

COVER SHEET & PROPERTY DESCRIPTION

ATTENTION COUNTY REGISTER OF DEEDS
THE CONDOMINIUM SUBDIVISION PLAN NUMBER
MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE
WHEN A NUMBER HAS BEEN PROPERLY ASSIGNED
TO THIS PROJECT. IT MUST BE PROPERLY
SHOWN IN THE TITLE ON THIS SHEET AND IN
THE SURVEYOR'S CERTIFICATE ON SHEET 2

ST. JOSEPH COUNTY CONDOMINIUM PLAN NO. 3

EXHIBIT B TO MASTER DEED OF

P I N E W O O D

SITUATED IN THE NW 1/4 OF SECTION 30, T 7 S, R 9 W, BURR OAK
TWP., ST. JOSEPH COUNTY, MICHIGAN

DEVELOPER DAVID LOCEY
67036 N. M-66
STURGIS, MI. 49091

SURVEYOR MOSTROM & ASSOC., INC.
610 W. BURR OAK ST. (M-85)
P.O. BOX 85
CENTREVILLE, MI. 49032
PH. (616) 467-6348

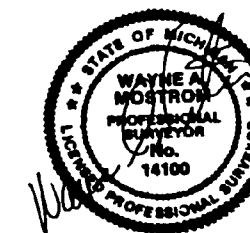
DESCRIPTION

ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 30, T 7 S, R 9 W, BURR OAK
TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 30 AS RECORDED IN LIBER 1,
PAGE 109 OF CORNER RECORDS, WHICH IS THE POINT OF BEGINNING OF THIS
DESCRIPTION, THENCE S01°07'26"E, ALONG THE 1/4 LINE AS MONUMENTED, 247.19
FEET, THENCE S20°05'35"W, ALONG THE SOUTHEASTERLY LINE OF THE OLD RAILROAD
RIGHT-OF-WAY, 2587.47 FEET, THENCE S89°27'02"W, ALONG THE EAST-WEST 1/4 LINE,
834.31 FEET, THENCE N01°05'27"W, ALONG THE BOUNDARY OF "TIMBERLY NO. 2" AS
RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN VOL. 6 OF PLATS ON PAGE 14,
266.02 FEET, THENCE ALONG THE BOUNDARY OF "TIMBERLY NO. 3" (VOLUME 6, PAGE 46)
ALONG THE FOLLOWING FIVE COURSES: THENCE N89°33'42"E, 157.04 FEET TO A CONCRETE
MONUMENT FOUND AT THE SOUTHEAST CORNER OF LOT 48, THENCE N01°05'27"W, 437.61
FEET TO A CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF LOT 45, THENCE
N31°33'43"E, 95.88 FEET TO A CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER
OF LOT 44, THENCE N58°26'17"W, 189.30 FEET TO A CONCRETE MONUMENT FOUND ON
THE NORTHERLY LINE OF LOT 44, THENCE N31°35'50"E, 66.00 FEET, THENCE
S58°26'17"E, 306.14 FEET TO AN IRON FOUND, THENCE N03°28'18"E, 425.07 FEET
TO AN IRON FOUND, THENCE N86°31'42"W, 215.83 FEET TO AN IRON FOUND, THENCE
S04°44'50"W, 120.53 FEET TO AN IRON FOUND, THENCE S31°32'33"W, 135.81 FEET,
THENCE SOUTHERLY ALONG A 30 FOOT RADIUS CURVE TO THE LEFT HAVING A DELTA
ANGLE OF 89°59'06" AND AN ARC LENGTH OF 47.12 FEET (CHORD-S13°26'13.8"E
42.42 FEET), THENCE ALONG THE BOUNDARY OF "TIMBERLY NO. 3" ALONG THE
