



ST. JOSEPH COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 20

EXHIBIT "B" TO THE MASTER DEED OF
THE MEADOWS OF THREE RIVERS
CONDOMINIUM
CITY OF THREE RIVERS,
ST. JOSEPH COUNTY, MICHIGAN

DEVELOPER: VILLAGE COMMON PROPERTIES, LLC
56011 TRUMAN DRIVE
THREE RIVERS, MI 49083

ENGINEER/DOCUMENTS: MERRITT ENGINEERING, INC.
4566 RED ARROW HIGHWAY
STEVENSVILLE, MICHIGAN 49127

SURVEYOR: MOSTROM & ASSOCIATES, INC.
610 W. BURR OAK STREET
CENTREVILLE, MI 48032



BOUNDARY DESCRIPTION

(INCLUDES INITIAL CONDOMINIUM DESCRIPTION, FUTURE DEVELOPMENT DESCRIPTION, PUBLIC ROAD RIGHT-OF-WAY DESCRIPTION AND PRIVATE ROAD & UTILITY EASEMENT DESCRIPTIONS)

ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 7, T 6 S, R 11 W, CITY OF THREE RIVERS, ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 7 AND RUNNING THENCE S00°09'45"E, ALONG THE NORTH-SOUTH 1/4 LINE, 1875.21 FEET TO A POINT N00°09'45"W 990.05 FEET (RECORDED AS 990 FEET) FROM THE CENTER OF SECTION 7; THENCE N89°58'29"E, ALONG AN EXISTING PROPERTY LINE AS MONUMENTED, 43.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THE BOUNDARY RUNS THENCE N00°09'45"W, ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH MAIN STREET, 104.00 FEET; THENCE N89°58'29"E 143.70 FEET; THENCE S89°52'39"E 121.43 FEET; THENCE N09°58'29"E 346.67 FEET; THENCE N00°03'00"W 406.94 FEET; THENCE S89°58'19"E, ALONG AN EXISTING PROPERTY LINE AS MONUMENTED, 1138.05 FEET, S00°03'00"E 91.52 FEET FROM THE SOUTHWEST CORNER OF LOT 21 OF GLENDALE NUMBER 2 (L-5 OF PLATS, P-36); THENCE S00°03'00"E, ON THE SOUTHERLY PROJECTION OF THE WEST LINE OF GLENDALE NUMBER 2, 488.89 FEET (RECORDED AS 486 FEET); THENCE S89°58'29"W, ALONG AN EXISTING PROPERTY LINE AS MONUMENTED, 1748.18 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 14.08 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

INITIAL CONDOMINIUM DESCRIPTION

ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 7, T 6 S, R 11 W, CITY OF THREE RIVERS, ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 7 AND RUNNING THENCE SOUTH 00°09'45" EAST ALONG THE NORTH-SOUTH 1/4 LINE, 1875.21 FEET TO A POINT NORTH 00°09'45" WEST 990.05 FEET (RECORDED AS 990 FEET) FROM THE CENTER OF SAID SECTION 7; THENCE NORTH 89°58'29" EAST, ALONG AN EXISTING PROPERTY LINE AS MONUMENTED, 853.13 FEET; THENCE NORTH 0°03'00" WEST, 71.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THE BOUNDARY RUNS THENCE NORTH 89°58'29" EAST 424.49 FEET; THENCE NORTHEASTERLY, ALONG A 148.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 233.80 FEET (CHORD=N44°51'50"E 210.40 FEET); THENCE NORTH 00°03'00" WEST 289.35 FEET; THENCE NORTH 89°58'19" WEST 573.04 FEET; THENCE SOUTH 00°03'00" EAST 418.94 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 5.398 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

INDEX:

- 1 OF 6 COVER SHEET
- 2 OF 6 SURVEY PLAN
- 3 OF 6 SITE PLAN
- 4 OF 6 UTILITY PLAN
- 5 OF 6 SINGLE UNIT DESIGN
- 6 OF 6 DUPLEX UNIT DESIGN

