

TOPOGRAPHIC SURVEY

November 19th, 2020

LOCATION: 2565 Highway 120 North, Lake Geneva, Wisconsin

PREPARED FOR: Daniel Colwell - Griffin and Gargoyle, LLC

LEGAL DESCRIPTION:

Unit One (1) in Showboat of Lyons Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for Showboat of Lyons Condominium", dated the 13th day of January, 1997 and recorded the 15th day of January, 1997 in the Office of the Register of Deeds for Walworth County, Wisconsin, in Volume 645 of Records at Pages 2378 through 2398, as Document No. 346835 in the town of Lyons, Walworth County, Wisconsin, and by a Condominium Plat therefore;

Together with all appurtenant rights, title and interests, including (without limitation):

- a) the undivided percentage interest in all Common Elements as specified for such Unit in the aforementioned Declaration;
- b) the right to use of the areas and/or facilities, if any, specified in the aforementioned Declaration, as Limited Common Elements for such Unit; and
- c) membership in the Showboat of Lyons Condominium Owner's Association, (hereinafter the "Owner's Association"), an unincorporated association, as provided for in the aforementioned Declaration and in any Articles of Incorporation and/or Bylaws for such Owner's Association;

CURRENT OWNER: CH Lake Geneva, LLC

TAX ID: NSHOW 00001

LEGEND

○ 1" IRON PIPE - FOUND

□ 3/4" IRON ROD - FOUND

(R) RECORDED DATA

— INDICATES NO ACCESS PER SHOWBOAT OF LYONS CONDOMINIUM PLAT & DOC. NO. 539407

⊠ GAS LINE MARKER

⊙ SEPTIC VENT

⊙ WELL

⊙ MANHOLE

⊙ CONIFEROUS TREE

⊙ DECIDUOUS TREE

S.T.H. '120'  
R/W VARIES

C1  
L = 379.61' (377.76' R)  
R = 3384.05'  
Δ = 6°25'38" (6°23'45")  
C.L. = 379.41' (377.56' R)  
L.C.B. = N 30°16'55" E  
(N 30°16'55" E)

  
LYNCH & ASSOCIATES  
ENGINEERING CONSULTANTS, LLC  
5482 S. WESTRIDGE DRIVE  
NEW BERLIN, WI 53151  
440 MILWAUKEE AVENUE  
BURLINGTON, WI 53185  
(262) 402-5040

SOUTHWEST CORNER  
SEC. 19-2-18  
CONC. MON. W/BRASS CAP

I.P. 1.4' NORTHEAST OF CORNER

N89°42'01"E 806.53

SOUTH LINE OF THE SOUTHWEST 1/4 SEC. 19-2-18

2595.54' MON. TO MON.

SOUTH 1/4 CORNER  
SEC. 19-2-18  
CONC. MON. W/BRASS CAP

SOUTH LINE OF THE SOUTHWEST 1/4 SEC. 19-2-18  
2636.40' MON. TO MON.

N89°32'17"E 710.83  
(710.24' R)

25' PUBLIC UTILITY EASEMENT  
PER SHOWBOAT OF LYONS  
CONDOMINIUM PLAT

SOUTHEAST CORNER  
SEC. 19-2-18  
CONC. MON. W/BRASS CAP

I.P. 0.3' NORTH OF CORNER

CENTER 1/4 CORNER  
SEC. 19-2-18  
CONC. MON. W/BRASS CAP

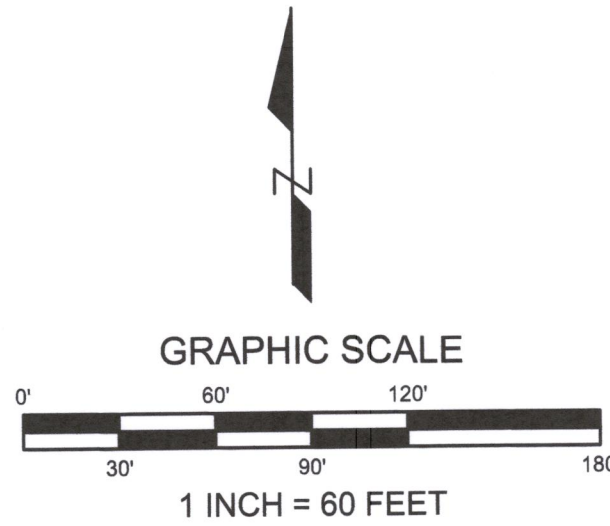
N89°40'23"E 1158.44  
(N89°50'35"E 1158.98' R)

FOUND 2" I.P.  
3.0' SOUTH OF LINE

COMMON ELEMENT OF  
SHOWBOAT OF LYONS  
CONDOMINIUM PLAT

DRIVEWAY EASEMENT  
DOC. NO. 429568

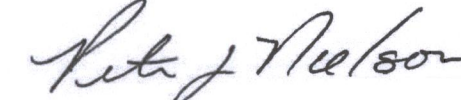
UNIT 1  
SHOWBOAT OF LYONS  
CONDOMINIUMS  
1,288,747 S.F.  
29.585 AC.



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.



PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, S-2527

