

AVERY'S ADDITION NO. 1

A SUBDIVISION SITUATED IN THE EAST FRACTIONAL ONE-HALF OF SECTION 16, TOWN 6 SOUTH, RANGE 12 WEST, FABIUS TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, ELMER AVERY, A SINGLE MAN, AS PROPRIETOR, HAVE CAUSED THE LAND EMBRACED IN THE ANNEXED PLAT TO BE SURVEYED, LAID OUT, AND PLATTED TO BE KNOWN AS AVERY'S ADDITION NO. 1, A SUBDIVISION SITUATED IN THE EAST FRACTIONAL ONE-HALF OF SECTION 16, TOWN 6 SOUTH, RANGE 12 WEST, FABIUS TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, AND THAT AVERY'S ROAD IS HEREBY DEDICATED TO THE USE OF THE LOT OWNERS OF AVERY'S ADDITION, AVERY'S ADDITION NO. 1, AND LANDOWNERS LYING ADJACENT THERETO. THAT PORTION OF COON HOLLOW ROAD WITHIN THE BOUNDARIES OF SAID PLAT IS HEREBY DEDICATED TO THE USE OF THE PUBLIC.

Elmer Avery
ELMER AVERY
R.E. Sayers
R.E. SAYERS, WITNESS
Jean L. Sayers
JEAN L. SAYERS, WITNESS

STATE OF MICHIGAN
COUNTY OF ST. JOSEPH, SS

ON THIS 13th DAY OF January, 1962, DID HEREBY APPEAR BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, ELMER AVERY, A SINGLE MAN, AS PROPRIETOR, PERSONALLY KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE ABOVE DEDICATION AND ACKNOWLEDGED THE SAME TO BE HIS OWN FREE ACT AND DEED.

MY COMMISSION EXPIRES

June 2, 1964

Richard K. Olin
RICHARD K. OLIN, NOTARY PUBLIC
ST. JOSEPH COUNTY, MICHIGAN.

CERTIFICATE OF APPROVAL BY COUNTY PLAT BOARD

THIS PLAT WAS EXAMINED AND APPROVED ON THE 23rd DAY OF January, 1962, BY THE ST. JOSEPH COUNTY PLAT BOARD.

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

Beverly Sheline
BEVERLY SHELINE
COUNTY CLERK, DEPUTY

Richard K. Olin
RICHARD K. OLIN, COUNTY TREASURER

RUEL N. BEEBE, DRAIN COMMISSIONER

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 18th DAY OF January, 1962.

IVAN BENT, CHAIRMAN

ROLLO CRAFTS, MEMBER

D.W. AKNEY, MEMBER

TAX CERTIFICATE

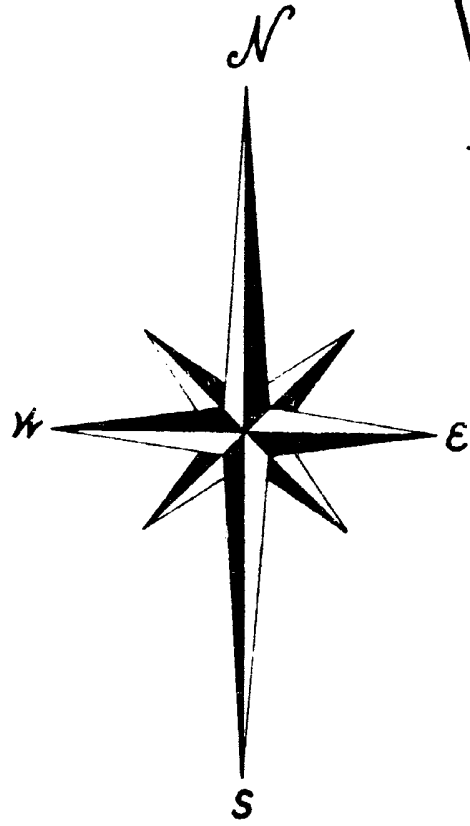
OFFICE OF COUNTY TREASURER, ST. JOSEPH COUNTY, MICHIGAN.
I HEREBY CERTIFY THAT THERE ARE NO TAX LIENS OR TITLES HELD BY THE STATE ON THE LANDS DESCRIBED HEREON AND THAT THERE ARE NO TAX LIENS OR TITLES HELD BY INDIVIDUALS ON SAID LANDS FOR THE FIVE YEARS PRECEDING THE 1st DAY OF January, 1962, AND THAT 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

