STATE OF MICHIGAN
ST. JOSEPH COUNTY
RECORDED

5 APR 2000 11:14:22 PM

CYNTHIA L. JARRATT
REGISTER OF DEEDS

ATTENTION COUNTY REGISTRAR OF DEEDS

THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT, ITS NUMBER MUST BE PROPERLY SHOWN IN THE TITLE ON THIS SHEET AND IN THE SURVEYOR'S CERTIFICATION ON SHEET 2.

ST. JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 11

EXHIBIT B TO THE MASTER DEED OF

WASHBURN LAKE

COLON TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN

DEVELOPER

McKEOUGH LAND COMPANY, INC.
208 FRANKLIN STREET
GRAND HAVEN, MICHIGAN 49417

SURVEYOR

MITCHELL SURVEYS, INC.
404 BROADWAY
SOUTH HAVEN, MICHIGAN 49090

SHEET INDEX

1.) TITLE & DESCRIPTION SHEET
2.) FLOODPLAIN & SURVEY PLAN
3.) SITE & UTILITY PLAN

PROPERTY DESCRIPTION:

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWN 6 SOUTH, RANGE 9 WEST, COLON TOWNSHIP, ST. JOSEPH COUNTY MICHIGAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 22 AND RUNNING THENCE NORTH 01° 46' 12" WEST ALONG THE SECTION LINE AS MONUMENTED, 1669.99 FEET; THENCE SOUTH 89° 23' 00" WEST, 790.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89° 23' 00" WEST 492.20 FEET TO AN IRON BAR; THENCE SOUTHERLY ALONG A RANDOM TRAVERSE LINE ALONG THE FOLLOWING 4 COURSES; THENCE SOUTH 35° 26' 24" EAST, 184.83 FEET; THENCE SOUTH 06° 49' 14" WEST, 508.92 FEET; THENCE SOUTH 03° 25' 45" WEST, 230.22 FEET; THENCE SOUTH 35° 09'32" WEST, 216.28 FEET; THENCE NORTH 89° 23' 00" EAST, 604.67 FEET TO AN IRON BAR; THENCE NORTH 00° 00' 00" WEST, 1032.00 FEET TO THE POINT OF BEGINNING. ALSO, ALL THAT LAND LYING BETWEEN THE ABOVE RANDOM TRAVERSE LINE AND THE SHORELINE OF WASHBURN LAKE AS BOUNDED BY THE SIDE LINES OF SAID PARCEL EXTENDED.

THIS PARCEL CONTAINS 12.1 ACRES, MORE OR LESS.

EXCEPTING FROM ALL OF THE ABOVE DESCRIBED LANDS ALL OF THE OIL, GAS AND MINERAL RIGHTS THERETO, WHICH ARE HEREBY RESERVED BY THE DEVELOPER.

ALSO AN 80 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, ALL FOR DEVELOPMENT PURPOSES, OVER AND ACROSS THE FOLLOWING; COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 22 AND RUNNING THENCE NORTH 01° 46' 12" WEST, ALONG THE SECTION LINE AS MONUMENTED, 1669.99 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT; THENCE SOUTH 89° 23' 00" WEST, 790.00 FEET; THENCE SOUTH 00° 00' 00" EAST, 80.00 FEET; THENCE NORTH 89° 23' 00" EAST, 792.47 FEET; THENCE NORTH 01° 46' 12" WEST, 80.02 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SUBJECT TO ALL CONDITIONS, LIMITATIONS, RESERVATIONS, EASEMENTS AND RESTRICTIONS OF RECORD.

STATE OF MICHIGAN
GEORGE J. MITCHELL
PROFESSIONAL SURVEYOR
No. 19618

PROPOSED—MUST BE BUILT

DATED: APRIL 5, 2000

N

0 50' 100' 200' 400'

SCALE OF FEET
FULL SCALE: 1" = 100'

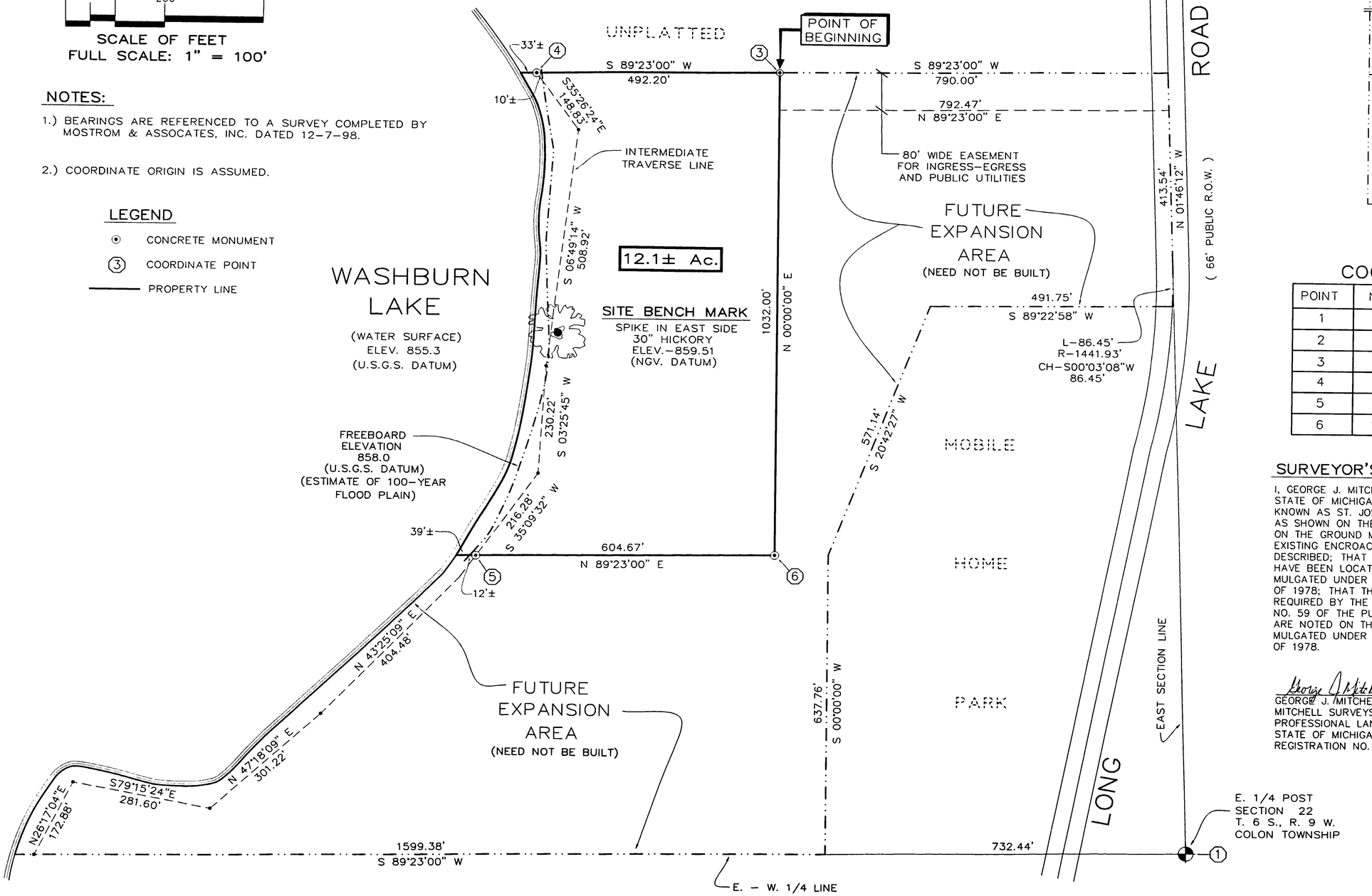
NOTES:

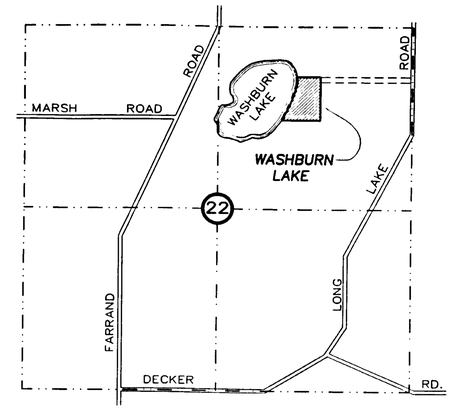
1.) BEARINGS ARE REFERENCED TO A SURVEY COMPLETED BY MOSTROM & ASSOCATES, INC. DATED 12-7-98.

2.) COORDINATE ORIGIN IS ASSUMED.

LEGEND

- CONCRETE MONUMENT
- (3) COORDINATE POINT
- PROPERTY LINE





LOCATION MAP

COORDINATES

POINT	NORTHING	EASTING
1	10,000.00	10,000.00
2	11,669.19	9,948.42
3	11,660.70	9,158.47
4	11,655.39	8,666.29
5	10,622.19	8,553.84
6	10,628.70	9,158.47

SURVEYOR'S CERTIFICATE:

I, GEORGE J. MITCHELL, PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY: THAT THE SUBDIVISION PLAN KNOWN AS ST. JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 11, 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 RULES PROMULGATED UNDER SECTION 142 OF ACT. NO. 59 OF 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.

