

ALTA /ACSM LAND TITLE SURVEY

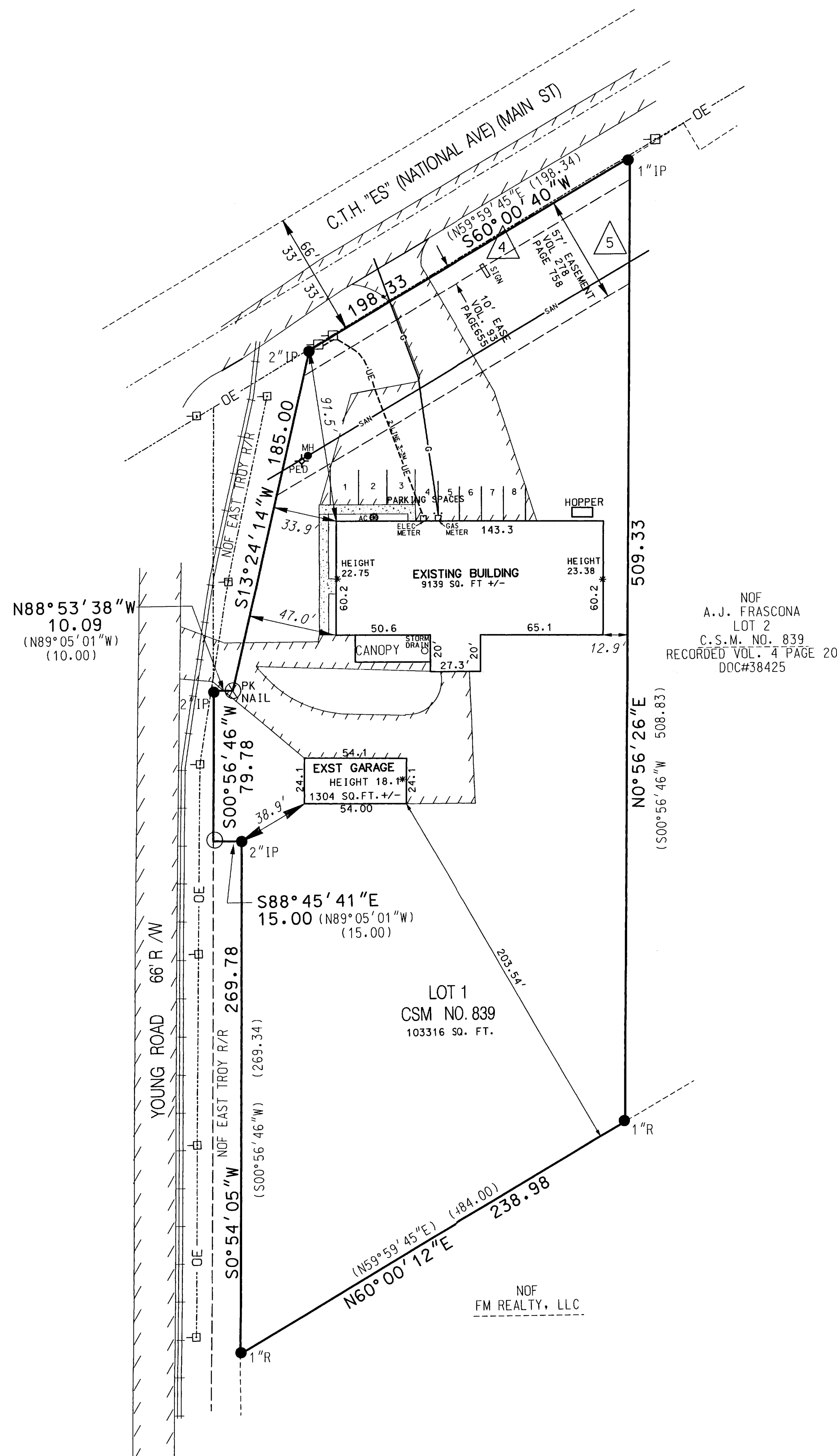
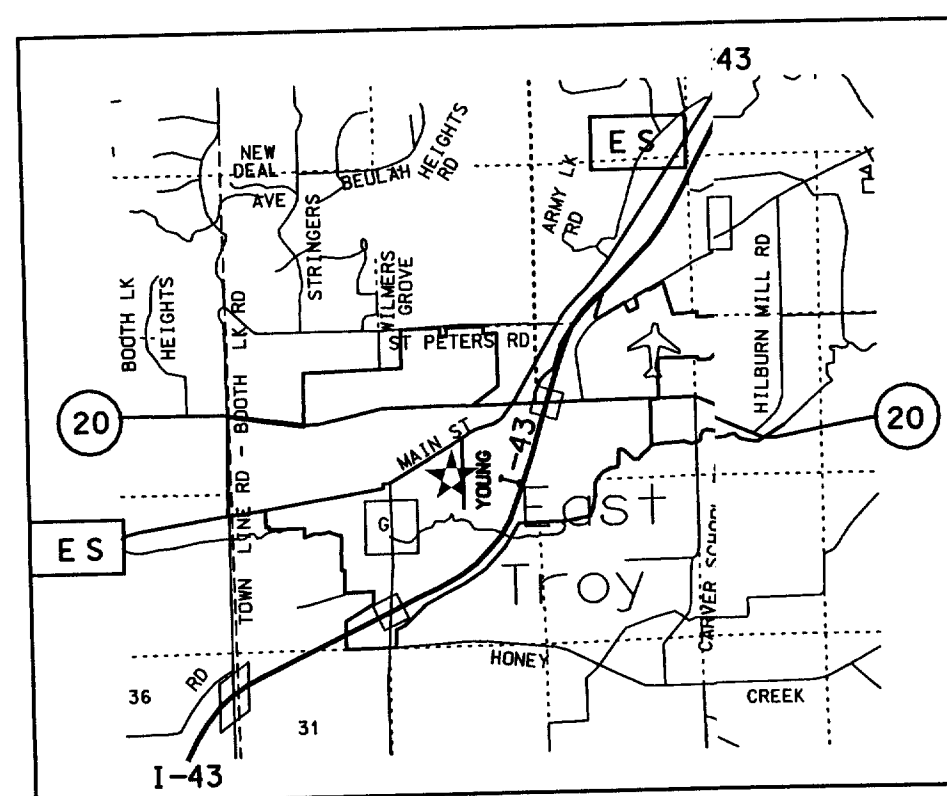
BASIS OF BEARING—
THE EAST LINE OF
LOT 1 CSM# 839
WAS TAKEN TO
BEAR N00°56'26"E

