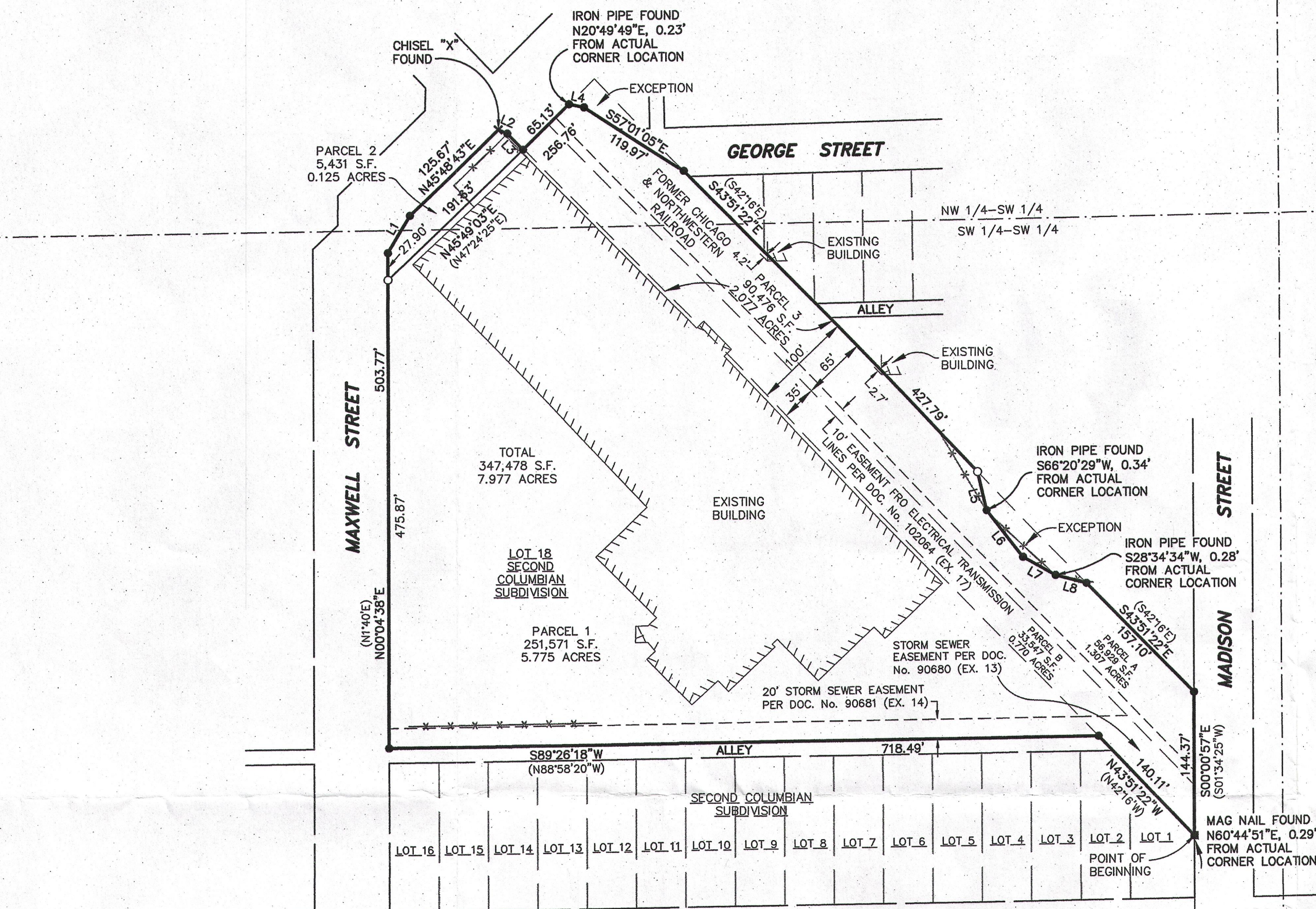


clarkofen, W:\PROJECTS\10703\720144\02\BOUNDARY CWK.dwg, model, Plot Date: 1/15/2013 9:12 AM, xref: (_base.troitel.g)



