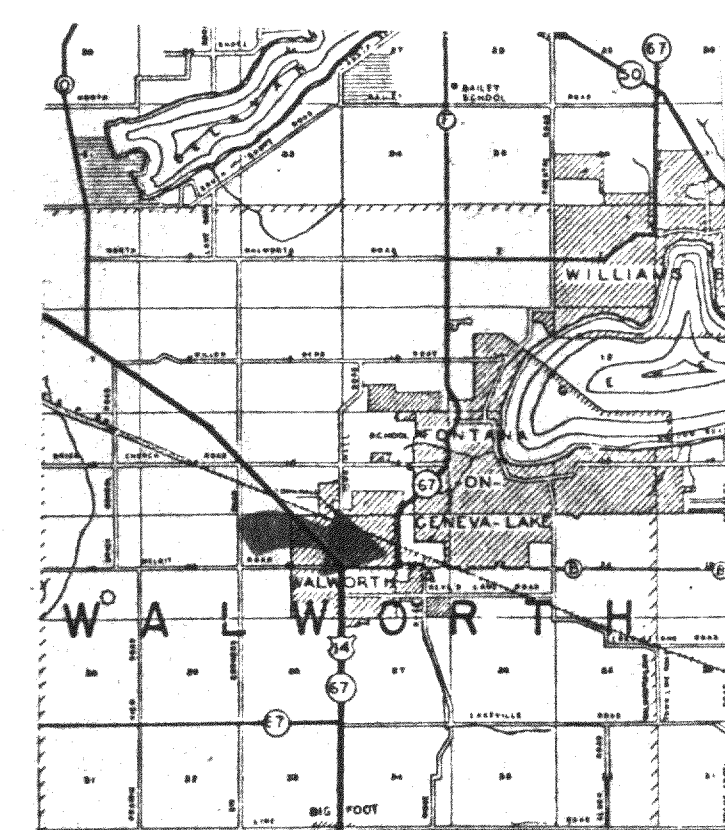
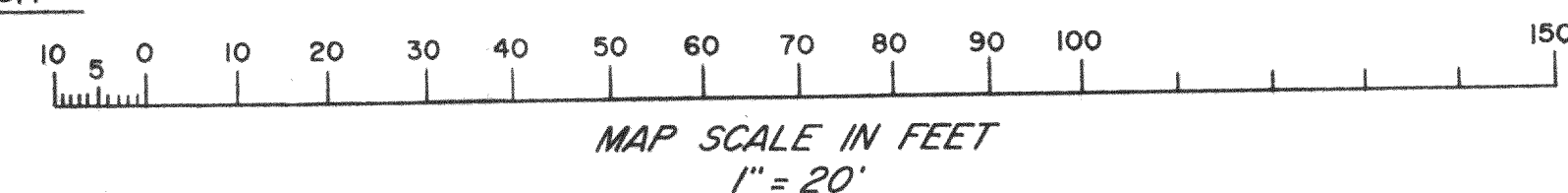


BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN PART OF THE SE 1/4 OF THE NW 1/4
AND PART OF THE SW 1/4 OF THE NE 1/4 OF
SECTION 22, TOWN 1 NORTH, RANGE 16 EAST
WALWORTH COUNTY, WISCONSIN



LOCATION SKETCH



LEGEND

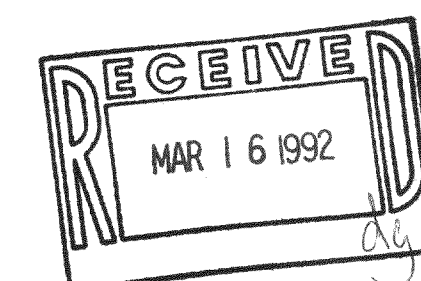
- IRON PIPE STAKE FOUND
- ⊕ POWER POLE
- GAS MAIN (BURIED)
- (XXX) RECORDED AS
- SPOT ELEVATIONS SHOT
- ON 20 - FEB - 92

LEGAL DESCRIPTION

A parcel of land located in the NE 1/4 of Section 22, T1N, R16E, and in Outlot 197 of the Village of Walworth, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the middle 1/2 section corner of said Section 22; thence S 89° 36' 30" E along the E-W 1/2 Section line 30.50 feet to the W line of State Highway No. 36, extended; thence N 0° 25' W along said W line 425.46 feet to the place of beginning; thence continue N 0° 25' W along said W line 75.00 feet to the S line of High Street; thence N 89° 36' 30" W along said S line 203.55 feet; thence S 0° 25' E 75.00 feet; thence S 89° 36' 30" E 203.55 feet to the place of beginning.

