

# SUNNYFIELD NO. 1

A SUBDIVISION SITUATED IN SECTION 13, TOWN 6 SOUTH, RANGE 12 WEST, FABIUS TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, RUTH H. SMITH, A SINGLE WOMAN, AS PROPRIETOR, HAVE CAUSED THE LAND EMBRACED IN THE ANNEXED PLAT TO BE SURVEYED, LAID OUT, AND PLATTED TO BE KNOWN AS SUNNYFIELD NO. 1, A SUBDIVISION SITUATED IN SECTION 13, TOWN 6 SOUTH, RANGE 12 WEST, FABIUS TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, AND THAT PLEASANT VIEW COURTS AND THAT PORTION OF COON HOLLOW ROAD WITHIN THE BOUNDARIES OF SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC. THIS SUBDIVISION IS ALSO SUBJECT TO AN EASEMENT ACROSS THE SOUTH 16 FEET OF LOT 48 TO BE USED BY THE ST. JOSEPH COUNTY ROAD COMMISSION FOR DRAINAGE PURPOSES

*Ruth H. Smith*  
RUTH H. SMITH  
*Robert E. Savers*  
ROBERT E. SAYERS, WITNESS  
*Jean L. Savers*  
JEAN L. SAYERS, WITNESS

STATE OF MICHIGAN  
COUNTY OF ST. JOSEPH  
ON THIS 13<sup>th</sup> DAY OF August, 1959, BEFORE ME, ANOTARY PUBLIC IN AND FOR SAID COUNTY, APPEARED RUTH H. SMITH, A SINGLE WOMAN, AS PROPRIETOR, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE ABOVE AND ACKNOWLEDGED THE SAME TO BE HER OWN FREE ACT AND DEED.

*Jean L. Savers*  
JEAN L. SAYERS, NOTARY PUBLIC, ST. JOSEPH COUNTY

MY COMMISSION EXPIRES  
June 18, 1960

### DESCRIPTION

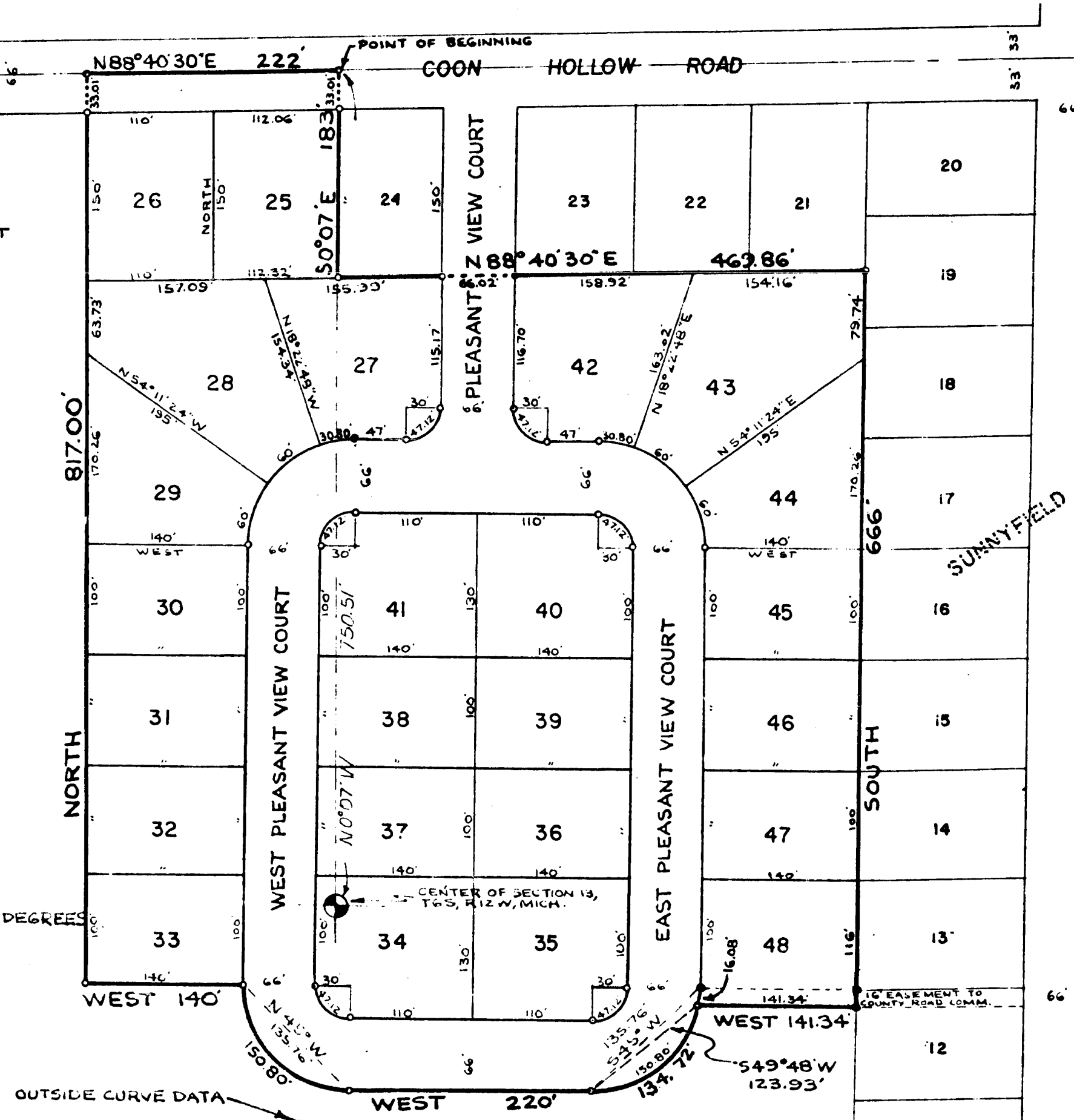
SUNNYFIELD NO. 1, A SUBDIVISION SITUATED IN SECTION 13, TOWN 6 SOUTH, RANGE 12 WEST, FABIUS TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, IS DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 13 AND RUNNING THENCE NORTH 00 DEGREES 07 MINUTES WEST ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 13 A DISTANCE OF 750.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 07 MINUTES EAST ALONG SAID QUARTER LINE 183 FEET; THENCE NORTH 88 DEGREES 40 MINUTES 30 SECONDS EAST 469.86 FEET; THENCE SOUTH 666 FEET; THENCE WEST 141.34 FEET TO A POINT 16 FEET SOUTH AND 1.34 FEET WEST OF THE P.C. OF A 90° CURVE TO THE RIGHT WITH A RADIUS OF 96 FEET THENCE ALONG A CHORD OF SAID CURVE SOUTH 49 DEGREES 48 MINUTES WEST 123.93 FEET TO THE PT. OF SAID CURVE, THENCE WEST 220 FEET TO THE POINT OF CURVATURE OF A 90 DEGREE CURVE TO THE RIGHT WITH A TANGENT OF 96 FEET AND A RADIUS OF 96 FEET, THENCE ALONG THE LONG CHORD OF SAID CURVE NORTH 45 DEGREES WEST 135.76 FEET TO THE POINT OF TANGENT OF SAID CURVE, THENCE WEST 140 FEET, THENCE NORTH 817 FEET, THENCE NORTH 88 DEGREES 40 MINUTES 30 SECONDS EAST 222 FEET TO THE POINT OF BEGINNING. THIS SUBDIVISION CONTAINS 24 NUMBERED LOTS.

