEING LOCATED IN LOT 2 OF CSM 16-98
DOCUMENT #2464041 THE NEW N OF THE SW 4 AND THE
SW 4 OF THE NW 4 OF SECTION 1, T15N, R7W, CITY OF ONALASKA, LACROSSE
COUNTY, WISCONSIN BEING DESCRIBED AS FOLLOWS

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 1;
THENCE S 89°39'03" E A DISTANCE OF 1344.87 FEET TO THE POINT OF BEGINNING
THENCE N 89°39'03" E A DISTANCE OF 33.00;
THENCE S 00°20'57" E A DISTANCE OF 33.00;
THENCE S 89°39'03" W A DISTANCE OF 33.00;
THENCE N 00°20'57" W A DISTANCE OF 33.00;
TO THE POINT OF BEGINNING AND THERE TERMINATING.

2) EASEMENT LOTS 34 AND 35
A PARCEL OF LAND CONTAINING 264 sq ft LOCATED IN LOT 2 CSM 16-98 DOCUMENT #2464041 AND THE SW 4 OF THE SW 4,
OF SECTION 1, T15N, R7W, CITY OF ONALASKA, LACROSSE COUNTY, WISCONSIN
BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 1;
THENCE S 89°39'03" E A DISTANCE OF 1377.87 FEET TO THE POINT OF BEGINNING
THENCE S 89°39'03" E A DISTANCE OF 33.00;
THENCE S 00°20'57" W A DISTANCE OF 33.00;
THENCE N 89°39'03" W A DISTANCE OF 33.00;
THENCE N 00°20'57" E A DISTANCE OF 33.00;
TO THE POINT OF BEGINNING AND THERE TERMINATING.

3) EASEMENT LOTS 32 AND 33
A PARCEL OF LAND CONTAINING 264 sq ft LOCATED IN LOT 2 CSM 16-98
DOCUMENT #2464041 AND THE SW 4 OF THE SW 4,
OF SECTION 1, T15N, R7W, CITY OF ONALASKA, LACROSSE COUNTY, WISCONSIN
BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 1;
THENCE S 89°39'03" E A DISTANCE OF 1410.87 FEET TO THE POINT OF BEGINNING
THENCE S 89°39'03" E A DISTANCE OF 33.00;
THENCE S 00°20'57" W A DISTANCE OF 33.00;
THENCE N 89°39'03" W A DISTANCE OF 33.00;
THENCE N 00°20'57" E A DISTANCE OF 33.00;
TO THE POINT OF BEGINNING AND THERE TERMINATING.

4) EASEMENT LOTS 29 AND 30
A PARCEL OF LAND CONTAINING 264 sq ft LOCATED IN LOT 2 OF CSM 16-98
DOCUMENT #2464041 AND THE SW 4 OF THE SW 4,
OF SECTION 1, T15N, R7W, CITY OF ONALASKA, LACROSSE COUNTY, WISCONSIN
BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 1;
THENCE S 89°39'03" E A DISTANCE OF 1443.87 FEET TO THE POINT OF BEGINNING
THENCE S 89°39'03" E A DISTANCE OF 33.00;
THENCE S 00°20'57" W A DISTANCE OF 33.00;
THENCE N 89°39'03" W A DISTANCE OF 33.00;
THENCE N 00°20'57" E A DISTANCE OF 33.00;
TO THE POINT OF BEGINNING AND THERE TERMINATING.

5) EASEMENT LOTS 26 AND 27
A PARCEL OF LAND CONTAINING 264 sq ft LOCATED IN LOT 1 OF CSM 16-98
DOCUMENT #2462267 AND THE SW 4 OF THE SW 4,
OF SECTION 1, T15N, R7W, CITY OF ONALASKA, LACROSSE COUNTY, WISCONSIN
BEING DESCRIBED AS FOLLOWS

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 1;
THENCE S 89°39'03" E A DISTANCE OF 1509.87 FEET TO THE POINT OF BEGINNING
THENCE S 89°39'03" E A DISTANCE OF 33.00;
THENCE S 00°20'57" W A DISTANCE OF 33.00;
THENCE N 89°39'03" W A DISTANCE OF 33.00;
THENCE N 00°20'57" E A DISTANCE OF 33.00;
TO THE POINT OF BEGINNING AND THERE TERMINATING.

