

VICINITY MAP

NE 1/4 SECTION 26, TOWN 2 NORTH, RANGE 17 EAST

NOTE: BEARING BASE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

CONTOURS TAKEN FROM TOPOGRAPHIC MAP OF THE CITY OF LAKE GENEVA, WALWORTH COUNTY, SUMMER OF 1975, PREPARED BY ALSTER & ASSOCIATES, INC., ENGINEERS MADISON, WISCONSIN.

GROSS AREA OF PROPERTY = 5.44 ACRES, 236,846 SQUARE FEET.
EXCLUDING RIGHT-OF-WAY = 5.13 ACRES, 223,288 SQUARE FEET.

ALTA/ACSM LAND TITLE SURVEY

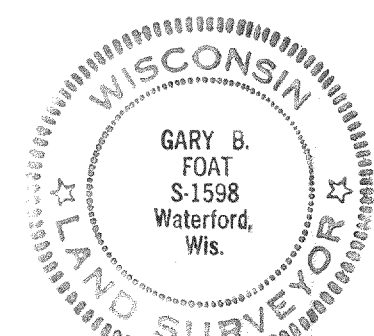
PARCEL 1:
LOTS 1, 2 AND 3 OF CERTIFIED SURVEY NO. 34, SAID SURVEY BEING LOCATED IN THE NORTHEAST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN AND RECORDED IN VOLUME 1 OF CERTIFIED SURVEYS AT PAGE 34 AS DOCUMENT NO. 619149.

PARCEL 2:
LOTS 1 AND 2 OF CERTIFIED SURVEY NO. 930, SAID SURVEY BEING LOCATED IN THE NORTHEAST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN AND RECORDED IN VOLUME 4 OF CERTIFIED SURVEYS ON PAGES 166-168 AS DOCUMENT NO. 46350.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF WISCONSIN CERTIFIES TO LUTHERAN SOCIAL SERVICES OF WISCONSIN, INC., TARANTINO & COMPANY THE FOLLOWING:

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1992.
- THE SURVEY WAS MADE ON THE GROUND ON JULY 14, 1997 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
- EXCEPT AS SHOWN, THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT DATED APRIL 12, 1991, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT.



Gary B. Foat
SURVEYOR

S-1598
REGISTRATION
JULY 22, 1997
DATE

LEGEND

- FOUND 2" IRON PIPE
- FOUND 1" IRON PIPE
- FOUND 3/4" PINCH PIPE
- FOUND 1/2" IRON PIPE
- () RECORDED AS
- FOUND CONCRETE MONUMENT
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- TELEPHONE PEDISTAL
- PEL --- UNDERGROUND ELECTRIC
- --- UNDERGROUND TELEPHONE
- --- UNDERGROUND GAS
- OVERHEAD --- OVERHEAD WIRES
- === --- UNDERGROUND AMERICUT WIRES

ZONING DISTRICT SR-4 BULK REQUIREMENTS:
- MINIMUM LOT AREA: 9,000 SQUARE FEET
- MINIMUM LOT WIDTH: 75 FEET
- MINIMUM STREET FRONTAGE: 50 FEET
- BUILDING SETBACKS: FRONT 25 FEET, SIDE 6 FEET, BOTH SIDES 15 FEET, REAR 30 FEET.

ZONING DISTRICT NB BULK REQUIREMENTS:
- MAXIMUM LOT AREA: 9,000 SQUARE FEET
- MAXIMUM BUILDING SIZE: 5,000 SQUARE FEET
- MINIMUM STREET FRONTAGE: 50 FEET
- BUILDING SETBACKS: FRONT 25 FEET, SIDE 6 FEET, REAR 30 FEET.

TAX KEY INFORMATION
BILL & HELEN JOHNSON
ZYUP - 408

ZONING LINE
ZONED NEIGHBORHOOD BUSINESS (NB) DISTRICT
ZONED SINGLE-FAMILY RESIDENTIAL-4 (SR-4) DISTRICT

NORTHEAST CORNER OF
SECTION 26, TOWN 2 NORTH,
RANGE 17 EAST.
STATE PLANE COORDINATES
NORTH: 226,766.46
EAST: 2,419,207.64

PROJECT

ALTA/ACSM
SURVEY
1326 ELKHORN ROAD
LAKE GENEVA, WI
53147

PROJECT NO.

973591

DATE

JULY 22, 1997

REVISIONS

ENGINEER / SURVEYOR

GARY B. FOAT
NIENOW ENGINEERING ASSOC. INC.
(414) 534-9190 / FAX# 534-9192

PREPARED FOR

OLIVER DEHART
4144 NORTHWEST HWY
WATERFORD WI, 53185
(414) 534-3776

DRAWN BY

SJN

CHECKED BY

GBF

SCALE

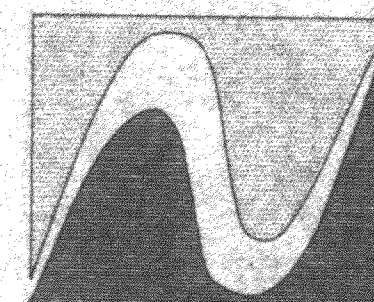
1" = 40'

SHEET TITLE

ALTA/ACSM

SHEET NO.

1 OF 1

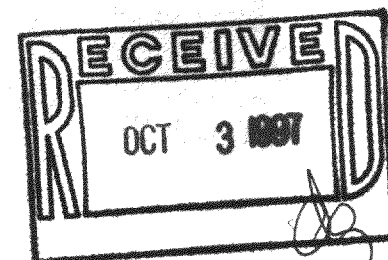


Nienow

ENGINEERING
ASSOCIATES, INC.

259 E. MAIN STREET
WATERFORD, WI 53185
PHONE (414) 534-9190
FAX (414) 534-9192

EAST 1/4 CORNER OF
SECTION 26, TOWN 2 NORTH,
RANGE 17 EAST.
STATE PLANE COORDINATES
NORTH: 224,133.49
EAST: 2,419,201.47



SCALE: 1" = 40'

