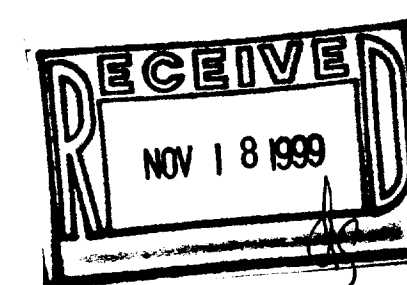


CONC. MON.
W/BRASS CAP
WEST 1/4 CORNER
SEC. 20-4-18

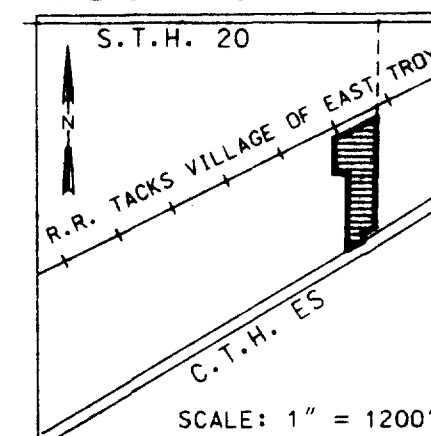
2641.52' (N89°52'38"E)
NORTH LINE OF THE SW 1/4
SEC. 20-4-18
TAX #RXUP-133 B

CONC. MON.
W/BRASS CAP
CENTER OF
SEC. 20-4-18

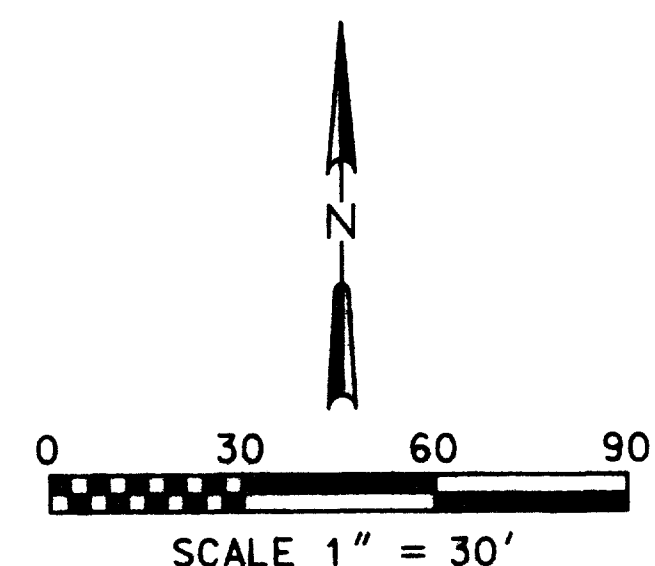


ALTA/ACSM LAND TITLE SURVEY

LOCATION MAP



SW 1/4 SEC. 20-4-18



BASIS OF BEARING: THE NORTH LINE OF THE SW 1/4 WAS TAKEN TO BEAR N89°49'58"E, RECORDED/TITLE BEARING IS N89°32'38"E.

LEGEND

	1" x 24" IRON PIPE SET
	FOUND IRON ROD
	FOUND IRON PIPE
	EDGE OF PAVEMENT
	LIGHT
	SIGN
	RECORDED AS
	PRESENT ZONING

LEGAL DESCRIPTION:

PARCEL 1
BEING A PARCEL OF LAND IN THE SW 1/4 OF SECTION 20, TOWN 4 NORTH, RANGE 18 EAST, VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN BEING MORE COMPLETELY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE WITH THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 20, N89°49'58"E A DISTANCE OF 2135.08' TO A POINT; THENCE S01°19'08"W, A DISTANCE OF 649.18' TO THE POINT OF BEGINNING ALSO BEING IN THE WESTERLY RIGHT OF WAY OF BYRNE STREET; THENCE CONTINUING WITH THE WESTERLY RIGHT OF WAY S01°19'08"W, A DISTANCE OF 349.04' TO A POINT; THENCE N88°25'45"W, A DISTANCE OF 172.82' TO A POINT; THENCE N88°33'53"W, A DISTANCE OF 88.04' TO A POINT; THENCE N00°43'11"E, A DISTANCE OF 208.19' TO A POINT ON A CURVE BEING IN THE SOUTHERLY RIGHT OF WAY OF THE VILLAGE OF EAST TROY RAILROAD; THENCE WITH SAID CURVE TO THE LEFT A LENGTH OF 297.95', SAID CURVE HAVING A RADIUS OF 10293.00', A CHORD THAT BEARS N63°18'27"E FOR A DISTANCE OF 297.94' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.672 ACRES MORE OR LESS.