ALSO a parcel of land located in the NE 1/4 of Section 22, T1N, R16E, and in Outlot 197 of the Village of Walworth, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the middle 1/2 Section corner of said Section 22; thence S 89° 36' 30" E along the E-W 1/2 Section line 30.50 feet to the W line of State Highway No. 36 extended; thence N 0° 25' W along said W line 350.46 feet to the place of beginning; thence continue N 0° 25' W along said W line 75.00 feet; thence N 89° 36' 30" W 203.55 feet; thence S 0° 25' E 75.00 feet; thence S 89° 36' 30" E 203.55 feet to the place of beginning.

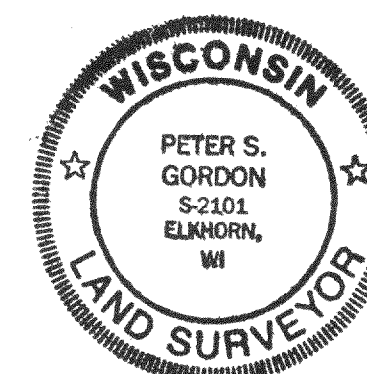
Tax Key No. VWP 00254A and VWUP 00004A



I HEREBY CERTIFY THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF THE BOUNDARY LINES OF THE PROPERTY SURVEYED AND OF THE ELEVATIONS AND OTHER PHYSICAL FEATURES OF THE SITE SHOWN HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