FOLLOWING ELEVEN COURSES: THENCE N58°26'17"W, ALONG THE NORTHERLY LINE
OF RED PINE CIRCLE, 125.83 FEET TO A MONUMENT FOUND, THENCE EASTERLY ALONG
A 30 FOOT RADIUS CURVE TO THE LEFT HAVING A DELTA ANGLE OF 89°40'07" AND
AN ARC LENGTH OF 46.95 FEET (CHORD-N76°24'24"E, 42.30 FEET), TO A MONUMENT
FOUND, THENCE N31°32'33"E, 119.93 FEET TO A CONCRETE MONUMENT FOUND AT
THE NORTHEAST CORNER OF LOT 43, THENCE N58°26'23"W, 278.78 FEET TO A CONCRETE
MONUMENT FOUND AT THE NORTHWEST CORNER OF LOT 42,
THENCE S79°31'47"W, 163.86 FEET TO THE NORTHWEST CORNER OF LOT 41,
THENCE S10°28'13"E, 120.14 FEET TO A CONCRETE MONUMENT FOUND,
THENCE SOUTHEASTERLY ALONG A 31.53 FOOT RADIUS CURVE TO THE LEFT HAVING A
DELTA ANGLE OF 86°54'21" AND AN ARC LENGTH OF 47.82 FEET (CHORD-S53°55'18"E
43.37 FEET), THENCE S79°31'10"W, ALONG THE NORTH LINE OF RED PINE CIRCLE,
126.60 FEET, THENCE NORTHERLY ALONG A 31.53 FOOT RADIUS CURVE TO THE LEFT
HAVING A DELTA ANGLE OF 86°46'28" AND AN ARC LENGTH OF 47.84 FEET (CHORD-
N32°58'52"E, 43.40 FEET), THENCE N10°28'13"W, 120.14 FEET TO THE NORTHEAST
CORNER OF LOT 31, THENCE S79°31'47"W, 373.03 FEET TO A CONCRETE MONUMENT FOUND
AT THE NORTHWEST CORNER OF LOT 30, THENCE N00°37'24"W, 135.72 FEET TO A
CONCRETE MONUMENT FOUND, THENCE S89°14'53"W, 98.00 FEET TO A CONCRETE
MONUMENT FOUND, THENCE S63°11'02"W, 183.20 FEET, THENCE NORTHERLY ALONG
THE CENTERLINE OF NORTH LAKEVIEW AVENUE ALONG AN 894.92 FOOT RADIUS CURVE
TO THE RIGHT HAVING A DELTA ANGLE OF 14°52'52" AND AN ARC LENGTH OF 232.43
FEET (CHORD-N11°14'19"E, 231.78 FEET), THENCE N18°40'45"E, ALONG SAID
CENTERLINE OF NORTH LAKEVIEW AVENUE, 115.13 FEET, THENCE NORTHERLY ALONG
SAID CENTERLINE ALONG AN 887.33 FOOT RADIUS CURVE TO THE LEFT HAVING A
DELTA ANGLE OF 15°38'11" AND AN ARC LENGTH OF 242.16 FEET (CHORD-
N09°52'09.1"E, 241.41 FEET), THENCE S83°18'43"E, 547.86 FEET,
THENCE N06°31'21"E, 391.38 FEET, THENCE N89°04'46"E, 315.00 FEET,
THENCE N06°31'21"E, 550.00 FEET TO A POINT WHICH LIES N89°04'46"E, 1134.92 FEET
FROM THE NORTHWEST CORNER OF SAID SECTION 30 AS MONUMENTED, THENCE N89°04'46"E,
ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 1659.62 FEET TO THE
POINT OF BEGINNING.

SHEET INDEX

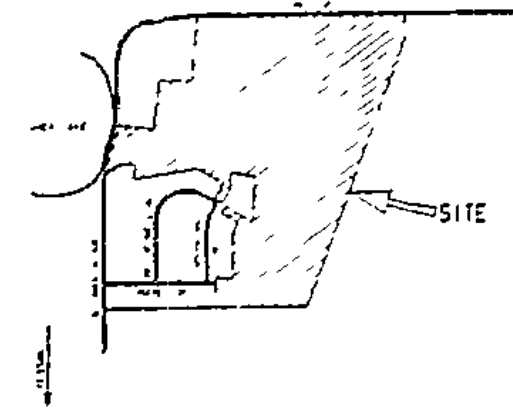
- 1. COVER SHEET & PROPERTY DESCRIPTION
- 2. SURVEY PLAN
- 3. SITE PLAN & UTILITY PLAN



