COVER SHEET & PROPERTY DESCRIPTION

STATE OF MICHIGAN
ST. JOSEPH COUNTY
FILED

26 MAY 1999 12:32:40 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. 7

EXHIBIT B TO MASTER DEED OF

DOGWOOD POINT

SITUATED IN THE NE 1/4 AND THE SE 1/4 OF SECTION 32, T 7 S, R 12 W, CONSTANTINE TOWNSHIP, AND IN THE NE 1/4 OF SECTION 5 T 8 S, R 12 W, MOTTVILLE TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN

DESCRIPTION

ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 32, T 7 S, R 12 W, CONSTANTINE TOWNSHIP AND THE NORTHEAST 1/4 OF SECTION 5, T 8 S, R 12 W, MOTTVILLE TOWNSHIP, ALL IN ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 32, AND RUNNING THENCE S00°16'22"W, ALONG THE SECTION LINE, 816.61 FEET TO AN IRON BAR; THENCE S90°00'00"W 220.57 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S90°00'00"W 290.85 FEET; THENCE S19°24'48"W 173.89 FEET; THENCE WESTERLY AND SOUTHERLY ALONG A 65 FOOT RADIUS CURVE TO THE LEFT HAVING A DELTA ANGLE OF 135°57'14" AND AN ARC DISTANCE OF 154.23 FEET (CHORD = S41°26'11.5"W 120.51 FEET); THENCE SOUTHERLY ALONG A 40 FOOT RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 45°57'14" AND AN ARC DISTANCE OF 32.08 FEET (CHORD = S03°33'48.5"E 31.23 FEET); THENCE S19°24'48"W 279.55 FEET; THENCE SOUTHERLY ALONG A 966 FOOT RADIUS CURVE TO THE LEFT HAVING A DELTA ANGLE OF 8°55'45" AND AN ARC DISTANCE OF 150.55 FEET (CHORD = S14°56'55.6"W 150.40 FEET); THENCE SOUTHWESTERLY ALONG A 30 FOOT RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 90°38'39" AND AN ARC DISTANCE OF 47.46 FEET (CHORD = S55°48'09.8"W 42.66 FEET); THENCE N78°52'43"W 1003.37 FEET; THENCE WESTERLY ALONG A 2765.75 FOOT RADIUS CURVE TO THE LEFT HAVING A DELTA ANGLE OF 10°59'44" AND AN ARC DISTANCE OF 530.77 FEET (CHORD = N84°22'35.1"W 529.95 FEET); THENCE NORTHWESTERLY ALONG A 250 FOOT RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 90°10'04" AND AN ARC DISTANCE OF 393.43 FEET (CHORD = N44°47'24.8"W 354.07 FEET); THENCE N00°17'37"E 1049.39 FEET; THENCE N89°45'13"W, ALONG THE 1/4 LINE, 74.00 FEET; THENCE S00°17'37"W 1664.53 FEET; THENCE ALONG AN INTERMEDIATE TRAVERSE LINE ALONG THE FOLLOWING 12 COURSES: THENCE N81°45'20"E 625.73 FEET; THENCE S71°15'05"E 677.34 FEET; THENCE S15°05'00"E 275.51 FEET; THENCE S28°02'45"E 357.94 FEET; THENCE S34°17'55"E 88.23 FEET; THENCE S13°53'15"E 448.94 FEET; THENCE N43°52'16"E 463.13 FEET; THENCE N13°38'05"E 234.77 FEET; THENCE N04°33'19"E 709.56 FEET; THENCE N25°06'49"E 442.15 FEET; THENCE N56°12'54"E 231.87 FEET; THENCE N08°40'52"W 259.48 FEET TO THE POINT OF BEGINNING.

ALSO ALL THAT LAND LYING BETWEEN THE ABOVE INTERMEDIATE TRAVERSE LINES AND THE WATER'S EDGE OF THE ST. JOSEPH RIVER AND BLACK RUN.

