

COVER SHEET & PROPERTY DESCRIPTION  
ST. JOSEPH COUNTY CONDOMINIUM PLAN NO. 22

REC'D - 2004 - STN 2  
88 88 (31)  
STATE OF MICHIGAN  
ST. JOSEPH COUNTY  
RECORDED  
24 MAY 2004 2:41:57 PM  
CYNTHIA L. JOHNSON  
REGISTER

ATTENTION: COUNTY REGISTER OF DEEDS  
THE CONDOMINIUM SUBDIVISION PLAN NUMBER  
MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE.  
WHEN A NUMBER HAS BEEN ASSIGNED TO THIS  
PROJECT, IT MUST BE PROPERLY SHOWN IN THE  
TITLE AND THE SURVEYOR'S CERTIFICATE ON SHEET 2.

EXHIBIT B TO THE MASTER DEED OF  
**RIDGEWOODS CIRCLE**

LOCATED IN THE SW 1/4 OF SECTION 33, T6S, R10W,  
NOTTAWA TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN

PROPERTY DESCRIPTION

ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 33, T 6 S, R 10 W, NOTTAWA TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 33 AND RUNNING THENCE N89°55'15"W 2654.35 FEET TO THE CENTER OF SAID SECTION; THENCE S89°55'24"W, ALONG THE 1/4 LINE, 1244.84 FEET; THENCE S00°00'00"E, 344.22 FEET TO A CONCRETE MONUMENT AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FOLLOWING THE RIGHT-OF-WAY OF CRESTLANE DRIVE ALONG THE FOLLOWING SIX COURSES: THENCE SOUTHEASTERLY ALONG A 30.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 78°13'06" AND AN ARC LENGTH OF 40.96 FEET (CHORD = S25°44'34"E 37.85 FEET); THENCE SOUTHERLY ALONG A 278.81 FOOT RADIUS CURVE TO THE LEFT HAVING A DELTA ANGLE OF 69°07'48" AND AN ARC LENGTH OF 336.40 FEET (CHORD = S21°15'20"E 316.36 FEET); THENCE SOUTHEASTERLY ALONG A 251.33 FOOT RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 16°22'14" AND AN ARC LENGTH OF 71.81 FEET (CHORD = S49°15'34"E 71.57 FEET); THENCE SOUTHERLY AND SOUTHWESTERLY ALONG A 30.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 117°56'19" AND AN ARC LENGTH OF 61.75 FEET (CHORD = S19°17'37"W 51.41 FEET); THENCE WESTERLY ALONG A 1600.79 FOOT RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 09°04'46" AND AN ARC LENGTH OF 253.67 FEET (CHORD = S82°47'48"W 253.40 FEET); THENCE S88°20'00"W 185.00 FEET; THENCE N01°40'00"W 200.00 FEET; THENCE S88°20'00"W 209.04 FEET; THENCE S44°17'44"W 229.41 FEET; THENCE FOLLOWING THE RIGHT-OF-WAY OF CRESTLANE DRIVE ALONG THE FOLLOWING THREE COURSES: THENCE NORTHERLY ALONG A 167.96 FOOT RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 79°17'29" AND AN ARC LENGTH OF 232.44 FEET (CHORD = N11°22'06"W 214.33 FEET); THENCE N28°19'57"E 269.80 FEET; THENCE NORTHEASTERLY ALONG A 222.03 FOOT RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 13°52'51" AND AN ARC LENGTH OF 53.79 FEET (CHORD = N35°16'20"E 53.66 FEET); THENCE S47°29'10"E 199.60 FEET; THENCE S82°00'24"E 48.30 FEET; THENCE N15°58'05"W 220.90 FEET; THENCE FOLLOWING THE RIGHT-OF-WAY OF CRESTLANE DRIVE AND NORTHCREST AVE. ALONG THE FOLLOWING FIVE COURSES: THENCE EASTERLY ALONG A 222.03 FOOT RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 07°51'59" AND AN ARC LENGTH OF 30.48 FEET (CHORD = N86°06'03"E 30.46 FEET); THENCE EASTERLY ALONG A 312.57 FOOT RADIUS CURVE TO THE LEFT HAVING A DELTA ANGLE OF 19°48'08" AND AN ARC LENGTH OF 108.03 FEET (CHORD = N80°08'02"E 107.49 FEET); THENCE EASTERLY ALONG A 34.95 FOOT RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 78°47'09" AND AN ARC LENGTH OF 48.06 FEET (CHORD = S70°19'49"E 44.36 FEET); THENCE SOUTHEASTERLY ALONG A 192.72 FOOT RADIUS CURVE TO THE LEFT HAVING A DELTA ANGLE OF 33°59'23" AND AN ARC LENGTH OF 114.33 FEET (CHORD = S47°59'43"E 112.66 FEET); THENCE S65°00'37"E 143.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.982 ACRES, MORE OR LESS.  
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

