

# RIVER HEIGHTS

## A SUBDIVISION SITUATED IN THE SOUTH 1/2 OF THE SE FR'L 1/4 OF SEC. 12 AND THE NW FR'L 1/4 OF SEC. 13, T 7 S, R 12 W, CONSTANTINE TWP., ST. JOSEPH CO., MICH.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JOE J. FERGISON AND MADGE L. FERGISON, HUSBAND AND WIFE, AS PROPRIETORS, HAVE CAUSED THE LAND EMBRACED IN THE ANNEXED PLAT TO BE SURVEYED, LAID OUT, AND PLATTED, TO BE KNOWN AS RIVER HEIGHTS, A SUBDIVISION SITUATED IN THE SOUTH 1/2 OF THE SE FR'L 1/4 OF SEC. 12 AND THE NW FR'L 1/4 OF SEC. 13, T 7 S, R 12 W, CONSTANTINE TWP., ST. JOSEPH CO., MICH., AND THAT THE STREETS EMBRACED BY THE ANNEXED PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC. LOTS 1 TO 29, INCLUSIVE, RUN TO THE WATERS EDGE (SUBJECT TO FLOWAGE RIGHTS OF THE MICHIGAN GAS AND ELECTRIC CO.).

*Joe J. Ferguson*  
JOE J. FERGISON  
RFD 1, CONSTANTINE, MICH.  
*Madge L. Ferguson*  
MADGE L. FERGISON  
RFD 1, CONSTANTINE, MICH.  
JEAN L. SAYERS, WITNESS R.E. SAYERS, WITNESS

STATE OF MICHIGAN COUNTY OF ST. JOSEPH SS

ON THIS DAY OF 1964, DID HEREBY APPEAR BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, JOE J. FERGISON AND MADGE L. FERGISON, HUSBAND AND WIFE, AS PROPRIETORS, PERSONALLY KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE ABOVE DEDICATION AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

MY COMMISSION EXPIRES JEAN L. SAYERS, NOTARY PUBLIC ST. JOSEPH CO., MICH.

### CERTIFICATE AS TO STATE TRUNK LINE OR FEDERAL AID ROAD

WE HEREBY CERTIFY THAT SAID PLAT APPEARS TO INCLUDE LAND LOCATED ON A STATE TRUNK LINE OR FEDERAL AID ROAD.

*Donna E. Donmyer*  
DONNA E. DONMYER  
REGISTER OF DEEDS  
*Richard K. Olin*  
RICHARD K. OLIN  
COUNTY TREASURER  
*John W. Marvin*  
JOHN W. MARVIN  
COUNTY CLERK  
*Ruel N. Beebe*  
RUEL N. BEEBE  
DRAIN COMMISSIONER

### DESCRIPTION

RIVER HEIGHTS, A SUBDIVISION SITUATED IN THE SOUTH 1/2 OF THE SE FR'L 1/4 OF SEC. 12 AND THE NW FR'L 1/4 OF SEC. 13, T 7 S, R 12 W, CONSTANTINE TWP., ST. JOSEPH CO., MICH., IS DESCRIBED AS FOLLOWS:  
COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 13 AND RUNNING THENCE NORTH ALONG THE SECTION LINE 2261.38 FEET TO THE POINT OF BEGINNING; THENCE S 89° 58' E 1961.53 FEET, THENCE N 49° 32' 30" E 196.43 FEET, THENCE S 53° E 140.24 " " " " N 49° 32' 30" E 163.04 " " " " N 28° 29' E 417.06 " " " " N 27° 32' E 126.30 " " " " N 00° 12' 30" E 181.30 " " " " N 09° 38' W 221.72 " " " " N 11° 19' 30" W 213.64 " " " " N 08° 30' W 170.96 " " " " N 14° 55' E 238.44 " " " " N 72° 47' W 110.44 " " " " N 12° 20' E 193.51 " " " " N 01° 13' W 293.51 " " " " S 88° 47' W 206.47 " " " " S 01° 13' E 200.00 " " " " SOUTHERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 580.65 FEET AN ARC DISTANCE OF 137.32 FEET (SAID CURVE BEING SUBTENDED BY A LONG CHORD WHICH BEARS S 05° 33' 30" W 137.00 FEET), THENCE S 12° 20' W 900 FEET, THENCE SOUTHERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 841 FEET AN ARC DISTANCE OF 247.08 FEET (SAID CURVE BEING SUBTENDED BY A LONG CHORD WHICH BEARS S 03° 55' W 246.20 FEET), THENCE S 04° 30' E 700 FEET, THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 379 FEET AN ARC DISTANCE OF 274.51 FEET (SAID CURVE BEING SUBTENDED BY A LONG CHORD WHICH BEARS S 16° 15' W 268.55 FEET), THENCE S 37° W 142.75 FEET, THENCE SW'LY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 455.02 FEET AN ARC DISTANCE OF 99.60 FEET (SAID CURVE BEING SUBTENDED BY A LONG CHORD WHICH BEARS S 43° 16' 15" W 99.40 FEET), THENCE S 49° 32' 30" W 164.84 FEET, THENCE WESTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 135.56 FEET AN ARC DISTANCE OF 95.80 FEET (SAID CURVE BEING SUBTENDED BY A LONG CHORD WHICH BEARS S 69° 47' 15" W 93.82 FEET), THENCE N 89° 58' W 1887.22 FEET, THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 66 FEET TO THE POINT OF BEGINNING. THIS PLAT CONTAINS 29 NUMBERED LOTS.

