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# PINEVIEW ESTATES

A SUBDIVISION SITUATED IN THE EAST 1/2 OF THE NW 1/4 AND THE WEST 1/2 OF THE NE 1/4 OF SECTION 13, TOWN 5 SOUTH, RANGE 12 WEST, FLOWERFIELD TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN.

**LEGEND**

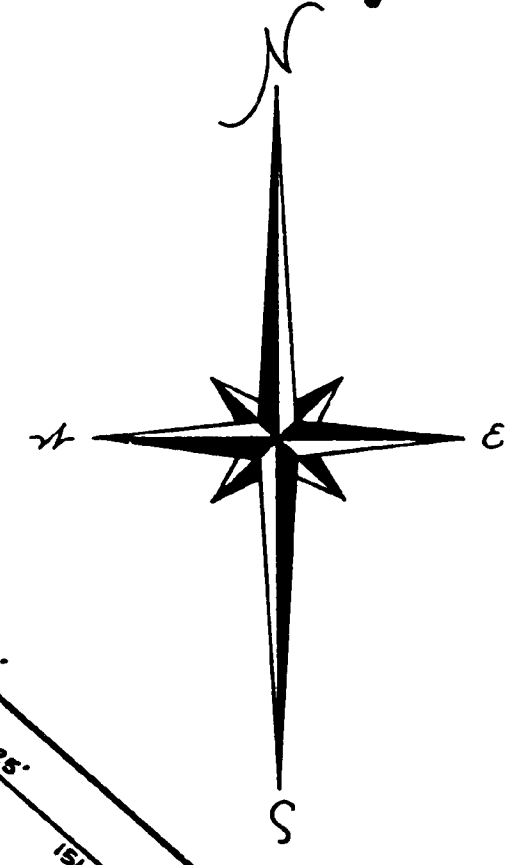
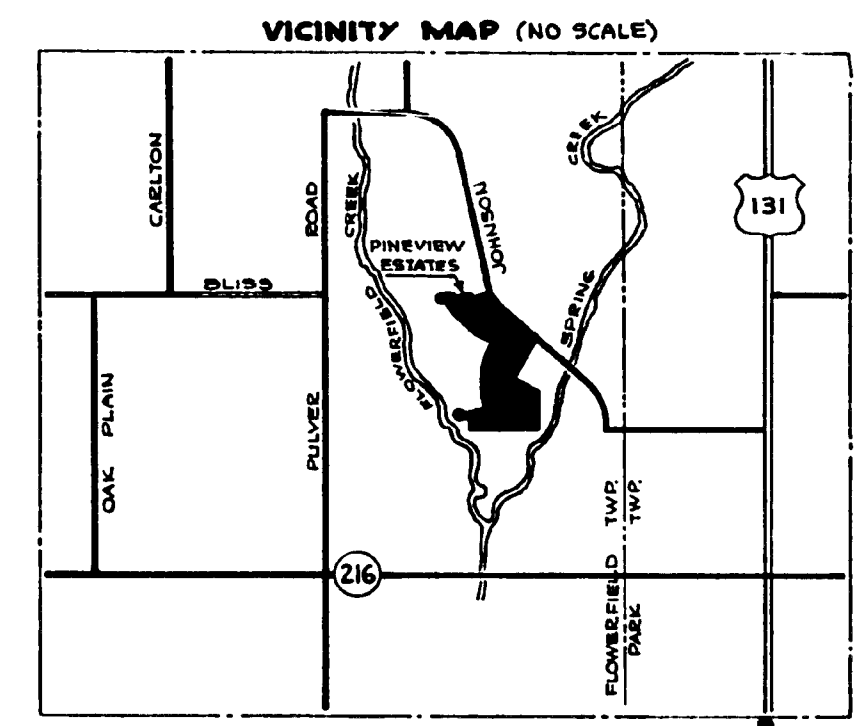
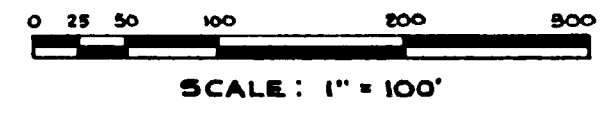
ALL DIMENSIONS ARE IN FEET.

ALL CURVE DIMENSIONS ARE ARC DIMENSIONS.

4" CONCRETE MONUMENTS ARE AT ALL POINTS MARKED THIS: "o".

ALL LOT CORNERS ARE MARKED BY A 1/2" X 18" SOLID IRON BAR.

