

BEARING BASIS:

The orientation of this bearing system is based on the south line of the Southwest Quarter of Section 1, Township 16 North, Range 7 West. Said line bears South 87 degrees 54 minutes 17 seconds East. La Crosse County Coordinate system NAD83 (2011)

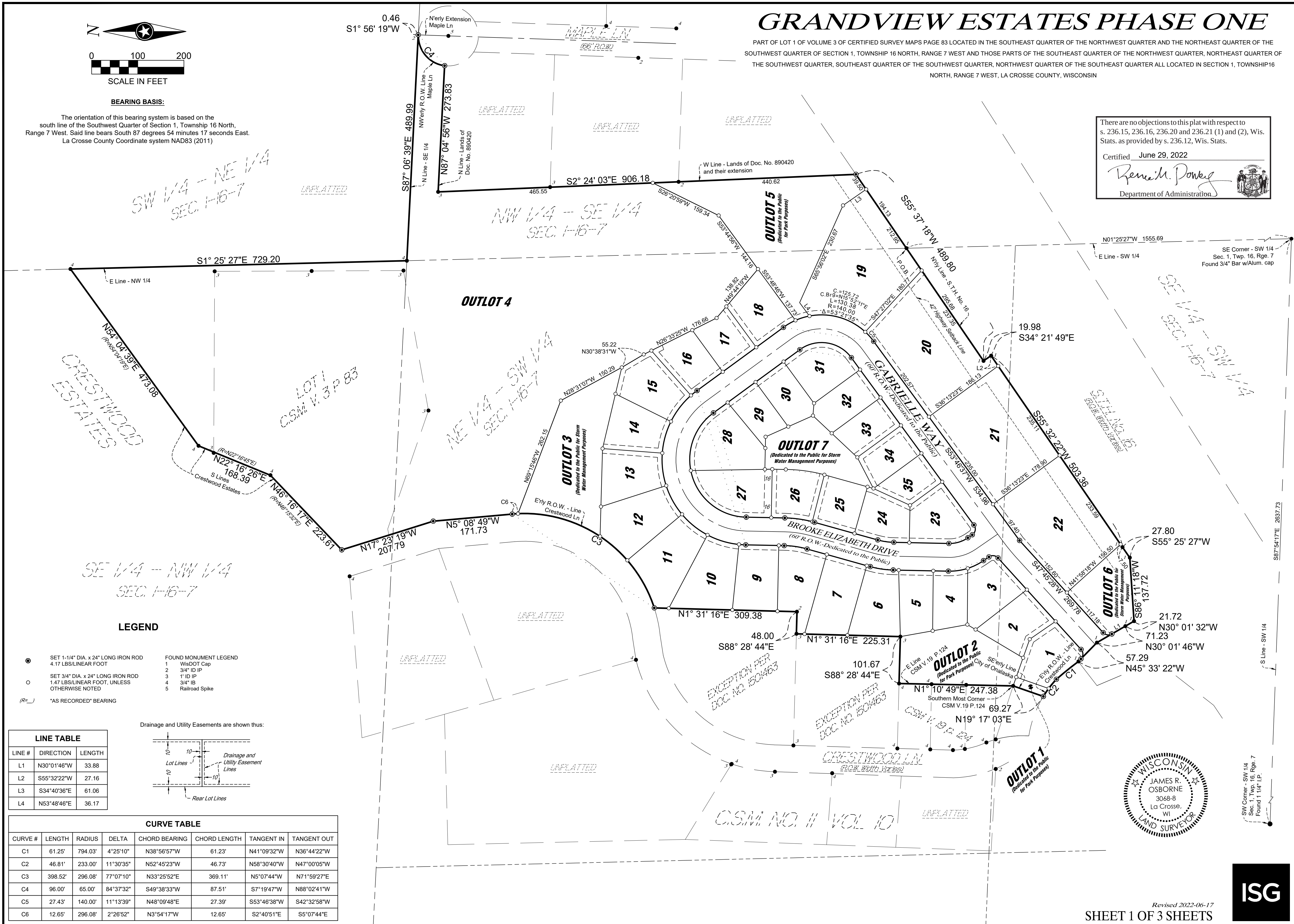
GRANDVIEW ESTATES PHASE ONE

PART OF LOT 1 OF VOLUME 3 OF CERTIFIED SURVEY MAPS PAGE 83 LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 7 WEST AND THOSE PARTS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTHWEST QUARTER OF THE SOUTHEAST QUARTER ALL LOCATED IN SECTION 1, TOWNSHIP 16 NORTH, RANGE 7 WEST, LA CROSSE COUNTY, WISCONSIN

