



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 HEREON, 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*
MARK D. NESGOOD
S-1967

- LEGEND
- FOUND 2" IRON PIPE
 - FOUND 1" IRON PIPE
 - FOUND 3/4" PINCH PIPE
 - FOUND 1/2" IRON PIPE
 - () REDCORDED 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 — OVERHEAD WIRES
 - — — UNDERGROUND AMERITEC WIRES
 - C.B. CATCH BASIN
 - R.O. ROUND CATCH BASIN
 - U.P. UTILITY POLE
 - GAS METER
 - W.V. WATER VALVE
 - FIRE HYDRANT
 - L.P. LIGHT POLE
 - MANHOLE
 - GUY WIRE
 - DOWNSPOUT
 - CLEANOUT
 - AIR CONDITIONER
 - YARD LIGHT POLE
 - TREE LINE
 - HANDICAP SIGN
 - WOOD FENCE

NOTE:

CSM NO. 34 DOES NOT CLOSE BY 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.
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

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

ALTA/ACSM LAND TITLE SURVEY
STEVENS CONSTRUCTION CORPORATION
4001 W. MILL ROAD
MILWAUKEE, WI 53209
FILE NAME: T:\LAND PROJECTS\99256\DWG\99256A1.DWG
JOB NUMBER: 08-13-99-256

McCLURE
ENGINEERING
ASSOCIATES, INC.
53225-0536
MILWAUKEE, WI
5417 N. 118th Court
(414) 616-4860
FAX (414) 616-4865

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

| REVISIONS | |
|-----------|--------------------------------|
| 1 | UNDERGROUND UTILITIES 2/22/00 |
| 2 | SURVEYOR'S CERTIFICATE 3/17/00 |
| 3 | SURVEYOR'S CERTIFICATE 2/19/01 |

SHEET NO.

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