PLAT BEARINGS WERE ESTABLISHED BY THE MICHIGAN STATE HIGHWAY DEPARTMENT, U.S. 131 WHITE PIGEON - KALAMAZOO ROAD (STATE PROJECT NO. 78-5)



### SURVEYOR'S CERTIFICATE:

I, ROBERT E. SAYERS, SURVEYOR, CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND SHOWN ON THIS PLAT, DESCRIBED AS FOLLOWS; PINEVIEW ESTATES, A SUBDIVISION SITUATED IN THE EAST 1/2 OF THE NW 1/4 AND THE WEST 1/2 OF THE NE 1/4 OF SECTION 13, TOWN 5 SOUTH, RANGE 12 WEST, FLOWERFIELD TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, IS DESCRIBED AS FOLLOWS: COMMENCING AT THE N 1/4 CORNER OF SAID SECTION 13, WHICH IS THE POINT OF BEGINNING, AND RUNNING THENCE S 89° 36' 44" E ALONG THE NORTH LINE OF SAID SECTION 13 A DISTANCE OF 73.15 FEET, THENCE SE'LY ALONG A 381.15 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 143.20 FEET (SAID CURVE HAVING AN "I" ANGLE OF 21° 21' 36" AND BEING SUBSTENDED BY A CHORD BEARING S 31° 54' 12" E 142.36 FEET), THENCE S 42° 40' E 4.40 FEET, THENCE S 43° E 300 FEET, THENCE S 47° E 741.77 FEET, THENCE S 26° 26' 36" W 711.41 FEET, THENCE S 64° 05' 10" E 503.53 FEET TO THE E 1/8 1/4 LINE OF SAID SECTION 13, THENCE S 00° 05' 03" W ALONG SAID 1/8 1/4 LINE 655.15 FEET TO THE SE CORNER OF THE WEST 1/2 OF THE NE 1/4 OF SAID SECTION 13, THENCE N 89° 27' 51" W ALONG THE E-W 1/4 LINE OF SAID SECTION 13 A DISTANCE OF 1302.36 FEET, THENCE N 20° W 175.56 FEET, THENCE S 70° W 168 FEET, THENCE NW'LY, NE'LY AND SE'LY ALONG A 62.5 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 291.02 FEET (SAID CURVE HAVING AN "I" ANGLE OF 26° 47' 23" AND BEING SUBSTENDED BY A CHORD BEARING N 23° 23' 33" E 90.83 FEET), THENCE N 70° E 557.60 FEET, THENCE N 20° W 116.37 FEET, THENCE NW'LY AND NE'LY ALONG A 1453.20 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 1212.25 FEET (SAID CURVE HAVING AN "I" ANGLE OF 47° 47' 25" AND BEING SUBSTENDED BY A CHORD BEARING N 3° 53' 52" E 1177.41 FEET), THENCE N 60° 54' 11" W 250.37 FEET, THENCE NW'LY ALONG A 469.56 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 134.43 FEET (SAID CURVE HAVING AN "I" ANGLE OF 16° 24' 11" AND BEING SUBSTENDED BY A CHORD BEARING N 52° 42' 06" W 133.97 FEET), THENCE N 44° 30' W 625 FEET, THENCE NW'LY ALONG A 693.02 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 283.24 FEET (SAID CURVE HAVING AN "I" ANGLE OF 23° 25' 58" AND BEING SUBSTENDED BY A CHORD BEARING N 32° 47' 01" W 281.46 FEET), THENCE NW'LY AND NE'LY ALONG A 62.5 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 213.43 FEET TO THE NORTH LINE OF SAID SECTION 13 (SAID CURVE HAVING AN "I" ANGLE OF 195° 39' 40" AND BEING SUBSTENDED BY A CHORD BEARING N 7° 26' 33" W 123.85 FEET), THENCE S 89° 36' 44" E ALONG SAID NORTH SECTION LINE 48.65 FEET, THENCE SE'LY ALONG A 627.02 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 59.46 FEET (SAID CURVE HAVING AN "I" ANGLE OF 5° 26' AND BEING SUBSTENDED BY A CHORD BEARING S 14° 22' 12" E 59.44 FEET), THENCE N 72° 54' 48" E 131.40 FEET TO THE NORTH LINE OF SAID SECTION 13, THENCE S 89° 36' 44" E ALONG SAID NORTH SECTION LINE 66.04 FEET, THENCE S 15° E 71.73 FEET, THENCE N 70° 20' 30" E 201.78 FEET TO THE POINT OF BEGINNING. THIS SUBDIVISION CONTAINS 49 NUMBERED LOTS. 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 AS REQUIRED BY SECTION 125 OF THE ACT. THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY SECTION 126(5) OF THE ACT AND AS EXPLAINED IN THE LEGEND.

