

Due to November 2012 Election Register of Deeds changed January 1, 2013

LAKEVIEW ESTATES

BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 12 WEST, FABIVS TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN.

SURVEYOR'S REPORT

I, MIKEL D. CURRIER, SURVEYOR, CERTIFY: THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE LAND SHOWN ON THIS PLAT, DESCRIBED AS FOLLOWS:

"LAKEVIEW ESTATES", BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 12 WEST, FABIVS TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS; BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 9 A DISTANCE OF 1310.65 FEET NORTH 89 DEGREES 34'00" WEST OF THE NORTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 17'30" EAST, 332.67 FEET; THENCE SOUTH 00 DEGREES 02'20" WEST, 333.31 FEET; THENCE SOUTH 89 DEGREES 34'00" EAST, 657.98 FEET; THENCE SOUTH 00 DEGREES 28'33" EAST (PLAT=SOUTH 00 DEGREES 23'30" EAST), ALONG THE WEST BOUNDARY OF "OAK RIDGE", AS RECORDED IN LIBER 5 OF PLATS ON PAGE 17, A DISTANCE OF 1009.33 FEET TO THE SOUTHWEST CORNER OF LOT 6 OF SAID PLAT; THENCE SOUTH 89 DEGREES 34'00" EAST ALONG THE SOUTH LINE OF LOT 6 A DISTANCE OF 10.00 FEET TO THE RIGHT OF WAY LINE OF LANCE ROAD, AS SAID ROAD IS DEPICTED ON THE RECORDED PLAT OF OAK RIDGE SUBDIVISION, SAID PLAT BEING RECORDED IN LIBER 5, PAGE 17, REGISTER OF DEEDS OF ST. JOSEPH COUNTY, MICHIGAN; THENCE SOUTH 00 DEGREES 28'33" EAST (PLAT=SOUTH 00 DEGREES 23'30" EAST) ALONG SAID RIGHT OF WAY LINE OF LANCE ROAD 125.00 FEET; THENCE NORTH 89 DEGREES 34'00" WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 29'16" EAST 94.50 FEET; THENCE SOUTH 82 DEGREES 32'45" WEST 288.00 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 303.51 FEET, WITH A RADIUS OF 283.00 FEET, WITH A DELTA ANGLE OF 61 DEGREES 26'53", WITH A CHORD BEARING OF NORTH 66 DEGREES 43'39" WEST, WITH A CHORD LENGTH OF 289.17 FEET; THENCE NORTH 36 DEGREES 00'22" WEST 155.38 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 118.51 FEET, WITH A RADIUS OF 483.00 FEET, WITH A DELTA ANGLE OF 14 DEGREES 03'29", WITH A CHORD BEARING OF NORTH 28 DEGREES 58'38" WEST, WITH A CHORD LENGTH OF 118.21 FEET; THENCE SOUTH 50 DEGREES 31'22" WEST 239.83 FEET; THENCE NORTH 00 DEGREES 02'20" EAST 1203.60 FEET; THENCE SOUTH 89 DEGREES 57'40" EAST 150.00 FEET; THENCE NORTH 00 DEGREES 02'20" EAST 210.00 FEET; THENCE NORTH 00 DEGREES 17'30" WEST 333.23 FEET TO THE NORTH LINE OF SAID SECTION 9; THENCE SOUTH 89 DEGREES 34'00" EAST ALONG THE NORTH LINE OF SAID SECTION, 66.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 18 LOTS, INCLUDING ONE PRIVATE PARK, AND 24.92 TOTAL ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND-DIVISION AND PLAT BY THE DIRECTION OF THE OWNERS OF SUCH LAND.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT.

THAT THE REQUIRED MONUMENTS AND LOT MARKERS HAVE BEEN LOCATED IN THE GROUND OR THAT SURETY HAS BEEN DEPOSITED WITH THE MUNICIPALITY, AS REQUIRED BY THE ACT.

THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY THE ACT.

THAT THE BEARINGS SHOWN ON THE PLAT ARE EXPRESSED AS REQUIRED BY THE ACT AND AS EXPLAINED IN THE LEGEND.

WIGHTMAN PETRIE, INC.
4703 CHESTER DRIVE
ELKHART, IN 46516



Mikel D. Currier 10/29/2012
MIKEL CURRIER 54431 DATE

Kenneth Jones, Jr. 10/29/2012
KENNETH JONES, JR. DATE
VICE PRESIDENT

PROPRIETOR'S CERTIFICATE - INDIVIDUALS

WE, AS PROPRIETORS, CERTIFY THAT WE CAUSED THE LAND DESCRIBED IN THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT AND THAT THE STREETS ARE FOR THE USE OF THE PUBLIC; THAT THE PUBLIC UTILITY EASEMENTS ARE PRIVATE EASEMENTS AND THAT ALL OTHER EASEMENTS ARE FOR THE USES SHOWN ON THE PLAT AND THAT HIGHFIELD PARK IS PRIVATE FOR THE USE OF THE LOT OWNERS.

