

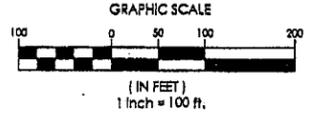
# PARK RIDGE ESTATES

PART OF THE SW 1/4 OF THE SE 1/4, THE NW 1/4 OF THE SE 1/4, THE NE 1/4 OF THE SE 1/4, THE SE 1/4 OF THE SE 1/4, SECTION 4, TOWNSHIP 16 NORTH, RANGE 5 WEST, VILLAGE OF BANGOR, 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 May 31st, 2005  
*Bernice P. Pomeroy*  
Department of Administration

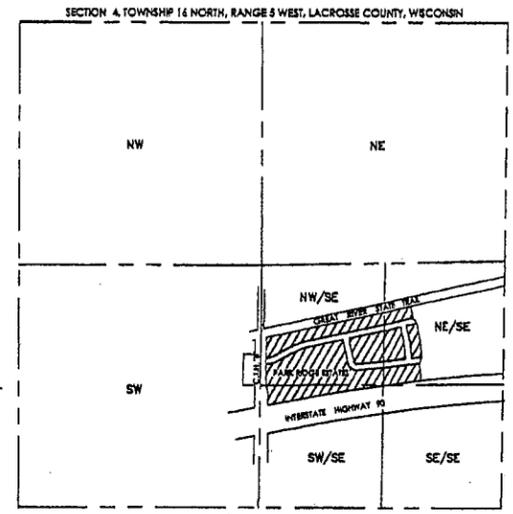


BEARING BASIS: THE WEST LINE OF THE SE 1/4, SECTION 4, T16N, R5W, IS ASSUMED TO BEAR NORTH 00°34'50" EAST.



### LEGEND

- = FOUND 3/4" DIAMETER IRON BAR UNLESS NOTED OTHERWISE.
- = SET, 1.25" x 24" SOLID IRON ROD WEIGHING 4.17 LBS. PER LIN. FT. ALL OTHER LOT CORNERS SET ARE 3/4" DIA. x 24" SOLID IRON RODS WEIGHING 1.90 LBS. PER LIN. FT., SET.
- (---) = RECORDED AS DIMENSION OR BEARING.
- ⊕ = FOUND GOVERNMENT CORNER AS NOTED.
- = WI D.O.T. ACCESS RESTRICTION SEE D.O.T. RESTRICTIONS SHEET 2 OF 2



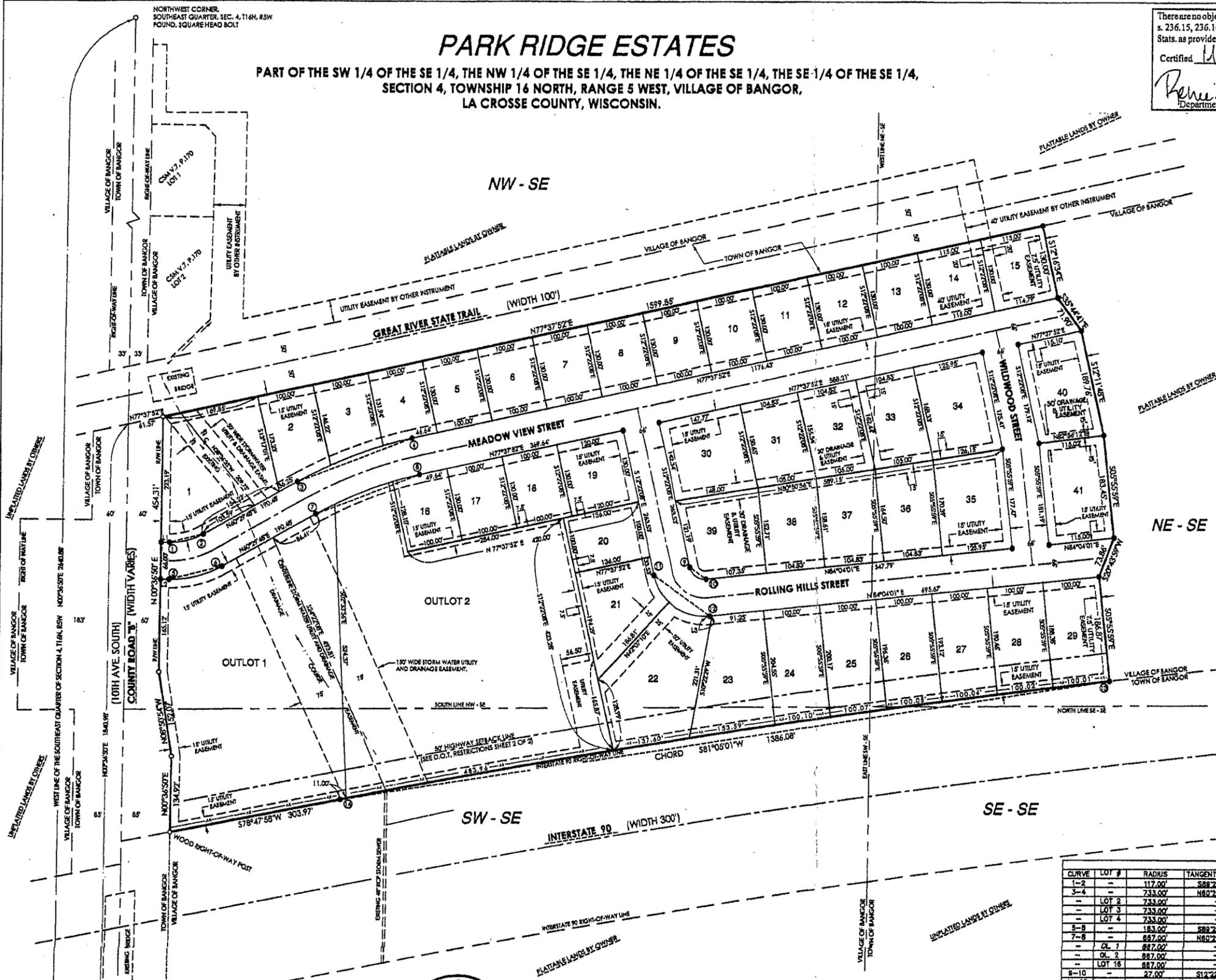
| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 18.00' | S89°31'0"E  |
| L2   | 18.00' | S87°23'10"E |
| L3   | 4.42'  | N84°04'0"E  |