See Restrictions recorded in Liber 358 of Records, Pgs 236 & 237

*Robert E. Sayers*  
 ROBERT E. SAYERS, REGISTERED LAND SURVEYOR #7874  
 P.O. BOX 212, STURGIS, MICHIGAN, 49091.

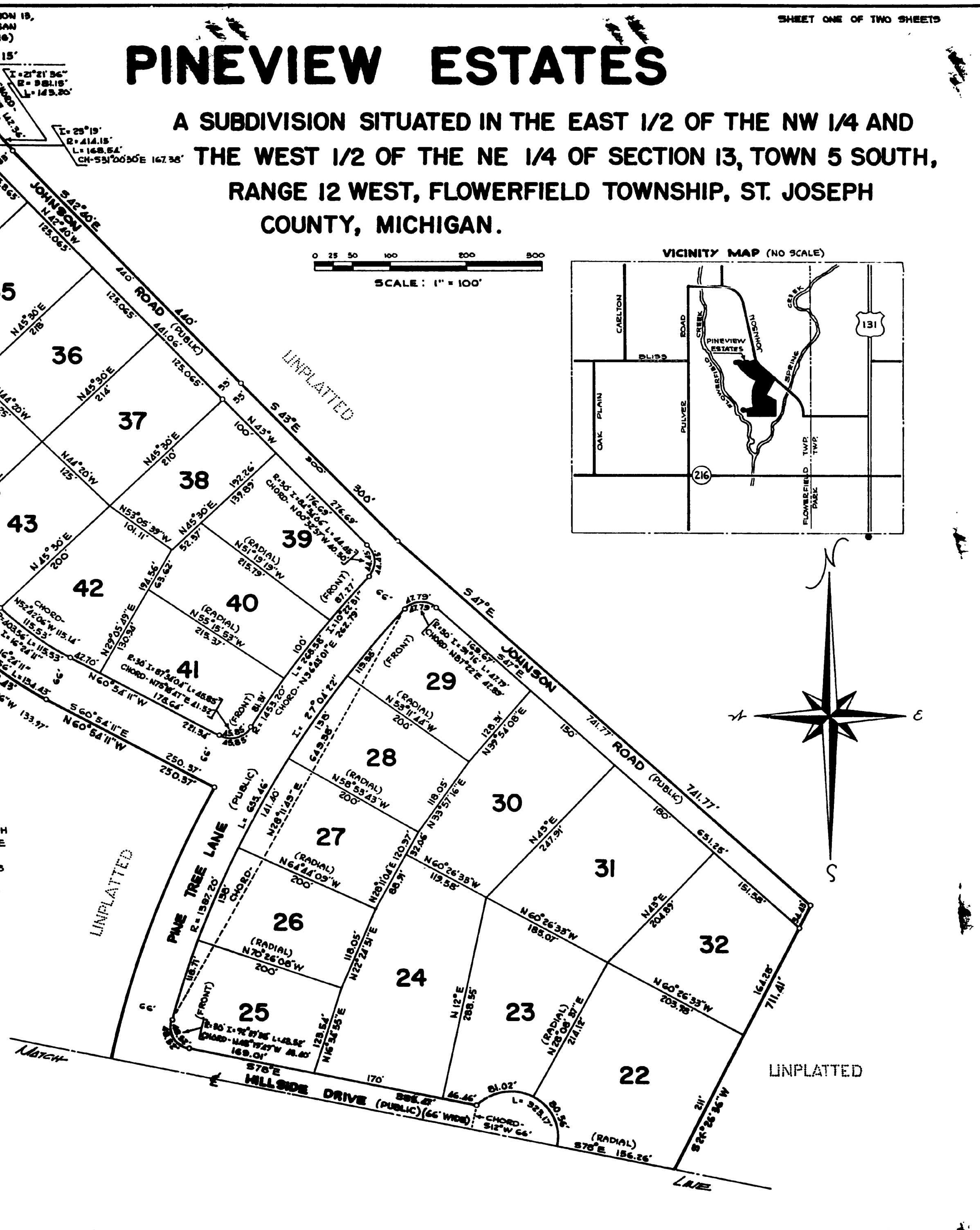
MARCH 20, 1972  
 DATE.



### CERTIFICATE OF MUNICIPAL APPROVAL:

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWNSHIP BOARD OF THE TOWNSHIP OF FLOWERFIELD AT A MEETING HELD APRIL 1, 1972 AND WAS REVIEWED AND FOUND TO BE IN COMPLIANCE WITH ACT 269, P.A. 1967. THIS PLAT WAS APPROVED BY THE ST. JOSEPH COUNTY HEALTH DEPARTMENT ON JANUARY 20, 1972.