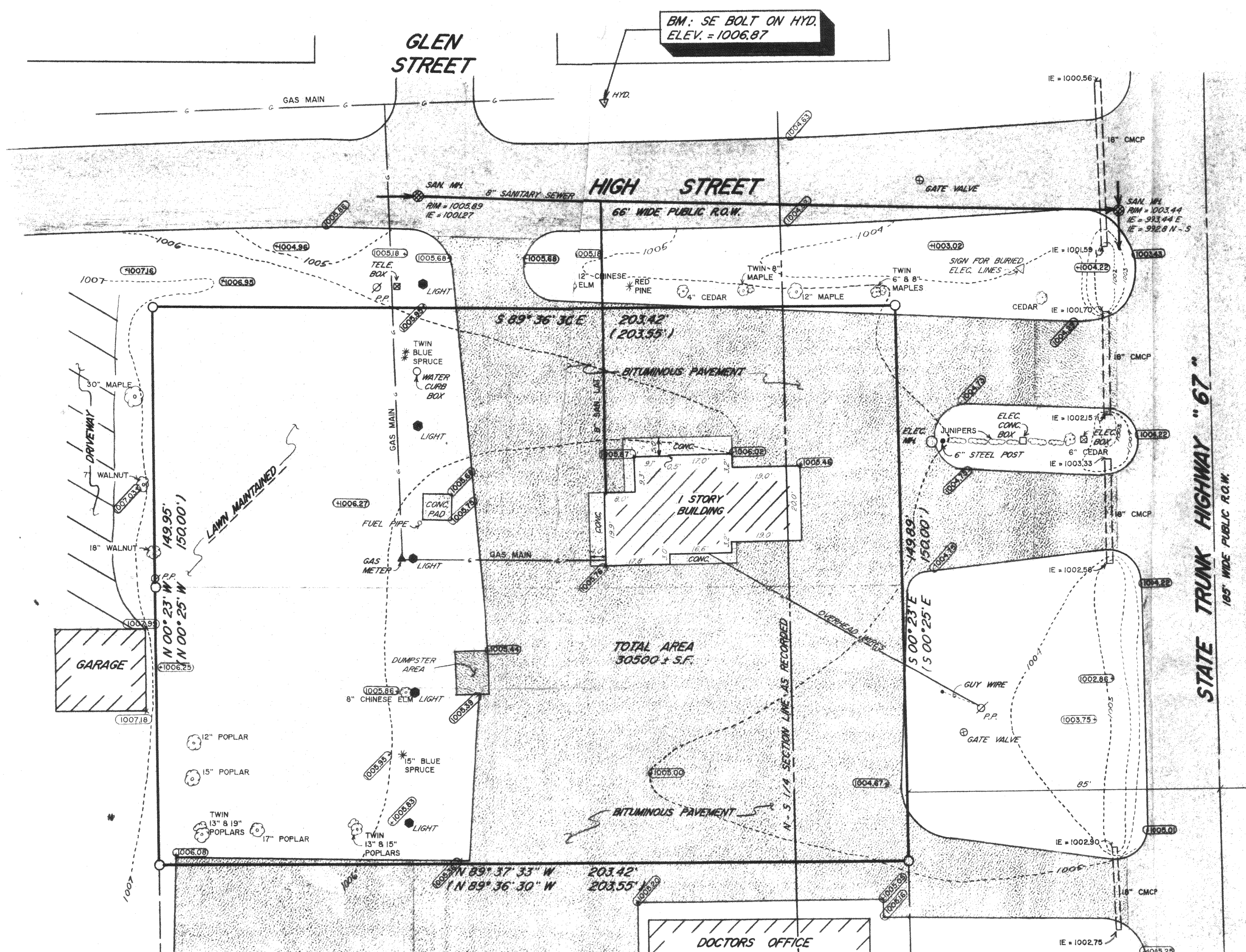
DATED: 03/04/92

PETER S. GORDON RLS 2101



PROJECT NO
3609
DATE
04 MAR 92
SHEET NO
1 of 1

WVP-254A
WVP-4A



ZONING REGULATIONS

B-3 HIGHWAY BUSINESS DISTRICT

The B-3 Business District is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes of those businesses and customer services which are logically related to and dependent upon highway traffic or which are specifically designed to serve the needs of such traffic.

A. Permitted Uses

- (1) Antique and collectors stores.
- (2) Automotive, aircraft, and marine sales and service.
- (3) Banks, savings and loan associations, and other financial institutions.
- (4) Building supply stores excluding lumber yards.
- (5) Convenience food stores.
- (6) Florists.
- (7) Gasoline service stations provided that all service islands and pumps shall meet the setback requirements.
- (8) Hardware stores.
- (9) Motels and motor hotels.
- (10) Real estate and insurance brokerages.
- (11) Restaurants.

B. Permitted Accessory Uses

- (1) Accessory garages for storage of vehicles used in conjunction with the operation of the business.
- (2) Off-street parking and loading areas.
- (3) Residential quarters for the owner, proprietor, commercial tenant, employee or caretaker located in the same building as the business.
- (4) Rental efficiency and one-bedroom apartments on a non-ground level provided there shall be a minimum floor area of 350 square feet for an efficiency apartment, and 450 square feet for a one-bedroom apartment.
- (5) Satellite dish antennas located on the roof of the principal structure or in the rear yard.
- (6) Roof-mounted solar collectors.

C. Conditional Uses

- (1) Drive-in theaters provided that a planting screen at least 25 feet in width is created along any side abutting a residential district and no access is permitted within 1,000 feet of an arterial street.
- (2) Drive-in banks.
- (3) Drive-in restaurants.
- (4) Greenhouses.
- (5) Solar collectors erected as an accessory structure.

D. Lot Area and Width

- (1) Lots shall have a minimum area of 11,000 square feet and shall be not less than 75 feet in width.

E. Building Height

- (1) No principal building or parts of a principal building shall exceed 35 feet in height.

F. Setback and Yards

- (1) There shall be a minimum building setback of 25 feet from the right-of-way of all streets.
- (2) There shall be a side yard on each side of all buildings not less than 20 feet in width.
- (3) There shall be a rear yard of not less than 25 feet.

