

PLAT OF SURVEY

Survey No. 14.500

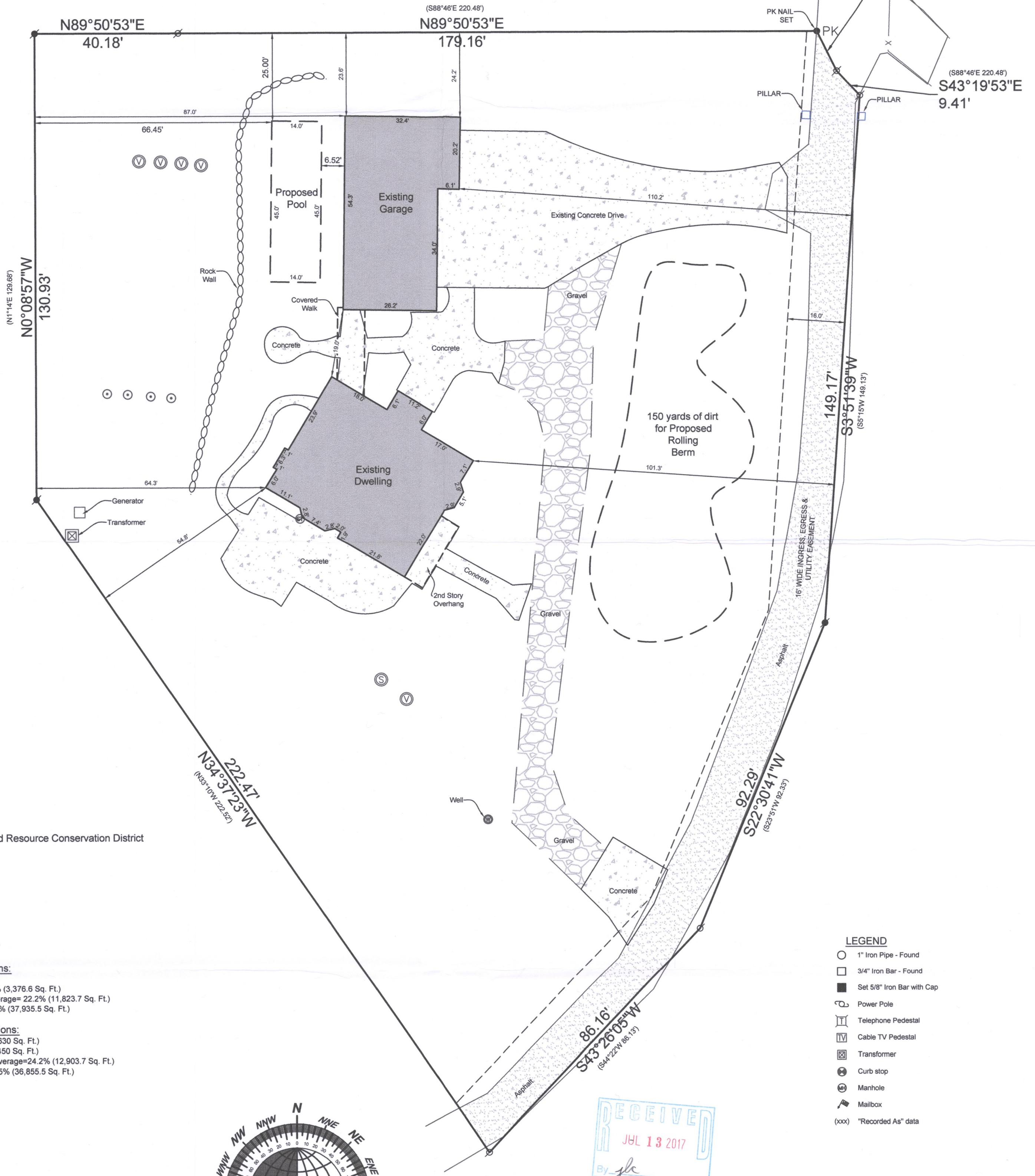
June 20, 2017

LOCATION: N2327 Bonnie Brae Lane, Lake Geneva, Wisconsin
PREPARED FOR: Engerman Contracting, Inc.