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

PUBLIC ROAD RIGHT-OF-WAY DESCRIPTION

ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 7, T 6 S, R 11 W, CITY OF THREE RIVERS, ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 7 AND RUNNING THENCE S00°09'45"E, ALONG THE NORTH-SOUTH 1/4 LINE, 1875.21 FEET TO A POINT N00°09'45"W 990.05 FEET (RECORDED AS 990 FEET) FROM THE CENTER OF SECTION 7; THENCE N89°58'29"E, ALONG AN EXISTING PROPERTY LINE AS MONUMENTED, 43.00 FEET; THENCE N00°09'45"W, ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH MAIN STREET, 5.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N00°09'45"W, ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH MAIN STREET, 98.00 FEET; THENCE N89°58'29"E 143.70 FEET; THENCE S89°52'39"E 121.43 FEET; THENCE N89°58'29"E 346.67 FEET; THENCE S00°03'00"E 13.00 FEET; THENCE N89°58'29"E 424.49 FEET; THENCE NORTHEASTERLY, ALONG A 148.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 233.80 FEET (CHORD=N44°51'50"E 210.40 FEET); THENCE N00°03'00"W 284.35 FEET; THENCE S89°58'19"E 86.00 FEET; THENCE S00°03'00"E 284.28 FEET; THENCE SOUTHWESTERLY, ALONG A 215.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 337.07 FEET (CHORD=S44°51'50"W 303.60 FEET); THENCE S89°58'29"W 1034.82 FEET TO THE POINT OF BEGINNING.

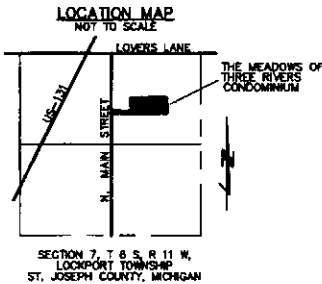
THIS PARCEL CONTAINS 2.878 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

FUTURE DEVELOPMENT DESCRIPTION

ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 7, T 6 S, R 11 W, CITY OF THREE RIVERS, ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 7 AND RUNNING THENCE S00°09'45"E, ALONG THE NORTH-SOUTH 1/4 LINE, 1875.21 FEET TO A POINT N00°09'45"W 990.05 FEET (RECORDED AS 990 FEET) FROM THE CENTER OF SECTION 7; THENCE N89°58'29"E, ALONG AN EXISTING PROPERTY LINE AS MONUMENTED, 43.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THE BOUNDARY RUNS THENCE N89°58'29"E 1748.18 FEET; THENCE N00°03'00"W 488.89 FEET; THENCE N89°58'19"W 585.01 FEET; THENCE S00°03'00"E 5.00 FEET; THENCE S89°58'19"E 66.00 FEET; THENCE S00°03'00"E 284.28 FEET; THENCE SOUTHWESTERLY, ALONG A 215.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 337.07 FEET (CHORD=S44°51'50"W 303.60 FEET); THENCE S89°58'29"W 1034.82 FEET; THENCE S00°09'45"E 5.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 5.983 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