DATED 2-10-1997

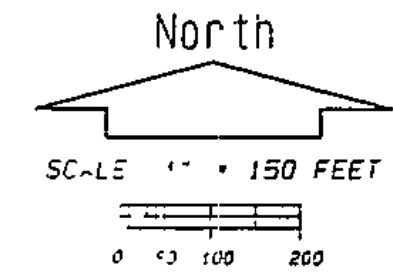
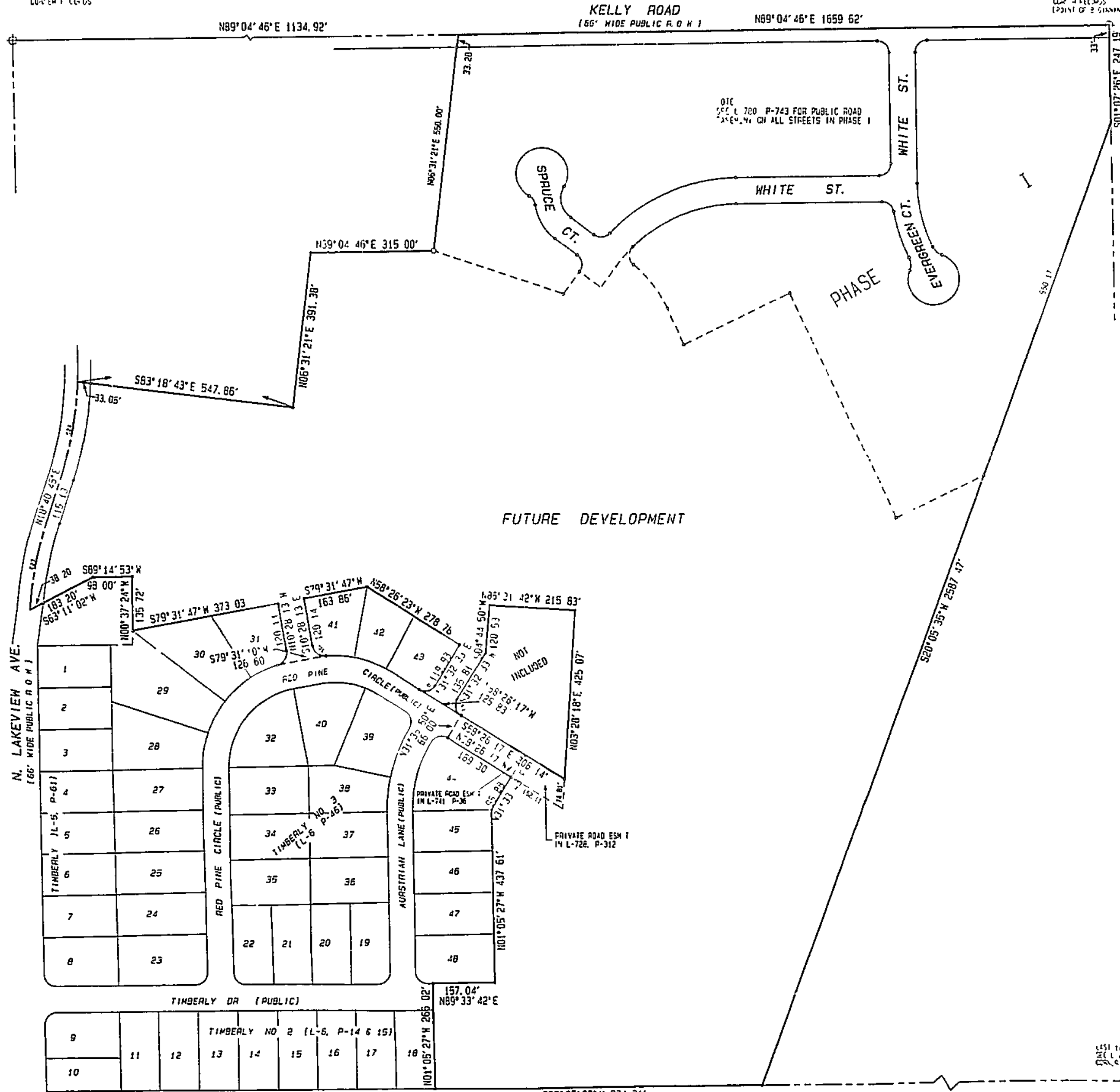
SURVEY PLAN PINEWOOD

