

THE BAAD-REED SUBDIVISION

SITUATED IN THE SOUTH FRACTIONAL ONE HALF OF SEC'S 26 & 27, TOWN 6 SOUTH, RANGE 9 WEST, COLON TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN.

DESCRIPTION

The description of The Baad-Reed Subdivision situated in the South fractional one half of sections 26 and 27, Town 6 South, Range 9 West, Colon Township, St. Joseph County, Michigan is as follows: Commencing at the East one quarter stone of said section 27 and running thence South 0 degrees 9 minutes West 427.86 feet, thence North 89 degrees 16 minutes West 1202.64 feet, thence North 6 degrees 15 minutes East 326.15 feet, thence West 161.40 feet, thence South 12 degrees and 46 minutes West 367.73 feet, thence South 09 degrees and 33 minutes West 208.25 feet, thence South 06 degrees and 42 minutes East 418.64 feet, thence South 80 degrees and 27 minutes West 338.17 feet, thence North 64 degrees and 11 minutes West 250.00 feet, thence North 71 degrees and 37 minutes West 119.00 feet, thence South 72 degrees and 36 minutes West 50.00 feet, thence South 56 degrees and 20 minutes West 299.40 feet, thence South 15 degrees and 34 minutes West 679.22 feet, thence South 89 degrees and 31 minutes East 294.00 feet, thence North 02 degrees and 28 minutes East 532.10 feet, thence North 58 degrees and 38 minutes East 171.36 feet, thence North 61 degrees and 37 minutes East 70.28 feet, thence South 64 degrees and 11 minutes East 232.59 feet, thence South 69 degrees and 11 minutes East 320.54 feet, thence South 74 degrees and 11 minutes East 255.32 feet, thence South 87 degrees and 20 minutes East 105.10 feet, thence North 34 degrees and 35 minutes East 337.65 feet, thence North 55 degrees and 25 minutes West 183.52 feet, thence North 68 degrees and 25 minutes West 119.41 feet, thence North 08 degrees and 25 minutes West 380.68 feet, thence North 20 degrees and 00 minutes East 202.84 feet, thence South 89 degrees and 16 minutes East 1280.22 feet, thence North 00 degrees and 09 minutes East 494.70 feet, thence West 66.00 feet to the place of beginning. This Subdivision contains 35 Lots.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent metal monuments consisting of pipes not less than one half inch in diameter and 36 inches in length, encased in concrete at least 4 inches square and 36 inches in depth have been placed at all points marked thus: o as thereon shown at all angles in the boundaries of the land platted, at all intersections of streets and at the intersections of streets with the boundaries of the plat as shown on said plat.

Robert E. Sayers
Robert E. Sayers
Registered Land Surveyor

TAX CERTIFICATE

OFFICE OF THE COUNTY TREASURER, ST. JOSEPH COUNTY:
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 10th day of January, 1955, 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 process of collection by township or village collecting officers.

Irene Hibbard
Irene Hibbard, County Treasurer

TITLE CERTIFICATE

I hereby certify that I have examined title from date of government patent until the date of November 10th, 1955 and that I find no outstanding interests, including mineral rights, other than by the parties joining in the dedication of the above described plat of The Baad-Reed Subdivision.

Ben Miller
Ben Miller
Examining Attorney

CERTIFICATE OF MUNICIPAL APPROVAL

This Plat was approved by the Township Board of the Township of Colon at a meeting held on the 10th day of November, 1955.

Charles Williams
Charles Williams, Township Clerk

STATE OF MICHIGAN SS
COUNTY OF ST. JOSEPH
On this 10th day of November, 1955, before me, a notary public in and for said county, personally appeared Robert Baad and Margaret Baad, husband and wife, and C. Kenneth Reed and Marietta Reed, husband and wife, as proprietors, and Bertha Mangold, a widow, as mortgagee, known to me to be the persons who executed the above dedication and acknowledged the same to be their own free act and deed.

J. H. Davis
J. H. Davis
Notary Public, St. Joseph County, Michigan
My Commission expires Aug 4, 1957

DEDICATION

Margaret A. Baad, a widow, Know all men by these presents, that we, Robert Baad and Margaret Baad, husband and wife, and C. Kenneth Reed and Marietta Reed, husband and wife, as proprietors, and Bertha Mangold, a widow, as mortgagee, have caused the land embraced in the annexed plat to be surveyed, laid out, and platted, to be known as The Baad-Reed Subdivision situated in the South fractional one half of sections 26 and 27, Town 6 South, Range 9 West, Colon Township, St. Joseph County, Michigan and that Shoreline Drive as shown on said plat is hereby dedicated to the use of the public. All lot lines extend to the waters edge.