*St. Joseph River Heights* Feb. 24, 1964  
*March 2, 1964*  
*March 21, 1964*  
*1 plat*  
*Donna E. Donmyer* *Richard E. Hornsby, Jr.*

### TAX CERTIFICATE

OFFICE OF COUNTY TREASURER, ST. JOSEPH COUNTY I HEREBY CERTIFY THAT THERE ARE NO TAX LIENS OR TITLES HELD BY THE STATE ON THE LAND DESCRIBED HEREON, AND THAT THERE ARE NO TAX LIENS OR TITLES HELD BY INDIVIDUALS ON THE SAID LANDS FOR THE FIVE YEARS PRECEDING THE 16th DAY OF January, 1964, 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

CERTIFICATE OF APPROVAL BY COUNTY ROAD COMMISSION THIS PLAT HAS BEEN EXAMINED AND WAS APPROVED ON THE DAY OF Jan 9, 1964, BY THE ST. JOSEPH COUNTY BOARD OF ROAD COMMISSIONERS.

*Ivan Bent*  
IVAN BENT, CHAIRMAN  
MEMBER D. W. ARNEY, MEMBER

CERTIFICATE OF APPROVAL BY COUNTY PLAT BOARD THIS PLAT WAS APPROVED BY THE ST. JOSEPH COUNTY PLAT BOARD AT A MEETING HELD January 21, 1964

*Donna E. Donmyer* *Richard K. Olin*  
DONNA E. DONMYER, REGISTER OF DEEDS RICHARD K. OLIN, COUNTY TREASURER  
*John W. Marvin* *Ruel N. Beebe*  
JOHN W. MARVIN, COUNTY CLERK RUEL N. BEEBE, DRAIN COMMISSIONER

CERTIFICATE OF MUNICIPAL APPROVAL THIS PLAT WAS APPROVED BY THE TOWNSHIP BOARD OF THE TOWNSHIP OF CONSTANTINE AT A MEETING HELD January 14, 1964, AND IS IN COMPLIANCE WITH SECTION 19 2 AND THAT THE WIDTH OF LOTS CONFORMS WITH REQUIREMENTS OF SECTION 30, ACT 172, OF 1929, AS AMENDED.

*Tom W. Geisler*  
TOM W. GEISLER, TOWNSHIP CLERK

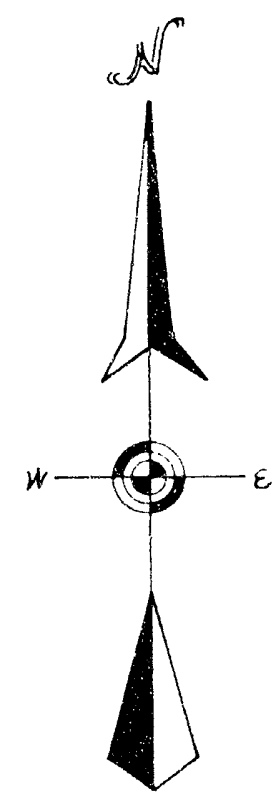
### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT HEREON 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 BOUNDARIES OF THE PLAT AS SHOWN ON SAID PLAT.

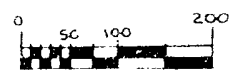
*Robert E. Sayers*  
ROBERT E. SAYERS, REGISTERED LAND SURVEYOR  
P.O. BOX 212 WAIT RD. & M-78  
STURGIS, MICH.

NOTE: ALL CURVE DIMENSIONS ARE ARC DIMENSIONS.