George J. Mitchell
GEORGE J. MITCHELL, PRESIDENT
MITCHELL SURVEYS, INC.,
PROFESSIONAL LAND SURVEYOR
STATE OF MICHIGAN
REGISTRATION NO. 19618

April 5, 2000

STATE OF MICHIGAN
GEORGE J. MITCHELL
PROFESSIONAL SURVEYOR
No. 19618
PROFESSIONAL SURVEYOR

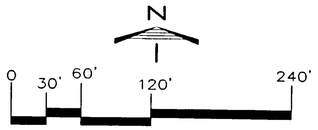
FLOODPLAIN & SURVEY PLAN
WASHBURN LAKE

PREPARED BY

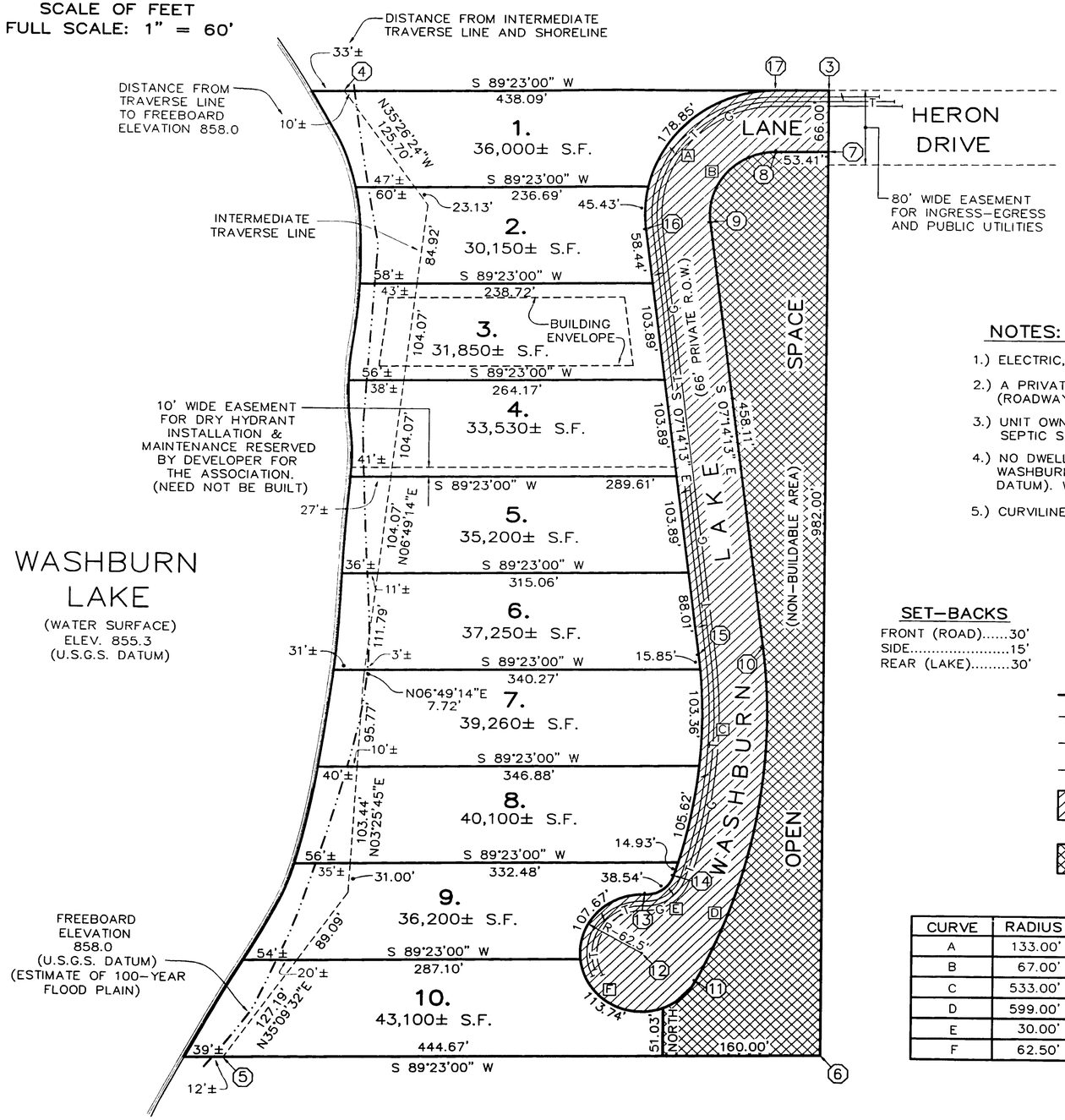
MITCHELL SURVEYS, INC.
404 BROADWAY
SOUTH HAVEN, MI 49090

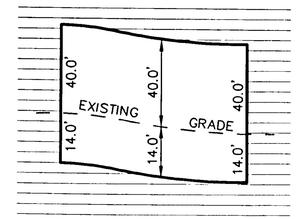
SHEET 2

PROPOSED-MUST BE BUILT
DATED: APRIL 5, 2000

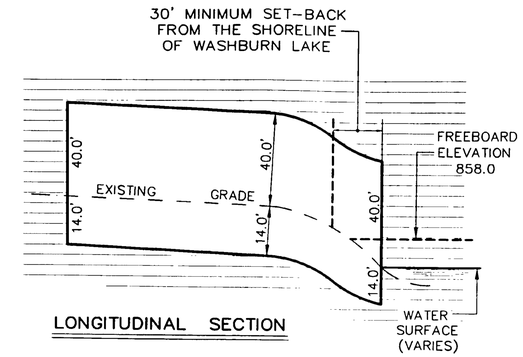


SCALE OF FEET
FULL SCALE: 1" = 60'





TRAVERSE SECTION



LONGITUDINAL SECTION

NOTE

LOT SECTIONS ARE DELINEATED FOR PURPOSES OF SHOWING THE UPPER AND LOWER LIMITS OF EACH UNIT. EACH UNIT HAS ITS OWN UNIQUE PROFILE WITH LIMITS OF OWNERSHIP 14' BELOW EXISTING GRADE AND 40' ABOVE EXISTING GRADE.

COORDINATES

POINT	NORTHING	EASTING
1	10,000.00	10,000.00
2	11,669.19	9,948.42
3	11,660.70	9,158.47
4	11,655.39	8,666.29
5	10,622.19	8,553.84
6	10,628.70	9,158.47
7	11,594.70	9,158.47
8	11,594.12	9,105.07
9	11,518.69	9,039.32
10	11,064.22	9,097.03
11	10,707.02	9,031.41
12	10,736.42	8,976.25
13	10,798.87	8,978.59
14	10,819.31	9,008.15
15	11,055.91	9,031.56
16	11,510.37	8,973.85
17	11,660.12	9,104.36

NOTES:

1.) ELECTRIC, TELEPHONE AND NATURAL GAS SERVICES 'MUST BE BUILT'.

