

LEGEND

- FOUND STANDARD WALWORTH COUNTY MONUMENT
- FOUND IRON PIPE
- SET IRON PIPE
- SET MASONRY NAIL
- FOUND IRON ROD
- UTILITY POLE
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- TRAFFIC SIGNAL MANHOLE
- LIGHT POLE
- TRAFFIC SIGNAL
- RESTRICTED NO. ACCESS PER D.O.T. PLANS PROJECT NO. 1015-2(18) SHEET NO. 4.3

NOTE: SEWER AND WATER FLAGS SET BY THE VILLAGE OF EAST TROY.

S.T.H. WIDTH VARIES "20"

ZONED: B-3
(HIGHWAY BUSINESS DISTRICT)

- VACANT -
216,243 sq. ft.
4.964 acres

SETBACKS
THERE SHALL BE A MINIMUM BUILDING SETBACK OF 40 FEET FROM THE RIGHT-OF-WAY OF ALL STREETS.
THERE SHALL BE 2 SIDE YARDS. EACH SIDE YARD SHALL BE NOT LESS THAN EQUIVALENT TO THE YARD REQUIREMENT IN THE ADJOINING ZONING DISTRICT, BUT IN NO INSTANCE SHALL A SIDE YARD BE LESS THAN 10 FEET.
THERE SHALL BE A REAR YARD OF NOT LESS THAN 25 FEET.

BUILDING HEIGHT AND AREA
NO PRINCIPAL BUILDING OR PARTS OF A PRINCIPAL BUILDING SHALL EXCEED 35 FEET IN HEIGHT.
NO ACCESSORY BUILDING SHALL EXCEED 15 FEET IN HEIGHT.
THE SUM TOTAL OF THE FLOOR AREA OF THE PRINCIPAL BUILDING AND ALL ACCESSORY BUILDINGS SHALL NOT EXCEED 30 PERCENT OF THE LOT AREA.

TAX KEY NO. XUP-209A
ZONED: B-3

LOT 1 OF C.S.M. NO. 1128
ZONED: B-3

ALTA/ACSM SURVEY
-OF-

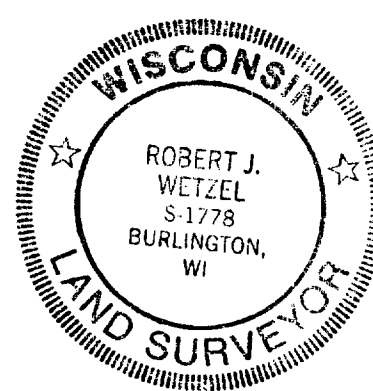
LEGAL DESCRIPTION AS FURNISHED:
A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 18 EAST, VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 SECTION CORNER OF SAID SECTION 20, THENCE SOUTH 89°52'30" WEST 775.35 FEET, THENCE NORTH 43°12' WEST 40.21 FEET, THENCE NORTHEASTERLY 273.97 FEET ALONG A CIRCULAR CURVE TO NORTH 29°52'30" EAST 63.83 FEET, THENCE NORTH 89°52'30" EAST 635.35 FEET TO THE POINT OF BEGINNING, CONTAINING 5.536 ACRES MORE OR LESS.

SURVEY FOR: SALLY VASS BOWER

NONE OF THIS PROPERTY IS IN THE FOOD PLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM RATE MAP, COMMUNITY-PANEL NUMBER 550464 0001, EFFECTIVE DATE DECEMBER 1, 1982.

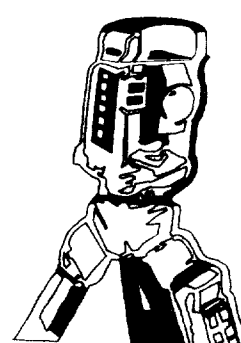
SURVEYOR'S CERTIFICATION
TO: SALLY VASS BOWER

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 9, 10 AND 11 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS".



THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

Robert J. Wetzel
ROBERT J. WETZEL
15-1778

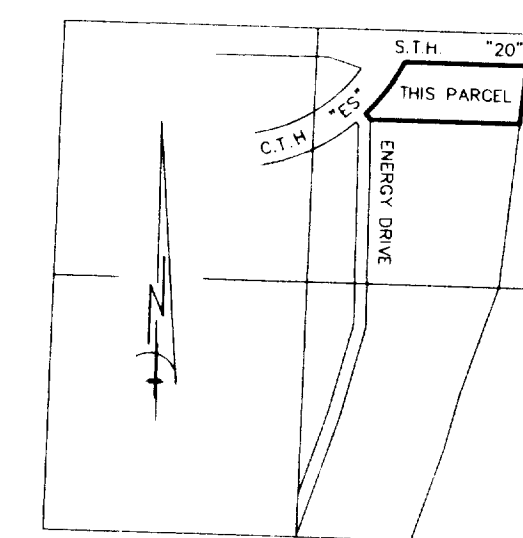


B.W. SURVEYING, INC.

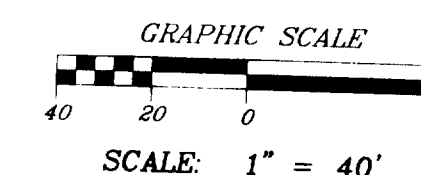
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225

LOCATION MAP

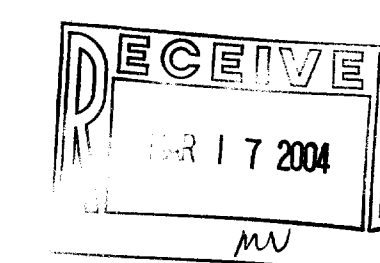
SCALE: 1" = 1000'



SE 1/4 OF SECTION 20-4-18



SCALE: 1" = 40'



DRAWN BY:	TLS	DATE:	JANUARY 27, 2004
CHECKED BY:	BJW	DRAWING NO.:	6179d1
JOB NO.:	6179	SHEET	1 OF 1

003-869