THIS PARCEL CONTAINS 44.250 ACRES, MORE OR LESS.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

ALSO ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 32, T 7 S, R 12 W, CONSTANTINE TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 32 AND RUNNING THENCE N89°45'13"W, ALONG THE 1/4 LINE, 2623.19 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N89°45'13"W 24.75 FEET TO THE CENTER OF SAID SECTION 32 AS MONUMENTED; THENCE N00°26'41"E, ALONG THE QUARTER LINE, 499.68 FEET; THENCE N61°43'00"E, ALONG THE CENTERLINE OF NORTH RIVER ROAD, 28.22 FEET; THENCE S00°26'41"W 513.16 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.288 ACRES, MORE OR LESS.

ALSO AN EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE FOLLOWING:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 32, T 7 S, R 12 W, CONSTANTINE TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 32 AND RUNNING THENCE N89°45'13"W, ALONG THE 1/4 LINE, 2543.19 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT; THENCE N89°45'13"W 104.75 FEET; THENCE N00°26'41"E, PARALLEL WITH THE 1/4 LINE, 513.16 FEET; THENCE N61°43'00"E, ALONG THE CENTERLINE OF NORTH RIVER ROAD, 91.23 FEET; THENCE S00°26'41"W 556.73 FFET TO THE POINT OF BEGINNING.

DEVELOPER

McKEOUGH LAND COMPANY, INC.
208 FRANKLIN STREET
GRAND HAVEN, MICHIGAN 49417
PHONE: (616)847-2440

SURVEYOR

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

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 MAY 21, 1999

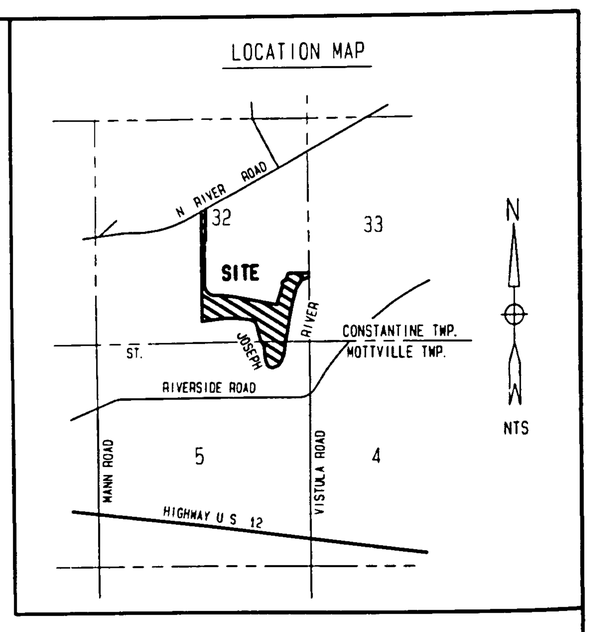
CADFILE=TD06

SURVEY PLAN

DOGWOOD POINT

IN THE NE 1/4 & THE SE 1/4 OF SEC. 32, T7S, R12W, CONSTANTINE TOWNSHIP, AND IN THE NE 1/4 OF SEC. 5, T8S, R12W, MOTTVILLE TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN

LOCATION MAP



North

SCALE: 1" = 150 FEET

0 200 400

O = CONCRETE MONUMENT SET

SURVEYOR'S CERTIFICATE

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

That the subdivision plan known as Dogwood Point county condominium subdivision plan no. 7, 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.

