

BIXLER SUBDIVISION

A SUBDIVISION SITUATED IN THE NORTH FRACTIONAL HALF OF SECTION 19, TOWN 7 SOUTH, RANGE 9 WEST, BURR OAK TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, ERNEST L. BIXLER AND ANGELL V. BIXLER, HUSBAND AND WIFE, AS PROPRIETORS, AND STURGIS SAVINGS AND LOAN ASSOCIATION, OF STURGIS, MICHIGAN, A MICHIGAN CORPORATION BY R. B. BUCKNELL, PRESIDENT, AND HOWARD E. AUGSPURGER, SECRETARY, AS MORTGAGEE, HAVE CAUSED THE LAND EMBRACED IN THE ANNEXED PLAT TO BE SURVEYED, LAID OUT, AND PLATTED TO BE KNOWN AS BIXLER SUBDIVISION, A SUBDIVISION SITUATED IN THE NORTH FRACTIONAL HALF OF SECTION 19, TOWN 7 SOUTH, RANGE 9 WEST, BURR OAK TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, AND THAT THAT PORTION OF PRAIRIE RIVER ROAD WITHIN THE BOUNDARIES OF SAID PLAT IS HEREBY DEDICATED TO THE USE OF THE PUBLIC AND EDMARDA ROAD IS HEREBY DEDICATED TO THE LOT OWNERS WITHIN SAID PLAT. ALL LOTS RUN TO THE WATERS EDGE. A 16 FOOT DRAINAGE EASEMENT ALONG THE SOUTHERLY SIDE OF LOT 1 IS GRANTED TO THE ST. JOSEPH COUNTY ROAD COMMISSION.

Ernest L. Bixler
ERNEST L. BIXLER

Angell V. Bixler
ANGELL V. BIXLER

R.B. Bucknell
R.B. BUCKNELL, PRESIDENT

Howard E. Augspurger
HOWARD E. AUGSPURGER, SECRETARY

R.E. Sayers
R.E. SAYERS, WITNESS

Jean L. Sayers
JEAN L. SAYERS, WITNESS

STURGIS SAVINGS AND LOAN ASSOCIATION

STATE OF MICHIGAN
COUNTY OF ST. JOSEPH

ON THIS 15th DAY OF January, 1962, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED ERNEST L. BIXLER AND ANGELL V. BIXLER, HUSBAND AND WIFE, AS PROPRIETORS, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE ABOVE DEDICATION AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED. ALSO BEFORE ME ON THIS DAY DID APPEAR R. B. BUCKNELL AND HOWARD E. AUGSPURGER WHO BEING EACH BY ME DULY SWORN DID SAY THAT THEY ARE THE PRESIDENT AND SECRETARY, RESPECTIVELY OF STURGIS SAVINGS AND LOAN ASSOCIATION, OF STURGIS, MICHIGAN, A MICHIGAN CORPORATION, AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THE SAID R. B. BUCKNELL AND HOWARD E. AUGSPURGER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES
Jean L. Sayers
JAN 2, 1964
JEAN L. SAYERS, NOTARY PUBLIC, ST. JOSEPH COUNTY, MICH.

CERTIFICATE OF APPROVAL BY COUNTY PLAT BOARD
THIS PLAT WAS APPROVED BY THE ST. JOSEPH COUNTY PLAT BOARD AT A MEETING HELD January 23, 1962

Donna E. Donmyer
DONNA E. DONMYER
REGISTER OF DEEDS.