James R. Highfield
JAMES R. HIGHFIELD
57380 HIGHFIELD ROAD
THREE RIVERS, MI 49093

Lawrene M. Highfield
LAWRENE M. HIGHFIELD
57380 HIGHFIELD ROAD
THREE RIVERS, MI 49093

ACKNOWLEDGMENT - INDIVIDUALS

STATE OF INDIANA)
COUNTY OF ST. JOSEPH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31ST DAY OF OCTOBER, 2012 BY JAMES R. HIGHFIELD (A MARRIED MAN) & LAWRENE M. HIGHFIELD.

Jeffrey S. Barnes
JEFFREY S. BARNES, NOTARY PUBLIC,
COMMISSIONED IN LAPORTE COUNTY, INDIANA.

MY COMMISSION EXPIRES: JANUARY 6, 2016.
(ACTING IN ST. JOSEPH COUNTY, INDIANA.)



EXAMINED AND APPROVED

DATE 9-Jan-2013
BY DEPARTMENT OF LICENSING
AND REGULATORY AFFAIRS

BY Chris Beland
CHRIS BELAND, P.S., DIRECTOR
OFFICE OF LAND SURVEY
AND REMONUMENTATION

COUNTY TREASURER'S CERTIFICATE

THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS FOR THE FIVE YEARS PRECEDING 12-1-12 INVOLVING THE LANDS INCLUDED IN THIS PLAT.

Judith L. Ratering
JUDITH L. RATERING
ST. JOSEPH COUNTY TREASURER

COUNTY DRAIN COMMISSIONER'S CERTIFICATE

APPROVED ON 11-14-12 AS COMPLYING WITH 1967 P.A. 288, MCL 560.192 AND THE APPLICABLE RULES AND REGULATIONS PUBLISHED BY MY OFFICE IN THE COUNTY OF ST. JOSEPH.

Jeffery U. Wenzel 11-14-12
JEFFERY U. WENZEL DATE
ST. JOSEPH COUNTY DRAIN COMMISSIONER

CERTIFICATE OF COUNTY ROAD COMMISSIONERS

APPROVED ON 11-14-12 AS COMPLYING WITH 1967 P.A. 288, MCL 560.183 AND THE APPLICABLE PUBLISHED RULES AND REGULATIONS OF THE BOARD OF COUNTY ROAD COMMISSIONERS OF ST. JOSEPH COUNTY.

John W. Bippus 11-14-12
JOHN W. BIPPUS - CHAIRMAN DATE

* = REVIEWED AND

CERTIFICATE OF MUNICIPAL APPROVAL

I CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWNSHIP BOARD OF THE TOWNSHIP OF FABIVS AT A MEETING HELD 14 Nov. 2012 AND WAS * FOUND TO BE IN COMPLIANCE WITH 1967 P.A. 288, MCL 560.101 TO 560.293, AND THE PLAT BOARD'S APPLICABLE RULES AND REGULATIONS.

Annette P. Ashby 11-14-2012
ANNETTE P. ASHBY, TOWNSHIP CLERK DATE ** = PA 288, MCL 560.101 to 560.293

COUNTY PLAT BOARD CERTIFICATE

THIS PLAT HAS BEEN REVIEWED AND IS APPROVED BY THE ST. JOSEPH COUNTY PLAT BOARD ON 12/7/12 AS BEING IN COMPLIANCE WITH ALL OF THE PROVISIONS OF 1967 P.A. 288, MCL 560.101 TO 560.293, AND THE PLAT BOARD'S APPLICABLE RULES AND REGULATIONS.

Jennifer L. Wall
JENNIFER L. WALL, REGISTER OF DEEDS

Judith L. Ratering
JUDITH L. RATERING, COUNTY TREASURER

Pattie S. Bender
PATTIE S. BENDER, COUNTY CLERK

RECORDING CERTIFICATE

STATE OF MICHIGAN)
COUNTY OF ST. JOSEPH)

THIS PLAT WAS RECEIVED FOR RECORD ON THE 14th DAY OF January 2013, AT 11:33 A.M. AND RECORDED IN LIBER 6 OF PLATS ON PAGES 232

Pattie S. Bender
JENNIFER L. WALL, REGISTER OF DEEDS
Pattie S. Bender