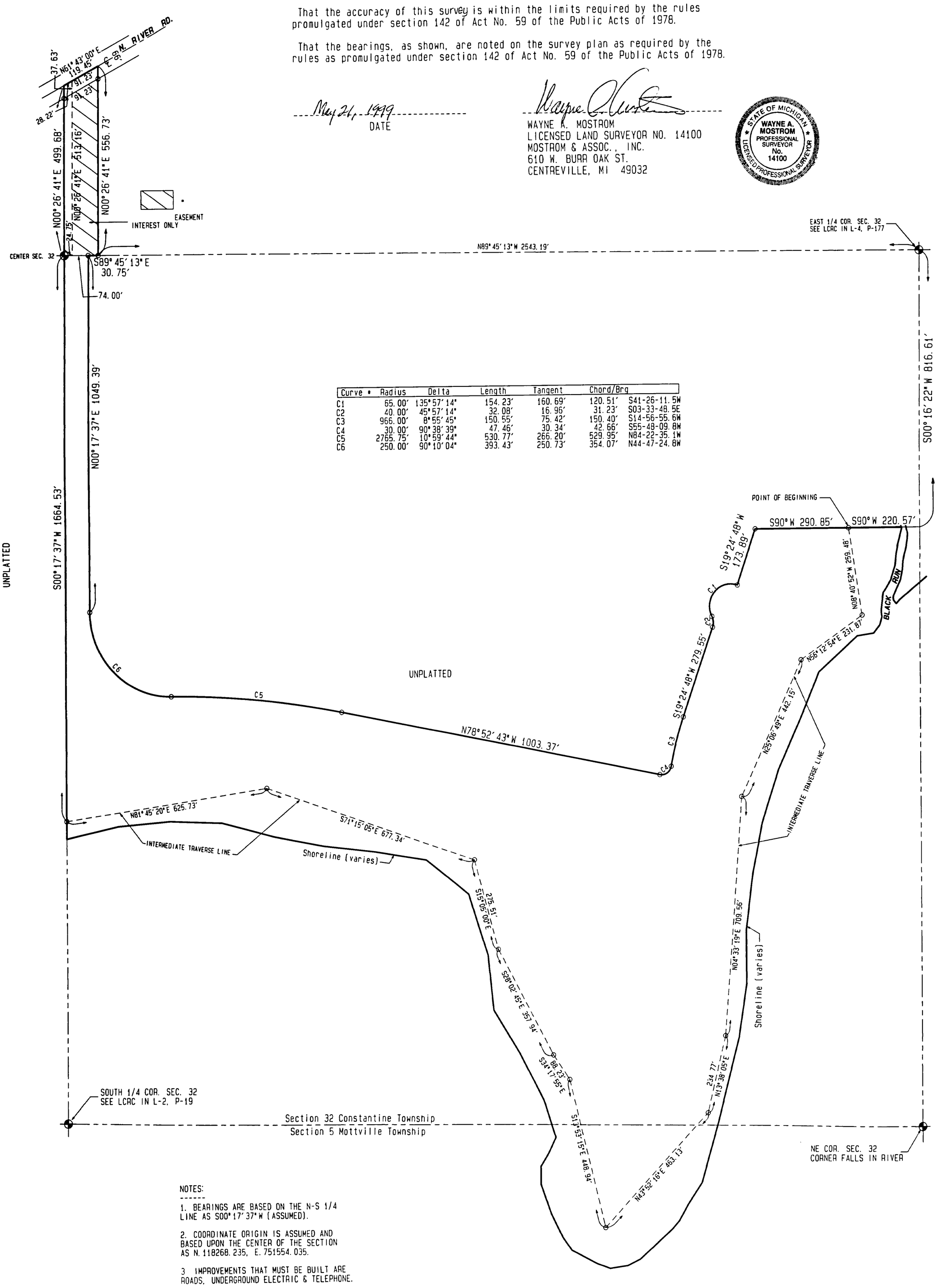
That the accuracy of this survey is within the limits required by the rules promulgated under section 142 of Act No. 59 of the Public Acts of 1978.

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

May 21, 1999
DATE

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

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



Curve #	Radius	Delta	Length	Tangent	Chord/Brg	
C1	65.00'	135°57'14"	154.23'	160.69'	120.51'	S41-26-11.5W
C2	40.00'	45°57'14"	32.08'	16.96'	31.23'	S03-33-48.5E
C3	966.00'	8°55'45"	150.55'	75.42'	150.40'	S14-56-55.6W
C4	30.00'	90°38'39"	47.46'	30.34'	42.66'	S55-48-09.8W
C5	2765.75'	10°59'44"	530.77'	266.20'	529.95'	N84-22-35.1W
C6	250.00'	90°10'04"	393.43'	250.73'	354.07'	N44-47-24.8W

NOTES:

1. BEARINGS ARE BASED ON THE N-S 1/4 LINE AS S00°17'37"W (ASSUMED).

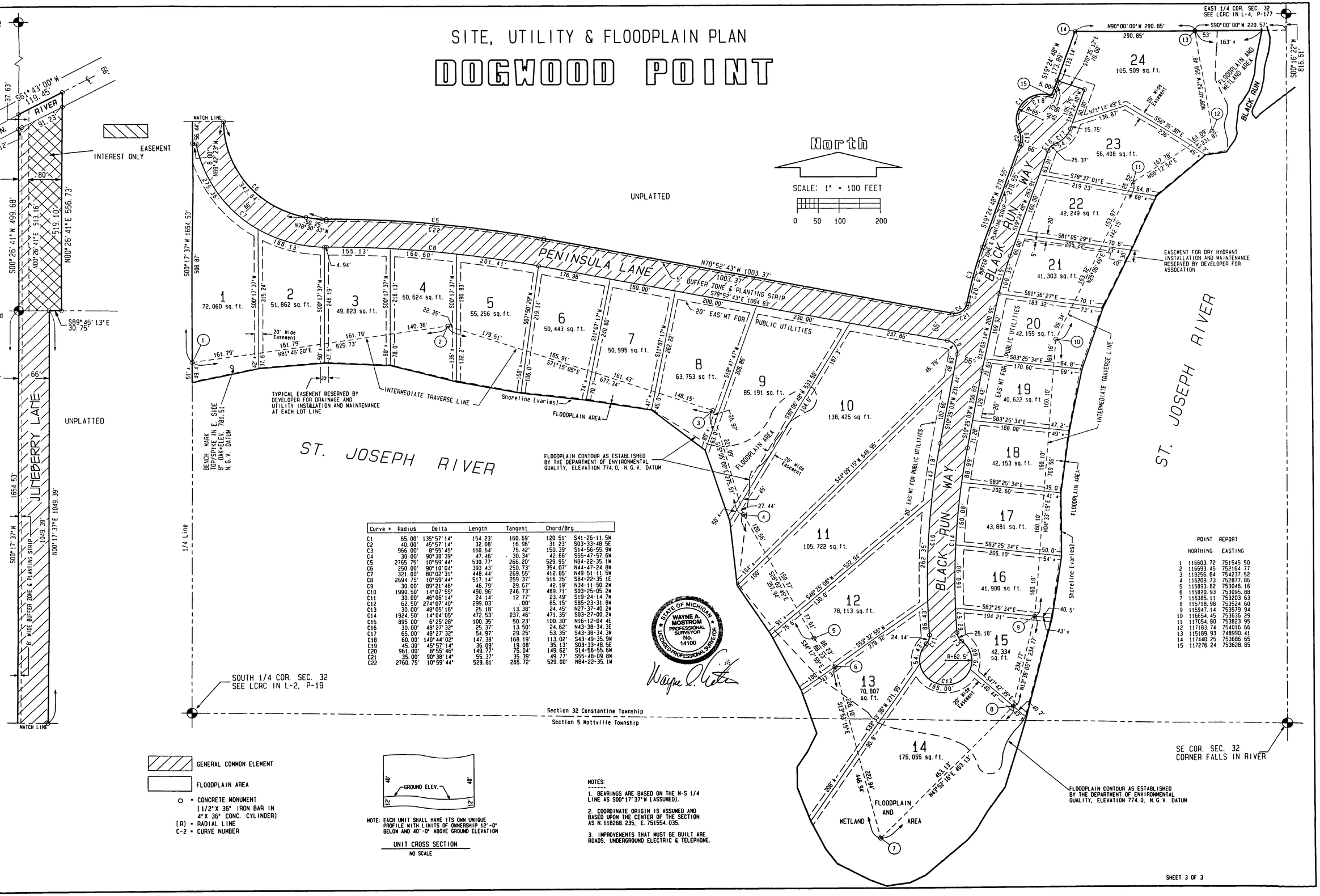
2. COORDINATE ORIGIN IS ASSUMED AND BASED UPON THE CENTER OF THE SECTION AS N. 118268.235, E. 751554.035.