6) EASEMENT LOTS 23 AND 24
A PARCEL OF LAND CONTAINING 264 sq ft LOCATED IN LOT 1 OF CSM 16-98
DOCUMENT #2462267 AND THE SW 4 OF THE SW 4,
OF SECTION 1, T15N, R7W, CITY OF ONALASKA, LACROSSE COUNTY, WISCONSIN.
BEING DESCRIBED AS FOLLOWS

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 1;
THENCE S 89°39'03" E A DISTANCE OF 1575.87 FEET TO THE POINT OF BEGINNING
THENCE S 89°39'03" E A DISTANCE OF 33.00;
THENCE S 00°20'57" W A DISTANCE OF 33.00;
THENCE N 89°39'03" W A DISTANCE OF 33.00;
THENCE N 00°20'57" E A DISTANCE OF 33.00;
TO THE POINT OF BEGINNING AND THERE TERMINATING.

7) EASEMENT LOTS 19 AND 20
A PARCEL OF LAND CONTAINING 528 sq ft, LOCATED IN LOT 1 OF CSM 16-98
DOCUMENT #2462267 AND THE SW 4 OF THE SW 4,
OF SECTION 1, T15N, R7W, CITY OF ONALASKA, LACROSSE COUNTY,
WISCONSIN. BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4, CORNER OF SAID SECTION 1;
THENCE S 40°32'07" E A DISTANCE OF 1681.58 TO THE POINT OF BEGINNING;
THENCE N 01°48'37" E A DISTANCE OF 27.71 TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
THENCE ALONG SAID CURVE AN ARC LENGTH OF 25.21, SAID CURVE HAVING A RADIUS OF 50.00, A DELTA ANGLE OF 28°53'31", A CHORD BEARING OF N 87°14'23" E AND A CHORD DISTANCE OF 24.95' TO THE POINT OF BEGINNING AND THERE TERMINATING;
THENCE ALONG SAID CURVE AN ARC LENGTH OF 25.21, SAID CURVE HAVING A RADIUS OF 50.00, A DELTA ANGLE OF 28°53'31", A CHORD BEARING OF N 87°14'23" E AND A CHORD DISTANCE OF 24.95' TO THE POINT OF BEGINNING AND THERE TERMINATING.

8) EASEMENT LOTS 31 AND 32
A PARCEL OF LAND CONTAINING 528 sq ft, LOCATED IN LOTS 2 AND 3 OF CSM 16-98
DOCUMENT #2462267 AND THE NW 4 OF THE SW 4,
OF SECTION 1, T15N, R7W, CITY OF ONALASKA, LACROSSE COUNTY,
WISCONSIN. BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4, CORNER OF SAID SECTION 1;
THENCE S 40°32'07" E A DISTANCE OF 1681.58 TO THE POINT OF BEGINNING;
THENCE N 01°48'37" E A DISTANCE OF 27.71 TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
THENCE ALONG SAID CURVE AN ARC LENGTH OF 25.21, SAID CURVE HAVING A RADIUS OF 50.00, A DELTA ANGLE OF 28°53'31", A CHORD BEARING OF N 87°14'23" E AND A CHORD DISTANCE OF 24.95' TO THE POINT OF BEGINNING AND THERE TERMINATING;
THENCE ALONG SAID CURVE AN ARC LENGTH OF 25.21, SAID CURVE HAVING A RADIUS OF 50.00, A DELTA ANGLE OF 28°53'31", A CHORD BEARING OF N 87°14'23" E AND A CHORD DISTANCE OF 24.95' TO THE POINT OF BEGINNING AND THERE TERMINATING.

SHEET 2 OF 3 SHEETS REVISED 4-04-2017

SHARED DRIVEWAY EASEMENTS

1) EASEMENT LOTS 33, 34 AND 39
A PARCEL OF LAND CONTAINING
LOCATED IN LOTS 1 AND 2 OF CSM 16-98
DOCUMENT #2462267 AND THE SW 4 OF THE SW 4
OF SECTION 1, T15N, R7W, CITY OF ONALASKA, LACROSSE COUNTY,
WISCONSIN BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4, CORNER OF SAID SECTION 1;
THENCE S 89°39'03" E A DISTANCE OF 1410.87 FEET TO THE POINT OF BEGINNING;
THENCE S 00°20'57" W A DISTANCE OF 66.00;
THENCE S 89°39'03" E A DISTANCE OF 33.00;
THENCE N 00°20'57" E A DISTANCE OF 66.00;
THENCE N 89°39'03" W A DISTANCE OF 33.00;
TO THE POINT OF BEGINNING AND THERE TERMINATING.