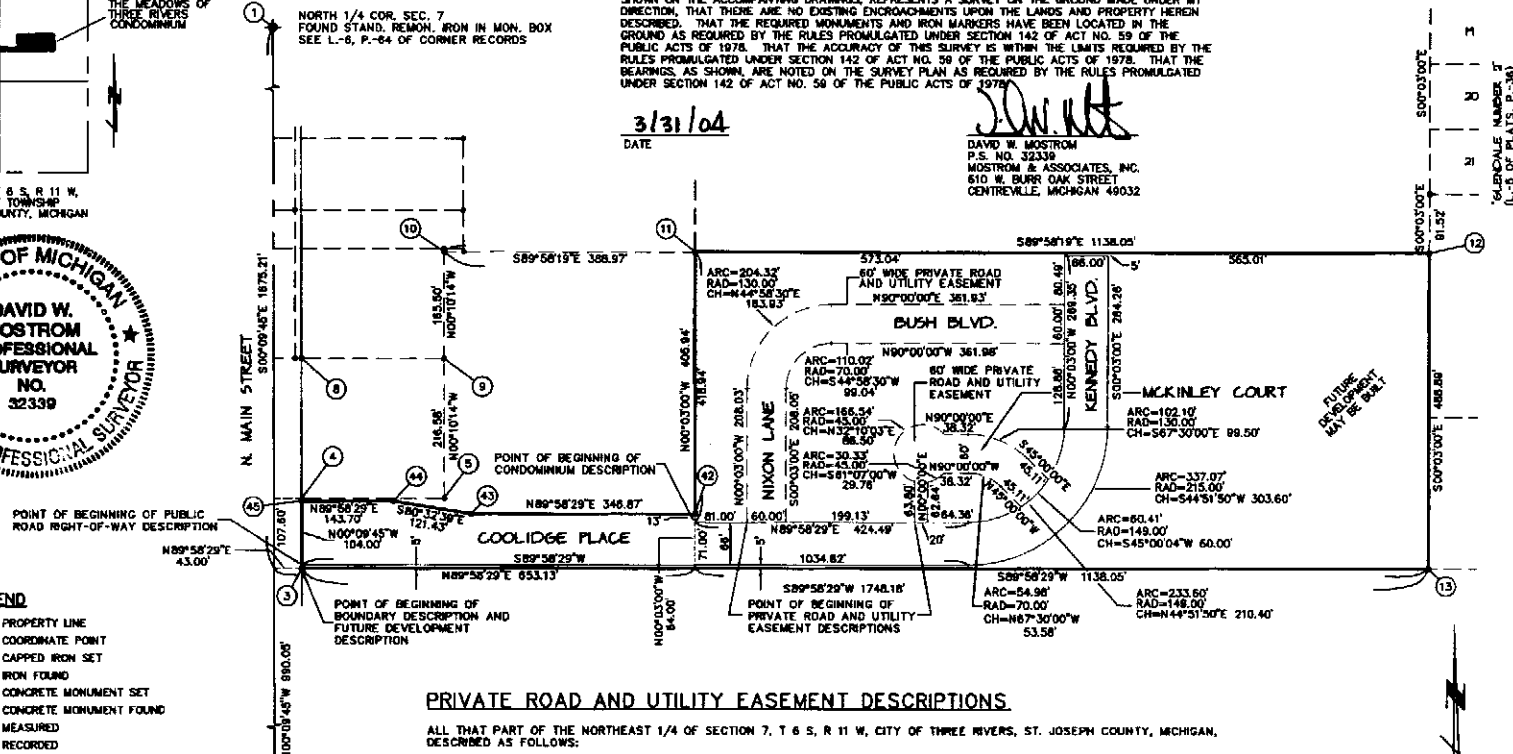


SURVEYOR'S CERTIFICATE

I, DAVID W. MOSTROM, PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS ST. JOSEPH COUNTY CONDOMINIUM PLAN NO. 200 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 PROPERTY HEREIN DESCRIBED, THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 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 BEARINGS, 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.

3/31/04
DATE

David W. Mostrom
DAVID W. MOSTROM
P.S. NO. 32339
MOSTROM & ASSOCIATES, INC.
610 W. BURR OAK STREET
CENTREVILLE, MICHIGAN 49032



PRIVATE ROAD AND UTILITY EASEMENT DESCRIPTIONS.

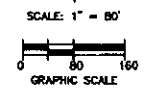
ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 7, T 6 S, R 11 W, CITY OF THREE RIVERS, ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 7 AND RUNNING THENCE SOUTH 00°09'45" EAST, ALONG THE NORTH-SOUTH 1/4 LINE, 1675.21 FEET TO A POINT NORTH 00°09'45" WEST 990.05 FEET (RECORDED AS 990 FEET) FROM THE CENTER OF SAID SECTION 7; THENCE NORTH 89°58'29" EAST, ALONG AN EXISTING PROPERTY LINE AS MONUMENTED, 653.13 FEET; THENCE NORTH 00°03'00" WEST 71.00 FEET; THENCE NORTH 89°58'29" EAST 81.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE NORTH 00°03'00" WEST 208.03 FEET, THENCE NORTHEASTERLY, ALONG A 130.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 204.32 FEET (CHORD-NORTH 44°58'30" EAST 183.93 FEET); THENCE NORTH 90°00'00" EAST 361.98 FEET, THENCE SOUTH 00°03'00" EAST 60.00 FEET; THENCE NORTH 00°00'00" WEST 361.98 FEET; THENCE SOUTHWESTERLY, ALONG A 70.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 110.02 FEET (CHORD-SOUTH 44°58'30" WEST 98.04 FEET); THENCE SOUTH 00°03'00" EAST, 208.05 FEET; THENCE SOUTH 89°58'29" WEST 60.00 FEET TO THE POINT OF BEGINNING.

