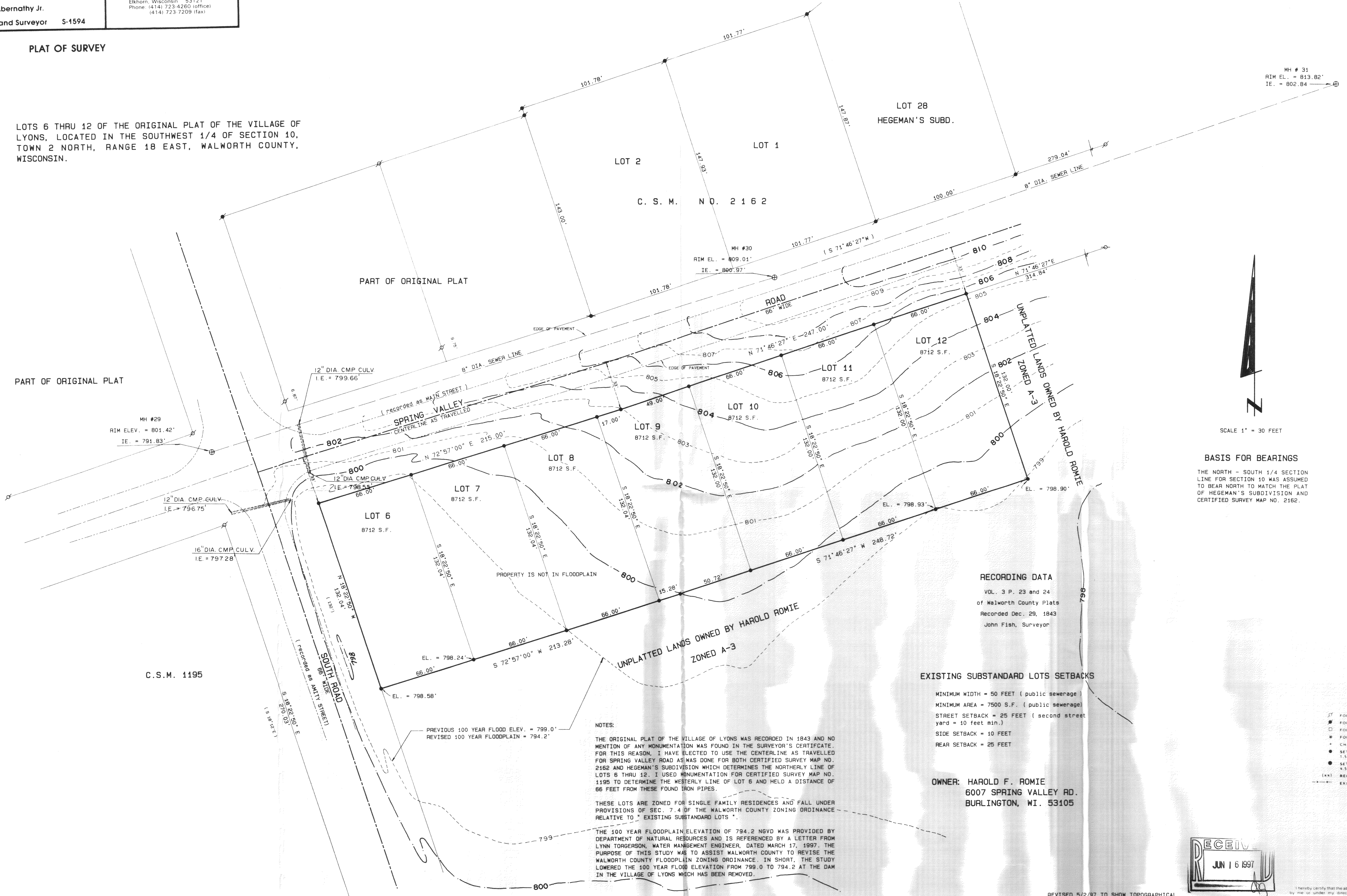


PLAT OF SURVEY

LOTS 6 THRU 12 OF THE ORIGINAL PLAT OF THE VILLAGE OF LYONS, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, TOWN 2 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN.



MH # 31
RIM EL. = 813.82'
I.E. = 802.84'



SCALE 1" = 30 FEET

BASIS FOR BEARINGS

THE NORTH - SOUTH 1/4 SECTION LINE FOR SECTION 10 WAS ASSUMED TO BEAR NORTH TO MATCH THE PLAT OF HEGEMAN'S SUBDIVISION AND CERTIFIED SURVEY MAP NO. 2162.