J. H. Davis, witness
Robert Baad, Robert Baad
Verna C. Selby, witness
Margaret Baad, Margaret Baad
Margaret A. Reed, C. Kenneth Reed
Marietta Reed, Marietta Reed
Bertha Mangold, Bertha Mangold

CERTIFICATE OF APPROVAL BY THE ROAD COMMISSION

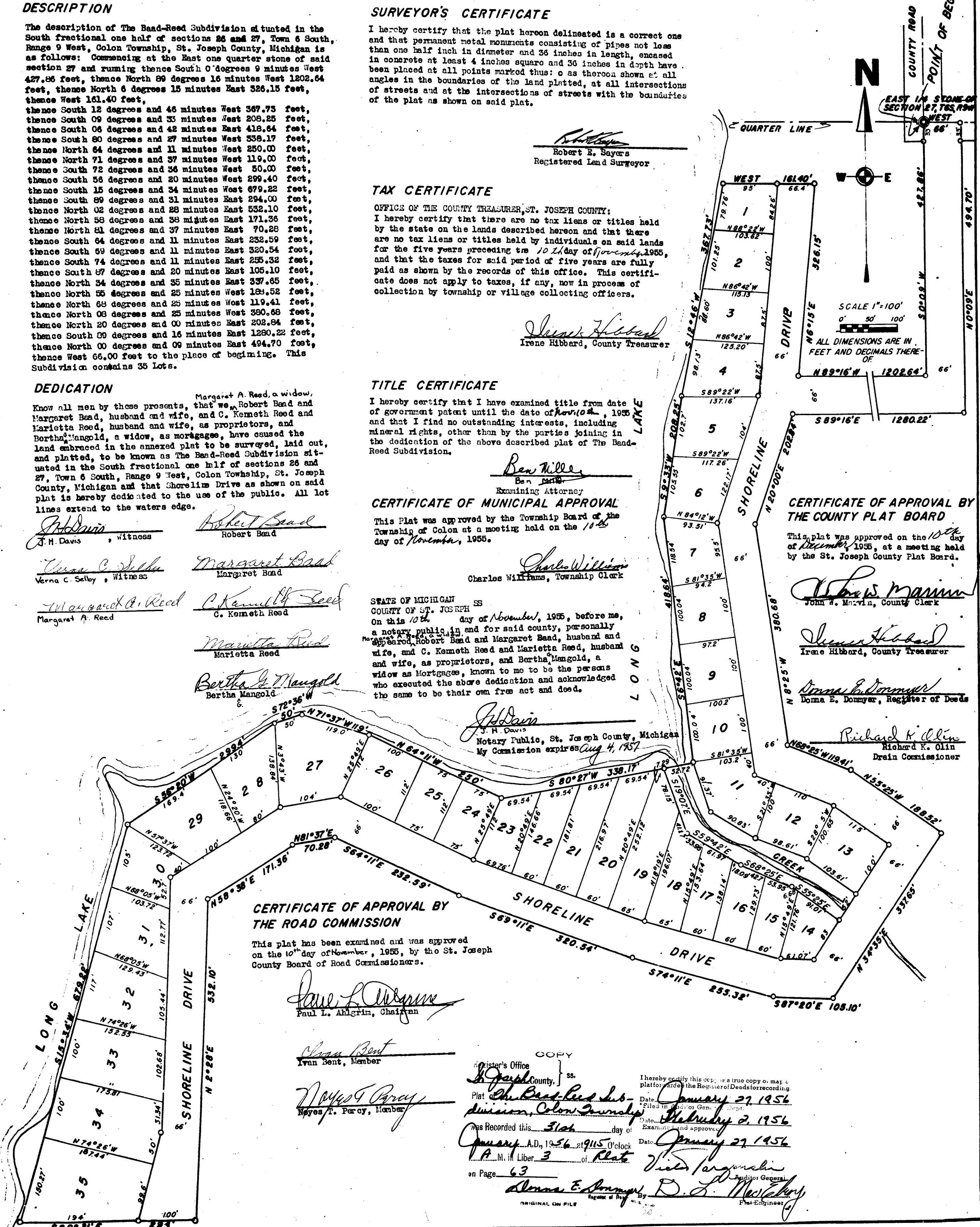
This plat has been examined and was approved on the 10th day of November, 1955, by the St. Joseph County Board of Road Commissioners.

Paul L. Ahlgrim
Paul L. Ahlgrim, Chairman
Ivan Bent
Ivan Bent, Member
Myron T. Percy
Myron T. Percy, Member

CERTIFICATE OF APPROVAL BY THE COUNTY PLAT BOARD

This plat was approved on the 10th day of December, 1955, at a meeting held by the St. Joseph County Plat Board.

John W. Marvin
John W. Marvin, County Clerk
Irene Hibbard
Irene Hibbard, County Treasurer
Dona E. Domyer
Dona E. Domyer, Register of Deeds
Richard K. Olin
Richard K. Olin
Drain Commissioner



COPY
Register's Office
St. Joseph County, Michigan
Plat of *The Baad-Reed Sub-division, Colon Township*
Filed in *Book 10* of General Records
Date of Filing *January 27, 1956*
Examined and approved by *Richard K. Olin*
Date of Approval *January 27, 1956*
Recorded this *31st* day of *January*, A.D., 1956 at *9:15* O'clock
P.M. in Liber *3* of *Plat*
on Page *63*
Almon E. Stump
Almon E. Stump, Register of Deeds
D. S. Mervin
D. S. Mervin, Plat Engineer