DEVELOPER

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

ST. JOSEPH COUNTY LAKE AND LAND DEVELOPMENT CORPORATION  
61071 RAINTREE BOULEVARD  
STURGIS, MICHIGAN 49091

SURVEYOR

MOSTROM & ASSOCIATES, INC.  
610 W. BURR OAK STREET (M-86)  
P.O. BOX 85  
CENTREVILLE, MICHIGAN 49032

SHEET INDEX

- 1.) COVER SHEET & PROPERTY DESCRIPTION
- 2.) SURVEY PLAN
- 3.) SITE & UTILITY PLAN



*Wayne A. Mostrom*



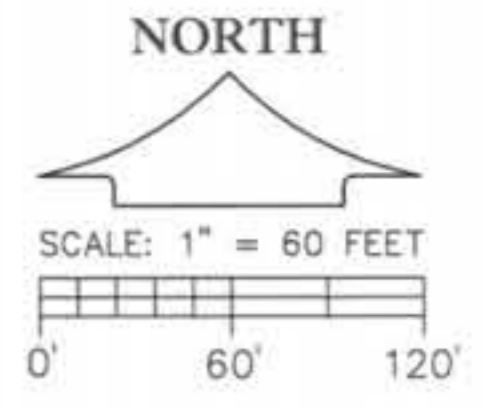
VICINITY MAP



SURVEY PLAN

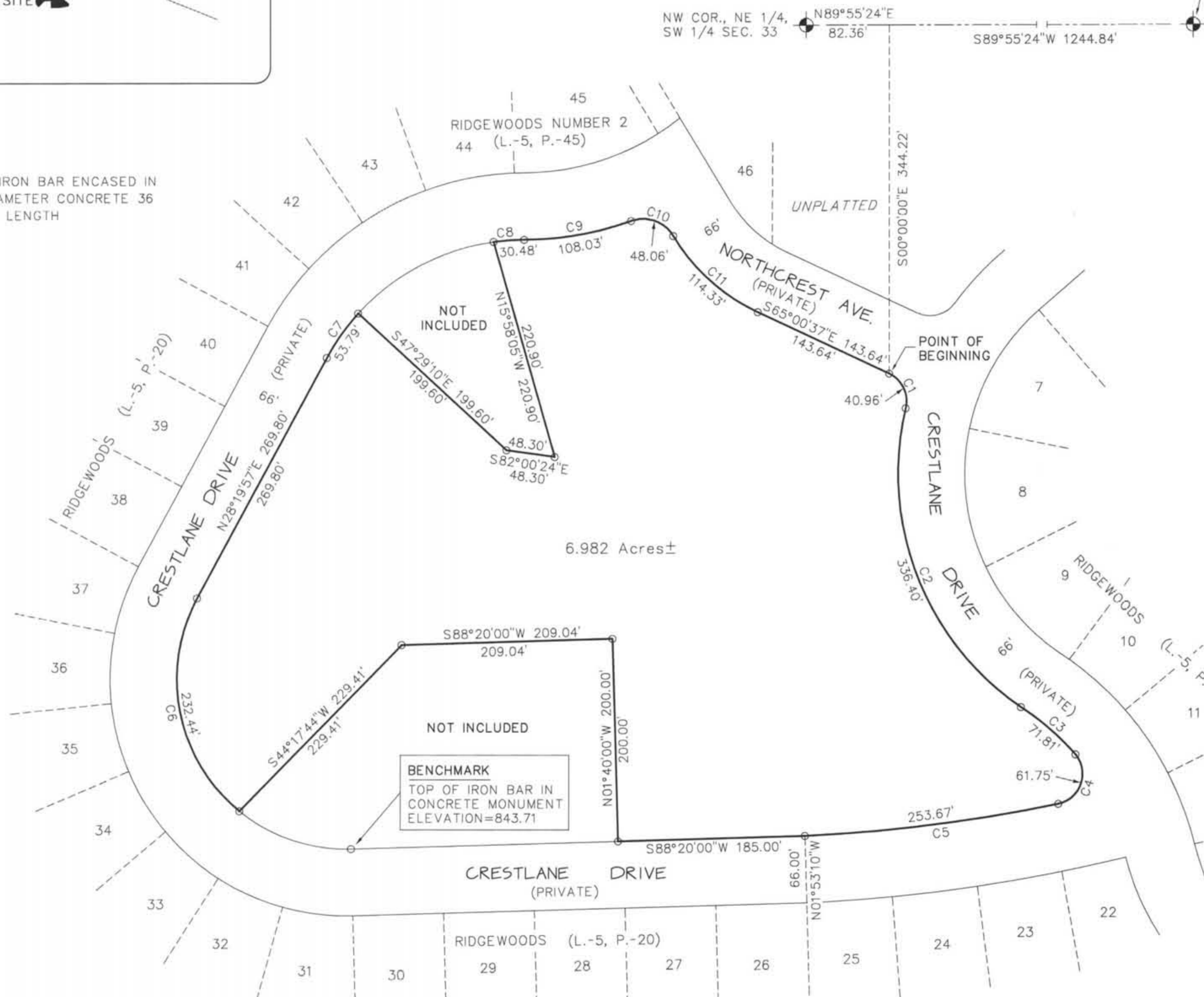
# RIDGEWOODS CIRCLE

LOCATED IN THE SW 1/4 OF SECTION 33, T6S, R10W,  
NOTTAWA TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN



LEGEND

○ = 1/2 INCH IRON BAR ENCASED IN  
4 INCH DIAMETER CONCRETE 36  
INCHES IN LENGTH



SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CRESTLANE DRIVE AS RUNNING S88°20'00"W PER THE PLAT OF RIDGEWOODS (RECORDED IN LIBER 5 OF PLATS ON PAGE 20).
2. COORDINATE ORIGIN IS ASSUMED.
3. VERTICAL BENCHMARK IS LOCATED ON TOP OF A CONCRETE MONUMENT AT THE SOUTHEAST END OF CURVE NUMBER 6 EXTENDED (ELEVATION=843.71) N.G.V.D. DATUM.
4. THE 100-YEAR FLOODPLAIN ELEVATION OF LAKE TEMPLENE IS ELEVATION 831.00, THEREFORE NONE OF THE LOTS IN THIS PROJECT ARE IN A FLOOD HAZARD AREA.

