COVER SHEET & PROPERTY DESCRIPTION

STATE OF MICHIGAN
ST. JOSEPH COUNTY
RECORDED
4 FEB 1999 4:44:05 PM
CYNTHIA L. JARRATT
REGISTER OF DEEDS

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. 6

EXHIBIT B TO MASTER DEED OF

RIVER SHORES

SITUATED IN THE NE 1/4 OF SECTION 15, T 6 S, R 11 W, LOCKPORT TWP., ST. JOSEPH COUNTY, MICHIGAN

DEVELOPER

LEO E. MEYER FAMILY
LIMITED PARTNERSHIP
18898 HOSHEL ROAD
P.O. BOX 350
THREE RIVERS, MI. 49093

SURVEYOR

MOSTROM & ASSOC., INC.
610 W. BURR OAK ST. (M-86)
P.O. BOX 85
CENTREVILLE, MI. 49032
PH. (616) 467-6348

DESCRIPTION:

ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWN 6 SOUTH, RANGE 11 WEST, LOCKPORT TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15 AS RECORDED IN LIBER 4, PAGE 273 OF CORNER RECORDS, WHICH IS THE POINT OF BEGINNING OF THIS DESCRIPTION, AND RUNNING THENCE S00°32'05"E, ALONG THE EAST LINE OF SAID SECTION, 535.92 FEET, THENCE S89°48'09'W 419.32 FEET, THENCE S64°26'42"W 364.35 FEET, THENCE S50°54'13"W 382.52 FEET, THENCE S27°55'21"W 445.38 FEET, THENCE S89°55'22"W 61.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, THENCE S89°55'22"W, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, 678.63 FEET, THENCE ALONG AN INTERMEDIATE TRAVERSE LINE ALONG THE FOLLOWING TEN COURSES, THENCE N22°16'06"W 140.88 FEET, THENCE N55°02'06"E 255.31 FEET, THENCE N50°09'23"E 338.01 FEET, THENCE N30°13'50"E 245.17 FEET, THENCE N51°08'53"E 177.21 FEET, THENCE N76°16'13"E 206.90 FEET, THENCE N60°08'31"E 250.84 FEET, THENCE N59°00'11"E 227.55 FEET, THENCE N15°15'49"E 151.96 FEET, THENCE N00°05'59"W 75.11 FEET, THENCE N89°54'01"E, ALONG THE NORTH LINE OF SAID SECTION, 657.82 FEET TO THE POINT OF BEGINNING.

ALSO, ALL THAT LAND LYING BETWEEN THE ABOVE INTERMEDIATE TRAVERSE LINES AND THE ST. JOSEPH RIVER, AS BOUNDED BY THE SIDE LINES OF SAID PARCEL EXTENDED.

CONTAINING 27.673 ACRES, MORE OR LESS.

SHEET INDEX

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

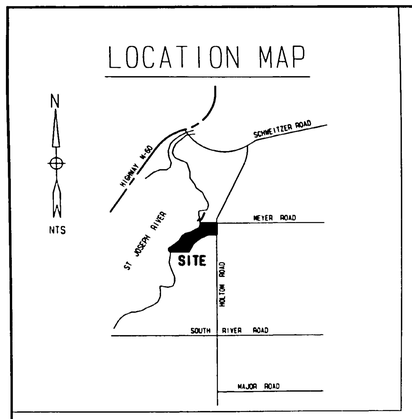
STATE OF MICHIGAN
WAYNE A. MOSTROM
PROFESSIONAL SURVEYOR
No. 14100
LICENSED PROFESSIONAL SURVEYOR

