

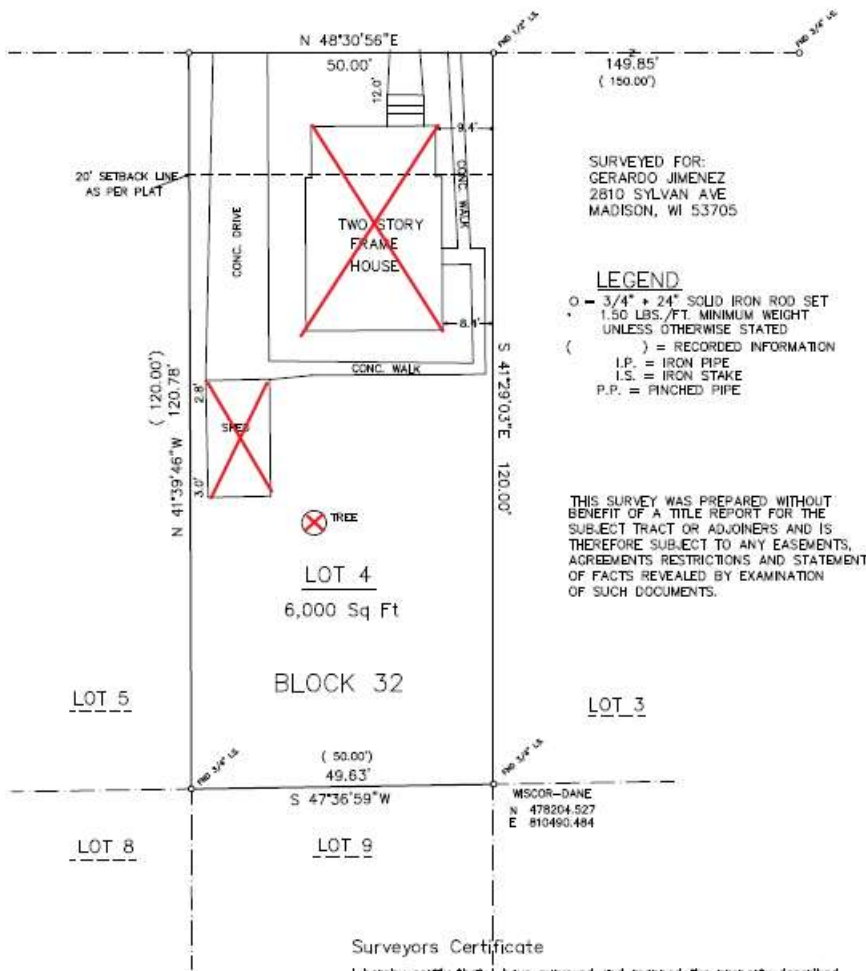
PLAT OF SURVEY
 WALKER SURVEYING INC.
 5964 LINDA CT. MAZOMANIE WI. 53560

LOT 4, BLOCK 32, SECOND ADDITION TO AND A REPLAT OF PART OF WEST LAWN, CITY OF MADISON, DANE COUNTY, WISCONSIN.

2253
 KEYES AVENUE



SCALE 1" = 20 Ft



SURVEYED FOR:
 GERARDO JIMENEZ
 2810 SYLVAN AVE
 MADISON, WI 53705

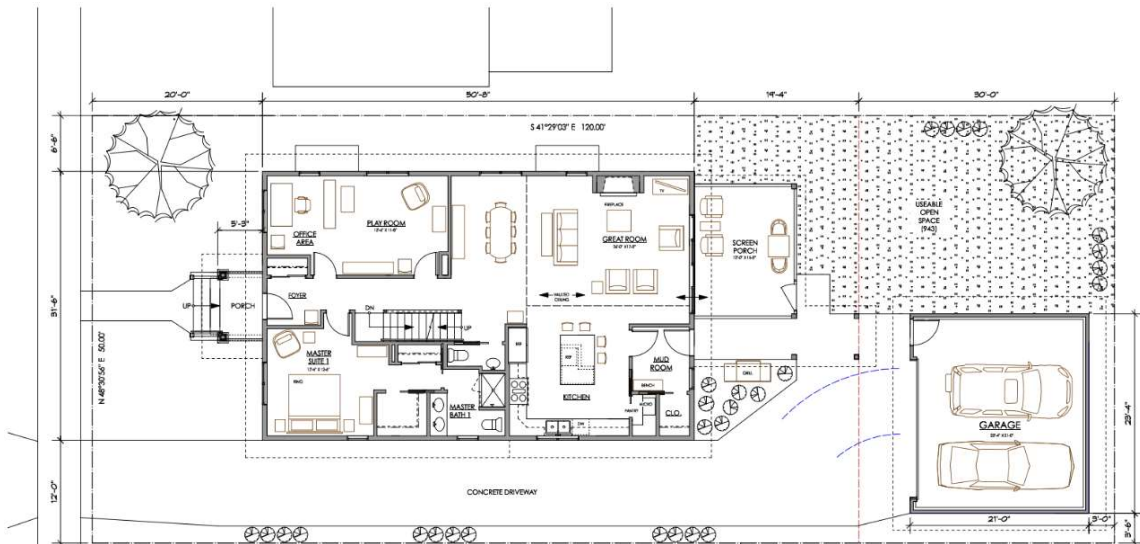
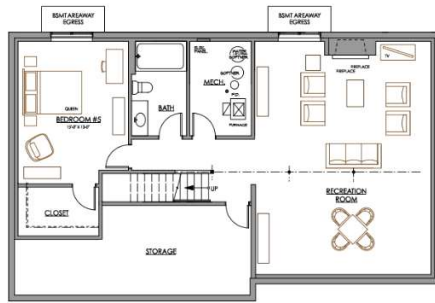
- LEGEND**
- O = 3/4" x 24" SOLID IRON ROD SET
 - 1.50 LBS./FT. MINIMUM WEIGHT UNLESS OTHERWISE STATED
 - () = RECORDED INFORMATION
 - I.P. = IRON PIPE
 - I.S. = IRON STAKE
 - P.P. = PINCHED PIPE

