

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.

LEGAL DESCRIPTION

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. 46330.

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

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF WISCONSIN CERTIFIES TO LSS MANOR, INC. - LAKE GENEVA AND 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.

- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
- EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE AN ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE.
- NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. THE SURVEY CORRECTLY INDICATES THE ZONE DESIGNATION OF ANY AREA BEING WITHIN A SPECIAL HAZARD AREA. PER NATIONAL FLOOD INSURANCE PROGRAM (FEMA) COMMUNITY - PANEL NUMBER 550468 00002 B, DECEMBER 01, 1982. FLOOD ZONE DESIGNATION IS "C", AN AREA OF MINIMAL FLOODING.

M. J. Nienow
SURVEYOR

S-1967
REGISTRATION
JULY 22, 1997
DATE
APRIL 22, 1998
RECERTIFIED

- 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 PEDESTAL
 - PEL — UNDERGROUND ELECTRIC
 - — — UNDERGROUND TELEPHONE
 - — — UNDERGROUND GAS
 - — — OVERHEAD WIRES
 - — — UNDERGROUND AMERITEC 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.

NOTE:
CSM NO. 34 DOES NOT CLOSE BY 8.0' N & 21.2' W
CSM NO. 930 DOES NOT CLOSE BY 0.4' E & 0.1' S

TAX KEY INFORMATION
BLL & 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: 226,788.48
EAST: 2,419,207.64

PROJECT

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

PROJECT NO.

08-13-98-084

DATE

JULY 22, 1997

REVISIONS

5/4/98 - LOT CLOSURES

ENGINEER / SURVEYOR

MARK D. NES0000
NIENOW ENGINEERING ASSOCIATES
(414) 963-4022

PREPARED FOR

TARANTINO & COMPANY
20711 WATERTOWN ROAD, SUITE "A"
WAUKESHA, WI 53186
414-798-1224

DRAWN BY

MDN

CHECKED BY

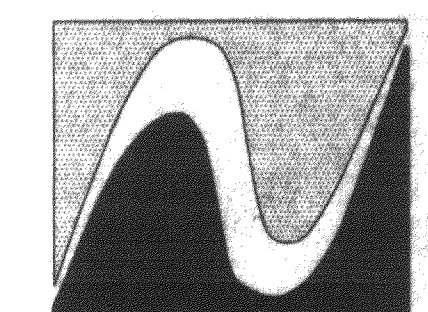
SCALE

1" = 40'

SHEET TITLE

SHEET NO.

1 OF 1



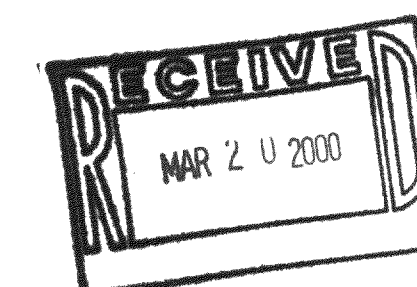
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ENGINEERING

ASSOCIATES.

A DIVISION OF MCCLURE ENGINEERING ASSOCIATES, INC.

5555 N. PORT WASHINGTON ROAD
MILWAUKEE, WI 53217
PHONE (414) 963-4022
FAX (414) 963-4028



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

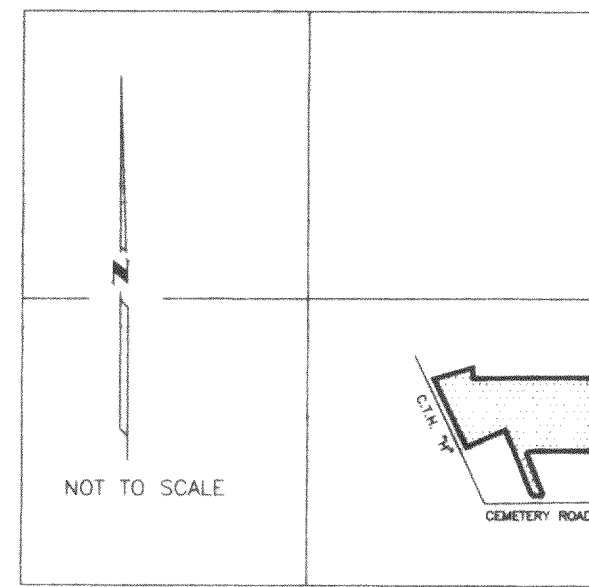
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DATE ORIGINATED:
DRAWN BY:
FIELD WORK BY:

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JANUARY 18, 1998
MDN
STAN N.

PROJECT NO. 08-13-98-084

ZA-34-1 ZA-930-1
ZA-34-2 ZA-930-2
ZA-34-3

007-1886



VICINITY MAP

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

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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.

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- - UNDERGROUND TELEPHONE
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- - UNDERGROUND AMERTEC WIRE

ZONING DISTRICT SR-4 BULK REQUIREMENTS:

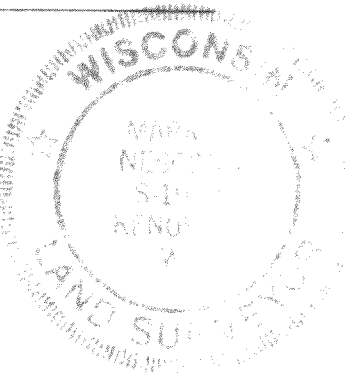
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M. J. Royal
SURVEYOR

S-1967
REGISTRATION
JULY 22, 1997
DATE
APRIL 22, 1998
RECEIVED



TAX KEY INFORMATION
BILL & HELEN JOHNSON
ZYUP - 40B

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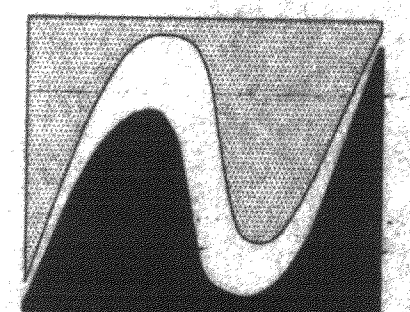
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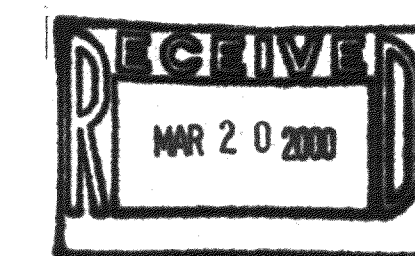
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