RECORDING DATA

VOL. 3 P. 23 and 24
of Walworth County Plats
Recorded Dec. 29, 1843
John Fish, Surveyor

EXISTING SUBSTANDARD LOTS SETBACKS

- MINIMUM WIDTH = 50 FEET (public sewerage)
- MINIMUM AREA = 7500 S.F. (public sewerage)
- STREET SETBACK = 25 FEET (second street yard = 10 feet min.)
- SIDE SETBACK = 10 FEET
- REAR SETBACK = 25 FEET

OWNER: HAROLD F. ROMIE
6007 SPRING VALLEY RD.
BURLINGTON, WI. 53105

NOTES:

THE ORIGINAL PLAT OF THE VILLAGE OF LYONS WAS RECORDED IN 1843 AND NO MENTION OF ANY MONUMENTATION WAS FOUND IN THE SURVEYOR'S CERTIFICATE. FOR THIS REASON, I HAVE ELECTED TO USE THE CENTERLINE AS TRAVELLED FOR SPRING VALLEY ROAD AS WAS DONE FOR BOTH CERTIFIED SURVEY MAP NO. 2162 AND HEGEMAN'S SUBDIVISION WHICH DETERMINES THE NORTHERLY LINE OF LOTS 6 THRU 12. I USED MONUMENTATION FOR CERTIFIED SURVEY MAP NO. 1195 TO DETERMINE THE WESTERLY LINE OF LOT 6 AND HELD A DISTANCE OF 66 FEET FROM THESE FOUND IRON PIPES.

THESE LOTS ARE ZONED FOR SINGLE FAMILY RESIDENCES AND FALL UNDER PROVISIONS OF SEC. 7.4 OF THE WALWORTH COUNTY ZONING ORDINANCE RELATIVE TO " EXISTING SUBSTANDARD LOTS ".

THE 100 YEAR FLOODPLAIN ELEVATION OF 794.2 NGVD WAS PROVIDED BY DEPARTMENT OF NATURAL RESOURCES AND IS REFERENCED BY A LETTER FROM LYNN TORGERSON, WATER MANAGEMENT ENGINEER, DATED MARCH 17, 1997. THE PURPOSE OF THIS STUDY WAS TO ASSIST WALWORTH COUNTY TO REVISE THE WALWORTH COUNTY FLOODPLAIN ZONING ORDINANCE. IN SHORT, THE STUDY LOWERED THE 100 YEAR FLOOD ELEVATION FROM 799.0 TO 794.2 AT THE DAM IN THE VILLAGE OF LYONS WHICH HAS BEEN REMOVED.

ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD) AND BY RECORDS RELATIVE TO SANITARY SEWER PLANS BY THE VILLAGE ENGINEERS.

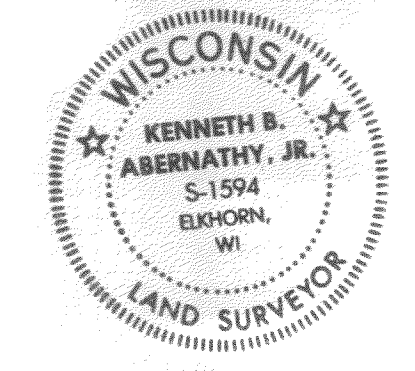
Legend

- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND BRASS CAPPED MONUMENT
- FOUND CONCRETE MONUMENT
- CHISEL CUT IN CONCRETE
- SET IRON ROD 24" LONG, WEIGHING 3.5 LBS., LINEAL FT., 3/4" DIA.
- SET IRON ROD 30" LONG, WEIGHING 4.5 LBS., LINEAL FT., 1-1/16" DIA.
- (XX) RECORDED AS DIMENSION
- EXISTING FENCE



SCALE: 1" = 30 FEET

REVISED 5/2/97 TO SHOW TOPOGRAPHICAL DATA



I hereby certify that the above described property has been surveyed by me or under my direction and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary lines, easements, roadways and visible encroachments, if any.

This survey is made for the use of the present owners of the property and also those who purchase, mortgage or guarantee the same, within one year from date hereof.

Kenneth B. Abernathy, Jr.
KENNETH B. ABERNATHY, JR.
WISCONSIN REGISTERED LAND SURVEYOR,
S-1594
Date: APRIL 4, 1997 Job No. 96-517