SURVEYOR'S CERTIFICATE

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

THAT THE SUBDIVISION PLAN KNOWN AS ST. JOSEPH COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 221, 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. 59 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 3/15/2004

*Wayne A. Mostrom*  
WAYNE A. MOSTROM, PRESIDENT  
OF MOSTROM & ASSOC., INC.  
PROFESSIONAL SURVEYOR NO. 14100  
MOSTROM & ASSOC., INC.  
610 W. BURR OAK ST.  
CENTREVILLE, MI 49032



CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHD. BEARING	CHD. LENGTH
C1	30.00'	40.96'	78°13'06"	S25°44'34"E	37.85'
C2	278.81'	336.40'	69°07'48"	S21°15'20"E	316.36'
C3	251.33'	71.81'	16°22'14"	S49°15'34"E	71.57'
C4	30.00'	61.75'	117°56'19"	S19°17'37"W	51.41'
C5	1600.79'	253.67'	09°04'46"	S82°47'48"W	253.40'
C6	167.96'	232.44'	79°17'29"	N11°22'06"W	214.33'
C7	222.03'	53.79'	13°52'51"	N35°16'20"E	53.66'
C8	222.03'	30.48'	07°51'59"	N86°06'03"E	30.46'
C9	312.57'	108.03'	19°48'08"	N80°08'02"E	107.49'
C10	34.95'	48.06'	78°47'09"	S70°19'49"E	44.36'
C11	192.72'	114.33'	33°59'23"	S47°59'43"E	112.66'