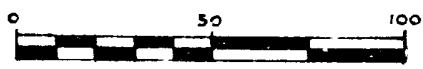
DESCRIPTION

AVERY'S ADDITION NO. 1, A SUBDIVISION SITUATED IN THE EAST FRACTIONAL ONE-HALF OF SECTION 16, TOWN 6 SOUTH, RANGE 12 WEST, FABIUS TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16 AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 1037.83 FEET, THENCE SOUTH, AT RIGHT ANGLES TO SAID SECTION LINE, 459.20 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE MOST SOUTHERLY CORNER OF LOT 7 OF AVERY'S ADDITION, A RECORDED SUBDIVISION IN SAID SECTION 16, THENCE N 40° 37' E 123.49 FEET, THENCE S 07° 33' W 101.14 FEET, THENCE WEST 75.00 FEET, THENCE S 07° 33' W 118.01 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING TANGENTS OF 98.43 FEET AND A RADIUS OF 175.10 FEET, THENCE SOUTHERLY ALONG SAID CURVE, WHOSE LONG CHORD BEARS S 21° 47' 30" E 171.60 FEET, A DISTANCE OF 179.34 FEET TO THE P.T. OF SAID CURVE, THENCE S 51° 08' E 155.12 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING TANGENTS OF 63.46 FEET AND A RADIUS OF 183.60 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE, WHOSE LONG CHORD BEARS S 32° 04' E 119.95 FEET, A DISTANCE OF 122.20 FEET TO THE P.T. OF SAID CURVE, THENCE S 13° 00' E 187.88 FEET, THENCE S 30° 42' E 647.42 FEET, THENCE S 34° 21' 30" E 365.94 FEET, THENCE S 24° 28' E 300.67 FEET TO THE EAST-WEST 1/4 LINE OF SAID SECTION 16, THENCE N 88° 53' 30" W ALONG SAID 1/4 LINE 21.79 FEET, THENCE N 24° 28' W 289.39 FEET, THENCE N 34° 21' 30" W 364.86 FEET, THENCE N 30° 42' W 651.18 FEET, THENCE N 13° 00' W 191.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING TANGENTS OF 56.55 FEET AND A RADIUS OF 163.60 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE, WHOSE LONG CHORD BEARS N 32° 04' W 106.89 FEET, A DISTANCE OF 106.89 FEET TO THE P.T. OF SAID CURVE, THENCE N 51° 08' W 155.12 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING TANGENTS OF 109.67 FEET AND A RADIUS OF 195.10 FEET, THENCE NORTHERLY ALONG SAID CURVE, WHOSE LONG CHORD BEARS N 21° 47' 30" W 191.20 FEET, A DISTANCE OF 199.82 FEET TO THE P.T. OF SAID CURVE, THENCE N 07° 33' E 215.36 FEET, THENCE N 13° 54' W 260.14 FEET, THENCE N 49° 23' W 25.36 FEET, THENCE N 01° 49' E 25.66 FEET TO THE POINT OF BEGINNING.
THIS SUBDIVISION CONTAINS 6 NUMBERED LOTS.

PLEASANT LAKE



SCALE: 1" = 50 FT.



ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

NOTE: ALL CURVE DISTANCES ARE ARC MEASUREMENTS.

February 9, 1962
February 14, 1962
February 9, 1962
Richard E. Lomas

CERTIFICATE OF MUNICIPAL APPROVAL

THIS PLAT WAS EXAMINED AND APPROVED BY THE FABIUS TOWNSHIP BOARD AT A REGULAR MEETING HELD JANUARY 13, 1962, AND IS IN COMPLIANCE WITH SECTION 19 & AND THAT THE WIDTH OF LOTS CONFORMS WITH REQUIREMENTS OF SECTION 30, ACT 172, OF 1929, AS AMENDED.

Raymond A. Krull
RAYMOND A. KRULL, TOWNSHIP CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT HEREOF 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) AND 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

St. Joseph
Avery's Addition No. 1
was Recorded this 10th day of
February 10, 1962 at 11:19
a.m. at the office of the
Register of Deeds
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Donna E. Donmyer