Beverly Sheline
JOHN W. MARVIN, BEVERLY SHELINE
COUNTY CLERK, DEPUTY

Richard K. Olin
RICHARD K. OLIN,
COUNTY TREASURER

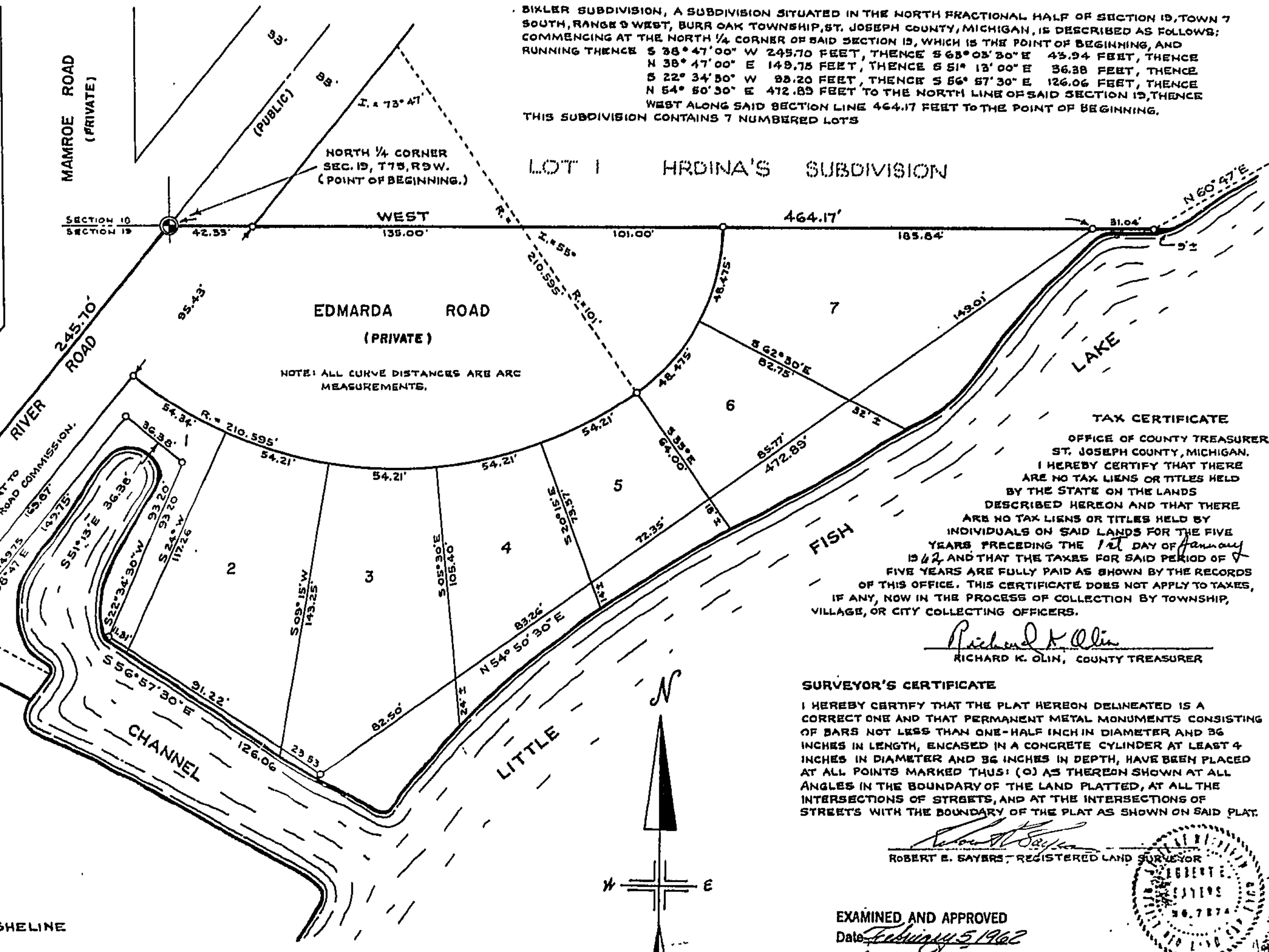
Ruel N. Beebe
RUEL N. BEEBE,
DRAIN COMMISSIONER

CERTIFICATE OF MUNICIPAL APPROVAL
THIS PLAT WAS EXAMINED AND APPROVED BY THE BURR OAK TOWNSHIP BOARD AT A REGULAR MEETING HELD January 18, 1962, AND IS IN COMPLIANCE WITH SECTION 19 2 AND THAT THE WIDTH OF LOTS CONFORMS WITH REQUIREMENTS OF SECTION 20, ACT 172, OF 1929, AS AMENDED.

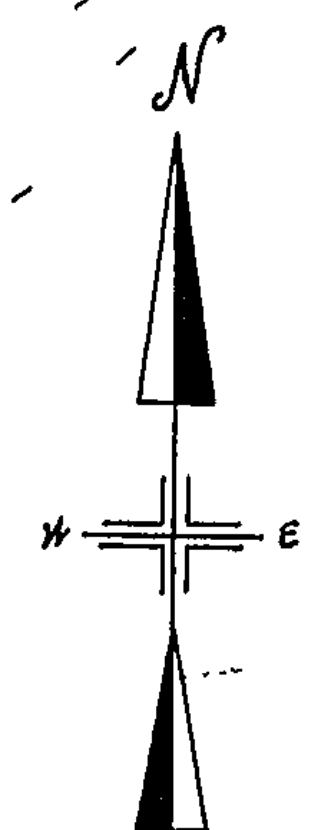
Harry K. Smith
HARRY K. SMITH, TOWNSHIP CLERK