PARKING AREA EASEMENTS

1) LOT 32 EASEMENT
A PARCEL OF LAND CONTAINING
LOCATED IN LOT 2 OF CSM 16-98
DOCUMENT #2462267 AND THE SW 4 OF THE SW 4
OF SECTION 1, T15N, R7W, CITY OF ONALASKA, LACROSSE COUNTY, WISCONSIN
BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4, CORNER OF SAID SECTION 1;
THENCE S 89°39'03" E A DISTANCE OF 1443.87 FEET TO THE POINT OF BEGINNING;
THENCE N 00°20'57" E A DISTANCE OF 66.00;
THENCE S 89°39'03" E A DISTANCE OF 33.00;
THENCE S 00°20'57" W A DISTANCE OF 66.00;
THENCE N 89°39'03" W A DISTANCE OF 33.00;
TO THE POINT OF BEGINNING AND THERE TERMINATING.

2) LOT 29 EASEMENT
A PARCEL OF LAND CONTAINING
LOCATED IN LOT 1 OF CSM 17-07
DOCUMENT #2462267 AND THE SW 4 OF THE SW 4
OF SECTION 1, T15N, R7W, CITY OF ONALASKA, LACROSSE COUNTY, WISCONSIN
BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 1;
THENCE S 89°39'03" E A DISTANCE OF 1509.87 FEET TO THE POINT OF BEGINNING;
THENCE N 00°20'57" E A DISTANCE OF 66.00;
THENCE S 89°39'03" E A DISTANCE OF 33.00;
THENCE S 00°20'57" W A DISTANCE OF 66.00;
THENCE N 89°39'03" W A DISTANCE OF 33.00;
TO THE POINT OF BEGINNING AND THERE TERMINATING.

3) LOT 28 EASEMENT
A PARCEL OF LAND CONTAINING
LOCATED IN LOT 1 OF CSM 17-07
DOCUMENT #2462267 AND THE SW 4 OF THE SW 4
OF SECTION 1, T15N, R7W, CITY OF ONALASKA, LACROSSE COUNTY, WISCONSIN
BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 1;
THENCE S 89°39'03" E A DISTANCE OF 1575.87 FEET TO THE POINT OF BEGINNING;
THENCE N 00°20'57" E A DISTANCE OF 66.00;
THENCE S 89°39'03" E A DISTANCE OF 33.00;
THENCE S 00°20'57" W A DISTANCE OF 66.00;
THENCE N 89°39'03" W A DISTANCE OF 33.00;
TO THE POINT OF BEGINNING AND THERE TERMINATING.

4) LOT 25 EASEMENT
A PARCEL OF LAND CONTAINING
LOCATED IN LOT 1 OF CSM 17-07
DOCUMENT #2462267 AND THE SW 4 OF THE SW 4
OF SECTION 1, T15N, R7W, CITY OF ONALASKA, LACROSSE COUNTY, WISCONSIN
BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4, CORNER OF SAID SECTION 1;
THENCE S 89°39'03" E A DISTANCE OF 1641.87 FEET TO THE POINT OF BEGINNING;
THENCE N 00°20'57" E A DISTANCE OF 66.00;
THENCE S 89°39'03" E A DISTANCE OF 33.00;
THENCE S 00°20'57" W A DISTANCE OF 66.00;
THENCE N 89°39'03" W A DISTANCE OF 33.00;
TO THE POINT OF BEGINNING AND THERE TERMINATING.

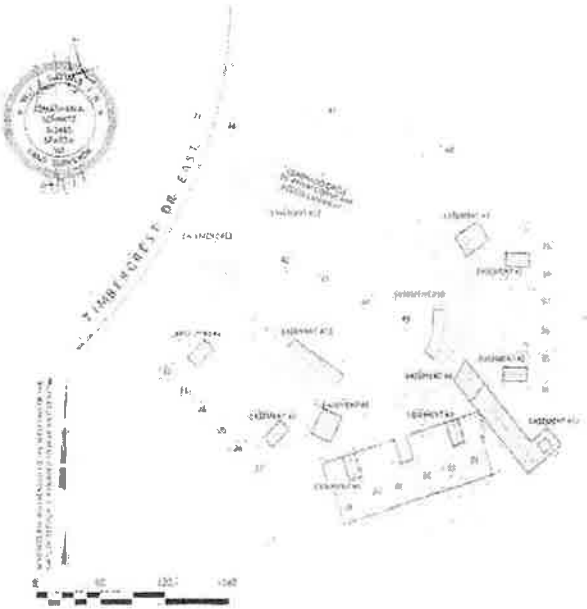
5) LOT 22 EASEMENT
A PARCEL OF LAND CONTAINING
LOCATED IN LOT 1 OF CSM 17-07
DOCUMENT #2462267 AND THE SW 4 OF THE SW 4
OF SECTION 1, T15N, R7W, CITY OF ONALASKA, LACROSSE COUNTY, WISCONSIN
BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4, CORNER OF SAID SECTION 1;
THENCE S 89°39'03" E A DISTANCE OF 1707.87 FEET TO THE POINT OF BEGINNING;
THENCE N 00°20'57" E A DISTANCE OF 66.00;
THENCE S 89°39'03" E A DISTANCE OF 33.00;
THENCE S 00°20'57" W A DISTANCE OF 66.00;
THENCE N 89°39'03" W A DISTANCE OF 33.00;
TO THE POINT OF BEGINNING AND THERE TERMINATING.

