

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING

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7 RIDGWAY COURT P.O. BOX 437

OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.
9170

DATE 10/21/2014

SHEET NO.
1 OF

That part of Lots 5 and 6 in Block 4 Village of Sharon, Walworth County, Wisconsin described as follows: Beginning at the Southeast corner of Lot Number Five (5) in Block Number Four (4) of the Village of Sharon in said county. Thence Westerly on South line of said Lot Five (5) twenty seven feet thence northerly parallel to lines of said lots, One hundred and sixteen feet; thence easterly and on a line parallel to the North line of said Lot 6 and 16 feet South from said North line twenty-seven feet to the East line of Lot 6; thence Southerly on the East line of Lots 5 and 6 to the place of beginning.

Reserving therefrom for street and sidewalk purposes sixteen (16) feet off from the South end of the above described premises. Also reserving an alleyway for public use ten (10) feet in width and running parallel with the North line of said Lot Six (6) the North bounds of said alley to be Sixteen (16) feet South of the North line of said Lot Six.

TITLE INFORMATION

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THIS MAP HAS BEEN PREPARED IN RELATION TO COMMITMENT TO ISSUE DATE DOWN ENDORSEMENT TO OWNERS
POLICY NO. 73741 (WA-3199).

ALL LISTED EXCEPTIONS ARE NON SURVEY RELATED AND NO EASEMENTS OF RECORD HAVE BEEN SHOWN
ALTA TABLE A

1. ALL MONUMENTS HAVE BEEN FOUND OR PLACED

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2. ADDRESS: 114 PLAIN STREET & 209 AND 213 BALDWIN STREET, SHARON, W. PER WALWORTH COUNTY
INTERACTIVE MAPPING.
3. FLOOD ZONE CLASSIFICATION MADE PART OF SURVEYORS CERTIFICATE.
4. AREA = 2,430 S.F. AS SHOWN
5(b). ZONING WAS NOT PROVIDED TO THE SURVEYOR
7(a). SHOWN ON MAP
7(b)(1) SHOWN ON MAP
7(c). SHOWN ON MAP
8 SHOWN ON MAP
9 SHOWN ON MAP
10 PARTY WALL APPEARS TO FOLLOW PARCEL LINE.
11(a) ALL VISIBLE UTILITIES HAVE BEEN SHOWN.
13 SHOWN ON MAP
14 PROPERTY DIRECTLY ABUTS AND PLAIN STREET AND BALDWIN STREET WITH APPARENT ACCESS TO BALDWIN
STREET OVER THE IRON FOOT ALLEY AS SHOWN.
16 THERE WAS NO EVIDENCE OF ANY EARTH WORK OR CONSTRUCTION ON THE DATE OF THIS SURVEY
17 THERE ARE NO KNOWN PROPOSED CHANGES TO THE STREET ROW
18 THERE IS NO EVIDENCE OF THE PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY
LANDFILL ON THE DATE OF THIS MAP.
19 NO WETLAND DELINEATIONS APPEAR TO HAVE BEEN DONE ON THE DATE OF THIS SURVEY.

17.04 SUMMARY OF AREA, YARD, HEIGHT AND LOT COVERAGE REQUIREMENTS

District	Minimum Lot Size				Minimum Setback Feet	Minimum Side Yard Feet	Minimum Rear Yard Feet	Maximum Height Feet
	Total Area (square feet)	Area Per Family (square feet)	Lot Width at Setback Line (feet)	Lot Depth (feet)				
A-1	217,800 (5 acres)	—	300	50	25	50	35	
RS-1	16,000	16,000	90	35	10'	25	35	
RS-2	11,000	11,000	75	35	10'	25	35	
RS-3	8,000	8,000	66	35	10'	25	35	
RD-1	11,000	5,000	75	35	10'	25	35	
RM-1	11,000	Multi-family, one bedroom, 2,000; 2-bedroom 3,500; 3- bedroom or more 3,900	80	25	20	25	35	
B-1	3,600	—	40	—	—	25	35	

(3) **PARKING REQUIREMENTS.** In all districts, except the B-1 central district, and in connection with every use, there shall be provided at the time any use or building is erected, enlarged, extended or increased, off-street parking stalls for all vehicles in accordance with the following:

AS SHOWN ABOVE THERE SEEMS TO BE NO SPECIFIC PARKING REQUIREMENTS FOR THE B-1 ZONING DISTRICT (CENTRAL BUSINESS). THERE ARE NO PARKING SPACES AVAILABLE ON THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE

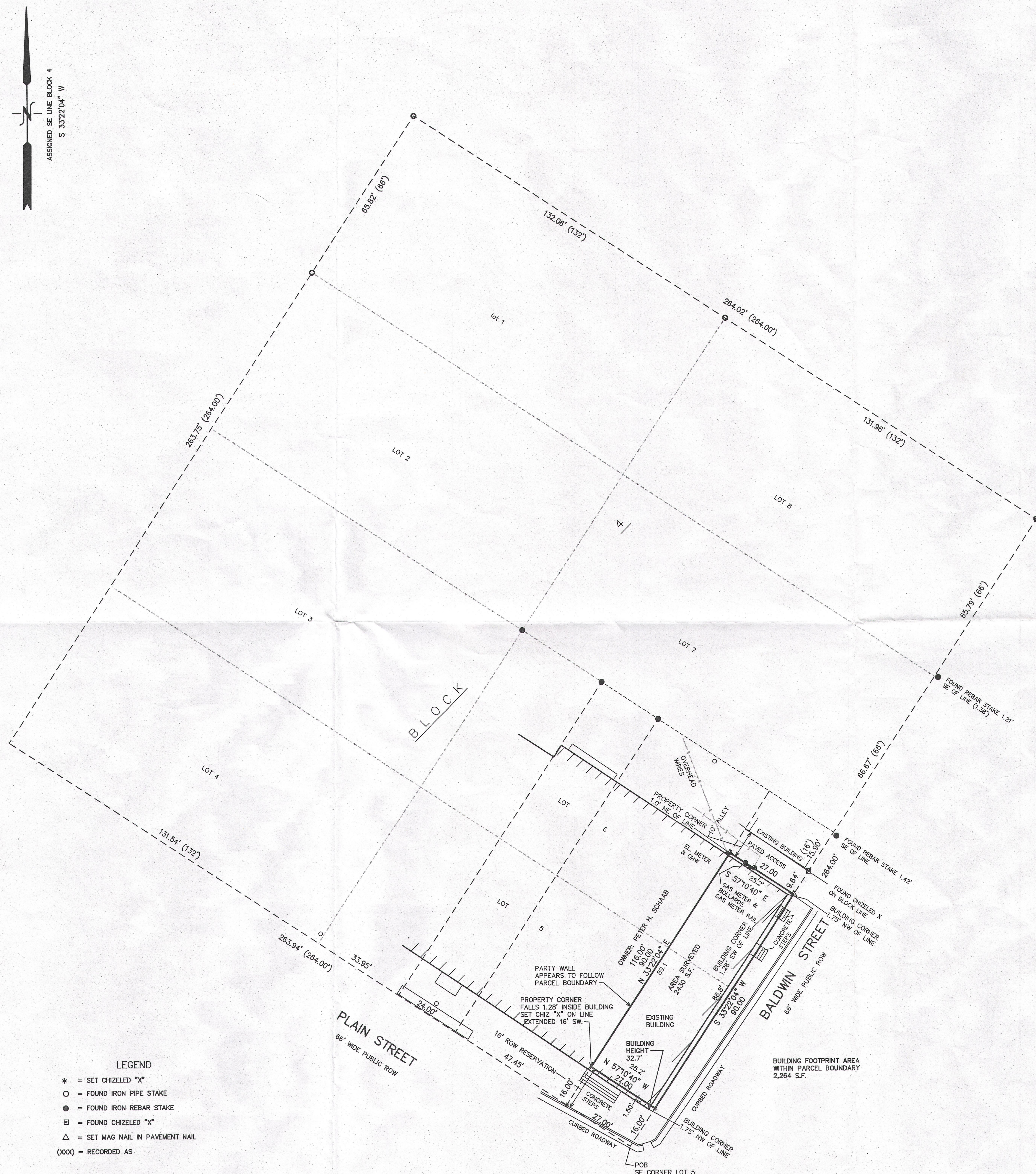
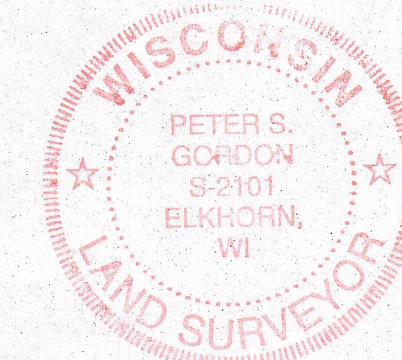
THE UNDERSIGNED, PETER S. GORDON, A REGISTERED SURVEYOR OF THE STATE OF WISCONSIN, CERTIFIES TO:
CHICAGO TITLE INSURANCE COMPANY
WINTRUST FINANCIAL CORPORATION
COMMUNITY BANK DELAVAN
AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, and 16 thru 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 22, 2014.

COMPLETED ON OCTOBER 22, 2014.
I FURTHER CERTIFY THAT THE LANDS SURVEYED DO NOT FALL IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON
FLOOD INSURANCE RATE MAP PANEL NO. 55127C0300D, EFFECTIVE DATE OF OCTOBER 2, 2009 AS PUBLISHED BY
THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED: NOVEMBER 25, 2014

PETER S. GORDON P.L.S. 2101



LEGEND

- * = SET CHIZELED "X"
○ = FOUND IRON PIPE STAKE
● = FOUND IRON REBAR STAKE
◻ = FOUND CHIZELED "X"
△ = SET MAG NAIL IN PAVEMENT NAIL
(xxx) = RECORDED AS

MAP SCALE IN FEET ORIGINAL 1" = 20'

NOV 25 2014

1/25/2014 X:\Projects\9170\DCAD\ALTA

УОР — 20

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