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF SECTION 3, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS, TO-WIT COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 3; THENCE N 0°04' E 542.69 FEET; THENCE S 88°46' E 535.86 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE S 88°46' E 220.48 FEET; THENCE S 23°04' E 9.69 FEET; THENCE S 43°53' E 9.36 FEET; THENCE S 5°15' W 149.13 FEET; THENCE S 23°51' W 92.33 FEET; THENCE S 44°22' W 86.13 FEET; THENCE N 33°10' W 222.52 FEET; THENCE N 1°14' E 129.68 FEET TO THE PLACE OF BEGINNING.

NOTE: LEGAL DESCRIPTION OF RECORD DOES NOT MEET THE MINIMUM ACCURACY OF LINEAR MEASUREMENTS UNDER CHAPTER A-E 7.05 OF THE WISCONSIN ADMINISTRATIVE CODE



Current Zoning: C-2 Upland Resource Conservation District

Bulk Requirements:

Front/Street Setback= 40'
Side Setback= 20'
Rear Setback= 10'
Maximum Building Height= 45'
Min. Lot=100'

Density Requirements:

Minimum Lot Area= 20,000 S.F.
Min. Required Open Space= 60%

Existing Density Calculations:

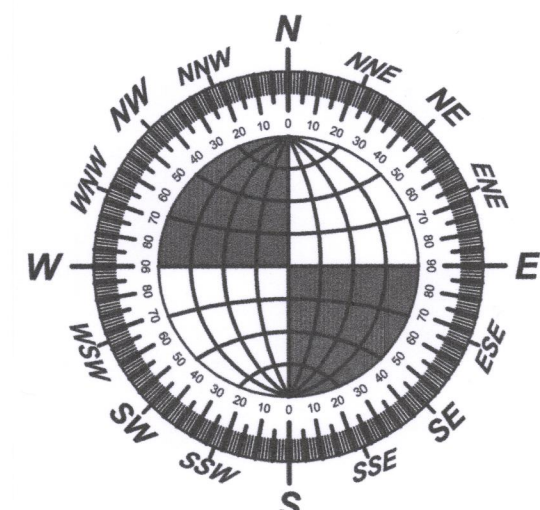
Actual Lot Area= 53,135.8 Sq. Ft.
Existing Building Coverage= 6.3% (3,376.6 Sq. Ft.)
Existing Impervious Surface Coverage= 22.2% (11,823.7 Sq. Ft.)
Existing Open Space Ratio= 71.5% (37,935.5 Sq. Ft.)

Post Construction Calculations:

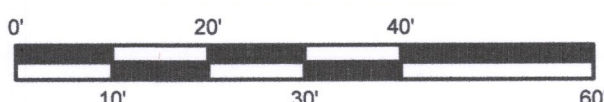
Proposed Pool Coverage=1.2% (630 Sq. Ft.)
Additional New Concrete=0.8% (450 Sq. Ft.)
Proposed Impervious Surface Coverage=24.2% (12,903.7 Sq. Ft.)
Proposed Open Space Ratio=69.5% (36,855.5 Sq. Ft.)

LEGEND

- 1" Iron Pipe - Found
- 3/4" Iron Bar - Found
- Set 5/8" Iron Bar with Cap
- Power Pole
- Telephone Pedestal
- Cable TV Pedestal
- Transformer
- Curb stop
- Manhole
- Mailbox
- (xxx) "Recorded As" data



GRAPHIC SCALE



1 INCH = 20 FEET



DRAWING BY: DHS
FIELD WORK BY: LMG

I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof, and as to them I warrant the accuracy of said survey map.

DAVID H. SPANJAR, PROFESSIONAL LAND SURVEYOR, S-2646

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