6) LOT 21 EASEMENT
A PARCEL OF LAND CONTAINING
LOCATED IN LOT 1 OF CSM 17-07
DOCUMENT #2462267 AND THE SW 4 OF THE SW 4
OF SECTION 1, T15N, R7W, CITY OF ONALASKA, LACROSSE COUNTY, WISCONSIN
BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4, CORNER OF SAID SECTION 1;
THENCE S 89°39'03" E A DISTANCE OF 1773.87 FEET TO THE POINT OF BEGINNING;
THENCE N 00°20'57" E A DISTANCE OF 66.00;
THENCE S 89°39'03" E A DISTANCE OF 33.00;
THENCE S 00°20'57" W A DISTANCE OF 66.00;
THENCE N 89°39'03" W A DISTANCE OF 33.00;
TO THE POINT OF BEGINNING AND THERE TERMINATING.

AS DESCRIBED LOTS OUT ARE SHOWN BY CSM
16-98 DOCUMENT #2462267.



CERTIFICATES

STATE OF WISCONSIN)
) SS
COUNTY OF LACROSSE)

PERSONALLY CAME BEFORE ME THIS ___ DAY OF _____, 2017, THE ABOVE NAMED OWNERS TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME

NOTARY SEAL _____ NOTARY PUBLIC _____, WISCONSIN
MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

I, _____, A LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE LANDS DESCRIBED ON THIS PLAT AND REPRESENTED ON THE ACCOMPANYING PLAT THEREOF; THAT SAID PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LANDS SURVEYED; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF ONALASKA AND THE TOWN OF HOLLAND IN SURVEYING, DIVIDING AND MAPPING THE SAME; AND THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF MADE BY ME OR UNDER MY DIRECTION.

DATED THIS ___ DAY OF _____, 2017

_____
_____, WISCONSIN REGISTERED LAND SURVEYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNERS 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 CERTIFICATE OF BRIAN WELLER AND WILLIAM SEEMAN, OWNERS

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, PRESIDENT AND ATTESTED BY _____, ITS SECRETARY AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS

_____ DAY OF _____, 2017

IN THE PRESENCE OF

_____

_____

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2017

_____
NOTARY PUBLIC _____, WISCONSIN
MY COMMISSION EXPIRES _____

CERTIFICATE OF CITY TREASURER

I, _____, BEING DULY ELECTED OR APPOINTED, QUALIFIED AND ACTING CITY TREASURER OF ONALASKA HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF

_____, 2017

_____
_____, CITY OF ONALASKA, TREASURER

CITY COUNCIL APPROVAL

RESOLVED THAT THE PLAT OF NATHAN HILL ESTATES PHASE 2 IN THE CITY OF ONALASKA, WISCONSIN AND THE DEDICATION OF STREETS AND PUBLIC WAYS THEREIN AS SHOWN HEREON BE AND THE SAME IS HEREBY APPROVED BY THE COMMON COUNCIL.

_____
MAYOR

_____
CITY CLERK

CLERK CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF ONALASKA

_____
CITY CLERK

OWNER'S CERTIFICATE OF DEDICATION

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNERS 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 CERTIFICATE OF BRIAN WELLER AND WILLIAM SEEMAN, OWNERS

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, ITS PRESIDENT AND _____, ITS SECRETARY AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS

_____ DAY OF _____, 2017

IN THE PRESENCE OF

_____

_____

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2017

_____
NOTARY PUBLIC _____, WISCONSIN
MY COMMISSION EXPIRES _____

CONSENT OF MORTGAGEE

_____, 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 TO THE DEDICATION OF STREETS AND PUBLIC WAYS AND CONSENTS TO THE ABOVE CERTIFICATE OF OWNERS.

IN WITNESS WHEREOF, THE SAID _____ HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS _____ AND _____, ITS _____ AT _____, WISCONSIN, THIS _____ DAY OF _____, 2017

_____

_____

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2017, THE ABOVE NAMED _____ AND _____ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH _____ AND _____ OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

_____, WISCONSIN
NOTARY PUBLIC
MY COMMISSION EXPIRES