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

Surveyors Certificate

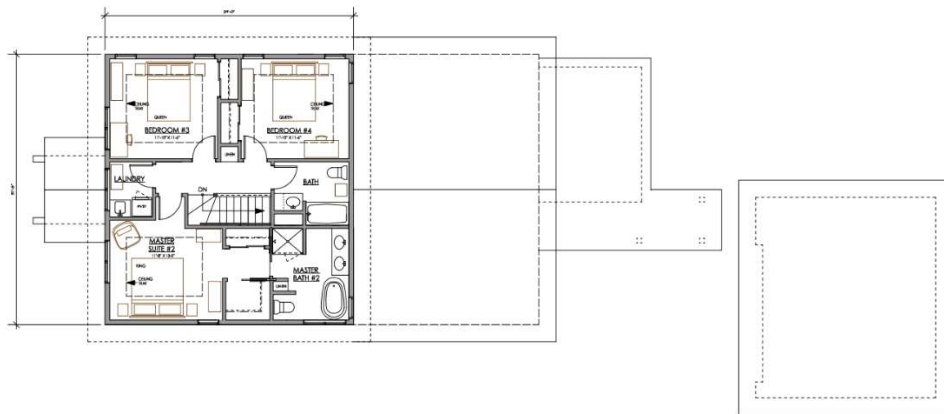
I hereby certify that I have surveyed and mapped the property described herein, and that such map is a correct representation of said survey, to the best of my knowledge and belief.

Anthony J. Walker RLS 1957
 DATED THIS _____ DAY OF _____, 20__



SITE STATISTICS

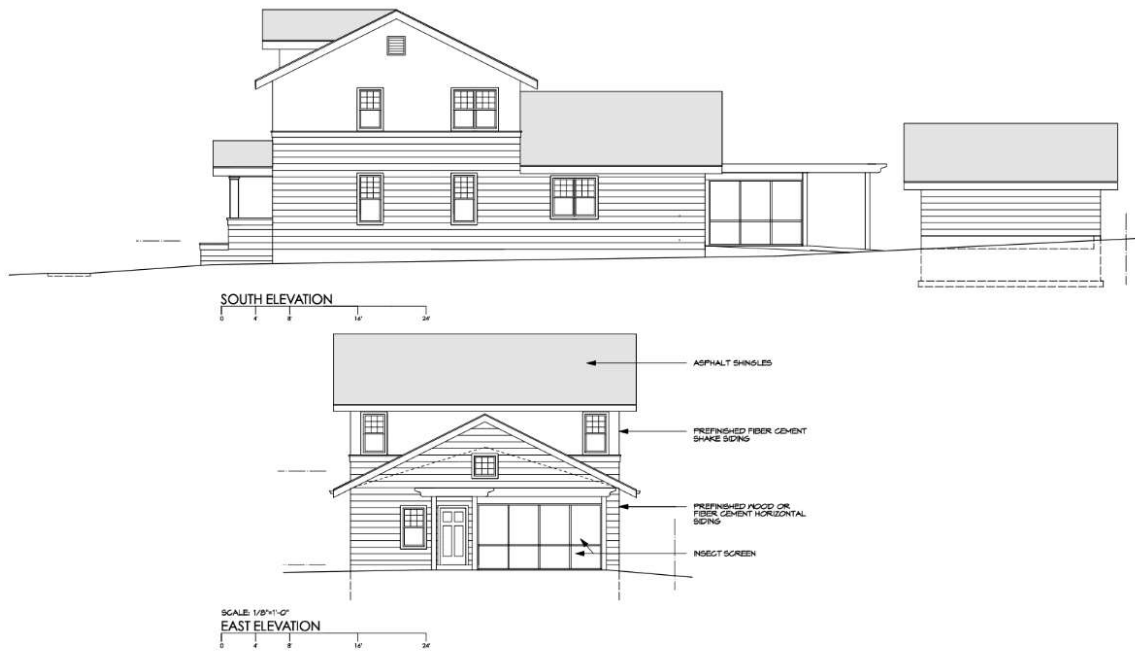
LOT ACREAGE:	6,000 sq. ft. (0.137 acres)
BUILDING FOOTPRINT (INCLUDING PORCHE):	1,850 sq. ft.
GARAGE:	490 sq. ft.
PAVED AREAS:	1,231 sq. ft.
TOTAL LOT COVERAGE:	3,573 sq. ft. 59.6%
USABLE OPEN SPACE:	1,943 sq. ft.



114.50 FT
 SECOND FLOOR PLAN
 0 4 8 12 16



SCALE 1/8"=1'-0"
 KEYES AVENUE ELEVATION



Current Property Condition:

The existing house suffers from multiple structural, mechanical, and cosmetic issues that limit the ability to rehab. Sagging floors, rotted windows, crumbling plaster, and extensive pet damage throughout means that this house would need to be stripped down to the studs and rebuilt. Given the size of the current house and odd placement on the lot (small setback), we feel the neighborhood would be better served by building a new house.