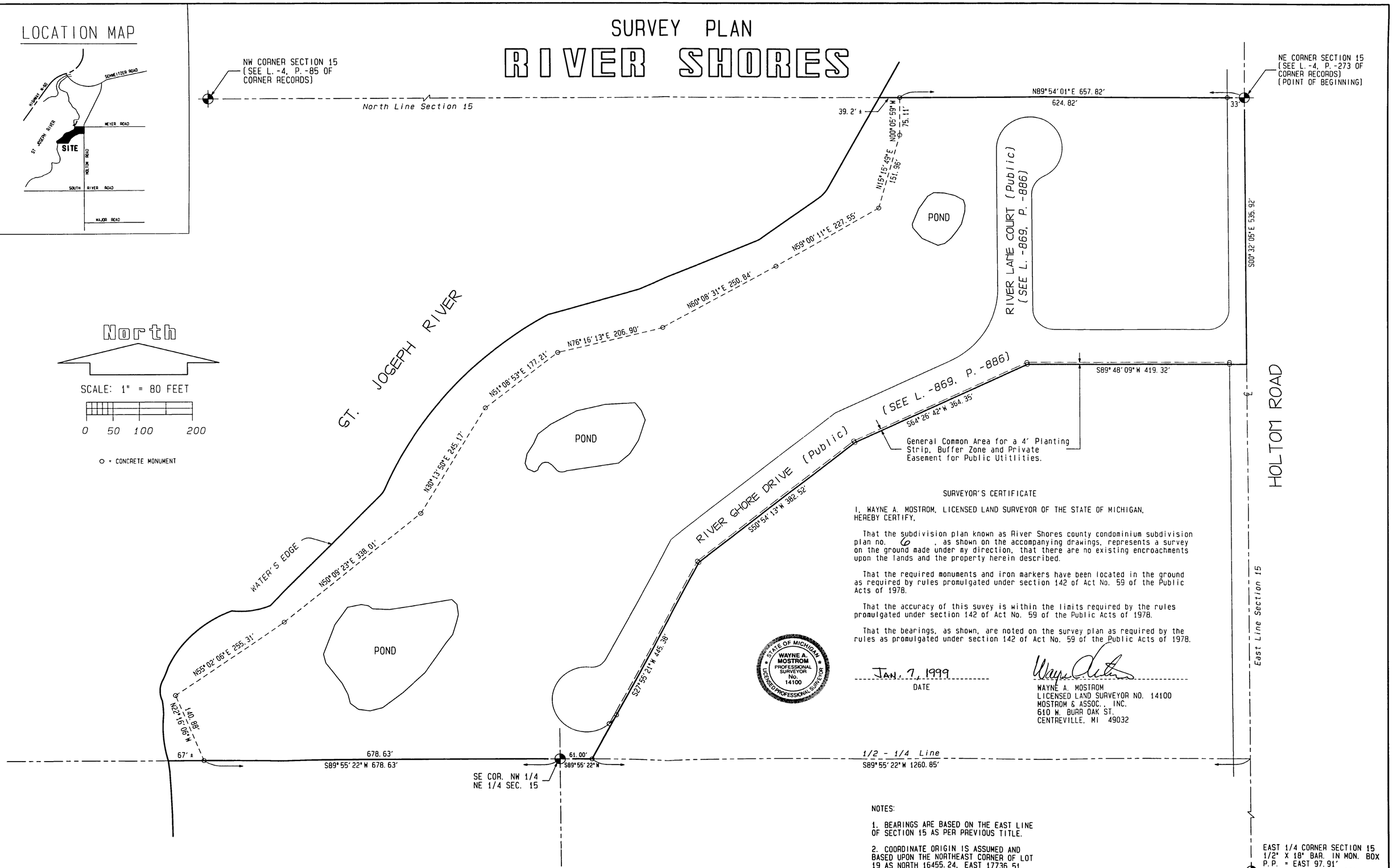
DATED JANUARY 07, 1999

CADFILE=TCORKY

SURVEY PLAN

RIVER SHORES





North

SCALE: 1" = 80 FEET

0 50 100 200

○ = CONCRETE MONUMENT

SURVEYOR'S CERTIFICATE

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

That the subdivision plan known as River Shores county condominium subdivision plan no. 6 , as shown on the accompanying drawings, represents a survey on the ground made under my direction, that there are no existing encroachments 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 promulgated under section 142 of Act No. 59 of the Public Acts of 1978.

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

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

JAN. 7, 1999
DATE

WAYNE A. MOSTROM
LICENSED LAND SURVEYOR NO. 14100
MOSTROM & ASSOC., INC.
610 W. BURR OAK ST.
CENTREVILLE, MI 49032

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 15 AS PER PREVIOUS TITLE.