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 June 29, 2022

Renée M. Powers
Department of Administration

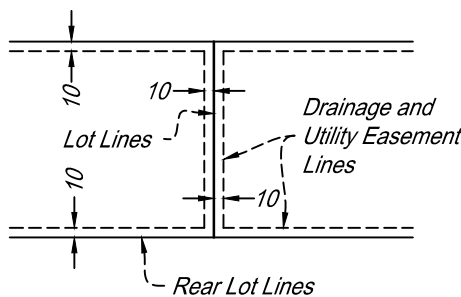


LEGEND

- SET 1-1/4" DIA. x 24" LONG IRON ROD
4.17 LBS/LINEAR FOOT
 - SET 3/4" DIA. x 24" LONG IRON ROD
1.47 LBS/LINEAR FOOT, UNLESS
OTHERWISE NOTED
- (R=_) "AS RECORDED" BEARING

- FOUND MONUMENT LEGEND
- 1 WisDOT Cap
 - 2 3/4" ID IP
 - 3 1" ID IP
 - 4 3/4" IB
 - 5 Railroad Spike

Drainage and Utility Easements are shown thus:



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N30°01'46"W	33.88
L2	S55°32'22"W	27.16
L3	S34°40'36"E	61.06
L4	N53°48'46"E	36.17