LOCATION PLAN



AN CORNER OF SEC 30
SEE L-2, P-607 OF
CORNER C-6705

1/2" = 100' SCALE
SEE L-2, P-607 OF
CORNER C-6705
(POINT OF BEGINNING)



Curve	Radius	Delta	Length	Tangent	Chord/Bis
C19	30 00'	89° 59' 06"	47 12'	29 55'	42 42' 11.3 26-30 54
C20	30 00'	89° 40' 07"	46 95'	29 83'	42 30' 57.6 22-0A
C21	31 53'	86° 54' 21"	47 82'	29 87'	43 37' 55.1 22-0B
C22	31 59'	86° 46' 28"	47 84'	29 86'	43 40' 11.3 22-0C
C23	594 92'	14° 52' 52"	232 43'	116 86'	231 78' 1.1 1-5 0E
C24	657 33'	15° 38' 11"	242 16'	121 84'	241 41' 109 52 09 1E
C25	391 00'	9° 57' 20"	67 94'	34 05'	67 85' 541-20-28 1W

SURVEYOR'S CERTIFICATE

I, WAYNE A. MOSTROM, LICENSED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

That the subdivision plan known as PINEWOOD county condominium subdivision plan No. 25, as shown on the attached drawing, represents a survey of the ground upon which construction of improvements is being or will be made upon the lands and the property herein described.

That the required monuments and iron markers have been located in the ground as required by rules and regulations under section 1-2 of Act No. 59 of the Public Acts of 1978.

That the accuracy of this survey is within the limits required by the rules promulgated under section 142 of Act No. 59 of the Public Acts of 1978.

That the easements as shown are noted on the survey plan as required by the rules promulgated under section 142 of Act No. 59 of the Public Acts of 1978.