3 IMPROVEMENTS THAT MUST BE BUILT ARE ROADS, UNDERGROUND ELECTRIC & TELEPHONE.

CAD FILE: SPD06

SITE, UTILITY & FLOODPLAIN PLAN

DOGWOOD POINT



Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	65.00'	135°57'14"	154.23'	160.69'	120.51' S41-26-11.5W
C2	40.00'	45°57'14"	32.08'	16.96'	31.23' S03-33-48.5E
C3	966.00'	8°55'45"	150.54'	75.42'	150.39' S14-56-55.9W
C4	30.00'	90°38'39"	47.46'	30.34'	42.66' S55-47-57.6W
C5	2765.75'	10°59'44"	530.77'	266.20'	529.95' N84-22-35.1W
C6	250.00'	90°10'04"	393.43'	250.73'	354.07' N44-47-24.8W
C7	321.00'	80°02'31"	448.44'	269.55'	412.85' N49-51-11.5W
C8	2694.75'	10°59'44"	517.14'	259.37'	516.35' S84-22-35.1E
C9	30.00'	89°21'46"	46.79'	29.67'	42.19' N34-11-50.2W
C10	1990.50'	14°07'55"	490.96'	246.73'	489.71' S03-25-05.2W
C11	30.00'	46°06'14"	24.14'	12.77'	23.49' S19-24-14.7W
C12	62.50'	274°07'40"	299.03'	.00'	85.15' S85-23-31.8W
C13	30.00'	48°05'16"	25.18'	13.38'	24.45' N27-37-40.2W
C14	1924.50'	14°04'05"	472.53'	237.46'	471.35' S03-27-00.2W
C15	895.00'	6°25'28"	100.35'	50.23'	100.30' N16-12-04.4E
C16	30.00'	48°27'32"	25.37'	13.50'	24.62' N43-38-34.3E
C17	65.00'	48°27'32"	54.97'	29.25'	53.35' S43-38-34.3W
C18	60.00'	140°44'02"	147.38'	168.19'	113.02' S43-49-35.9W
C19	45.00'	45°57'14"	36.09'	19.08'	35.13' S03-33-48.5E
C20	961.00'	8°55'45"	149.77'	75.04'	149.62' S14-56-55.6W
C21	35.00'	90°38'14"	55.37'	35.39'	49.77' S55-48-09.8W
C22	2760.75'	10°59'44"	529.81'	265.72'	529.00' N84-22-35.1W

POINT REPORT

	NORTHING	EASTING
1	116603.72	751545.50
2	116693.45	752164.77
3	118256.84	754237.52
4	116209.73	752877.86
5	115893.82	753046.16
6	115820.93	753095.88
7	115385.11	753203.63
8	115718.98	753524.60
9	115947.14	753579.94
10	116654.45	753636.29
11	117054.80	753823.95
12	117183.74	754016.66
13	115189.93	748990.41
14	117440.25	753686.65
15	117276.24	753628.85

GENERAL COMMON ELEMENT

FLOODPLAIN AREA

O = CONCRETE MONUMENT (1/2"X 36" IRON BAR IN 4"X 36" CONC. CYLINDER)

(R) = RADIAL LINE

C-2 = CURVE NUMBER

NOTE: EACH UNIT SHALL HAVE ITS OWN UNIQUE PROFILE WITH LIMITS OF OWNERSHIP 12'-0" BELOW AND 40'-0" ABOVE GROUND ELEVATION

UNIT CROSS SECTION

NO SCALE

NOTES:

1. BEARINGS ARE BASED ON THE N-S 1/4 LINE AS S00°17'37"W (ASSUMED).

2. COORDINATE ORIGIN IS ASSUMED AND BASED UPON THE CENTER OF THE SECTION AS N. 118268.235, E. 751554.035.

3. IMPROVEMENTS THAT MUST BE BUILT ARE ROADS, UNDERGROUND ELECTRIC & TELEPHONE.

CADFILE: SUPDOG

SHEET 3 OF 3