| CURVE | LOT #  | RADIUS    | TANGENT BEARING | CHORD BEARING | CHORD    | ARC      | DELTA      | TANGENT BEARING |
|-------|--------|-----------|-----------------|---------------|----------|----------|------------|-----------------|
| 1-2   | --     | 117.00'   | S88°23'10"E     | N78°33'19"E   | 60.79'   | 81.90'   | 30°07'02"  | N80°28'48"E     |
| 3-4   | --     | 733.00'   | N80°28'48"E     | N89°03'50"E   | 218.38'  | 219.21'  | 17°08'04"  | N77°37'32"E     |
| --    | LOT 2  | 733.00'   | --              | N83°01'32"E   | 84.88'   | 84.71'   | 8°03'28"   | --              |
| --    | LOT 3  | 733.00'   | --              | N89°30'20"E   | 101.01'  | 101.09'  | 7°34'08"   | --              |
| --    | LOT 4  | 733.00'   | --              | N78°32'38"E   | 53.38'   | 53.40'   | 41°0'28"   | --              |
| 5-8   | --     | 183.00'   | S88°23'10"E     | N78°33'19"E   | 98.08'   | 84.18'   | 30°07'02"  | N80°28'48"E     |
| 7-8   | --     | 897.00'   | N80°28'48"E     | N89°03'50"E   | 188.73'  | 189.47'  | 17°08'04"  | N77°37'32"E     |
| --    | OL 1   | 897.00'   | --              | N82°09'30"E   | 37.17'   | 37.14'   | 371'24"    | --              |
| --    | OL 2   | 897.00'   | --              | N82°09'30"E   | 50.40'   | 50.41'   | 43°0'48"   | --              |
| 9-10  | --     | 27.00'    | S12°22'08"E     | S54°09'03.5"E | 38.88'   | 38.38'   | 83°33'51"  | N84°04'0"E      |
| 11-12 | --     | 93.00'    | S12°22'08"E     | S54°09'03.5"E | 123.83'  | 138.64'  | 83°33'51"  | S54°09'04"E     |
| --    | LOT 21 | 93.00'    | --              | S49°27'31"E   | 54.88'   | 58.48'   | 34°10'46"  | --              |
| --    | LOT 22 | 93.00'    | --              | S71°14'28.8"E | 77.70'   | 80.18'   | 49°23'08"  | --              |
| 13-14 | --     | 17388.80' | S83°22'04"W     | S81°05'01"W   | 1386.08' | 1386.44' | 4°34'06"   | S78°47'58"W     |
| --    | LOT 29 | 17388.80' | --              | S83°22'04"W   | 100.01'  | 100.01'  | 0°19'48.3" | --              |
| --    | LOT 28 | 17388.80' | --              | S83°22'04"W   | 100.02'  | 100.02'  | 0°19'48.8" | --              |
| --    | LOT 27 | 17388.80' | --              | S83°22'04"W   | 100.04'  | 100.04'  | 0°19'48.8" | --              |
| --    | LOT 26 | 17388.80' | --              | S83°22'04"W   | 100.05'  | 100.05'  | 0°19'48.8" | --              |
| --    | LOT 25 | 17388.80' | --              | S83°22'04"W   | 100.07'  | 100.07'  | 0°19'48.8" | --              |
| --    | LOT 24 | 17388.80' | --              | S83°22'04"W   | 100.10'  | 100.10'  | 0°19'48.8" | --              |
| --    | LOT 23 | 17388.80' | --              | S83°22'04"W   | 100.12'  | 100.12'  | 0°19'48.8" | --              |
| --    | LOT 22 | 17388.80' | --              | S83°22'04"W   | 100.14'  | 100.14'  | 0°19'48.8" | --              |
| --    | LOT 21 | 17388.80' | --              | S83°22'04"W   | 100.16'  | 100.16'  | 0°19'48.8" | --              |
| --    | OL 2   | 17388.80' | --              | S79°57'58.9"W | 483.65'  | 483.86'  | 1°35'40.8" | --              |