ALSO: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 7 AND RUNNING THENCE SOUTH 00°09'45" EAST, ALONG THE NORTH-SOUTH 1/4 LINE, 1675.21 FEET TO A POINT NORTH 00°09'45" WEST 990.05 FEET (RECORDED AS 990 FEET) FROM THE CENTER OF SAID SECTION 7; THENCE NORTH 89°58'29" EAST, ALONG AN EXISTING PROPERTY LINE AS MONUMENTED, 653.13 FEET; THENCE NORTH 00°03'00" WEST 71.00 FEET; THENCE NORTH 89°58'29" EAST 340.13 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE NORTH 00°00'00" EAST 63.90 FEET; THENCE NORTHWESTERLY AND SOUTHEASTERLY, ALONG A 45.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 166.54 FEET (CHORD-NORTH 32°10'03" EAST, 84.50 FEET; THENCE NORTH 90°00'00" EAST 38.32 FEET; THENCE SOUTHEASTERLY, ALONG A 130.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 192.10 FEET (CHORD-SOUTH 67°30'00" EAST 89.50 FEET); THENCE SOUTH 45°00'00" EAST 45.11 FEET; THENCE SOUTHWESTERLY, ALONG A 148.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 60.41 FEET (CHORD-SOUTH 45°00'00" WEST 60.00 FEET); THENCE NORTH 45°00'00" WEST 45.11 FEET; THENCE WESTERLY, ALONG A 70.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 54.98 FEET (CHORD-NORTH 67°30'00" WEST 53.58 FEET); THENCE NORTH 90°00'00" WEST 38.32 FEET; THENCE SOUTHWESTERLY, ALONG A 45.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 30.33 FEET (CHORD-SOUTH 61°07'00" WEST 29.76 FEET); THENCE SOUTH 00°00'00" EAST 62.64 FEET; THENCE SOUTH 89°58'29" WEST 20.00 FEET TO THE POINT OF BEGINNING.