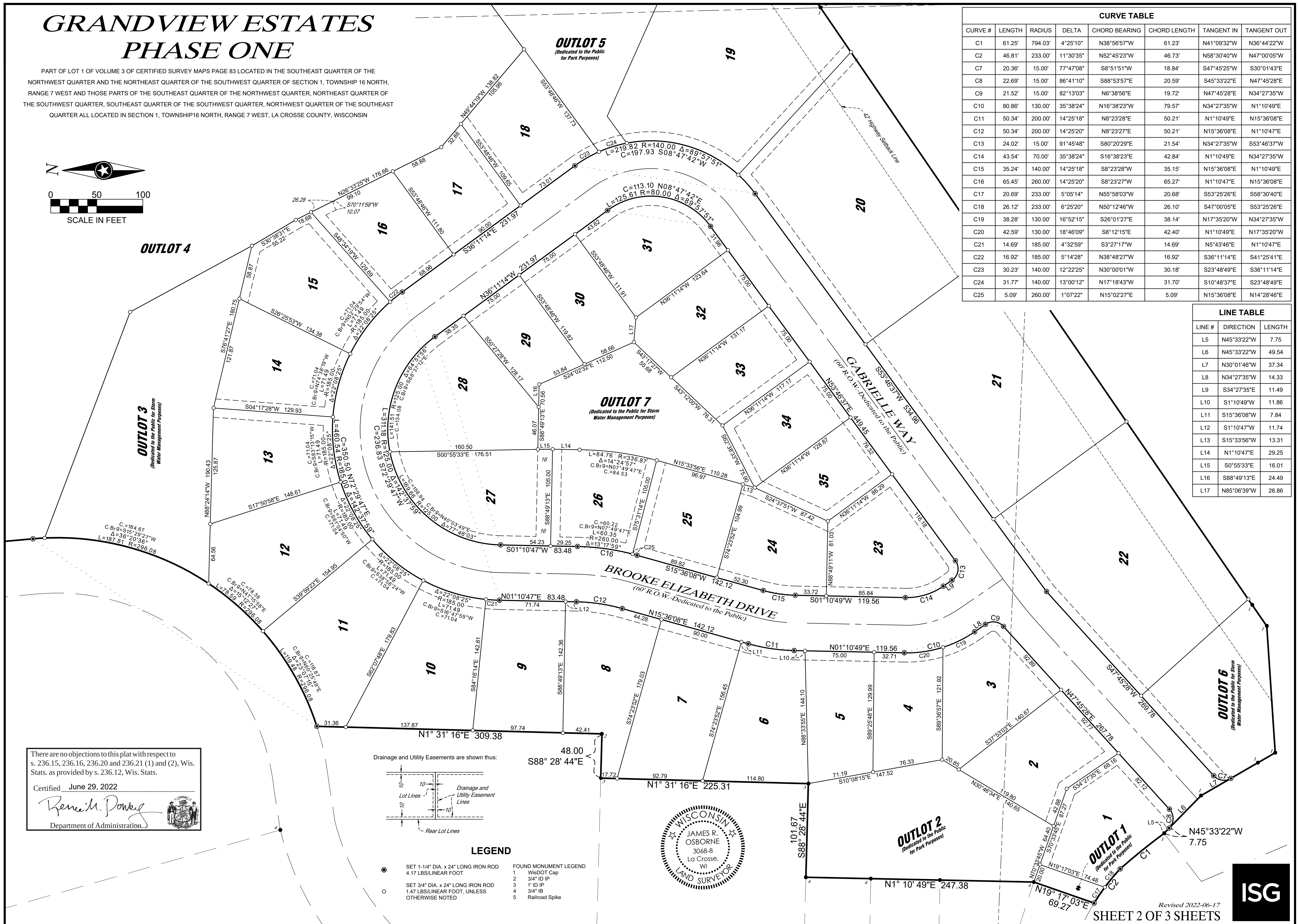
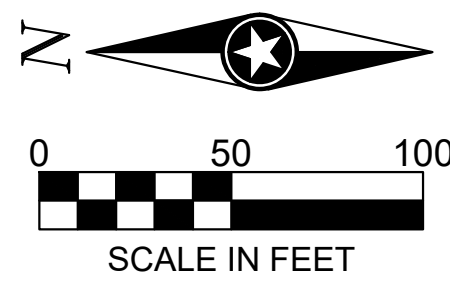
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	61.25'	794.03'	4°25'10"	N38°56'57"W	61.23'	N41°09'32"W	N36°44'22"W
C2	46.81'	233.00'	11°30'35"	N52°45'23"W	46.73'	N58°30'40"W	N47°00'05"W
C3	398.52'	296.08'	77°07'10"	N33°25'52"E	369.11'	N5°07'44"W	N71°59'27"E
C4	96.00'	65.00'	84°37'32"	S49°38'33"W	87.51'	S7°19'47"W	N88°02'41"W
C5	27.43'	140.00'	11°13'39"	N48°09'48"E	27.39'	S53°46'38"W	S42°32'58"W
C6	12.65'	296.08'	2°26'52"	N3°54'17"W	12.65'	S2°40'51"E	S5°07'44"E



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PART OF LOT 1 OF VOLUME 3 OF CERTIFIED SURVEY MAPS PAGE 83 LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 7 WEST AND THOSE PARTS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTHWEST QUARTER OF THE SOUTHEAST QUARTER ALL LOCATED IN SECTION 1, TOWNSHIP 16 NORTH, RANGE 7 WEST, LA CROSSE COUNTY, WISCONSIN