G. Erosion Control (see Section 17.0400)

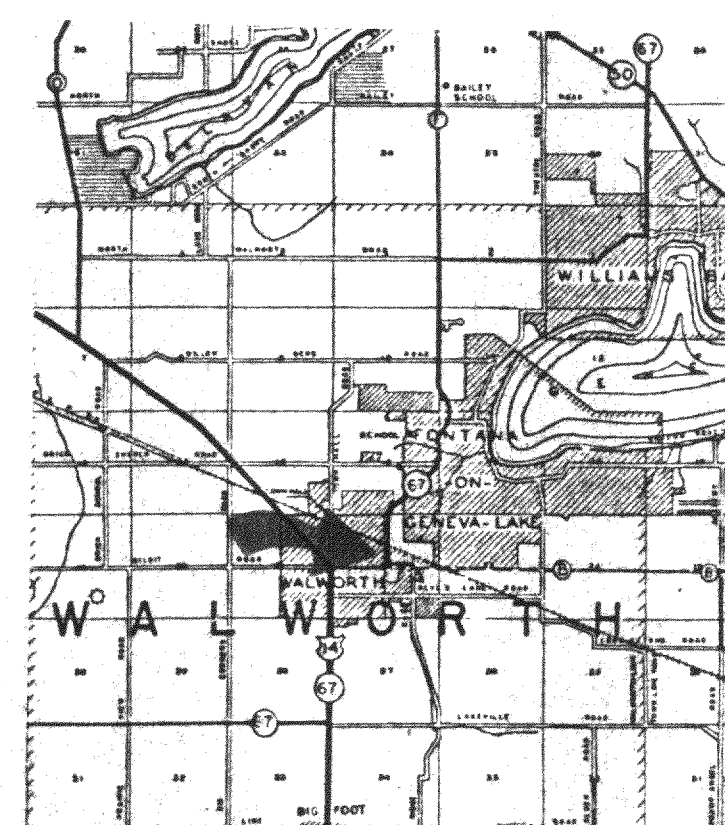
NOTE:

1. GAS MAIN AND SANITARY SEWER LATERALS: LOCATIONS ARE APPROXIMATE FROM UTILITY COMPANY RECORDS.

2. LOCATION OF OLD WATER AND SEWER EASEMENT (VOL. 555, P.13) INDETERMINATE FROM RECORD DESCRIPTION.

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN PART OF THE SE 1/4 OF THE NW 1/4
AND PART OF THE SW 1/4 OF THE NE 1/4 OF
SECTION 22, TOWN 1 NORTH, RANGE 16 EAST
WALWORTH COUNTY, WISCONSIN



LOCATION SKETCH

MAP SCALE IN FEET
1" = 20'

LEGEND

- IRON PIPE STAKE FOUND
- POWER POLE
- GAS MAIN (BURIED)
- RECORDED AS
- SPOT ELEVATIONS SHOT ON 20 - FEB - 92

LEGAL DESCRIPTION

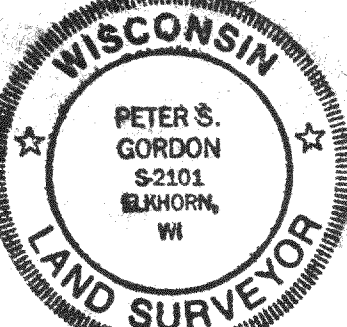
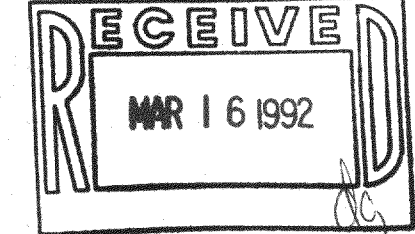
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PETER S. GORDON RLS 2101

