

VICINITY MAP

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

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

GROSS AREA OF PROPERTY = 5.44 ACRES, 236846 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:

I HEREBY CERTIFY TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HUD), LSS MANOR, INC. - LAKE GENEVA AND TARANTINO & COMPANY, AND TO THEIR
SUCCESSORS AND ASSIGNS, THAT:

I MADE AS ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN
HEREON LOCATED IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN ON
NOVEMBER 11, 1999; AND THAT IT AND THIS MAP WAS MADE IN ACCORDANCE WITH THE
HUD SURVEY INSTRUCTIONS AND REPORT, FORM HUD-2457, AND THE REQUIREMENTS FOR
AND URBAN SURVEY, AS DEFINED IN THE MINIMUM STANDARD DETAIL REQUIREMENTS
FOR ALTA/ACSM LAND TITLE SURVEYS DATED 1992.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HERON:
THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES; TITLE LINES AND
LINES OF ACTUAL POSSESSION ARE THE SAME; AND THE PREMISES ARE FREE OF ANY
(SUBJECT TO A) 100/500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD
FREE (FLOOD) CONDITIONS IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP,
COMMUNITY PANEL NO. 550466 002 B, DATED DECEMBER 1, 1982.

DATE: NOVEMBER 11, 1999

SIGNED: 
MARK D. NESGOOD
S-1967

- 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
 - W.V. - WATER VALVE
 - U.P. - UTILITY POLE
 - TELEPHONE PEDESTAL
 - PEL --- UNDERGROUND ELECTRIC
 - --- UNDERGROUND TELEPHONE
 - --- UNDERGROUND GAS
 - OVERHEAD WIRE
 - UNDERGROUND AMERITEC WIRES
 - CATCH BASIN
 - ROUND CATCH BASIN
 - U.P. - UTILITY POLE
 - GAS METER
 - W.V. - WATER VALVE
 - FIRE HYDRANT
 - LIGHT POLE
 - MANHOLE
 - DUTY WIRE
 - DOWNSPOUT
 - CLEANOUT
 - AIR CONDITIONER
 - YARD LIGHT POLE
 - TREE LINE
 - HANDICAP SIGN
 - WOOD FENCE

NOTE:

CSM NO. 34 DOES NOT CLOSE BY 8.0' N AND 21.2' W.

CSM NO. 930 DOES NOT CLOSE BY 0.4' E AND 0.1' S.

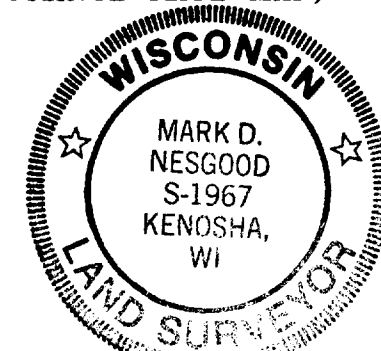
THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL HAZARD
AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP
FOR THE COMMUNITY PER PANEL NUMBER 550466 002 B,
DATED DECEMBER 1, 1982.

THERE ARE 32 REGULAR AND 4 HANDICAP PARKING SPACES.

UNDERGROUND UTILITY LOCATED BY PLANS, NOT FIELD
VERIFIED.

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.
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.

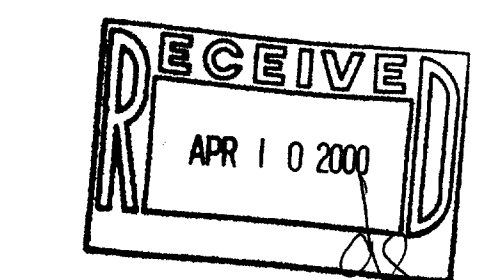


TAX KEY INFORMATION
BILL & HELEN JOHNSON
ZYUP - 40B

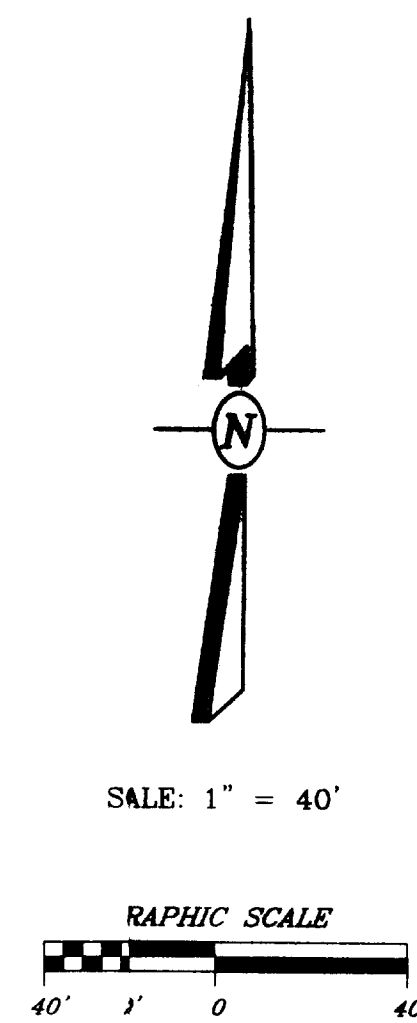
TAX KEY INFORMATION
JOHN KLUG
ZYUP - 42

TAX KEY INFORMATION
THOMAS & FRAN ZEN & ROY PETERS
LAKEVIEW TRUST & SVS
ZA 4 00001
ZA 4 00002
ZA 4 00003
ZA 4 00004

NORTHEAST CORNER OF
SECTION 26, TOWN 2 NORTH,
RANGE 17 EAST.
STATE PLANE COORDINATES
NORTH: 226,766.48
EAST: 2,419,207.64



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



ALTA/ACSM LAND TITLE SURVEY

STEVENS CONSTRUCTION CORPORATION
MILWAUKEE, WI 53209
4001 W. MILL ROAD 414-358-3505
FILE NAME: T:\LAND PROJECTS\99256.DWG\99256A1.DWG
JOB NUMBER: 08-13-99-256

McCLURE
ENGINEERING
ASSOCIATES, INC.
547 N. 10th Court
MILWAUKEE, WI 53233-4000
(414) 884-4800

PLOTTING SCALE: H: 1" = 40'
DRAWN BY: MDN
DESIGNED & CHECKED BY:
DATE: NOVEMBER 9, 1999

REVISIONS	
1	UNDERGROUND UTILITIES
2	SURVEYOR'S CERTIFICATE

SHEET NO.

1 of 1
08-13-99-256

007-1887