2.) A PRIVATE ROADWAY FOR UNITS 1 THRU 10 'MUST BE BUILT'. (ROADWAY TO BE PAVED 18' MINIMUM WIDTH)

3.) UNIT OWNERS MUST INSTALL INDIVIDUAL WATER WELLS AND SEPTIC SYSTEMS.

4.) NO DWELLING SHALL BE CONSTRUCTED WITHIN 30 FEET OF WASHBURN LAKE OR BELOW THE ELEVATION OF 858.0 (U.S.G.S. DATUM). WHICHEVER IS THE GREATER DISTANCE.

5.) CURVILINEAR MEASUREMENTS ARE ARC LENGTHS.

LEGEND

3.	UNIT NUMBER
S.F.	SQUARE FEET
(3)	COORDINATE POINT
[B]	CURVE LETTER
———	LIMITS OF OWNERSHIP
—G—	NATURAL GAS LINE
—\—	ELECTRIC LINE
—T—	TELEPHONE LINE
	GENERAL COMMON ELEMENT FOR ROADWAY & PUBLIC UTILITIES
	GENERAL COMMON ELEMENT FOR OPEN SPACE (NON-BUILDABLE AREA)

SET-BACKS

FRONT (ROAD).....30'
SIDE.....15'
REAR (LAKE).....30'

CURVE DATA

CURVE	RADIUS	CHORD	BEARING	DELTA	LENGTH
A	133.00'	198.64'	S 41°04'24" W	96°37'13"	224.28'
B	67.00'	100.07'	S 41°04'24" W	96°37'13"	112.98'
C	533.00'	237.75'	S 05°39'00" W	25°46'25"	239.76'
D	599.00'	363.18'	S 10°24'37" W	35°17'39"	368.98'
E	30.00'	35.94'	S 55°20'20" W	73°36'15"	38.54'
F	62.50'	105.96'	S 29°54'03" W	244°05'00"	266.25'

STATE OF MICHIGAN
GEORGE J. MITCHELL
PROFESSIONAL SURVEYOR
No. 19618
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SITE & UTILITY PLAN

WASHBURN LAKE

PREPARED BY

MITCHELL SURVEYS, INC.
404 BROADWAY
SOUTH HAVEN, MI 49090

SHEET 3

PROPOSED—MUST BE BUILT
DATED: APRIL 4, 2000