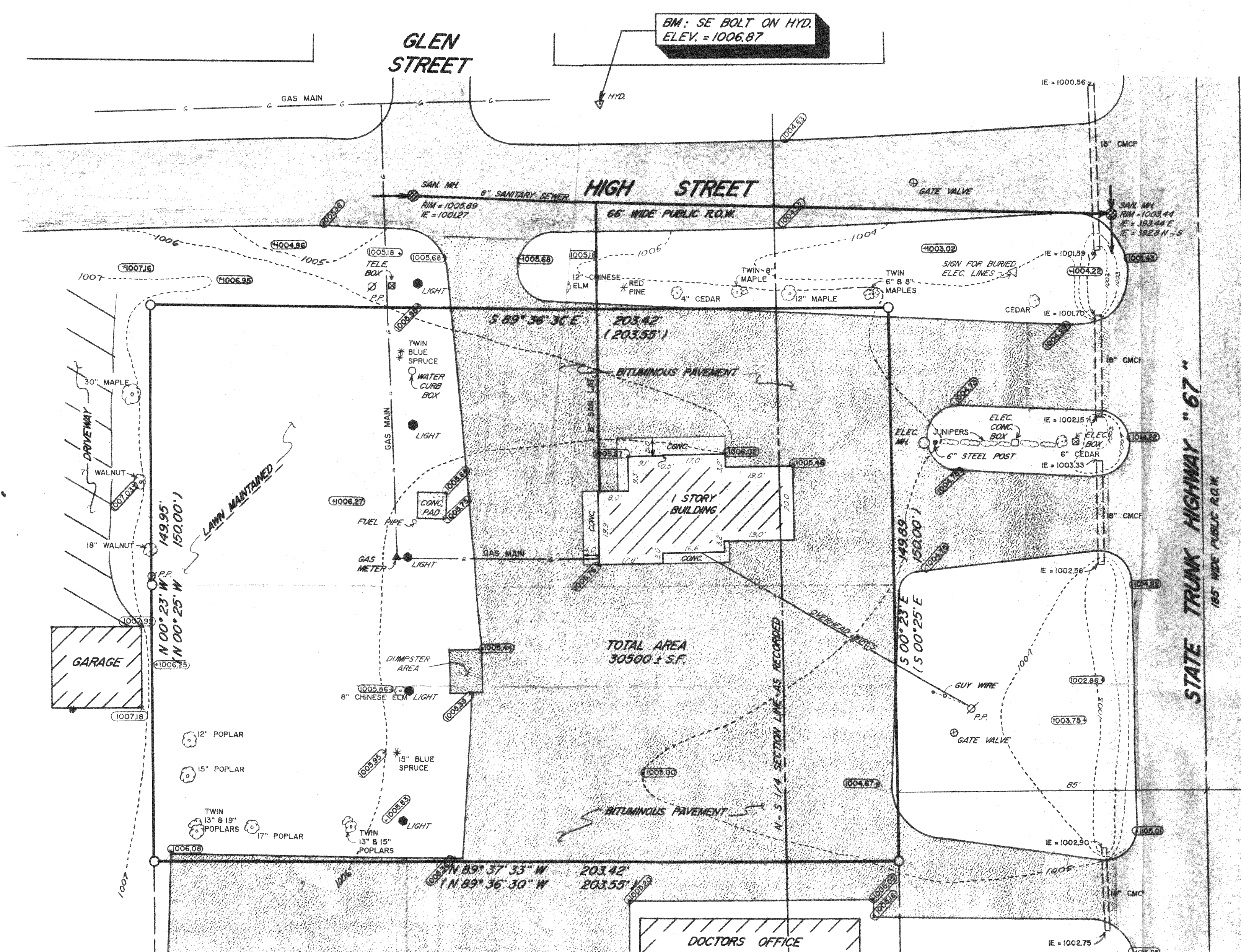


PROJECT NO.
3609
DATE
04 MAR 92
SHEET NO.
1 of 1

FARRIS, HANSEN & ASSOCIATES, INC.
Engineering, Architecture, Surveying
7 Ridgway Court P.O. Box 437
ELKHORN, WISCONSIN 53121
Office: (414) 723-2098
Fax: (414) 723-5886

FOR:
MIDWEST DESIGN & DEVELOPMENT CO.
BRUCE ZIMM
11430 WEST BLUEMOUND ROAD
MILWAUKEE, WI 53226

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