0 40 80 120
SCALE 1" = 40'

LEGEND

- 2"IP ● 2" IRON PIPE OR "REBAR FOUND
- 1"R ○ 1.25" O.D. x 18" IRON PIPE SET WEIGHING 1.35 #/F.
- ⊗ PK NAIL SET IN PAVEMENT
- ⊠ POWER POLE
- ⊡ ELEC. PED
- () RECORDED AS
- ////// EDGE OF ASPHALT
- OE--- OVERHEAD ELECTRIC
- NOF NOW OR FORMERLY

LOCATION MAP



EASEMENT TABLE COMMITMENT NO 80837

NO.	GRANTEE	DESCRIPTION	DEED INFORMATION
4	NORTHWEST TELEPHONE CO.	RIGHT-OF-WAY EASEMENT	VOL. 93 PAGE 656 DOC# 665162
5	VILLAGE OF EAST TROY	EASEMENT	VOL. 278 PAGE 756 DOC# 74957

LEGAL DESCRIPTION:

LOT 1 OF C.S.M. NO. 839, LOCATED IN THE SW 1/4 OF SECTION 20, TOWNSHIP 4N, RANGE 18E, VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN. RECORDED AT VOL. 4 PAGE 20 AS DOC# 38425

SURVEYOR'S CERTIFICATE:

TO WISCONSIN OVEN CORPORATION, 1990 YOUNG STREET LLC, AND CHICAGO TITLE INSURANCE CO., 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, 6, 7, 8, 9, 10, AND 11 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATE: 8/27/02

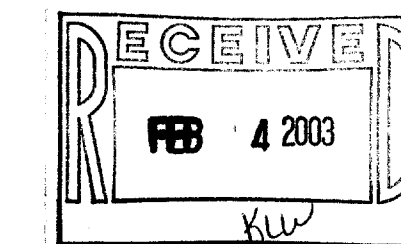
BRADFORD L. SPENCER, R.L.S. S-2069

UTILITIES LOCATED FROM OBSERVED EVIDENCE AND DIGGERS HOTLINE MARKINGS. OTHER UTILITIES MAY EXIST

PARCEL IS NOT IN A FLOOD HAZARDOUS ZONE FIRM COMMUNITY PANEL NUMBER 550464 0001 C DATED DEC. 1, 1982

PARCEL IS ZONED M-2 LOT MINIMUM 40,000 SQ. FT. NOT LESS THAN 150 FT. IN WIDTH NO BUILDING SHALL EXCEED 45 FT. IN HEIGHT THE SUM TOTAL OF THE FLOOR AREA OF THE PRINCIPAL BUILDING AND ALL ACCESSORY BUILDINGS SHALL NOT EXCEED 75 PERCENT OF THE LOT AREA.

SETBACK 25' ALL STREETS SIDEYARDS 25' REAR 25'



INITIALS	DATE	1" = 40' Scale
DESIGN X		
DRAWN JAS	08/22/02	
CHECKED BLS		
PROJECT NO. 02273		
NO. REVISIONS BY DATE		
RSV ENGINEERING, INC. Engineers • Land Surveyors • Environmental Scientists 801 MAIN STREET MUKWONAGO, WISCONSIN 53149 (262) 363-2004		