PREPARED BY:  
MOSTROM & ASSOC., INC.  
610 W. BURR OAK ST.  
CENTREVILLE, MI. 49032



SITE AND UTILITY PLAN  
ST. JOSEPH COUNTY CONDOMINIUM PLAN NO. \_\_\_\_\_

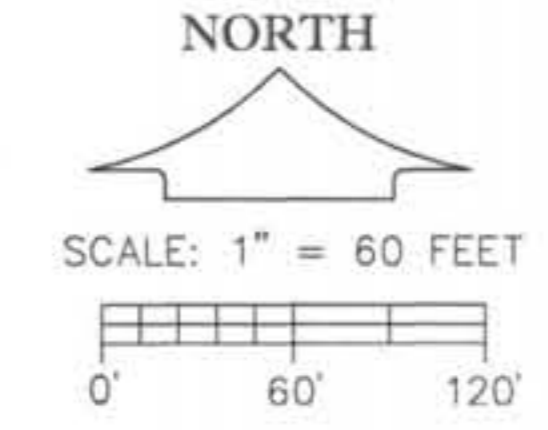
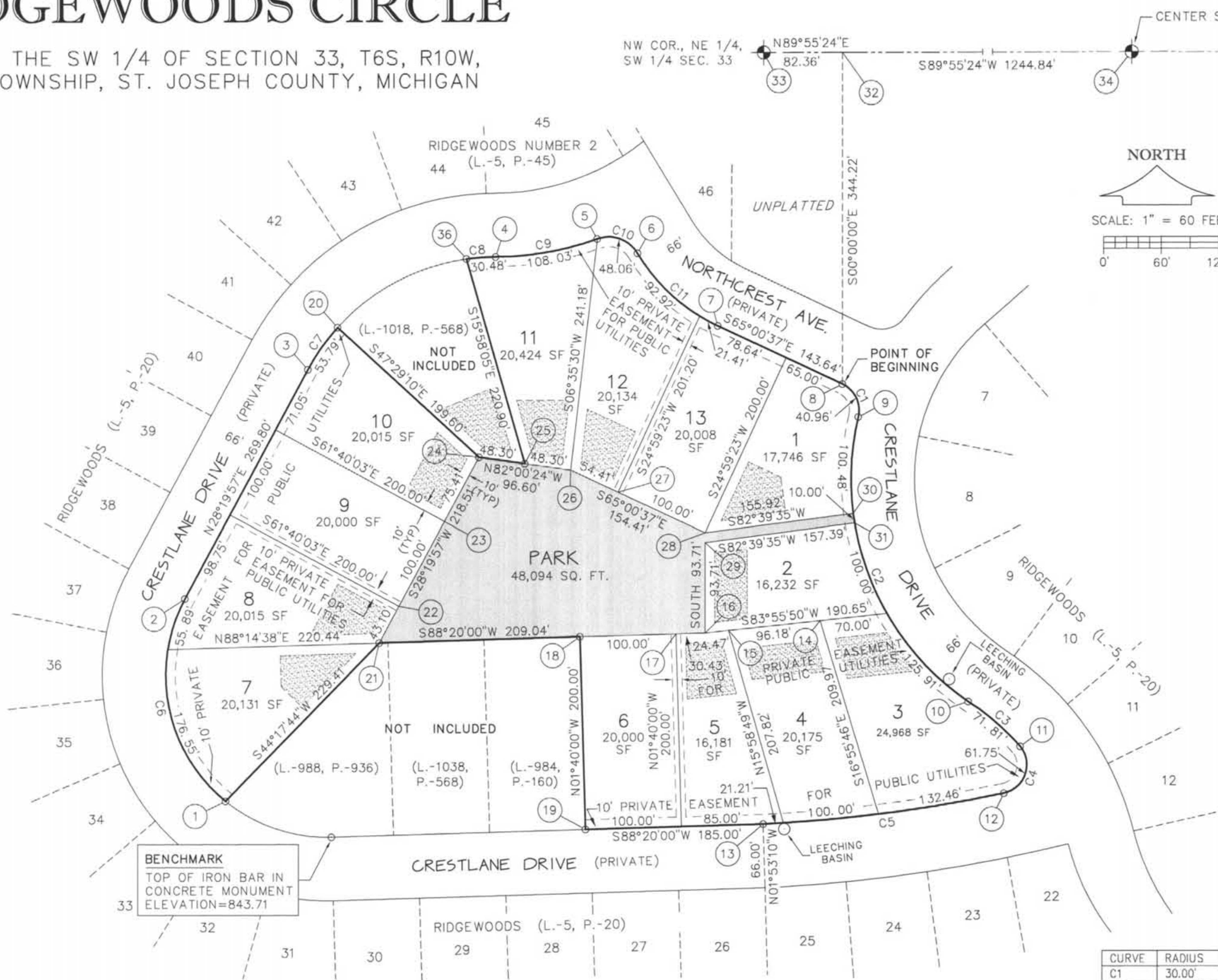
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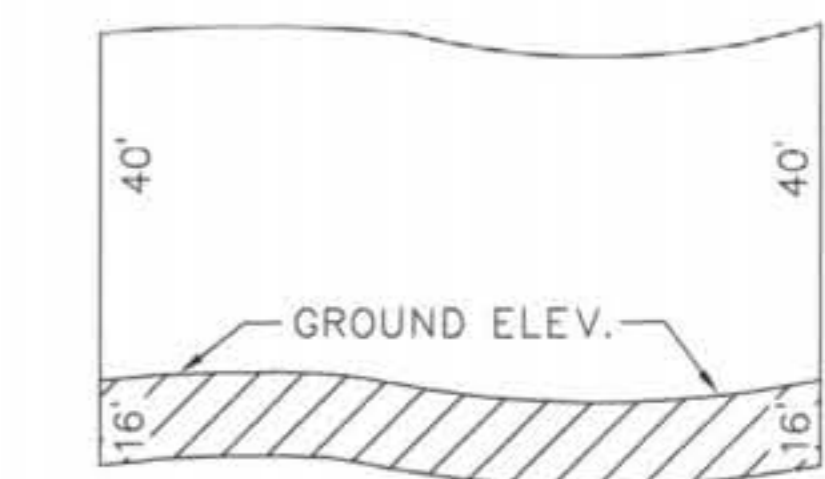
EAST 1/4 COR. SEC. 33  
FOUND CAPPED IRON BAR  
SEE L-3, P.-226 OF COR. RECS.