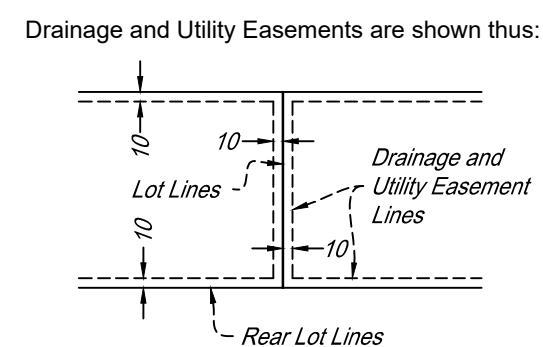
CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	61.25'	794.03'	4°25'10"	N38°56'57"W	61.23'	N41°09'32"W	N36°44'22"W
C2	46.81'	233.00'	11°30'35"	N52°45'23"W	46.73'	N58°30'40"W	N47°00'05"W
C7	20.36'	15.00'	77°47'08"	S8°51'51"W	18.84'	S47°45'25"W	S30°01'43"E
C8	22.69'	15.00'	86°41'10"	S88°53'57"E	20.59'	S45°33'22"E	N47°45'28"E
C9	21.52'	15.00'	82°13'03"	N6°38'56"E	19.72'	N47°45'28"E	N34°27'35"W
C10	80.86'	130.00'	35°38'24"	N16°38'23"W	79.57'	N34°27'35"W	N1°10'49"E
C11	50.34'	200.00'	14°25'18"	N8°23'28"E	50.21'	N1°10'49"E	N15°36'08"E
C12	50.34'	200.00'	14°25'20"	N8°23'27"E	50.21'	N15°36'08"E	N1°10'47"E
C13	24.02'	15.00'	91°45'48"	S80°20'29"E	21.54'	N34°27'35"W	S53°46'37"W
C14	43.54'	70.00'	35°38'24"	S16°38'23"E	42.84'	N1°10'49"E	N34°27'35"W
C15	35.24'	140.00'	14°25'18"	S8°23'28"W	35.15'	N15°36'08"E	N1°10'49"E
C16	65.45'	260.00'	14°25'20"	S8°23'27"W	65.27'	N1°10'47"E	N15°36'08"E
C17	20.69'	233.00'	5°05'14"	N55°58'03"W	20.68'	S53°25'26"E	S58°30'40"E
C18	26.12'	233.00'	6°25'20"	N50°12'46"W	26.10'	S47°00'05"E	S53°25'26"E
C19	38.28'	130.00'	16°52'15"	S26°01'27"E	38.14'	N17°35'20"W	N34°27'35"W
C20	42.59'	130.00'	18°46'09"	S8°12'15"E	42.40'	N1°10'49"E	N17°35'20"W
C21	14.69'	185.00'	4°32'59"	S3°27'17"W	14.69'	N5°43'46"E	N1°10'47"E
C22	16.92'	185.00'	5°14'28"	N38°48'27"W	16.92'	S36°11'14"E	S41°25'41"E
C23	30.23'	140.00'	12°22'25"	N30°00'01"W	30.18'	S23°48'49"E	S36°11'14"E
C24	31.77'	140.00'	13°00'12"	N17°18'43"W	31.70'	S10°48'37"E	S23°48'49"E
C25	5.09'	260.00'	1°07'22"	N15°02'27"E	5.09'	N15°36'08"E	N14°28'46"E

LINE TABLE		
LINE #	DIRECTION	LENGTH
L5	N45°33'22"W	7.75
L6	N45°33'22"W	49.54
L7	N30°01'46"W	37.34
L8	S34°27'35"W	14.33
L9	S34°27'35"E	11.49
L10	S1°10'49"W	11.86
L11	S15°36'08"W	7.84
L12	S1°10'47"W	11.74
L13	S15°33'56"W	13.31
L14	N1°10'47"E	29.25
L15	S0°55'33"E	16.01
L16	S88°49'13"E	24.49
L17	N85°06'39"W	26.86

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.

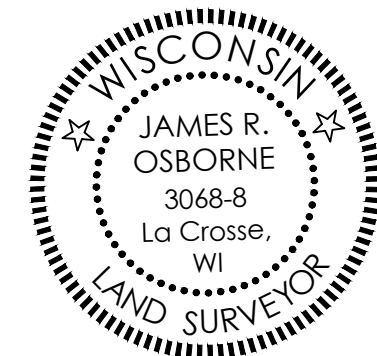
Certified June 29, 2022

Renée M. Ponke
Department of Administration



LEGEND

- | | | |
|---|--|-----------------------|
| ● | SET 1-1/4" DIA. x 24" LONG IRON ROD
4.17 LBS/LINEAR FOOT | FOUND MONUMENT LEGEND |
| ○ | SET 3/4" DIA. x 24" LONG IRON ROD
1.47 LBS/LINEAR FOOT, UNLESS
OTHERWISE NOTED | 1 WisDOT Cap |
| | | 2 3/4" ID IP |
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| | | 5 Railroad Spike |