1/20/97

Date

Wayne A. Mostrom

WAYNE A. MOSTROM
LICENSED LAND SURVEYOR NO. 14100
MICHIGAN SURVEYORS ASSOCIATION
630 N. SHERWOOD ST.
GENEVA, MI 49432

NOTES

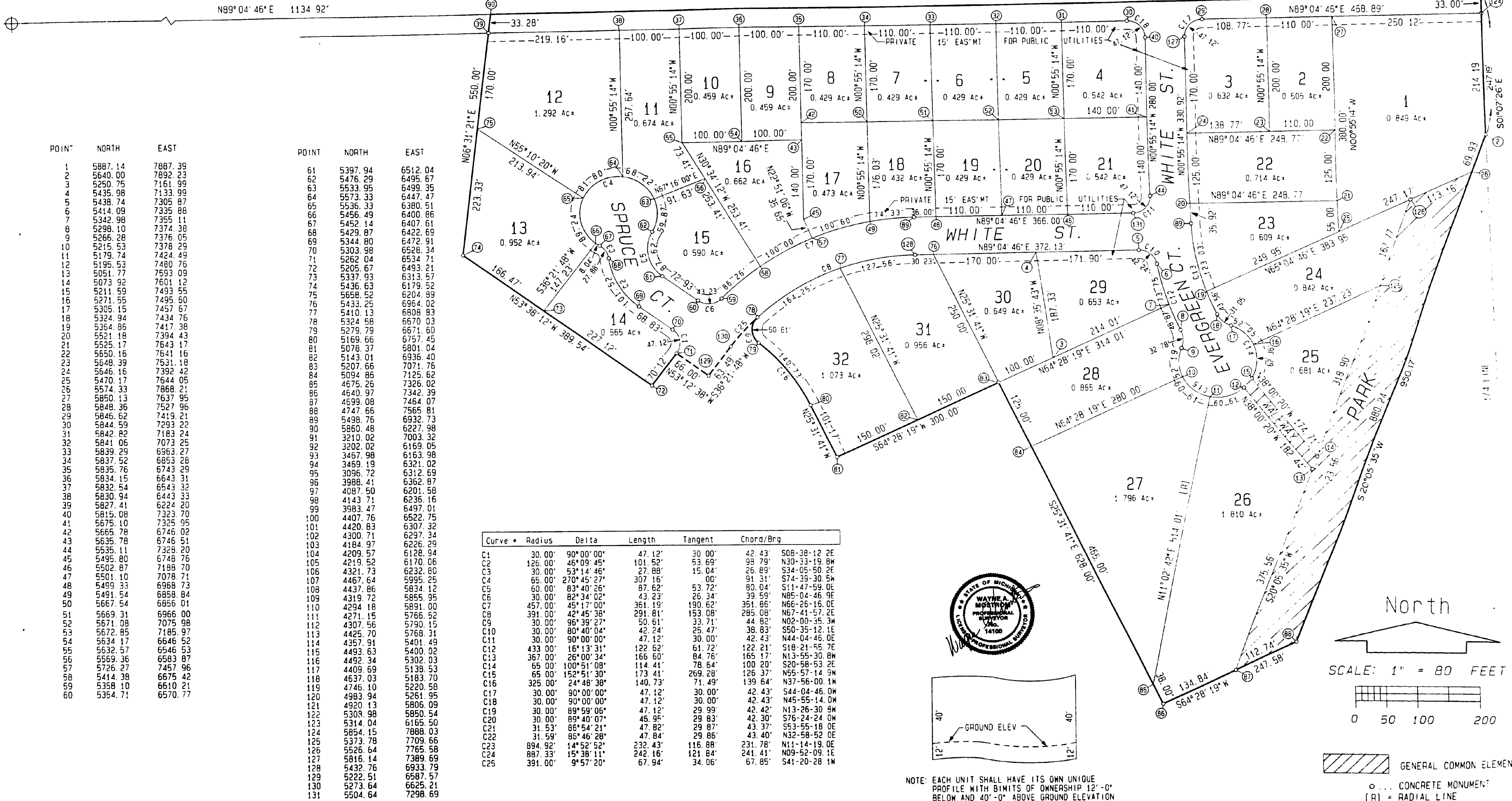
- STAKE 55 IS BASED ON THE NORTH LINE OF SEC 30 AS A 59' 00" TO E 220 ST-15. COORDINATE SYSTEM IS 1983 UTM ZONE 18Q AS ESTABLISHED ON THE 1983 STATE OF MICHIGAN SURVEY PLAN.
- COORDINATE SYSTEM IS 1983 UTM ZONE 18Q UPON THE NORTH 1/4 CORNER OF SEC 30 AS BEING 4-17-71-1-1-7-37-35.
- NO PART OF THIS PROJECT FALLS IN THE LIMITS OF THE 100 YEAR FLOODPLAIN OF A HIGHWAY WATERWAY.
- 1 DIVIDED PLATS IN PHASE 1 ARE APPLICABLE IN PRELIMINARY PLAN BY DISTRICT HEALTH DEPT. IN A LETTER DATED 4/29/95.
- STAKE 10 IS A 5' 00" BENCH MARK IN THE CORNER OF THE 1/4 SECTION 30.