| LOT # | LOT AREA        |
|-------|----------------|-------|----------------|-------|----------------|-------|----------------|-------|-----------------|
| 1     | 39,804 SQ. FT. | 10    | 13,000 SQ. FT. | 19    | 18,800 SQ. FT. | 28    | 18,337 SQ. FT. | 37    | 16,836 SQ. FT.  |
| 2     | 18,887 SQ. FT. | 11    | 13,000 SQ. FT. | 20    | 18,800 SQ. FT. | 29    | 18,758 SQ. FT. | 38    | 18,318 SQ. FT.  |
| 3     | 13,781 SQ. FT. | 12    | 13,000 SQ. FT. | 21    | 20,188 SQ. FT. | 30    | 21,447 SQ. FT. | 39    | 20,888 SQ. FT.  |
| 4     | 13,038 SQ. FT. | 13    | 13,000 SQ. FT. | 22    | 35,122 SQ. FT. | 31    | 16,102 SQ. FT. | 40    | 21,178 SQ. FT.  |
| 5     | 13,000 SQ. FT. | 14    | 14,880 SQ. FT. | 23    | 28,361 SQ. FT. | 32    | 16,720 SQ. FT. | 41    | 20,888 SQ. FT.  |
| 6     | 13,000 SQ. FT. | 15    | 14,836 SQ. FT. | 24    | 20,231 SQ. FT. | 33    | 17,358 SQ. FT. | OL 1  | 148,107 SQ. FT. |
| 7     | 13,000 SQ. FT. | 16    | 12,988 SQ. FT. | 25    | 19,821 SQ. FT. | 34    | 21,648 SQ. FT. | OL 2  | 200,208 SQ. FT. |
| 8     | 13,000 SQ. FT. | 17    | 13,000 SQ. FT. | 26    | 18,449 SQ. FT. | 35    | 21,907 SQ. FT. |       |                 |

WISCONSIN  
DANIEL A. STODDARD  
LAND SURVEYOR  
5/12/2005

Revised: 6/17/2005  
(Easements added to Lots 40 & 41)  
(and to Lots 15 & 29.)



# PARK RIDGE ESTATES

PART OF THE SW 1/4 OF THE SE 1/4, THE NW 1/4 OF THE SE 1/4, THE NE 1/4 OF THE SE 1/4, THE SE 1/4 OF THE SE 1/4,  
SECTION 4, TOWNSHIP 16 NORTH, RANGE 5 WEST, VILLAGE OF BANGOR,  
LA CROSSE COUNTY, WISCONSIN.

### SURVEYOR'S CERTIFICATE

I Daniel A. Sinniger Registered Land Surveyor, hereby certify:

That I have surveyed, divided and mapped the plat of PARK RIDGE ESTATES, being part of the Southwest Quarter of the Southeast Quarter, the Northwest Quarter of the Southeast Quarter, the Northeast Quarter of the Southeast Quarter, and the Southeast Quarter of the Southeast Quarter, Section 4, Township 16 North, Range 5 West, Village of Bangor, LaCrosse County, Wisconsin described as follows:

Commencing at the south quarter corner of said Section 4, a found 1" iron pipe;  
thence North 00°36'50" East 1840.98 feet along the west line of the Southeast Quarter of said Section 4 to the southerly right-of-way line of the Great River State Trail;  
thence along said southerly right-of-way line North 77°37'52" East 61.57 feet to the easterly right-of-way line of County Road "B" and the point of beginning;  
thence continuing North 77°37'52" East along said southerly right-of-way line 1599.85 feet;  
thence South 12°16'34" East 130.00 feet; thence South 35°44'41" East 71.90 feet;  
thence South 12°11'48" East 189.76 feet;  
thence South 05°55'59" East 183.45 feet;  
thence South 20°43'59" West 73.86 feet;  
thence South 05°55'59" East 186.87 to the northerly right-of-way line of Interstate 90;  
thence 1386.44 feet along said right-of-way line, on the arc of a 17,388.80 foot radius curve concave to the southeast, the chord of which bears South 81°05'01" West 1386.08 feet;  
thence continuing along said right-of-way line South 78°47'58" West 303.97 feet to the easterly right-of-way line of County Road "B";  
thence along said easterly right-of-way line the following three calls:  
1) thence North 00°36'50" East 134.92 feet;  
2) thence North 08°50'54" West 182.07 feet;  
3) thence North 00°36'50" East 454.31 feet to the point of beginning.

Said described plat contains 1,276,697 square feet or 29.31 acres more or less.

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 under the direction of the owner of said lands.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the village of Bangor in surveying, dividing and mapping the same.

Dated this 12<sup>th</sup> day of May, 2005.

*Daniel A. Sinniger*  
Daniel A. Sinniger, Registered Land Surveyor No. 2238  
Davy Engineering Company  
115 So. 6th Street  
LaCrosse, WI 54601



D.A.S.  
REVISED 8/12/2005  
1) REMOVED LAZ COUNTY FROM APPROVAL AUTHORITY

### DEPARTMENT OF TRANSPORTATION RESTRICTIONS

Access Restriction Note:

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 Interstate 90. It is expressly intended that this restriction constitute a restriction 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: this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable the Wisconsin Department of Transportation.

Noise Mitigation Note:

The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.

### CORPORATE OWNER'S CERTIFICATE OF DEDICATION

MOL-CO Inc., a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said Corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

MOL-CO Inc. 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 objections:

Department of Administration  
Village of Bangor  
Department of Transportation

IN WITNESS WHEREOF, the said MOL-CO Inc. has caused this Instrument to be signed by John H. Molstad, its president, and countersigned by Shirley Jacobson, its secretary, at LaCrosse Wisconsin, and its corporate seal to be hereunto affixed on this 20 day of June, 2005.

In the presence of:  
*MOL-CO INC*  
Corporate Name  
*SEAL* *John H. Molstad*  
(Corporate Seal) President

Countersigned *Shirley Jacobson*  
Secretary

STATE OF WISCONSIN)  
LA CROSSE COUNTY) SS

Personally came before me this 20 day of June, 2005, John H. Molstad, President, and Shirley Jacobson, Secretary of said corporation, to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

*Michael J. Mchugh*  
Notary Public  
County of LaCrosse, Wisconsin.  
My commission expires 3-26-06



### CERTIFICATE OF VILLAGE TREASURER

STATE OF WISCONSIN)  
COUNTY OF LA CROSSE) SS

I, *Shelly Z. Miller*, being the duly elected, qualified and acting Treasurer of the Village of Bangor, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of the 20<sup>th</sup> day of June, 2005 on any of the lands included in the plat of PARK RIDGE ESTATES.

Date *6/20/05* *Shelly Z. Miller*  
Village Treasurer

### VILLAGE BOARD RESOLUTION

Resolved, that the plat of PARK RIDGE ESTATES, located in the Village of Bangor, is hereby approved by the Village Board.

Date *6-20-05* Approved *Robin R. Dystrom*  
Village President

Date *6-20-05* Signed *Robin R. Dystrom*  
Village President

I hereby certify that the foregoing is a copy of a resolution adopted by the Bangor Village Board.

*Shelly Z. Miller*  
Village Clerk

### CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)  
COUNTY OF LA CROSSE) SS

I, *Donna M. Hanson*, being the duly elected, qualified and acting Treasurer of the County of LaCrosse, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of *June 20*, 2005, affecting the lands included in the plat of PARK RIDGE ESTATES.

Date *6-20-05* *Donna M. Hanson*  
County Treasurer

### CERTIFICATE OF REGISTER OF DEEDS

STATE OF WISCONSIN)  
COUNTY OF LA CROSSE) SS

I, *Deborah J. Flock*, Register of Deeds, do hereby certify that the plat of PARK RIDGE ESTATES located in the Village of Bangor was received for record this *21st* day of *June*, 2005 at *4:00* o'clock *P.M.*

*Deborah J. Flock*  
Register of Deeds

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 *May 31st*, 2005  
*Therese D. Powers*  
Department of Administration