



NOTES:

- THIS PROPERTY LIES IN ZONE C PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 55046002B WITH AN EFFECTIVE DATE OF DECEMBER 1, 1982.
- THIS PROPERTY HAS 229 PARKING STALLS AND 3 HANDICAP PARKING STALLS.
- THE PROPERTY IS ZONED PD - PLANNED DEVELOPMENT

SETBACKS, BUILDING HEIGHT, FLOOR AREA RATIOS ARE ALL DETERMINED BY THE CITY AS PART OF THE SITE PLAN REVIEW IN THE PLANNED DEVELOPMENT DISTRICT.

REFERENCE BEARING: BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, T2N, R17E WHICH HAS A BEARING OF NORTH 89°26'03" EAST BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

BENCHMARK: 902.24 (USGS) TOP OF CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, T2N, R17E.

Legal Description (Per Chicago Title Insurance Company Commitment No. 429197 with an effective date of February 17, 2009, amended April 6, 2009):

PARCEL 1:
Lot 16 of the Columbian Second Subdivision in the City of Lake Geneva, Walworth County, Wisconsin.

PARCEL 2:
Part of the Southwest 1/4 of Section 25, T2N, R17E, City of Lake Geneva, Walworth County, Wisconsin, described as:
Beginning at the Northwest corner of Lot 18, Second Columbian Subdivision; thence North 01°40'00" East, 27.94 feet; thence North 31°39'55" East, 44.33 feet; thence North 47°22'20" East, 125.67 feet; thence South 65°24'14" East, 10.07 feet; thence South 42°18'45" East, 22.72 feet to a point on the Southeasterly right-of-way line of Maxwell Street; thence South 47°22'20" West along said right-of-way line, 191.63 feet to the point of beginning.

EXCEPTING from the above 2 parcels, the following:
Part of the Southwest 1/4 of Section 25, T2N, R17E, City of Lake Geneva, Walworth County, Wisconsin, described as:
Beginning at the most Northerly corner of Lot 18, Second Columbian Subdivision; thence South 42°18'45" East along the Southerly right-of-way line of CTH H, 129.89 feet; thence North 55°28'28" West, 119.97 feet; thence North 76°23'47" West, 15.54 feet to a point on the Southerly right-of-way line of Maxwell Street; thence North 47°22'19" East, 36.03 feet to the point of beginning.
Tax Key No. ZCL2 00015

PARCEL 3:
PARCEL A: A parcel of land being the Northeasterly 65.00 feet of the former Chicago and North Western Transportation Company right-of-way, located in the Southwest Quarter of Section 25, Township 2 North, Range 17 East, and described as follows: Commencing at the Southeast corner of Lot 1 of the Columbian Subdivision; thence North 01 degrees 25 seconds East 113.66 feet to the place of beginning; thence North 42 degrees 16 minutes West 940.35 feet; thence North 47 degrees 24 minutes 25 seconds East 65.00 feet to the Northeasterly right-of-way line of said Transportation Company; thence South 42 degrees 16 minutes East 873.04 feet along said right-of-way line; thence South 01 degrees 34 minutes 25 seconds West 93.84 feet to the place of beginning.

PARCEL B: That part of the West Half of the Southwest Quarter of Section 25, Township 2 North, Range 17 East of the Fourth Principal Meridian, bounded as follows: On the Southeasterly side by the West line of Madison Street; On the Northeasterly side by a line parallel with and distant 15 feet Southwesterly, measured at right angles, from the center line of the main track of the Chicago and North Western Transportation Company, (now removed), as said main track was originally located; On the Northwesterly side by the Southeasterly line of Maxwell Street; and on the Southwesterly side by a line parallel with and distant 50 feet Southwesterly, measured at right angles, from the center line of the main track (now removed) of the State Line and Union Rail Road Company (now the Chicago and North Western Transportation Company), as said main track center line was originally located and established across said Section 25.

EXCEPTING from the above described parcels, the following: Part of the Southwest 1/4 of Section 25, Town 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, described as: Beginning at the most Northerly corner of Lot 18, 2nd Columbian Subdivision; thence South 42°18'45" East along the Southerly right-of-way line of CTH H, 129.89 feet; thence North 55°28'28" West, 119.97 feet; thence North 76°23'47" West, 15.54 feet to a point on the Southerly right-of-way line of Maxwell Street; thence North 47°22'19" East, 36.03 feet to the point of beginning.
Tax Key No. Part of ZCL 00001

LEGEND

- EX. SECTION MONUMENT
- EX. IRON PIPE/ROD FOUND
- EX. RAILROAD SPIKE FOUND
- EX. IRON PIPE PLACED
- EX. SANITARY MANHOLE
- EX. STORM MANHOLE
- EX. STORM CATCH BASIN ROUND
- EX. STORM CATCH BASIN SQUARE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SIAMESE CONNECTION
- EX. UTILITY MANHOLE
- EX. ELECTRIC TRANSFORMER
- EX. ELECTRIC METER
- EX. GAS METER
- EX. MONITORING WELL
- EX. POWER POLE
- EX. GUY WIRE
- EX. LIGHT POLE
- EX. FLOOD LIGHT
- EX. SIGN
- EX. FLAG POLE
- EX. RETAINING WALL
- EX. FENCE LINE
- EX. GUARD RAIL

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.

FOR: EVERETT SMITH GROUP

ALTA/ACSM LAND TITLE SURVEY
RE: 901 MAXWELL STREET
PART OF THE SW 1/4 OF SECTION 25, T2N, R17E
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.
PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD.-WAUKESHA, WI 53188
TEL No. (262) 542-5797 FAX (262) 542-7698
EMAIL: brohling@jahnkeandjahnke.com

SCALE: 1"=40'
DATE: APRIL 7, 2009
DRAWN BY: B.R. CHECKED BY: A.S.Z. FILE NO.: WALWORTH 100
BOOK NO.: WALWORTH 13 JOB: S-7703 SHEET 1 OF 1

SW CORNER OF
SW 1/4 OF
SEC. 25-2-17
CONC. MONUMENT
W/ BRASS CAP FOUND
N-221,500.28
E-2,419,196.89
ELEV. 902.24

ZCL2-15

FILE NAME: PROJECTS\7703\DWGS\7703.dwg