SITE & UTILITY PLAN PINEWOOD

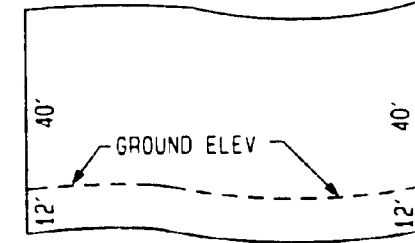
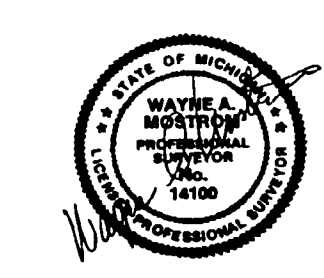
NW CORNER OF SEC. 30
SEE L-2, P-287 OF
CORNER RECORDS

NORTH 1/4 COR. SEC. 30
SEE L-1, P-109 OF
CORNER RECORDS
(POINT OF BEGINNING)



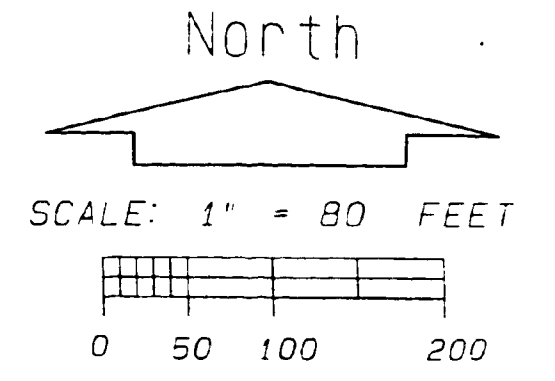
POINT	NORTH	EAST	POINT	NORTH	EAST
1	5887.14	7887.39	61	5397.94	6512.04
2	5640.00	7892.23	62	5476.29	6495.67
3	5250.75	7161.99	63	5533.95	6499.35
4	5435.98	7133.99	64	5573.33	6447.47
5	5438.74	7305.87	65	5536.33	6380.51
6	5414.09	7335.86	66	5456.49	6400.86
7	5342.98	7355.11	67	5452.14	6407.61
8	5298.10	7374.38	68	5429.87	6422.69
9	5266.28	7376.05	69	5344.80	6472.91
10	5215.53	7378.29	70	5303.98	6528.34
11	5179.74	7424.49	71	5262.04	6534.71
12	5195.53	7480.76	72	5205.67	6493.21
13	5051.77	7593.09	73	5337.93	6313.57
14	5073.92	7601.12	74	5436.63	6179.52
15	5211.59	7493.55	75	5658.52	6204.89
16	5271.55	7495.60	76	5433.25	6964.02
17	5305.15	7457.67	77	5410.13	6808.83
18	5324.94	7434.76	78	5324.58	6670.83
19	5364.86	7417.38	79	5279.79	6671.60
20	5521.18	7394.43	80	5169.66	6757.45
21	5525.17	7643.17	81	5078.37	6801.04
22	5650.16	7641.16	82	5143.01	6936.40
23	5648.39	7531.18	83	5207.66	7071.76
24	5646.16	7392.42	84	5094.86	7125.62
25	5470.17	7644.05	85	4675.26	7326.02
26	5574.33	7868.21	86	4640.97	7342.39
27	5850.13	7637.95	87	4699.08	7464.07
28	5848.36	7527.96	88	4747.66	7565.81
29	5846.62	7419.21	89	5498.76	6932.73
30	5844.59	7293.22	90	5860.48	6227.98
31	5842.82	7183.24	91	3210.02	7003.32
32	5841.06	7073.25	92	3202.02	6169.05
33	5839.29	6963.27	93	3467.98	6163.98
34	5837.52	6853.28	94	3469.19	6321.02
35	5835.76	6743.29	95	3096.72	6312.69
36	5834.15	6643.31	96	3989.41	6362.87
37	5832.54	6543.32	97	4087.50	6201.58
38	5830.94	6443.33	98	4143.71	6236.16
39	5827.41	6224.20	99	3983.47	6497.01
40	5815.08	7323.70	100	4407.76	6522.75
41	5675.10	7325.95	101	4420.83	6307.32
42	5665.78	6746.02	102	4300.71	6297.34
43	5635.78	6746.51	103	4184.97	6226.29
44	5535.11	7328.20	104	4209.57	6128.94
45	5495.80	6748.76	105	4219.52	6170.06
46	5502.87	7198.70	106	4321.73	6232.80
47	5501.10	7078.71	107	4467.64	5995.25
48	5499.33	6968.73	108	4437.86	5834.12
49	5491.54	6858.84	109	4319.72	5855.95
50	5667.54	6856.01	110	4294.18	5891.00
51	5669.31	6966.00	111	4271.15	5765.52
52	5671.08	7075.98	112	4307.56	5790.15
53	5672.85	7185.97	113	4425.70	5768.31
54	5634.17	6646.52	114	4357.91	5401.49
55	5632.57	6546.53	115	4493.63	5400.02
56	5659.36	6583.87	116	4492.34	5302.03
57	5726.27	7457.96	117	4409.69	5138.53
58	5414.38	6675.42	118	4637.03	5183.70
59	5358.10	6610.21	119	4746.10	5220.58
60	5354.71	6570.77	120	4983.94	5261.95
			121	4920.13	5806.09
			122	5308.98	5850.54
			123	5314.04	6165.50
			124	5854.15	7888.03
			125	5373.78	7709.66
			126	5526.64	7765.58
			127	5816.14	7389.69
			128	5432.76	6933.79
			129	5222.51	6587.57
			130	5273.64	6625.21
			131	5504.64	7298.69