*Claude B. Castle*  
 CLAUDE B. CASTLE, CLERK



# PINEVIEW ESTATES

## A SUBDIVISION SITUATED IN THE EAST 1/2 OF THE NW 1/4 AND THE WEST 1/2 OF THE NE 1/4 OF SECTION 13, TOWN 5 SOUTH, RANGE 12 WEST, FLOWERFIELD TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN.

### PROPRIETORS CERTIFICATE:

WE, AS PROPRIETORS, CERTIFY THAT WE HAVE CAUSED THE LAND EMBRACED IN THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT AND THAT PINE TREE LANE, KERN DRIVE, HILLSIDE DRIVE, SHADY LANE AND THAT PORTION OF JOHNSON ROAD WITHIN THE BOUNDARY OF SAID PLAT 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.

*Edward E. Powell, Jr.*  
EDWARD E. POWELL, JR.  
1041 BIELBY ST., PONTIAC, MICH., 48054

*Diane L. Powell*  
DIANE L. POWELL  
1041 BIELBY ST., PONTIAC, MICH., 48054

*Robert E. Sayers*  
ROBERT E. SAYERS, WITNESS

*Jean L. Sayers*  
JEAN L. SAYERS, WITNESS

### ACKNOWLEDGEMENT

STATE OF MICHIGAN SS  
COUNTY OF ST. JOSEPH

PERSONALLY CAME BEFORE ME THIS 23<sup>RD</sup> DAY OF MARCH, 1972, THE ABOVE NAMED EDWARD E. POWELL, JR. AND DIANE L. POWELL, HIS WIFE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC *Jean L. Sayers* ST. JOSEPH COUNTY, MICHIGAN.  
JEAN L. SAYERS  
MY COMMISSION EXPIRES: MAY 27, 1972

### COUNTY DRAIN COMMISSIONER'S CERTIFICATE:

APPROVED ON MARCH 23<sup>RD</sup>, 1972 AS COMPLYING WITH SECTION 192 OF ACT 288, P.A. 1967 AND THE APPLICABLE RULES AND REGULATIONS PUBLISHED BY MY OFFICE IN THE COUNTY OF ST. JOSEPH.

*Lloyd S. Cripp*  
LLOYD S. CRIPP, DRAIN COMMISSIONER

### COUNTY TREASURER'S CERTIFICATE:

THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS FOR THE FIVE YEARS PRECEDING MARCH 23<sup>RD</sup>, 1972 INVOLVING THE LANDS INCLUDED IN THIS PLAT.

*Stanley M. Huff*  
STANLEY M. HUFF, COUNTY TREASURER

### CERTIFICATE OF COUNTY ROAD COMMISSIONERS:

APPROVED ON MARCH 23, 1972 AS COMPLYING WITH SECTION 183 OF ACT 288, P.A. 1967 AND THE APPLICABLE PUBLISHED RULES AND REGULATIONS OF THE BOARD OF ROAD COMMISSIONERS OF ST. JOSEPH COUNTY.

FRANK SHELLENBARGER, CHAIRMAN     *D.W. Arney*, MEMBER     *Carl L. Roberts*, MEMBER  
D.W. ARNEY, MEMBER     CARL L. ROBERTS, MEMBER

### COUNTY PLAT BOARD CERTIFICATE:

THIS PLAT HAS BEEN REVIEWED AND IS APPROVED BY THE ST. JOSEPH COUNTY PLAT BOARD ON APRIL 12, 1972 AS BEING IN COMPLIANCE WITH ALL OF THE PROVISIONS OF ACT 288, P.A. 1967 AND THE PLAT BOARD'S APPLICABLE RULES AND REGULATIONS.