GRANDVIEW ESTATES PHASE ONE

PART OF LOT 1 OF VOLUME 3 OF CERTIFIED SURVEY MAPS PAGE 83 LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 7 WEST AND THOSE PARTS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTHWEST QUARTER OF THE SOUTHEAST QUARTER ALL LOCATED IN SECTION 1, TOWNSHIP16 NORTH, RANGE 7 WEST, LA CROSSE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

As owner, I hereby certify that I have 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:

- 1) Wisconsin Department of Administration
- 2) Wisconsin Department of Transportation
- 3) City of Onalaska

Witness the hand and seal of said owner this ____ day of _____, 20__.

Christopher Meyer, President - Grandview Estates LLC

State of Wisconsin)
County of La Crosse) SS
Personally came before me this ____ day of _____, 20__, the above named Christopher Meyer to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal)_____, Notary Public, _____ County, Wisconsin
My commission expires:_____

CITY OF ONALASKA COMMON COUNCIL APPROVAL CERTIFICATE

Resolved, that the plat of Grandview Estates Phase One in the City of Onalaska is hereby approved by the City of Onalaska.

(Date) Mayor

CITY CLERK CERTIFICATE

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

(Date) City Clerk

CITY OF ONALASKA TREASURER CERTIFICATE

I, _____, being the duly (elected)(appointed) qualified and acting city 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 this ____ day of _____, 20__ on any of the land included in the plat of Grandview Estates Phase One.

(Date) City Treasurer

CERTIFICATE OF COUNTY TREASURER

State of Wisconsin
La Crosse County

I, _____, being the duly (elected)(appointed) qualified and acting county treasurer of La Crosse County, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this ____ day of _____, 20__ on any of the land included in the plat of Grandview Estates Phase One.

(Date) County Treasurer

CERTIFICATE OF REGISTER OF DEEDS

State of Wisconsin
La Crosse County

I, _____, Register of Deeds, do hereby certify that the plat of Grandview Estates Phase One located in the County of La Crosse was received for record this ____ day of _____, 20__ at _____.

(Date) Register of Deeds

ACCESS RESTRICTIONS:

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of State Road 16, it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation.

HIGHWAY SETBACK RESTRICTIONS:

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in s.236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number by be obtained by contacting the County Highway Department.

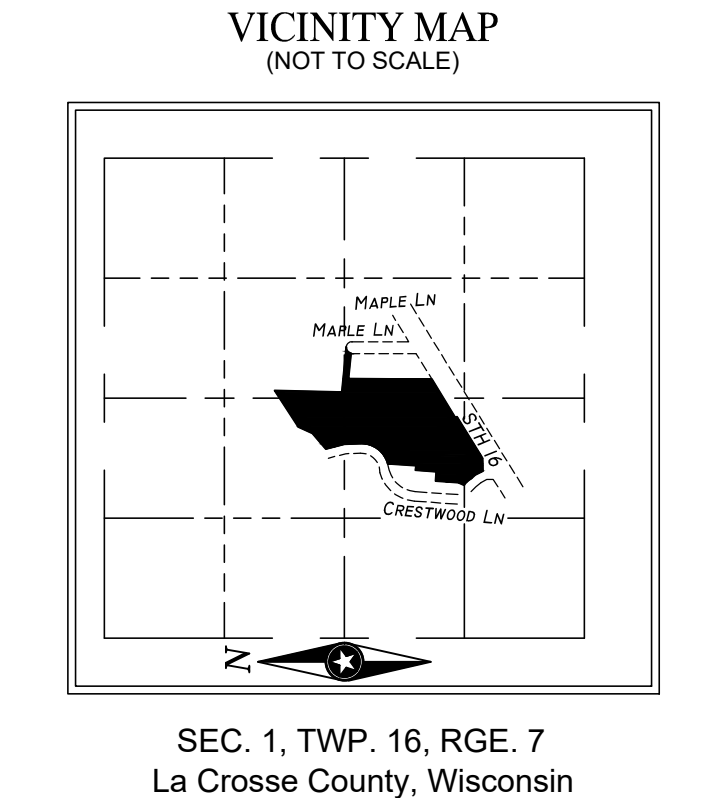
NOISE NOTATION:

The lots of this land division may experience noise at levels exceeding levels in s.Trans 405.04, Table I. These levels are based on federal standards. The Wisconsin Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.

