

"SHOWBOAT OF LYONS CONDOMINIUM"

A PART OF THE SE 1/4 OF THE SW 1/4 AND A PART OF THE SW 1/4 OF THE SE 1/4, SECTION 19, T. 2 N.-R. 10 E., TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN.

SPECIAL DESCRIPTION:

A part of the Southeast 1/4 of the Southwest 1/4 and a part of the Southwest 1/4 of the Southeast 1/4 of Section 19, T. 2 N.-R. 10 E., Town of Lyons, Walworth County, Wisconsin and being more particularly described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said Section 19; thence South 89°-49'-30" West along the South line of said Section 19, 1,319.65 feet to the point of beginning; thence continuing South 89°-49'-30" West along said line, 2,124.27 feet; thence along the easterly right-of-way line of State Trunk Highway "120" on a curve to the left, having a radius of 3,384.05 feet, 377.76 feet along curve to a point which is North 30°-03'-00" East, 377.56 feet from last described point; thence North 13°-38'-45" East along said right-of-way line, 621.39 feet; thence North 16°-17'-00" East along said right-of-way line, 64.04 feet; thence North 89°-50'-35" East along the South line of Lyons Industrial Park, 1,758.98 feet; thence South 00°-40'-30" East, 990.53 feet to the point of beginning and containing 43.327 acres (1,887,335 Sq. Ft.) of land more or less and being subject to all easements and restrictions of record.

STATE OF WISCONSIN }
WALWORTH COUNTY }

Approved in accordance with City Subdivision
Plot Ordinance.

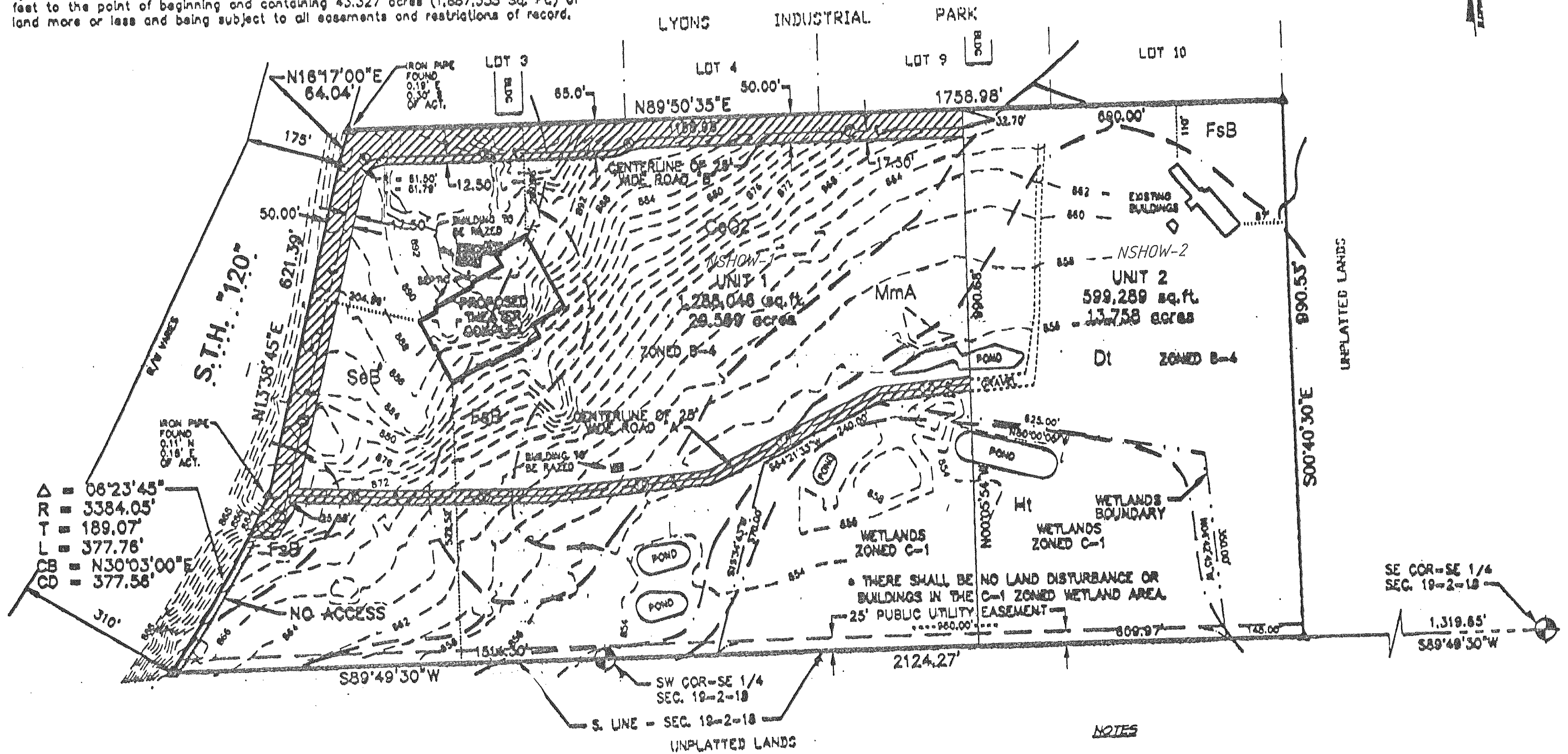
Dated February 13, 1997 City of Lake Geneva

By [Signature] Mayor

ATTEST [Signature] Clerk

LINE TABLE (ROAD CENTERLINE)

LINE	BEARING	DISTANCE
1	S89°22'11"E	35.19'
2	N34°28'50"E	38.42'
3	N13°38'45"E	609.50'
4	N51°44'40"E	75.89'
5	N89°50'35"E	429.78'
6	N71°30'18"E	62.92'
7	N89°50'35"E	603.69'
8	S86°55'36"E	201.14'
9	S89°19'25"E	278.74'
10	N85°27'51"E	315.43'
11	N66°15'42"E	356.74'
12	N85°22'30"E	171.20'



Δ = 06°23'45"
R = 3384.05'
T = 189.07'
L = 377.76'
CB = N30°03'00"E
CD = 377.56'

SOIL TYPES

- CoC2 - Cosco Loom
- Dt - Drummer Silt Loom
- FsB - Fox Silt Loom
- Ht - Moughton Muck
- MmA - Martinton Silt Loom
- SeB - St. Charles Silt Loom

ZONING ACREAGE

UNIT	Area	Acres
UNIT 1		
B-4	1,102,830 sq. ft.	25.317 acres
C-1	185,216 sq. ft.	4.252 acres
UNIT 2		
B-4	424,856 sq. ft.	9.753 acres

NOTES

- INDICATES A COMMON ELEMENT.
- SOIL TYPE BOUNDARY.

UNITS 1 AND 2 ARE IN THE LAKE GENEVA SCHOOL DISTRICT.

OWNER/DECLARANT:

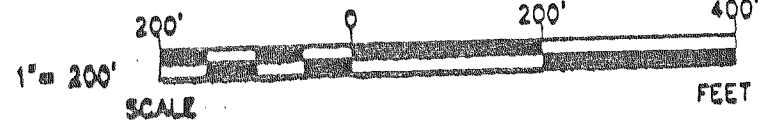
GENEVA RECREATION ENTERPRISES, INC.
ROUTE 3, BOX 188
FONTANA, WI 53125

DEVELOPER:

GENEVA RECREATION ENTERPRISES, INC.
ROUTE 3, BOX 188
FONTANA, WI 53125

LEGEND

- IRON PIPE FOUND IN PLACE
- SECTION CORNER FOUND IN PLACE



REVISIONS: