

COVER SHEET & PROPERTY DESCRIPTION

ST. JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 130 14

EXHIBIT B TO MASTER DEED OF

CRYSTAL BEACH

SITUATED IN THE NE 1/4 AND IN THE SE 1/4 OF SECTION 34,
T 6 S, R 10 W, NOTTAWA TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN

CONDOMINIUM SUBDIVISION PLAN SHALL BE
NUMBERED CONSECUTIVELY WHEN RECORDED
BY THE REGISTER OF DEEDS AND SHALL BE
DESIGNATED ST. JOSEPH COUNTY CONDOMINIUM
SUBDIVISION PLAN NUMBER



DEVELOPER PHEASANT RIDGE DEVELOPMENT CO., INC.
P. O. BOX 535
BRISTOL, INDIANA 46507

SURVEYOR MOSTROM & ASSOC., INC.
610 W. BURR OAK ST. (M-85)
P. O. BOX 85
CENTREVILLE, MI. 49032
PH. (616) 467-6348

ST. JOSEPH COUNTY LAKE & LAND DEVELOPMENT CORP., INC.
61071 RAINTREE BLVD.
STURGIS, MICHIGAN 49091

DESCRIPTION

ALL THAT PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 34,
T 6 S, R 10 W, NOTTAWA TWP., ST. JOSEPH CO., MI., DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 34 AS RECORDED IN LIBER 3,
PAGE 226 OF CORNER RECORDS, WHICH IS THE POINT OF BEGINNING OF THIS DESCRIPTION,
AND RUNNING THENCE N00°19'40"E., ALONG THE SECTION LINE, 1327.47 FEET TO THE
NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION;
THENCE N85°45'36"W., ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST
1/4 OF SAID SECTION, 638.58 FEET; THENCE ALONG AN INTERMEDIATE TRAVERSE LINE
ALONG THE FOLLOWING TWO COURSES: THENCE S21°55'00"W 62.47 FEET; THENCE
S37°14'12"E 406.60 FEET; THENCE N51°30'00"E 129.86 FEET; THENCE SOUTHEASTERLY
ALONG A 70 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 51°10'26",
AN ARC DISTANCE OF 62.52 FEET (CHD=564°05'09"E 60.46 FEET); THENCE S00°19'40"W
178.00 FEET; THENCE S42°00'00"W 24.81 FEET; THENCE ALONG AN INTERMEDIATE
TRAVERSE LINE ALONG THE FOLLOWING SEVEN COURSES: THENCE S50°20'42"E 205.61
FEET; THENCE S22°18'09"W 349.88 FEET; THENCE S09°37'34"W 395.12 FEET; THENCE
S06°07'44"E 377.00 FEET; THENCE S08°57'47"E 506.52 FEET; THENCE S13°55'24"W
308.76 FEET; THENCE S39°33'23"W 288.43 FEET; THENCE S75°55'31"E 90.63 FEET;
THENCE N77°45'19"E 151.75 FEET; THENCE N46°36'07"E 89.06 FEET; THENCE
N85°43'52"E 140.29 FEET; THENCE N00°04'34"E., ALONG THE EAST LINE OF SAID
SECTION, 1314.07 FEET TO THE POINT OF BEGINNING,
INCLUDING ALL LAND TO THE WATER'S EDGE OF LAKE TEMPLENE.

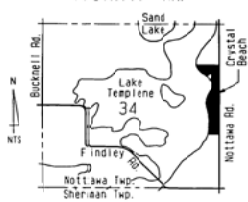
SHEET INDEX

1. COVER SHEET & PROPERTY DESCRIPTION
2. SURVEY PLAN
3. SITE & FLOODPLAIN PLAN
4. UTILITY PLAN



Robert J. Mestrich

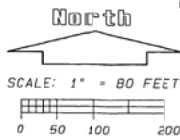
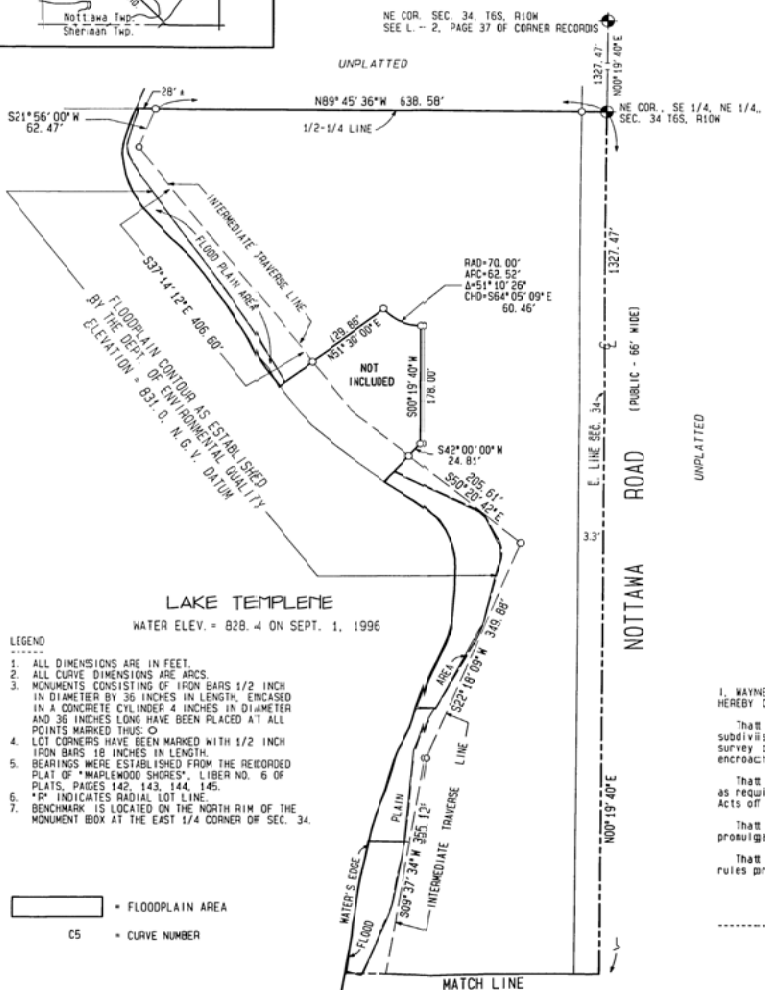
VICINITY MAP



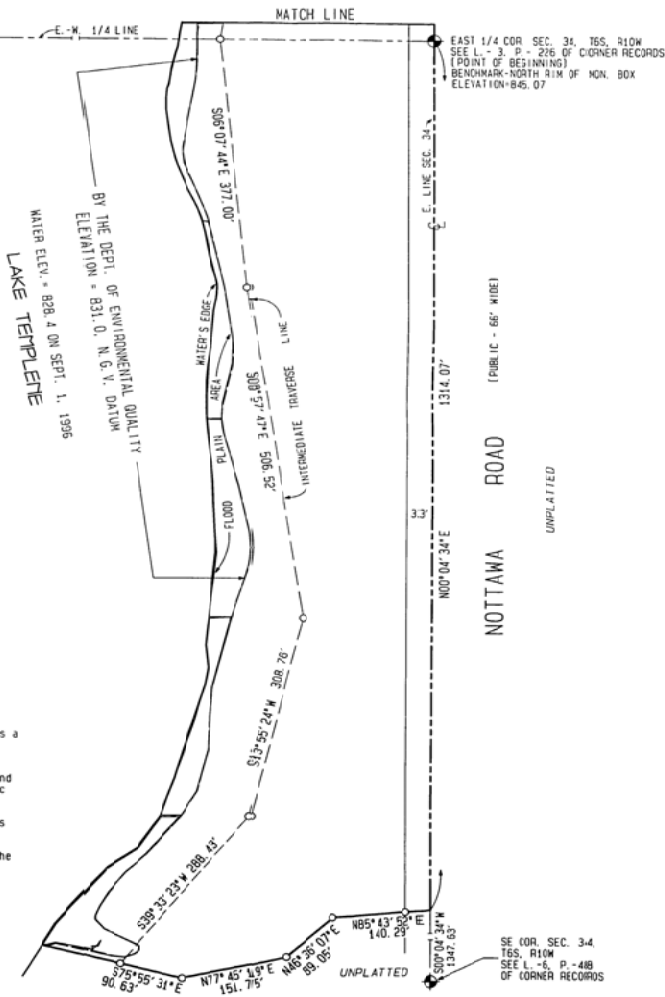
SURVEY PLAN

CRYSTAL BEACH

SITUATED IN THE NE 1/4 AND IN THE SE 1/4 OF SECTION 34,
T 6 S, R 10 W, NOTTAWA TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN



WEST 1/4 COR. SEC. 34,
T6S, R10W
SEE L. - 3, P. - 226
OF CORNER RECORDS



- LEGEND
- 1. ALL DIMENSIONS ARE IN FEET.
 - 2. ALL CURVE DIMENSIONS ARE ARCS.
 - 3. MONUMENTS CONSISTING OF IRON BARS 1/2 INCH IN DIAMETER BY 36 INCHES IN LENGTH, ENCASED IN A CONCRETE CYLINDER 4 INCHES IN DIAMETER AND 36 INCHES LONG HAVE BEEN PLACED AT ALL POINTS MARKED THUS: \odot
 - 4. LOT CORNERS HAVE BEEN MARKED WITH 1/2 INCH IRON BARS 18 INCHES IN LENGTH.
 - 5. BEARINGS WERE ESTABLISHED FROM THE RECORDED PLAT OF "MAPLEWOOD SQUARE", LIBER NO. 6 OF PLATS, PAGES 142, 143, 144, 145.
 - 6. "P" INDICATES RADIAL LOT LINE.
 - 7. BENCHMARK IS LOCATED ON THE NORTH RIM OF THE MONUMENT BBOX AT THE EAST 1/4 CORNER OF SEC. 34.

= FLOODPLAIN AREA
 C5 = CURVE NUMBER

SURVEYOR'S CERTIFICATE

I, WAYNE A. MOSTROM, LICENSED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

That the subdivision plan known as St. Joseph county condominium subdivision plan no. 20214, as shown on the accompanying drawings, represents a survey on the ground made under my direction, that there are no existing encroachments upon the lands and the property herein described.

That the required monuments and iron markers have been located in the ground as required by rules promulgated under section 142 of Act No. 56 of the Public Acts of 1978.

That the accuracy of this survey is within the limits required by the rules promulgated under section 142 of Act No. 59 of the Public Acts of 1978.

That the bearings, as shown, are noted on the survey plan as required by the rules promulgated under section 142 of Act No. 59 of the Public Acts of 1978.

Date 3/27/22



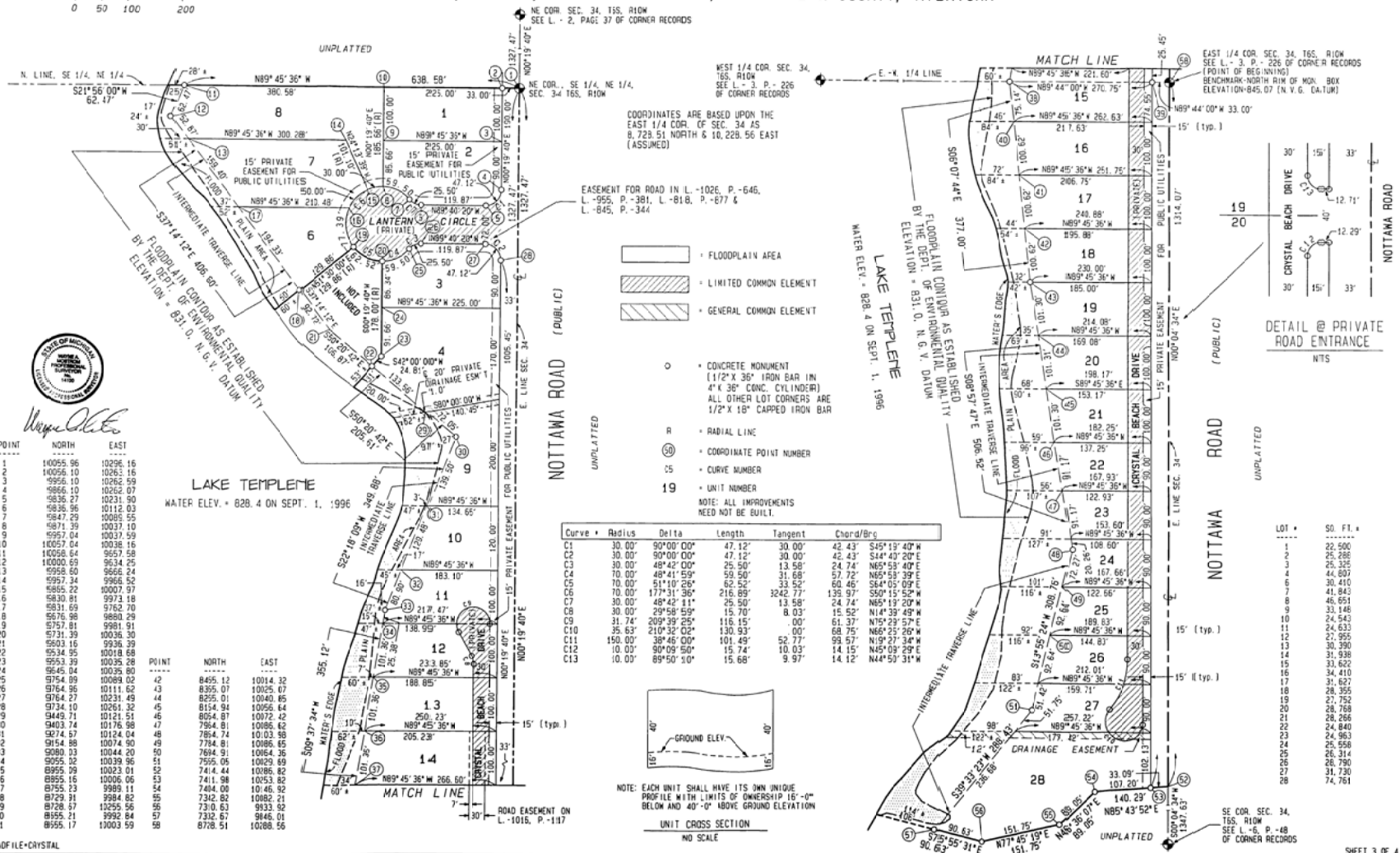
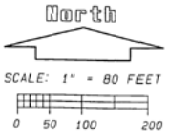
Wayne A. Mostrom

WAYNE A. MOSTROM
LICENSED LAND SURVEYOR NO. 14100
MOSTROM & ASSOC., INC.
610 N. BURN OAK ST.
CENTREVILLE, MI 49032

SITE & FLOODPLAIN PLAN

CRYSTAL BEACH

SITUATED IN THE NE 1/4 AND IN THE SE 1/4 OF SECTION 34,
T 6 S, R 10 W, NOTTAWA TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN



COORDINATES ARE BASED UPON THE EAST 1/4 COR. OF SEC. 34 AS B. 728.51 NORTH & 10,228.56 EAST (ASSUMED)

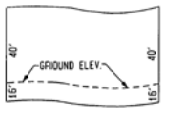
EASEMENT FOR ROAD IN L. -1026, P. -646, L. -955, P. -381, L. -818, P. -877 & L. -845, P. -344

- FLOODPLAIN AREA
- LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT

- CONCRETE MONUMENT (1/2" X 3/8" IRON BAR IN 4" X 36" CONC. CYLINDER)
- ALL OTHER LOT CORNERS ARE 1/2" X 18" CAPPED IRON BAR
- R - RADIAL LINE
- 19 - CURVE NUMBER
- 19 - UNIT NUMBER

NOTE: ALL IMPROVEMENTS NEED NOT BE BUILT.

Curve	Radius	Delta	Length	Tangent	Chord/Brg
C1	30.00'	90°00'00"	47.12'	30.00'	42.43' S45°19'40"W
C2	30.00'	90°00'00"	47.12'	30.00'	42.43' S44°43'20"E
C3	30.00'	48°42'00"	25.50'	13.58'	24.74' N65°53'39"W
C4	70.00'	48°42'00"	59.50'	31.68'	57.72' N65°53'39"W
C5	70.00'	51°10'56"	62.52'	33.52'	50.46' S84°05'09"E
C6	70.00'	177°31'36"	216.89'	324.77'	S89°15'52"W
C7	30.00'	48°42'11"	25.50'	13.58'	24.74' N65°19'20"W
C8	30.00'	29°58'59"	15.70'	8.03'	15.52' N14°39'49"W
C9	31.74'	209°59'24"	116.15'	00'	61.37' N75°29'57"E
C10	35.63'	210°32'02"	130.93'	00'	68.75' N69°23'26"W
C11	150.00'	38°46'00"	101.49'	52.77'	99.57' N19°27'34"W
C12	10.00'	90°09'50"	15.74'	10.03'	14.15' N45°09'29"E
C13	10.00'	89°50'10"	15.68'	9.97'	14.12' N44°59'31"W



NOTE: EACH UNIT SHALL HAVE ITS OWN UNIQUE PROFILE WITH LIMITS OF OWNERSHIP 16"-0" BELOW AND 40"-0" ABOVE GROUND ELEVATION

UNIT CROSS SECTION
NO SCALE

POINT	NORTH	EAST
1	10055.96	10296.16
2	10056.10	10283.16
3	9956.10	10262.59
4	9966.10	10262.07
5	9836.27	10231.90
6	9836.96	10112.03
7	9847.29	10088.55
8	9871.39	10037.10
9	9957.04	10037.59
10	10057.04	10038.16
11	10058.64	9957.58
12	10000.69	9634.25
13	9998.50	9666.24
14	9997.34	9966.52
15	9865.22	10007.57
16	9830.81	9973.18
17	9831.59	9762.70
18	9876.98	9880.29
19	9757.81	9981.91
20	9731.39	10035.30
21	9503.16	9936.39
22	9534.95	10018.68
23	9553.39	10035.28
24	9645.04	10035.80
25	9754.89	10089.02
26	9764.96	10111.62
27	9764.27	10231.48
28	9734.10	10261.32
29	9449.71	10121.51
30	9403.74	10176.88
31	9274.57	10124.04
32	9154.88	10074.90
33	9080.33	10044.20
34	9055.02	10039.96
35	8995.99	10023.01
36	8955.16	10006.06
37	8955.23	9989.11
38	8929.31	9984.82
39	8728.57	10256.26
40	8955.21	9952.84
41	8955.17	10003.59

GRID FILE - CRYSTAL

DETAIL @ PRIVATE ROAD ENTRANCE
NTS

LOT #	SQ. FT. #
1	22,500
2	25,286
3	25,325
4	44,607
5	30,410
6	41,843
7	46,651
8	33,146
9	24,543
10	24,633
11	27,955
12	30,390
13	31,938
14	31,627
15	34,410
16	31,627
17	28,395
18	33,146
19	28,768
20	28,266
21	24,840
22	24,963
23	25,556
24	26,314
25	28,790
26	31,720
27	31,720
28	74,761