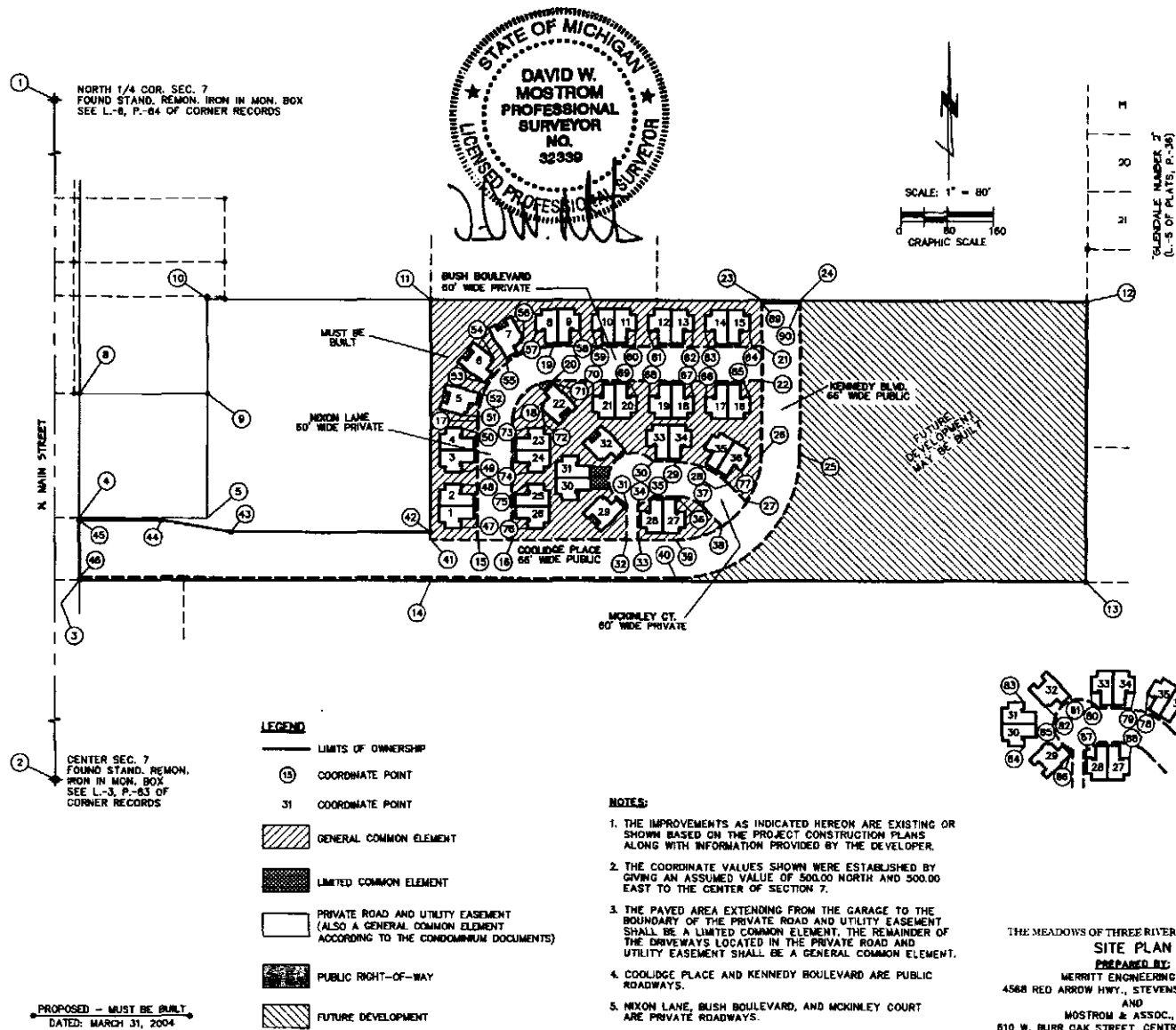
- LEGEND**
- PROPERTY LINE
 - COORDINATE POINT
 - CAPPED IRON SET
 - IRON FOUND
 - ◐ CONCRETE MONUMENT SET
 - ◑ CONCRETE MONUMENT FOUND
 - M MEASURED
 - R RECORDED

- NOTES:**
- 1) BEARINGS ARE BASED ON THE WEST LINE OF "QUINDALE NUMBER 2" RUNNING S00°03'00"E.
 - 2) COORDINATE ORIGIN IS ASSUMED.
 - 3) ACCORDING TO THE FIRM MAP FOR LOCKPORT TOWNSHIP, THIS PARCEL DOES NOT FALL IN A DESIGNATED FLOOD HAZARD AREA.



THE MEADOWS OF THREE RIVERS CONDOMINIUM
SURVEY PLAN
PREPARED BY:
MERRITT ENGINEERING, INC.
4568 RED ARROW HWY., STEVENSVILLE, MI 49127
AND
MOSTROM & ASSOC., INC.
610 W. BURR OAK STREET, CENTREVILLE, MI 49032