PARCEL 2
BEING A PARCEL OF LAND IN THE SW 1/4 OF SECTION 20, TOWN 4 NORTH, RANGE 18 EAST, VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN BEING MORE COMPLETELY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE WITH THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 20, N89°49'58"E A DISTANCE OF 2135.08' TO A POINT; THENCE S01°19'08"W A DISTANCE OF 998.22' TO THE POINT OF BEGINNING OF PARCEL 2, SAID POINT BEING IN THE WESTERLY RIGHT OF WAY OF BYRNE STREET; THENCE CONTINUING WITH THE WESTERLY RIGHT OF WAY S01°21'08"W, A DISTANCE OF 323.37' TO A POINT IN THE NORTHERLY RIGHT OF WAY OF C.T.H. "ES"; THENCE WITH SAID RIGHT OF WAY S59°55'29"W, A DISTANCE OF 83.88' TO A POINT; THENCE S01°17'02"W, A DISTANCE OF 46.84' TO A POINT IN THE CENTERLINE OF C.T.H. "ES"; THENCE WITH SAID CENTERLINE S59°55'29"W, A DISTANCE OF 118.05' TO A POINT; THENCE N01°17'02"E, A DISTANCE OF 476.16' TO A POINT; THENCE S88°25'45"E, A DISTANCE OF 172.82' TO THE POINT OF BEGINNING. SAID PARCEL 2 CONTAINING 1.600 ACRES MORE OR LESS.

BEING THE SAME TWO PARCELS DESCRIBED IN COMMITMENT NO. 99080729.

TAX KEY NO. RXUP-00133, RXUP-00135

THESE PARCELS ARE NOT IN A FLOOD HAZARDOUS ZONE AS SHOWN ON F.I.R.M. MAP 550464 0001C DATED DEC. 1, 1982.

THERE IS NO VISIBLE EVIDENCE OF LANDFILL.

UNPLATTED LANDS
TAX # RXUP-133C

PRESENT ZONING RESTRICTIONS:

M-2 ZONING
ALL SETBACKS/OFFSETS = 25'

HEIGHT - 45' MAX.

FLOOR AREA NOT TO EXCEED 75% OF LOT AREA.

B-3 ZONING
SETBACKS = 40' - STREET
SIDE YARDS EQUIVALENT TO THE YARD REQUIREMENT IN ADJOINING ZONING DISTRICT BUT NOT LESS THAN 10' REAR = 25'

HEIGHT - 35' MAX.

FLOOR AREA NOT TO EXCEED 30% OF LOT AREA.

ADJOINING PROPERTY USING THIS DRIVE.

SERVING ADJACENT HOUSE

PARCEL 2
1.600 AC. +/-

B-3

GRAVEL AREA

EXIST. BARN

ELEC. SERVICE

SANITARY CLEAN OUT

EXIST. BLDG.

ELEC. SERVICE

STORM SEWER CATCH BASIN

C.T.H. "ES"

EASEMENT TABLE COMMITMENT #990800729

SCHEDULE	GRANTEE	VOL./PAGE	DESCRIPTION
11	NORTHWEST TELEPHONE CO.	VOL. 128 - PG. 732	UTILITY EASEMENT COVERS ENTIRE PARCELS
12	VILLAGE OF EAST TROY	VOL. 639 - PG. 2981	SANITARY SEWER EASEMENT AS SHOWN

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR OF THE STATE OF WISCONSIN CERTIFIES TO ITS SUCCESSORS AND ASSIGNS, (I) VEHICLE FACILITY SERVICES, LLC, (II) FIRST AMERICAN TITLE INSURANCE COMPANY, INC.,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON THE GROUND WHICH IT IS BASED WERE MADE.

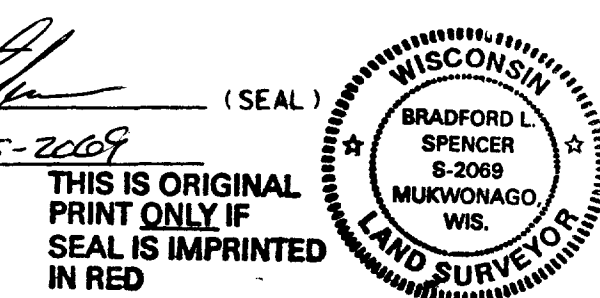
(I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997, AND INCLUDES ITEMS 1, 3, 4, 6, 8, 10, 13 AND 16 OF TABLE A THEREOF, AND

(II) PURSUANT TO THE ACCURACY STANDARDS OF A URBAN SURVEY.

DATED: 10/14/99

(SIGNED): [Signature]

REGISTRATION NO. 5-2209



613-646 RXUP-133
RXUP-135