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

*Stanley M. Huff*  
STANLEY M. HUFF  
COUNTY TREASURER

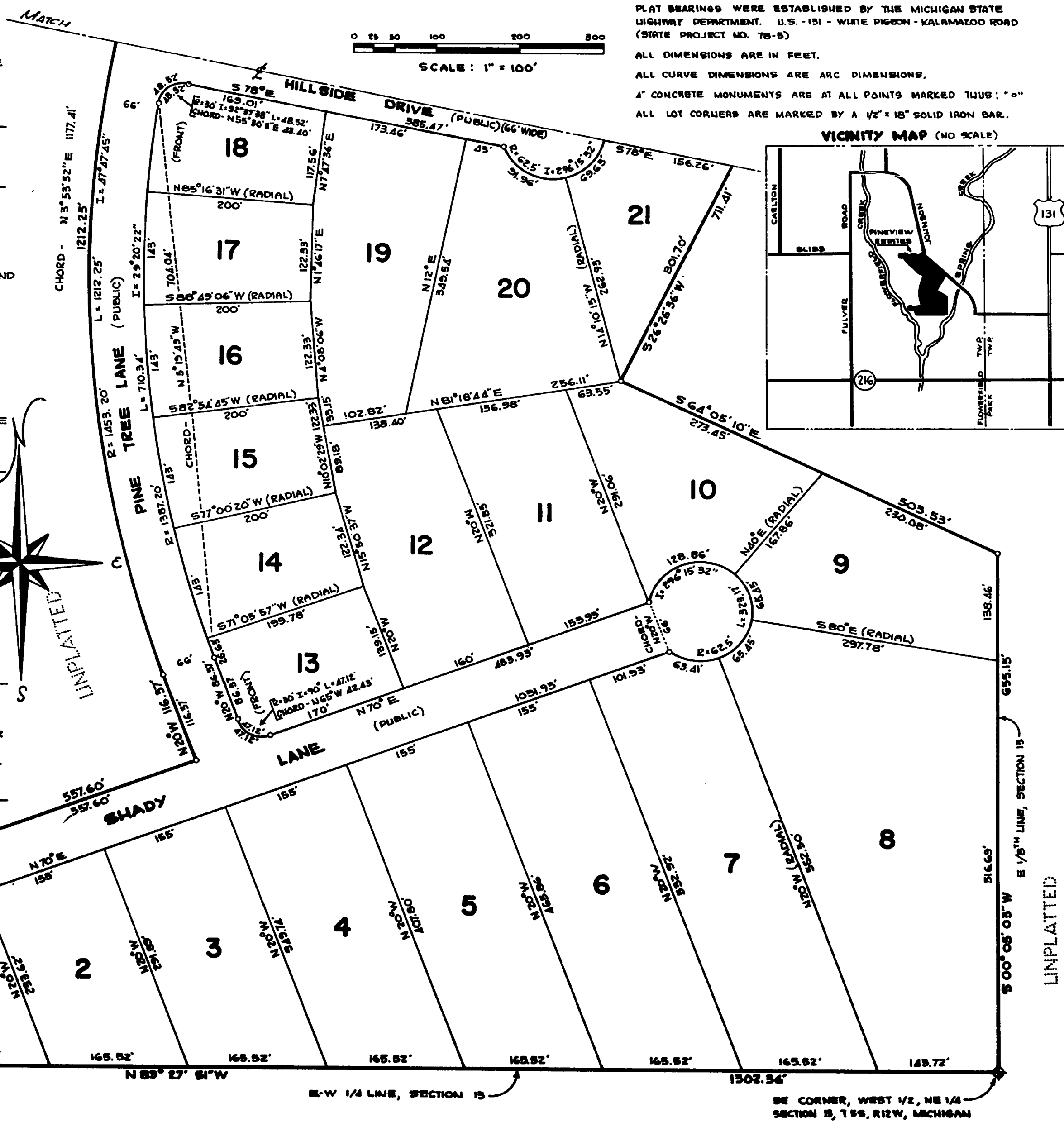
*John W. Marvin*  
JOHN W. MARVIN  
COUNTY CLERK

REGISTER OF DEEDS OFFICE  
COUNTY OF ST. JOSEPH

THIS PLAT OR PART THEREOF WAS RECORDED THIS 17<sup>TH</sup> DAY OF MAY, 1972, AT 12:30 O'CLOCK P.M. IN BOOK 5 OF PLATS ON PAGES 39 & 37A.

EXAMINED AND APPROVED  
Date *May 16, 1972*

*Allison Green*  
ALLISON GREEN  
PLAT TREASURER



### LEGEND

PLAT BEARINGS WERE ESTABLISHED BY THE MICHIGAN STATE HIGHWAY DEPARTMENT. U.S. - 151 - WHITE PIGEON - KALAMAZOO ROAD (STATE PROJECT NO. 78-5)

ALL DIMENSIONS ARE IN FEET.  
ALL CURVE DIMENSIONS ARE ARC DIMENSIONS.  
1" CONCRETE MONUMENTS ARE AT ALL POINTS MARKED THUS: "O"  
ALL LOT CORNERS ARE MARKED BY A 1/2" x 18" SOLID IRON BAR.

### VICINITY MAP (NO SCALE)