**CERTIFICATE OF APPROVAL BY THE COUNTY PLAT BOARD**  
THIS PLAT WAS APPROVED ON THE 13<sup>th</sup> DAY OF August, 1959 BY THE ST. JOSEPH COUNTY PLAT BOARD.

*Donna E. Dromeyer*  
DONNA E. DROMYER, CLERK OF DEEDS  
*John W. Marvin*  
JOHN W. MARVIN, COUNTY CLERK  
*Irene Hubbard Moore*  
IRENE HUBBARD MOORE, COUNTY TREASURER  
*Richard K. Olin*  
RICHARD K. OLIN, DRAIN COMMISSIONER

**CERTIFICATE OF MUNICIPAL APPROVAL**  
THIS PLAT WAS APPROVED BY THE TOWNSHIP BOARD OF THE TOWNSHIP OF FABIUS AT A MEETING HELD August 14, 1959

*Raymond A. Krull*  
RAYMOND A. KRULL, TOWNSHIP CLERK



**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 LANDS DESCRIBED HEREON, AND THAT THERE ARE NO TAX LIENS OR TITLES HELD BY INDIVIDUALS ON SAID LANDS FOR THE FIVE YEARS PRECEDING THE 14<sup>th</sup> DAY OF August, 1959, AND THAT THE TAXES FOR SAID PERIOD OF FIVE YEARS ARE ALL 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, CITY, OR VILLAGE COLLECTING OFFICERS.

*Irene Hubbard Moore*  
IRENE HUBBARD MOORE, COUNTY TREASURER

**COPY**  
Register's Office  
St. Joseph County, Mich.  
Sunnyfield No. 1  
was Recorded this 21<sup>st</sup> day of August, A.D., 1959 at 9:00 A.M. in Liber 4 of plates on page 9  
*Donna E. Dromeyer*

I hereby certify this copy is a true copy of map or plat forwarded the Registrar of deeds for recording.  
Date: August 20, 1959  
FILED IN AUDITOR GENERAL'S DEPT.  
Date: August 25, 1959  
EXAMINED AND APPROVED  
Date: August 20, 1959  
*Frank S. ...*  
Auditor General  
*L. L. Mac ...*

SCALE: 1" = 100 FT.  
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

**CERTIFICATE OF APPROVAL BY THE COUNTY ROAD COMMISSION**  
THIS PLAT WAS APPROVED BY THE ST. JOSEPH COUNTY BOARD OF ROAD COMMISSIONERS AT A MEETING HELD August 13, 1959

*Ivan Bent*  
IVAN BENT, CHAIRMAN  
*Rollo Crafts*  
ROLLO CRAFTS, MEMBER  
*Paul L. Anusrim*  
PAUL L. ANUSRIM, MEMBER

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE PLAT HEREON DELINEATED IS A CORRECT ONE AND THAT PERMANENT MONUMENTS CONSISTING OF BARS AT LEAST ONE-HALF INCH IN DIAMETER AND 36 INCHES IN LENGTH, ENCASED IN CONCRETE CYLINDERS 4 INCHES IN DIAMETER AND 36 INCHES IN LENGTH, HAVE BEEN SET AT ALL POINTS MARKED THUS: (O) AS THEREON SHOWN AT ALL ANGLES IN THE BOUNDARY OF THE LAND PLATTED, AT ALL INTERSECTIONS OF STREETS, AND AT THE INTERSECTIONS OF STREETS WITH THE BOUNDARY OF THE PLAT AS SHOWN ON SAID PLAT.

*Robert E. Savers*  
ROBERT E. SAYERS, REGISTERED LAND SURVEYOR