Point No.	Northing	Easting
1	9648.042	10003.564
2	9858.167	9961.316
3	10095.645	10089.358
4	10212.304	10284.924
5	10230.723	10390.825
6	10215.791	10432.598
7	10140.401	10516.313
8	10079.721	10646.501
9	10045.629	10662.940
10	9750.790	10777.630
11	9704.084	10831.854
12	9655.558	10814.866
13	9623.783	10563.463
14	9834.868	10623.066
15	9824.698	10527.424
16	9822.111	10503.095
17	9821.226	10472.682
18	9818.318	10372.724
19	9618.402	10378.541
20	10139.453	10120.344
21	9812.238	10183.771
22	9850.174	10184.225
23	9938.194	10231.684
24	10004.570	10267.472
25	9997.853	10315.306
26	9991.136	10363.140
27	9968.150	10412.457
28	9925.904	10503.095
29	9915.821	10503.095
30	9945.824	10657.736
31	9935.929	10659.192
32	10423.938	10646.501
33	10423.827	10564.146
34	10425.606	11891.344
35	10421.942	14545.702
36	10210.233	10254.535



- LEGEND**
- = 1/2 INCH IRON BAR ENCASED IN 4 INCH DIAMETER CONCRETE 36 INCHES IN LENGTH
  - (R) = RADIAL LINE
  - C2 = CURVE DESIGNATION
  - ⑩ = COORDINATE POINT
  - 12 = UNIT NUMBER
  - = LIMITS OF OWNERSHIP
  - ▭ = GENERAL COMMON ELEMENT
  - ▨ = AREA FOR SEPTIC SYSTEM (2560 SQ.FT. MIN. AREA RESERVED) SEE ITEM #4 ON HEALTH DEPARTMENT LETTER OF APPROVAL ON APRIL 02, 2002.

**UNIT CROSS SECTION**  
NO SCALE



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

**CURVE DATA**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHD. BEARING	CHD. LENGTH
C1	30.00'	40.96'	78°13'06"	S25°44'34"E	37.85'
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**BENCHMARK**  
TOP OF IRON BAR IN CONCRETE MONUMENT  
ELEVATION=843.71

NOTE: ALL IMPROVEMENTS AS SHOWN IN THE GENERAL COMMON ELEMENTS MUST BE BUILT; ALL OTHER IMPROVEMENTS NEED NOT BE BUILT

PREPARED BY:  
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*Wayne A. Mostrom*