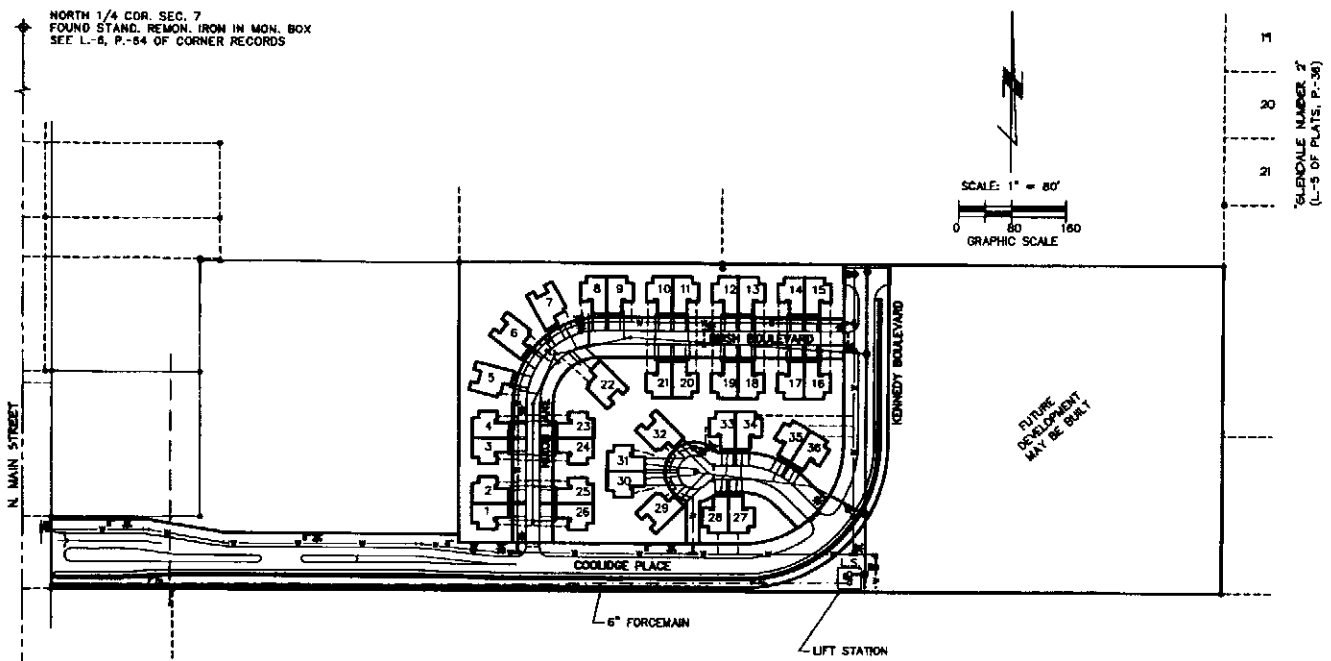
POINT	NORTHING	EASTING
1.	3165.25	492.44
2.	500.00	500.00
3.	1460.06	540.18
4.	1507.77	539.89
5.	1508.40	762.07
6.	NOT USED	
7.	NOT USED	
8.	1815.54	539.27
9.	1814.97	761.42
10.	1980.47	760.83
11.	1980.28	1149.89
12.	1979.72	2287.95
13.	1490.84	2288.37
14.	1490.53	1150.32
15.	1561.36	1231.26
16.	1561.40	1281.28
17.	1769.39	1231.08
18.	1769.45	1291.08
19.	1899.81	1361.08
20.	1839.51	1361.08
21.	1899.51	1723.01
22.	1838.51	1723.06
23.	1990.00	1722.83
24.	1979.97	1788.63
25.	1710.71	1789.17
26.	1710.65	1723.17
27.	1828.53	1898.56
28.	1660.42	1866.69
29.	1698.50	1574.76
30.	1698.50	1536.44
31.	1625.28	1490.39
32.	1561.48	1490.39
33.	1561.48	1510.38
34.	1624.13	1510.38
35.	1838.50	1536.44
36.	1838.50	1574.76
37.	1818.00	1824.28
38.	1580.10	1656.16
39.	1561.52	1574.75
40.	1485.52	1575.00
41.	1361.33	1150.28
42.	1374.33	1150.25
43.	1574.18	803.38
44.	1584.13	683.60
45.	1594.07	539.80
46.	1495.06	540.18
47.	1561.82	1203.74
48.	1858.62	1203.74
49.	1679.82	1203.74
50.	1756.82	1203.74
51.	1778.78	1206.82
52.	1817.51	1233.03
53.	1835.64	1242.30
54.	1890.08	1256.66
55.	1879.05	1279.50
56.	1914.19	1310.07
57.	1926.51	1331.22
58.	1926.51	1406.22
59.	1926.51	1429.22
60.	1926.51	1506.22
61.	1926.51	1527.22
62.	1926.51	1804.22
63.	1926.51	1825.22
64.	1926.51	1702.22
65.	1812.51	1702.80
66.	1812.51	1825.80
67.	1812.51	1804.80
68.	1812.51	1527.80
69.	1812.51	1506.80
70.	1812.51	1429.80
71.	1834.48	1360.82
72.	1792.29	1340.78
73.	1757.13	1318.24
74.	1890.13	1318.24
75.	1858.13	1318.24
76.	1582.13	1318.24
77.	1882.69	1689.11
78.	1722.74	1823.35
79.	1725.43	1600.85
80.	1725.43	1523.85
81.	1718.85	1485.98
82.	1898.81	1443.77
83.	1707.68	1405.24
84.	1830.88	1405.24
85.	1837.88	1444.82
86.	1611.85	1487.01
87.	1611.51	1514.49
88.	1611.51	1591.49
89.	1975.00	1722.84
90.	1974.87	1788.94