AREA TABLE		
LOT #	AREA (SQ FT)	AREA (AC)
1	12,114.32	0.28
2	11,870.94	0.27
3	12,427.91	0.29
4	9,281.47	0.21
5	9,944.19	0.23
6	13,542.33	0.31
7	15,096.67	0.35
8	13,401.49	0.31
9	13,088.83	0.30
10	15,923.68	0.37
11	17,875.45	0.41
12	16,569.00	0.38
13	13,185.51	0.30
14	12,340.76	0.28
15	13,955.26	0.32
16	10,981.63	0.25
17	9,584.02	0.22
18	12,605.80	0.29

AREA TABLE		
LOT #	AREA (SQ FT)	AREA (AC)
19	44,579.82	1.02
20	42,698.85	0.98
21	42,890.64	0.98
22	41,187.87	0.95
23	13,156.19	0.30
24	10,588.37	0.24
25	10,070.10	0.23
26	10,699.09	0.25
27	14,900.60	0.34
28	16,807.78	0.39
29	8,245.49	0.19
30	9,379.15	0.22
31	12,461.13	0.29
32	10,141.91	0.23
33	9,312.88	0.21
34	9,226.29	0.21
35	8,210.46	0.19

AREA TABLE		
LOT	AREA (SQ FT)	AREA (AC)
OUTLOT 1	1,434.31	0.03
OUTLOT 2	27,940.43	0.64
OUTLOT 3	41,282.96	0.95
OUTLOT 4	664,582.20	15.26
OUTLOT 5	58,963.01	1.35
OUTLOT 6	16,702.64	0.38
OUTLOT 7	19,414.73	0.45



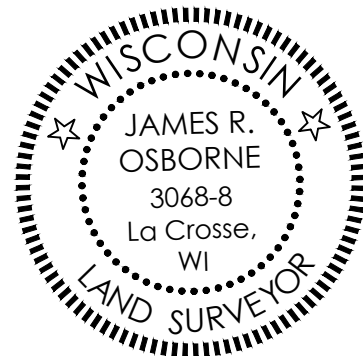
SURVEYOR'S CERTIFICATE

I, James R. Osborne, professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivisions regulations of the City of Onalaska and under the direction of Grandview Estates, LLC, I have surveyed, divided and mapped Grandview Estates Phase One; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, described as follows:

Lot 1 of Volume 3 of Certified Survey Maps Page 83 located in the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 1, Township 16 North, Range 7 West, La Crosse County, Wisconsin, recorded in the La Crosse County Register of Deeds office and those parts of the Southeast Quarter of the Northwest Quarter, Northeast Quarter of the Southwest Quarter, Southeast Quarter of the Southwest Quarter, Northwest Quarter of the Southeast Quarter all located in Section 1, Township 16 North, Range 7 West, La Crosse County, Wisconsin, described as follows:

Commencing at the southwest corner of said Southwest Quarter; thence South 87 degrees 54 minutes 17 seconds East, assumed bearing, on the south line of said Southwest Quarter, 2637.73 feet to the southeast corner of said Southwest Quarter; thence North 01 degrees 25 minutes 27 seconds West on the east line of said Southwest Quarter, 1555.69 feet to the northerly line of State Trunk Highway Number 16, said point being the point of beginning; thence southwesterly and northerly on said northerly line for the following eight courses: 1) thence South 55 degrees 37 minutes 18 seconds West, 295.68 feet; 2) thence South 34 degrees 21 minutes 49 seconds East, 19.98 feet; 3) thence South 55 degrees 32 minutes 22 seconds West, 503.36 feet; 4) thence South 55 degrees 25 minutes 27 seconds West, 27.80 feet; 5) thence South 86 degrees 11 minutes 18 seconds West, 137.72 feet; 6) thence North 30 degrees 01 minutes 32 seconds West, 21.72 feet; 7) thence North 30 degrees 01 minutes 46 seconds West, 71.23 feet; 8) thence North 45 degrees 33 minutes 22 seconds West, 57.29 feet to the easterly right of way line of Crestwood Lane; thence northerly 61.25 feet on said right of way line on a non-tangential curve, concave to the southwest, having a radius of 794.03 feet, a central angle of 04 degrees 25 minutes 10 seconds, a chord bearing of North 38 degrees 56 minutes 57 seconds West and a chord distance of 61.23 feet; thence continuing northerly on said right of way line, 46.81 feet on a non-tangential curve, concave to the southwest, having a radius of 233.00 feet, a central angle of 11 degrees 30 minutes 35 seconds, a chord bearing of North 52 degrees 45 minutes 23 seconds West and a chord distance of 46.73 feet to the southeasterly line of land currently owned by the City of Onalaska; thence North 19 degrees 17 minutes 03 seconds East, 69.27 feet on said southeasterly line to the southeastern most corner of Lot 3, Certified Survey Map Volume 19, Page 124, La Crosse County; thence North 01 degrees 10 minutes 49 seconds East on the east line of said Certified Survey Map, 247.38 feet to a line of those lands described as exceptions in Document Number 1501463, La Crosse County; thence easterly and northerly along said exceptions on the following four courses; 1) thence South 88 degrees 28 minutes 44 seconds East, 101.67 feet; 2) thence North 01 degrees 31 minutes 16 seconds East, 225.31 feet; 3) thence South 88 degrees 28 minutes 44 seconds East, 48.00 feet; 4) thence North 01 degrees 31 minutes 16 seconds East, 309.38 feet to said easterly right of way line of Crestwood Lane; thence northerly on said easterly right of way line on the following three courses; 1) thence northeasterly 398.52 feet on a non-tangential curve, concave to the northwest, having a radius of 296.08 feet, a central angle of 77 degrees 07 minutes 10 seconds, a chord bearing of North 33 degrees 25 minutes 52 seconds East and a chord distance of 369.11 feet; 2) thence North 05 degrees 08 minutes 49 seconds West, 171.73 feet; 3) thence North 17 degrees 23 minutes 19 seconds West, 207.79 feet to a south line of the plat of Crestwood Estates; thence northeasterly along said plat on the following three courses; 1) thence North 46 degrees 16 minutes 17 seconds East, 223.61 feet; 2) thence North 22 degrees 16 minutes 26 seconds East, 168.39 feet; 3) thence North 54 degrees 04 minutes 39 seconds East, 473.08 feet to the east line of said Northwest Quarter; thence South 01 degrees 25 minutes 27 seconds East on said east line, 729.20 feet to the north line of said Southeast Quarter; thence South 87 degrees 06 minutes 39 seconds East on said north line, 489.99 feet to the northerly extension of the center line of Maple Lane; thence South 01 degrees 56 minutes 19 seconds West on said center line, 0.46 feet to the northwesterly right of way line of said Maple Lane; thence southerly 96.00 feet on said right of way line and a non-tangential curve, concave to the southeast, having a radius of 65.00 feet, a central angle of 84 degrees 37 minutes 32 seconds, a chord bearing of South 49 degrees 38 minutes 33 seconds West and a chord distance of 87.51 feet to the north line of those lands described in Document Number 890420; thence North 87 degrees 04 minutes 56 seconds West on said north line, 273.83 feet to the west line of said lands; thence South 02 degrees 24 minutes 03 seconds East on said west lines and their extension 906.18 feet to said northerly line of State Trunk Highway Number 16; thence South 55 degrees 37 minutes 18 seconds West on said northerly line, 194.13 feet to the point of beginning.

Dated this ____ day of _____, 20__. PLS No. 3068-8



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 **June 29, 2022**
Bernice M. Porek
Department of Administration

