CSR 2672

CSR 2672

3 WORKING DAYS
BEFORE YOU DIG
CALL DIGGERS HOTLINE
1-800-242-8511

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

Utilities shown as marked per Diggers Hotline ticket number 20190802348, dated 2/4/2019.

N 1/4 Corner
Section 19
T17N–R3W

S 01°21'49" E
564.37'

Northwestern Railway

State Road "16"

Former Chicago &

N 34°52'38" E
.86' from corner

N 80°32'46" E
358.16'

Sign

Landscaping

NW - NE
Section 19
T17N-R3W

LEGEND
- ● = Found 3/4" Iron Bar (unless stated otherwise)
- ○ = Set 3/4" x 20" Rebar (1.50 lb/lin. ft.)
- ( ) = Recorded dimensions
- ◆ = Found County marker
- ☼ = Right-of
- ■ = Pedestal
- ——— = Boundary of this survey
- ——— = Centerline
- ——— = Communication
- ——— = Water Line
- ——— = Overhead Wire
- ——— = Utility Pole
- ——— = Building Setback

Couleee Region Land Surveyors
917 SOUTH 4TH STREET - P.O. BOX 1954
LA CROSSE, WISCONSIN 54601
PHONE (608) 784-1614 FAX (608) 784-1408
www.couleeregionlandsurveyors.com

Site Survey

LOT 1
130,782 sq. ft.
3.00 acres

LOT 1

C.S.M.

V. 20

P. 008

D.N. 561462

2656.76'

N 01°21'49" W

50' Building Setback

10' Building Setback

S 38°57'37" E
210.99'

Gravel

Building

Gravel

Sign

35'

Δ = 58°51'03"
R = 68.50'
L = 70.36'
CB = S 02°28'25" W
C = 67.31'

25' Building Setback

PUBLIC

Commercial Drive

LOT 1

C.S.M.

Notes:
Zoning Classification: M–3

Flood Zone Designation:
Community Panel No. 550290
Area of Minimal Flood Hazard
Zone "X"

20' Wide Utility Easement Per D.N. 578538

10' Building Setback

169.42'
S 63°44'18" W

151.68'
S 74°49'49" W

177.85'
S 88°38'12" W

20'

LOT 2

V. 20

P. 048

D.N. 570185

D.N. 563585

LOT 1

V. 20

P. 180

P. 047

C.S.M.

D.N. 563584

Bearing Basis: The Monroe County Coordinate System, Referenced to the (WCCS) NAD 83 (2011) Adjustment:

Center 1/4
Section 19
T17N–R3W

Graphic Scale
40' 0 20' 40' 80'
(IN FEET)
1 inch = 40 ft.

SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Professional Land Surveyor, hereby certify that the survey shown and represented above is accurate and true to the best of my knowledge and belief and that there are no visible encroachments other than those shown.

Christopher W. Fechner

Christopher W. Fechner PLS 2448

CHRISTOPHER W. FECHNER
S-2448
LA CROSSE, WISCONSIN
LAND SURVEYOR

SURVEY FOR
Nesnah Ventures LLC

Lot 1, C.S.M., V. 20, P. 180, D.N. 570185, Located in the NW-NE, Section 19, T17N-R3W, City of Sparta, Monroe County, WI
2350 Commercial Drive

DRAWN BY: CF TS | DATE: 2/13/2019
REVISED BY: | DATE:
SCALE: 1" = 40'
CREW: RC LF
PROJECT NO.: S-7518
SHEET 1 OF 1