LEGEND

- - 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- - MAG NAIL FOUND IN PAVEMENT
- ✕ - CHISELED "X" FOUND IN CONCRETE
- - IRON PIPE FOUND
- - CERTIFIED LAND CORNER WORTH COUNTY
- S.F. - SQUARE FEET
- - EXISTING FENCE
- () - RECORDED AS BEARING/DISTANCE ON MAP PER PLAT OF SURVEY BY KOLB LAND CONSULTING, INC. DATED NOV. 27, 1989

100 50 0 100
SCALE - FEET

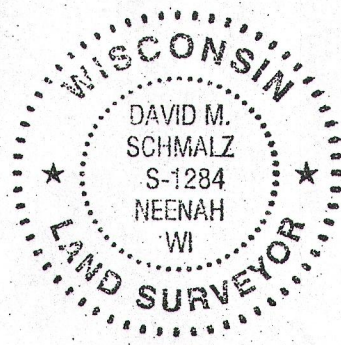
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 17 EAST, WHICH BEARS N89°26'03"E PER THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

SOUTHWEST CORNER
SEC. 25, T.20N., R.17E.
MONUMENT FOUND

SURVEYOR'S CERTIFICATE

The property as shown and described on this map was surveyed under my direction and control according to the Wisconsin Administrative Code, Chapter A-17 of Minimum Standards for Property Surveys, and is a correct representation of said survey, to the best of my knowledge and belief.

Jan 15, 2013 David M. Schmalz
date Registered Land Surveyor



FOR: -TROSTEL LTD
-901 MAXWELL STREET
-LAKE GENEVA, WI 53147

NOTES:
-THIS PROPERTY IS ZONED PD-PLANNED DEVELOPMENT. 25' SETBACK FROM MAXWELL STREET, 20' SIDEYARD SETBACK, 30' REARYARD SETBACK ALONG OLD RAILROAD.



ZCL2 00015

007-2934

PROPERTY SURVEY BOUNDARY MAP AND DESCRIPTION PER ALTA/ACSM LAND TITLE SURVEY BY JAHNKE & JAHNKE ASSOCIATES INC. DATED APRIL 7, 2009 AND REVISED APRIL 27, 2009.

DESCRIPTION PER CHICAGO TITLE INSURANCE COMMITMENT No. 429197 WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2009. AMENDED APRIL 6, 2009.

PARCEL 1:
Lot 18 of the Columbian Second Addition 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: (NOTE: REFERENCE TO THE PLACE OF BEGINNING IN THIS EXCEPTION APPEARS TO BE IN ERROR WITH THE PHYSICAL LAYOUT OF THE SITE AND C.T.H. "H")

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 Columbian Subdivision; thence North 01 degrees 34 minutes 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.

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: Commencing at the point of intersection of the West line of Madison Street and the Northeasterly line of the Chicago & Northwestern Railroad right-of-way, thence North 42°16'00" West along said railroad right-of-way, 138.45 feet to the place of beginning; thence North 73°08'20" West, 32.36 feet; thence North 58°02'05" West, 37.93 feet; thence North 35°57'50" West, 60.28 feet; thence North 11°29'15" West, 39.57 feet to the Northeasterly line of said railroad right-of-way; thence South 42°16'00" East, 158.11 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 Northwestern 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.

(NOTE THIS EXCEPTION IS REDUNDANT WITH EXCEPTION TO PARCELS 1 & 2 ABOVE. THE EXCEPTION CANNOT PHYSICALLY LIE WITHIN BOTH TRACTS OF LAND DESCRIBED AND EXCEPTED.)

EXCEPTING from the above described parcels, the following: Part of the Southwest 1/4 of Section 25, Town 2 North, Range 17 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.

SOUTH 1/4 CORNER
SEC. 25, T.20N., R.17E.
MONUMENT FOUND

McMAHON
ENGINEERS/ARCHITECTS
1445 McMAHON DRIVE NEENAH, WI 54956
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REVISION	DATE	NO.

PROPERTY SURVEY MAP
TROSTEL LTD
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

DESIGNED	DRAWN
	CWK
PROJECT NO. T0703 720144.02	
DATE JAN., 2013	
SHEET NO.	

1