Curve	Radius	Delta	Length	Tangent	Chord/Brg
C1	30.00'	90°00'00"	47.12'	30.00'	42.43' S08-38-12 2E
C2	126.00'	46°09'45"	101.52'	53.69'	99.79' N30-33-19.8W
C3	30.00'	53°14'46"	27.88'	15.04'	26.89' S34-05-50.2E
C4	65.00'	270°45'27"	307.16'	00'	91.31' S74-39-30.5W
C5	60.00'	83°40'26"	87.62'	53.72'	80.04' S11-47-59.0E
C6	30.00'	82°34'02"	43.23'	26.34'	39.59' N85-04-46.9E
C7	457.00'	45°17'00"	361.19'	190.62'	351.86' N66-26-16.0E
C8	391.00'	42°45'38"	291.81'	153.08'	285.08' N67-41-57.2E
C9	30.00'	96°39'27"	50.61'	33.71'	44.82' N02-00-35.3W
C10	30.00'	80°40'04"	42.24'	25.47'	38.83' S50-35-12.1E
C11	30.00'	90°00'00"	47.12'	30.00'	42.43' N44-04-46.0E
C12	433.00'	16°13'31"	122.62'	61.72'	122.21' S18-21-55.7E
C13	367.00'	26°00'34"	166.60'	84.76'	165.17' N13-55-30.8W
C14	65.00'	100°51'08"	114.41'	78.64'	100.20' S20-58-53.2E
C15	65.00'	152°51'30"	173.41'	269.28'	126.37' N55-57-14.9W
C16	325.00'	24°48'38"	140.73'	71.49'	139.64' N37-56-00.1W
C17	30.00'	90°00'00"	47.12'	30.00'	42.43' S44-04-46.0W
C18	30.00'	90°00'00"	47.12'	30.00'	42.43' N45-55-14.0W
C19	30.00'	89°59'05"	47.12'	29.99'	42.42' N13-26-30.8W
C20	30.00'	89°40'07"	46.95'	29.83'	42.30' S76-24-24.0W
C21	31.53'	88°54'21"	47.82'	29.87'	43.37' S53-55-18.0E
C22	31.59'	89°46'28"	47.84'	29.86'	43.40' N32-58-52.0E
C23	894.92'	14°52'52"	232.43'	116.88'	231.78' N11-14-19.0E
C24	887.33'	15°38'11"	242.16'	121.84'	241.41' N09-52-09.1E
C25	391.00'	9°57'20"	67.94'	34.06'	67.85' S41-20-28.1W



NOTE: EACH UNIT SHALL HAVE ITS OWN UNIQUE PROFILE WITH LIMITS OF OWNERSHIP 12" -0" BELOW AND 40" -0" ABOVE GROUND ELEVATION

UNIT CROSS SECTION
NO SCALE



- ▨ GENERAL COMMON ELEMENT
- CONCRETE MONUMENT
- (R) RADIAL LINE
- C-2 CURVE NUMBER
- ⊙ POINT NUMBER