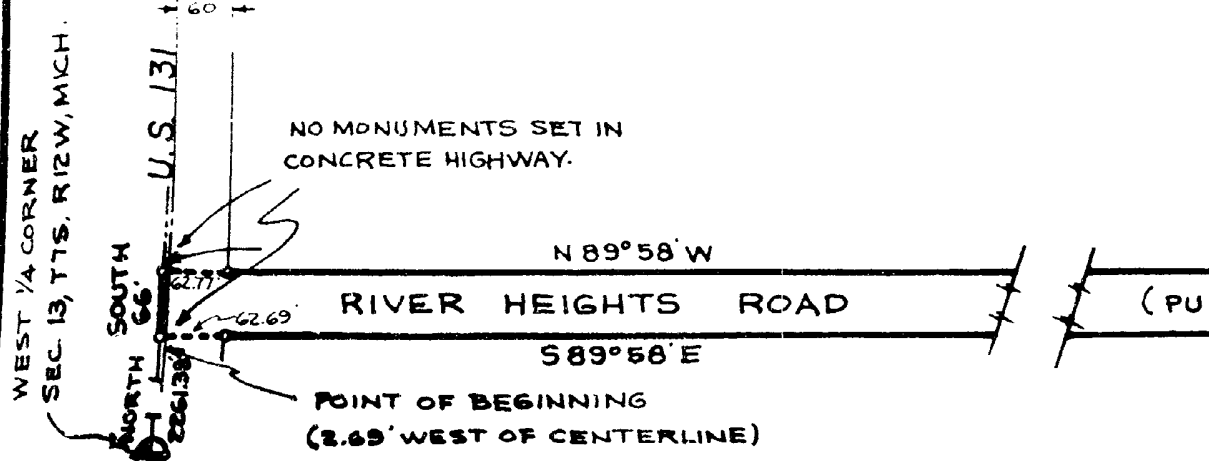
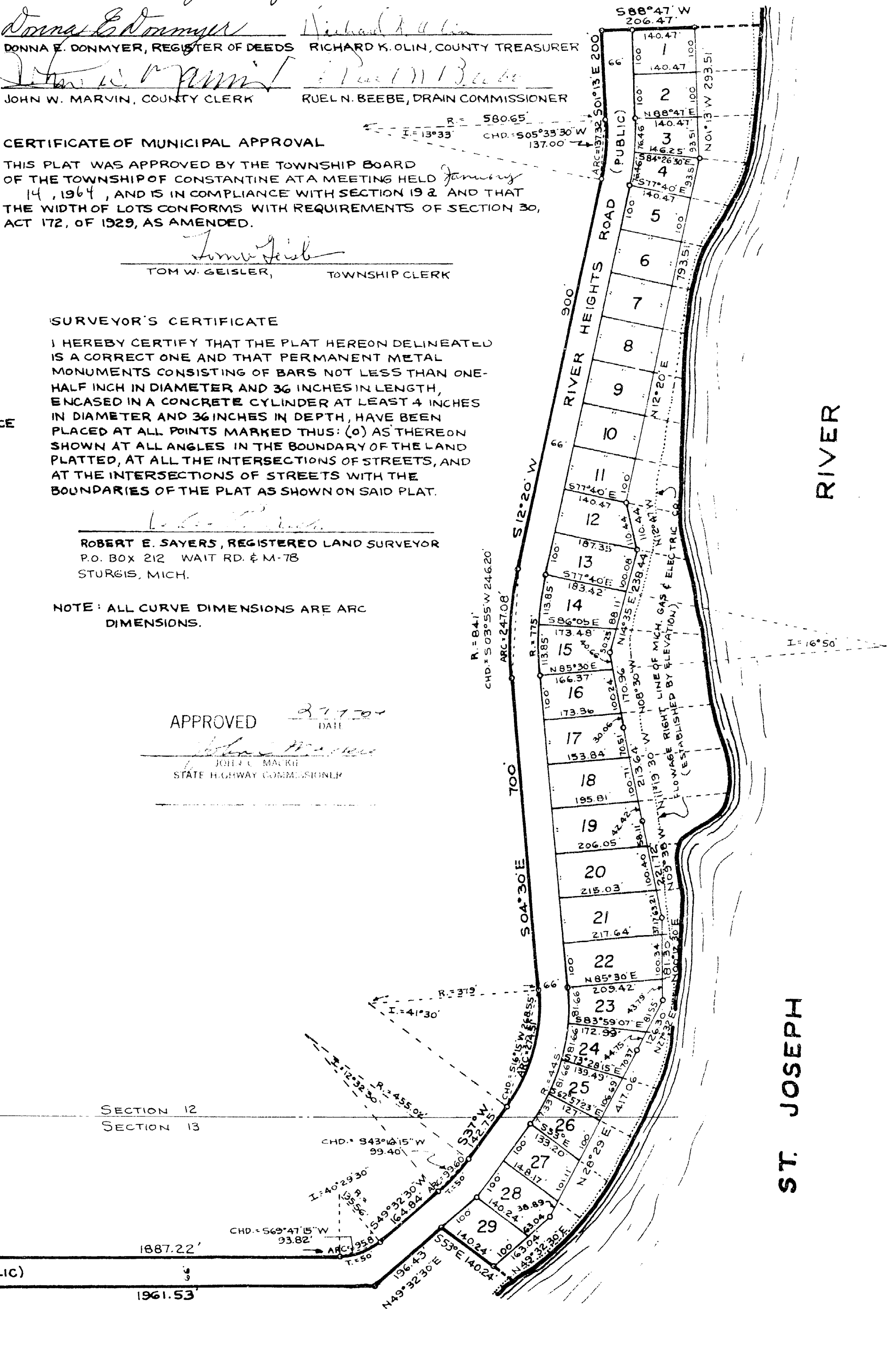
APPROVED *27704* DATE  
*John L. Markie*  
JOHN L. MARKIE  
STATE HIGHWAY COMMISSIONER



SCALE: 1" = 200 FT.



ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.



WEST 1/4 CORNER SEC. 13, T 7 S, R 12 W, MICH.  
U.S. 131  
NO MONUMENTS SET IN CONCRETE HIGHWAY.

N 89° 58' W 1887.22'  
RIVER HEIGHTS ROAD (PUBLIC)  
S 89° 58' E 1961.53'  
POINT OF BEGINNING (2.69' WEST OF CENTERLINE)