PROPOSED - MUST BE BUILT.
DATED: MARCH 31, 2004

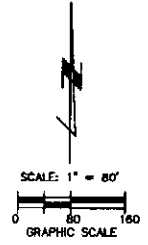


THE MEADOWS OF THREE RIVERS CONDOMINIUM
SITE PLAN
 PREPARED BY:
 MERRITT ENGINEERING, INC.
 4568 RED ARROW HWY., STEVENSVILLE, MI 49127
 AND
 MOSTROM & ASSOC., INC.
 610 W. BURR OAK STREET, CENTREVILLE, MI 48032



NORTH 1/4 COR. SEC. 7
 FOUND STAND. REMON. IRON IN MON. BOX
 SEE L.-6, P.-84 OF CORNER RECORDS

CENTER SEC. 7
 FOUND STAND. REMON. IRON IN MON. BOX
 SEE L.-5, P.-83 OF CORNER RECORDS



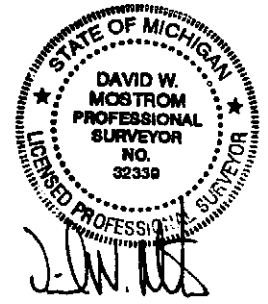
1
 20
 21
 SCHEDULE NUMBER 27
 (L-5 OF PLATS, P-36)

LEGEND

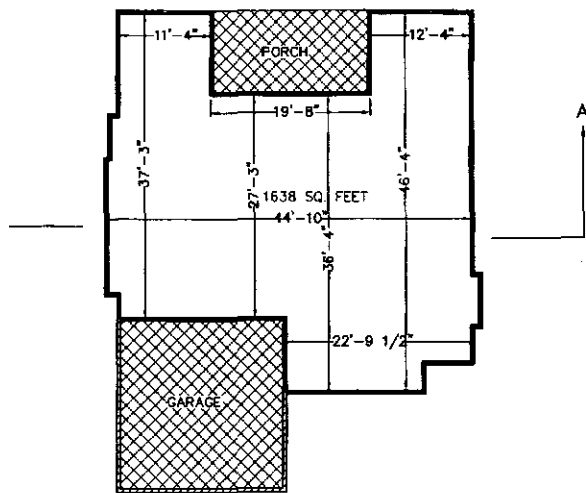
CITY OF THREE RIVERS	---	L.S.	LIFT STATION
CITY OF THREE RIVERS	- - - - -	6" FORCEMAIN	
CITY OF THREE RIVERS	—○—	SANITARY SEWER WITH MANHOLE	
CITY OF THREE RIVERS	—□—	STORM SEWER WITH DRYWELL	
CITY OF THREE RIVERS	—X—	WATERMAIN WITH FIRE HYDRANT AND VALVE	
CITY OF THREE RIVERS	---	WATER SERVICE TO UNITS	
CITY OF THREE RIVERS	*	STREET LIGHT	
CITY OF THREE RIVERS	●	SANITARY MANHOLE	
AMERICAN ELECTRIC POWER	—E—	ELECTRIC	
SEMCO	—G—	GAS	
VERIZON	—T—	TELEPHONE	
COMCAST	—C—	CABLE TV	

NOTE:
 ALTHOUGH THE LOCATION OF ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION ARE NOT SHOWN, ALL OF THESE UTILITIES WILL BE CONSTRUCTED WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OR WITHIN THE INITIAL CONDOMINIUM DEVELOPMENT.