2. COORDINATE ORIGIN IS ASSUMED AND BASED UPON THE NORTHEAST CORNER OF LOT 19 AS NORTH 16455.24, EAST 17736.51.

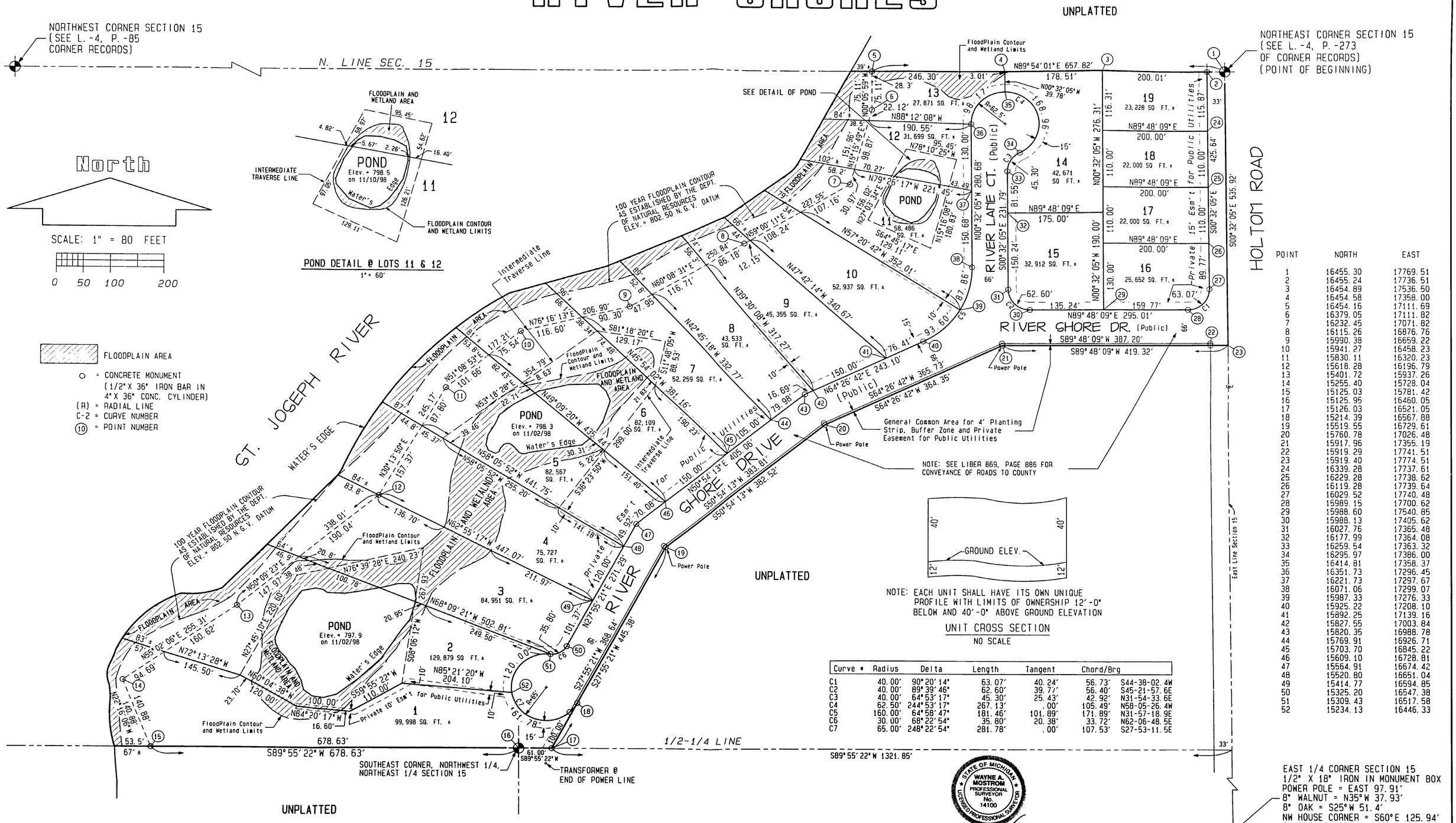
3. ALL IMPROVEMENTS MUST BE BUILT.

EAST 1/4 CORNER SECTION 15
1/2" X 18" BAR. IN MON. BOX
P.P. = EAST 97.91'
8" WAL. = N35°W 37.93'
8" OAK = S25°W 51.4'
NW COR. HSE. = S60°E 125.94'
SW COR. GAR. = S40°E 160.52'

CADFILE=SPCORKY

SITE, UTILITY & FLOODPLAIN PLAN

RIVER SHORES



POINT	NORTH	EAST
1	16455.30	17769.51
2	16455.24	17736.51
3	16454.89	17536.50
4	16454.58	17358.00
5	16454.16	17111.69
6	16379.05	17111.82
7	16232.45	17071.82
8	16115.26	16876.76
9	15990.38	16659.22
10	15941.27	16458.23
11	15830.11	16320.23
12	15618.28	16196.79
13	15401.72	15937.26
14	15255.40	15728.04
15	15125.03	15781.42
16	15125.95	16460.05
17	15126.03	16521.05
18	15214.39	16567.88
19	15519.55	16729.61
20	15760.78	17026.48
21	15917.96	17355.19
22	15919.29	17741.51
23	15919.40	17774.51
24	16339.28	17737.61
25	16229.28	17738.62
26	16119.28	17739.64
27	16029.52	17740.48
28	15989.15	17700.62
29	15988.60	17540.85
30	15988.13	17405.62
31	16027.76	17365.48
32	16177.99	17364.08
33	16259.54	17363.32
34	16295.97	17386.00
35	16414.81	17358.37
36	16351.73	17296.45
37	16221.73	17297.67
38	16071.06	17299.07
39	15987.33	17276.33
40	15925.22	17208.10
41	15892.25	17139.16
42	15827.55	17003.84
43	15820.35	16988.78
44	15769.91	16926.71
45	15703.70	16845.22
46	15609.10	16728.81
47	15564.91	16674.42
48	15520.80	16651.04
49	15414.77	16594.85
50	15325.20	16547.38
51	15309.43	16517.58
52	15234.13	16446.33

Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	40.00'	90°20'14"	63.07'	40.24'	56.73' S44-38-02.4W
C2	40.00'	89°39'46"	62.60'	39.77'	56.40' S45-21-57.6E
C3	40.00'	64°53'17"	45.30'	25.43'	42.92' N31-54-33.6E
C4	62.50'	244°53'17"	267.13'	.00'	105.49' N58-05-26.4W
C5	160.00'	64°58'47"	181.46'	101.89'	171.89' N31-57-18.9E
C6	30.00'	68°22'54"	35.80'	20.38'	33.72' N62-06-48.5E
C7	65.00'	248°22'54"	281.78'	.00'	107.53' S27-53-11.5E