DESCRIPTION

BIXLER SUBDIVISION, A SUBDIVISION SITUATED IN THE NORTH FRACTIONAL HALF OF SECTION 19, TOWN 7 SOUTH, RANGE 9 WEST, BURR OAK TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 19, WHICH IS THE POINT OF BEGINNING, AND RUNNING THENCE S 38° 47' 00" W 245.70 FEET, THENCE S 63° 03' 30" E 43.94 FEET, THENCE N 38° 47' 00" E 149.75 FEET, THENCE S 51° 13' 00" E 36.38 FEET, THENCE S 22° 34' 30" W 98.20 FEET, THENCE S 56° 57' 30" E 126.06 FEET, THENCE N 54° 50' 30" E 472.85 FEET TO THE NORTH LINE OF SAID SECTION 19, THENCE WEST ALONG SAID SECTION LINE 464.17 FEET TO THE POINT OF BEGINNING. THIS SUBDIVISION CONTAINS 7 NUMBERED LOTS



NOTE: ALL CURVE DISTANCES ARE ARC MEASUREMENTS.



SCALE: 1" = 40 FT.
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

CERTIFICATE OF APPROVAL BY COUNTY ROAD COMMISSION
THIS PLAT WAS APPROVED AT A REGULAR MEETING OF THE ST. JOSEPH COUNTY ROAD COMMISSION HELD ON THE 15th DAY OF JANUARY, 1962.

Ivan Bent
IVAN BENT, CHAIRMAN

Rollo Crafts
ROLLO CRAFTS, MEMBER

D.W. Arney
D.W. ARNEY, MEMBER

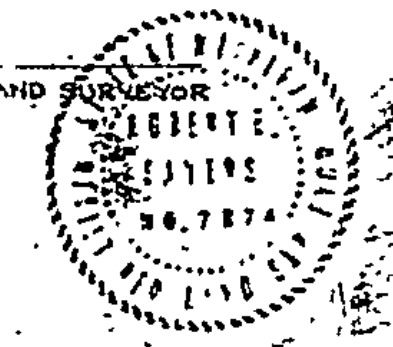
TAX CERTIFICATE
OFFICE OF COUNTY TREASURER
ST. JOSEPH COUNTY, MICHIGAN.
I HEREBY CERTIFY THAT THERE ARE NO TAX LIENS OR TITLES HELD BY THE STATE ON THE LANDS DESCRIBED HEREON AND THAT THERE ARE NO TAX LIENS OR TITLES HELD BY INDIVIDUALS ON SAID LANDS FOR THE FIVE YEARS PRECEDING THE 1st DAY OF January 1962 AND THAT THE TAXES FOR SAID PERIOD OF FIVE YEARS ARE FULLY PAID AS SHOWN BY THE RECORDS OF THIS OFFICE. THIS CERTIFICATE DOES NOT APPLY TO TAXES, IF ANY, NOW IN THE PROCESS OF COLLECTION BY TOWNSHIP, VILLAGE, OR CITY COLLECTING OFFICERS.

Richard K. Olin
RICHARD K. OLIN, COUNTY TREASURER

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAT HEREBY DELINEATED IS A CORRECT ONE AND THAT PERMANENT METAL MONUMENTS CONSISTING OF BARS NOT LESS THAN ONE-HALF INCH IN DIAMETER AND 36 INCHES IN LENGTH, ENCASED IN A CONCRETE CYLINDER AT LEAST 4 INCHES IN DIAMETER AND 36 INCHES IN DEPTH, HAVE BEEN PLACED AT ALL POINTS MARKED THUS: (O) AS THEREON SHOWN AT ALL ANGLES IN THE BOUNDARY OF THE LAND PLATTED, AT ALL THE INTERSECTIONS OF STREETS, AND AT THE INTERSECTIONS OF STREETS WITH THE BOUNDARY OF THE PLAT AS SHOWN ON SAID PLAT.

Robert E. Sayers
ROBERT E. SAYERS, REGISTERED LAND SURVEYOR

EXAMINED AND APPROVED
Date February 5, 1962
Billie S. Farnum
BILLIE S. FARNUM
AUDITOR GENERAL
Richard E. Lomax
Richard E. Lomax - Plat Examiner



REGISTERED OFFICE,
COUNTY OF ST. JOSEPH,
STATE OF MICHIGAN.

Received for Record, 1/18/62
2-5-62
at 9:49 AM
1-16-62
at 11:40 AM
at 11:40 AM
at 11:40 AM