PROPOSED - MUST BE BUILT
 DATED: MARCH 31, 2004

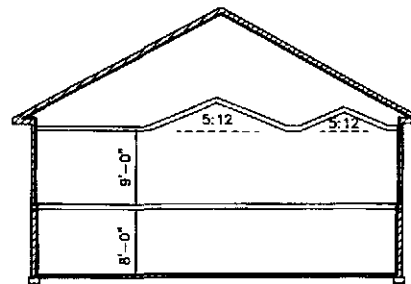


THE MEADOWS OF THREE RIVERS CONDOMINIUM
 UTILITY PLAN
 PREPARED BY:
 MERRITT ENGINEERING, INC.
 4568 RED ARROW HWY., STEVENSVILLE, MI 49127
 AND
 MOSTROM & ASSOC., INC.
 610 W. BURR OAK STREET, CENTREVILLE, MI 48032



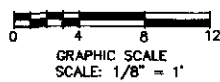
FOUNDATION PLAN

UNITS: 5, 6, 7, 22, 29 & 32




SECTION A-A


PROPOSED - MUST BE BUILT
DATED: MARCH 31, 2004



LEGEND

 GENERAL COMMON ELEMENT

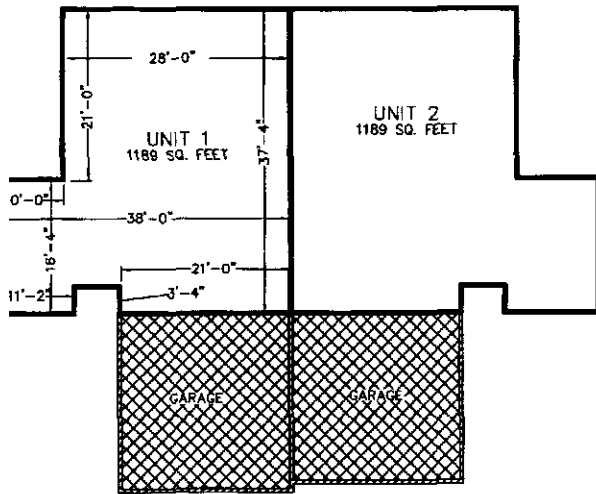
 LIMITED COMMON ELEMENT

 LIMITS OF OWNERSHIP

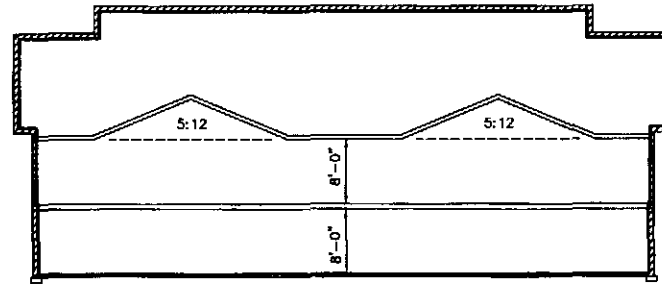
NOTE: ALL WALLS ARE AT RIGHT ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED

THE MEADOWS OF THREE RIVERS CONDOMINIUM
SINGLE UNIT DESIGN

PREPARED BY:
MERRITT ENGINEERING, INC.
4568 RED ARROW HWY., STEVENSVILLE, MI. 49127



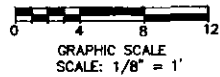
FOUNDATION PLAN



SECTION A-A


UNITS:
1-2, 3-4, 8-9, 10-11, 12-13, 14-15, 18-17, 18-19,
20-21, 23-24, 25-26, 27-28, 30-31, 33-34 & 35-36


PROPOSED - MUST BE BUILT
DATED: MARCH 31, 2004



LEGEND

 GENERAL COMMON ELEMENT

 LIMITED COMMON ELEMENT

 LIMITS OF OWNERSHIP

NOTE: ALL WALLS ARE AT RIGHT ANGLES TO EACH OTHER
UNLESS OTHERWISE NOTED

THE MEADOWS OF THREE RIVERS CONDOMINIUM
DUPLEX UNIT DESIGN

PREPARED BY:
MERRITT ENGINEERING, INC.
4568 RED ARROW HWY., STEVENSVILLE, MI. 49127